



Limestone County Dialysis Center

901 McClintic Street Groesbeck, TX 76642

OFFERING MEMORANDUM

partners

Listing Team



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Executive Summary

Partners Real Estate is pleased to present the exclusive sale of 901 McClintic Street, a newly constructed, medical facility located in Groesbeck, Texas. Originally developed as the Limestone County Dialysis Center, this offering represents a rare opportunity to acquire a modern, 2023-vintage healthcare building in an underserved rural market with significant repositioning and value-add potential.

The subject property consists of a single-story, 7,980-square-foot building situated on 1.35 acres (58,806 SF) of land in Limestone County, Texas. Constructed in 2023, the facility was purpose-built to healthcare specifications and is currently vacant, providing a buyer with immediate flexibility to lease, repurpose, or owner-occupy the asset. It can be used for a wide variety of medical purposes, featuring 10 patient treatment rooms/offices, 2 sets of ADA bathrooms, an open area treatment floorspace and significant storage/back office space. The property carries little flood risk, classified outside of both the 100- and 500-year flood plains per FEMA mapping.



Property Highlights

Investment Highlights

- **New Construction Quality.** Built in 2023, the facility requires no deferred maintenance and was designed to meet the operational demands of a dialysis and medical services provider — including specialized infrastructure typical of outpatient healthcare uses.
- **Significant Land-to-Building Ratio.** The 1.35-acre site provides ample parking, room for expansion, and operational flexibility well beyond the existing building footprint.
- **Purpose-Built Healthcare Asset.** The facility's construction specifications — designed for dialysis operations — position it well for healthcare operators, outpatient clinics, specialty medical practices, or ancillary healthcare users seeking a move-in-ready environment in an area with limited comparable supply. The building is turn-key and ready for immediate occupancy.
- **Underserved Market with Strong Healthcare Demand.** Groesbeck is the county seat of Limestone County, a rural Texas community with demonstrated need for accessible healthcare services. The region's limited supply of purpose-built medical real estate creates a compelling backdrop for tenancing or operating this facility.
- **Favorable Risk Profile.** Located outside of all FEMA flood hazard zones, with a clean parcel (ID: R135845) and no known encumbrances, the property offers a straightforward acquisition and due diligence process.

Location

Situated in Groesbeck, Texas — approximately 45 miles east of Waco along Highway 164 — the property benefits from proximity to Limestone Medical Center and Groesbeck High School, and serves as a natural hub for healthcare delivery across Limestone County and surrounding communities.



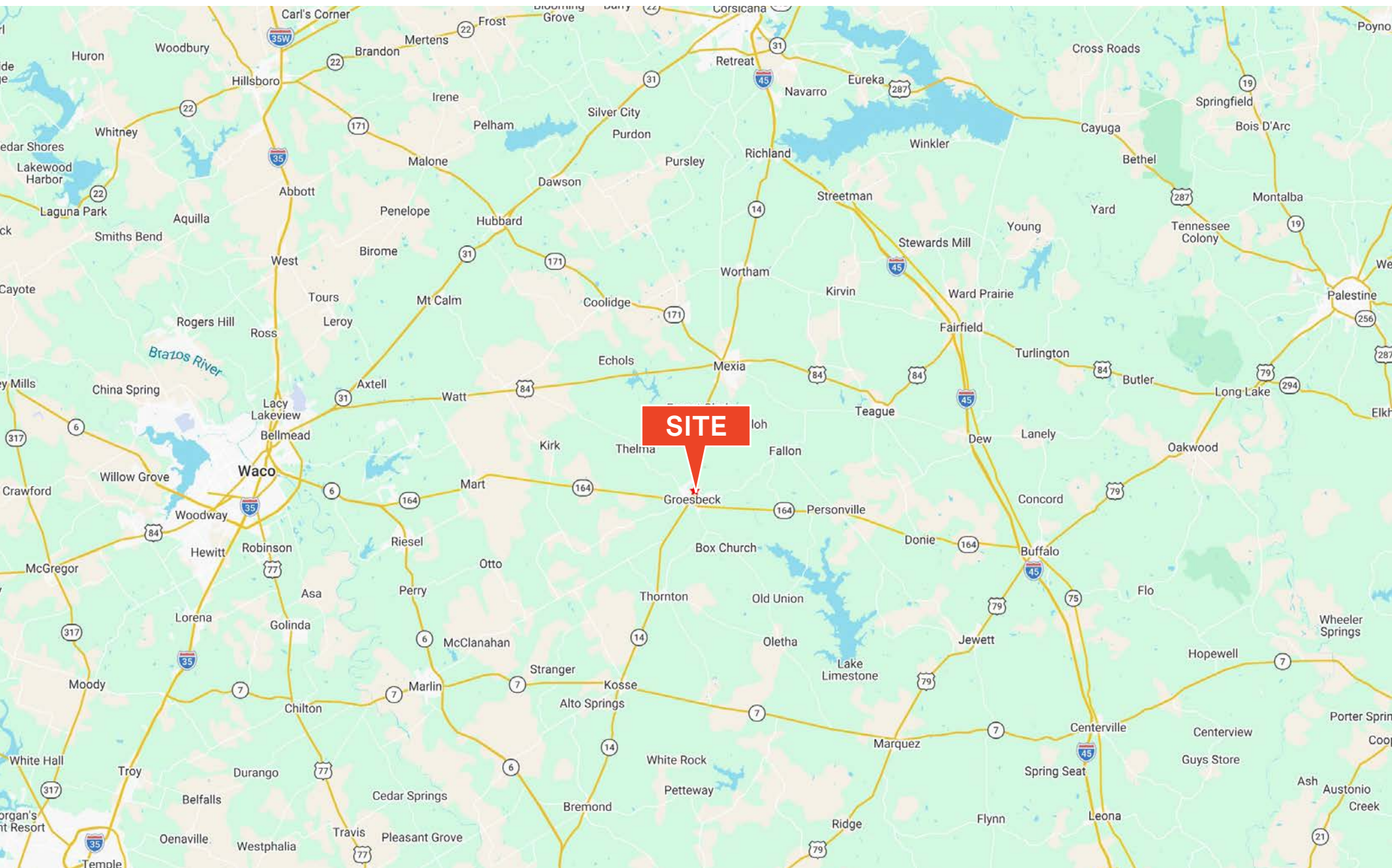


**3D TOUR TO
MATTERPORT**

Aerial



Location Map



Suggested Pricing

LISTING	PRICE
Sale	\$2,400,000.00
Lease	\$26/ft/yr + NNN



Groesbeck, TX

The Groesbeck submarket is located in Central Texas, approximately 45 miles east of Waco and 120 miles south of Dallas, with direct access via State Highway 14 and proximity to major regional routes including Highway 164 and I-45. Its positioning allows for convenient connectivity to larger healthcare hubs in Waco, Bryan/College Station, and Corsicana, making it a practical location for residents seeking accessible medical services within a regional network.

The surrounding area is characterized by a blend of small-town residential neighborhoods, local retail corridors, and agricultural and industrial uses that support the local economy. Groesbeck serves as the county seat of Limestone County, anchoring government services, schools, and community infrastructure. Main Street and Highway 14 function as primary commercial corridors, offering essential retail, dining, and service-oriented businesses that cater to the surrounding population. Nearby communities such as Mexia, Teague, and Thornton further contribute to the area's regional draw.

Groesbeck maintains a strong community identity rooted in its stable population, family-oriented environment, and role as a local service hub. The presence of Groesbeck ISD, local government offices, and nearby educational institutions supports consistent daily activity. Parks, lakes, and open spaces—including Fort Parker State Park—enhance the area's livability and attract both residents and visitors.

Healthcare demand in the submarket is supported by an aging population, limited local medical inventory, and reliance on regional providers for specialized care. Facilities such as Limestone Medical Center and nearby clinics serve as critical access points, while the broader region continues to depend on expanded outpatient and primary care services. With limited new development and a steady need for accessible healthcare, Groesbeck presents a strategic opportunity for medical users and investors seeking to serve an underserved and stable Central Texas population base.



Location Overview



Fort Parker State Park

A major outdoor destination just minutes from Groesbeck, Fort Parker State Park offers hiking, fishing, kayaking, and camping. Its year-round recreation attracts visitors from surrounding towns, supporting steady regional traffic and quality-of-life appeal.



Magnolia Market at the Silos

One of Texas' most visited attractions, Magnolia Market draws millions of visitors annually to Waco. Its tourism pull strengthens the broader regional economy and increases visibility and traffic throughout the Central Texas corridor.



Baylor University

Baylor University is a major economic and employment anchor, bringing students, faculty, and health-care partnerships to the region. Its presence supports population stability and demand for professional services, including medical care.



Ascension Providence Hospital

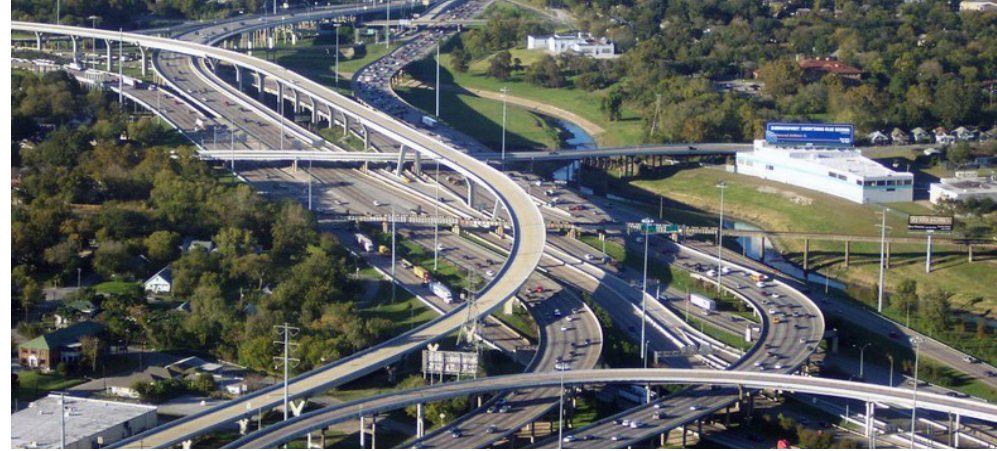
A leading regional healthcare provider, Ascension Providence serves a large Central Texas population. Its proximity enhances referral networks and reinforces the area's role as a growing medical corridor.

Location Overview



Lake Mexia

Located just minutes from Groesbeck, Lake Mexia is a popular destination for boating, fishing, and outdoor recreation. It contributes to the area's relaxed lifestyle and draws consistent local and regional visitors.



Regional Highway Connectivity

Groesbeck sits near key routes including Highway 14, Highway 164, and Interstate 45, providing efficient access to Waco, Dallas, and Bryan/College Station. This connectivity supports patient access, commuter flow, and regional service coverage for medical users.



Navarro College

Navarro College serves as a key educational institution in the region, drawing students and workforce training programs. Its presence supports population growth and creates ongoing demand for health-care and community services.



Small-Town Affordability with Regional Access

Groesbeck offers a significantly lower cost of living compared to major Texas metros while maintaining access to larger city amenities within a short drive. This balance attracts families, retirees, and workforce residents, supporting long-term demand for essential services like healthcare.

Market Demographics

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2,104 Population	4,241 Population	5,175 Population
36.6 Median Age	37.9 Median Age	39.1 Median Age
791 Households	1,506 Households	1,889 Households
\$73,436 Average HH Income	\$76,866 Average HH Income	\$79,453 Average HH Income
\$144,722 Median Home Value	\$163,608 Median Home Value	\$173,476 Median Home Value





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