



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*Medical Office Building –
100% Leased*

3413 Golden Road | Tyler, TX 75701

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EXECUTIVE SUMMARY

3413 Golden Road | Tyler, TX 75701

Medical Office Building: 100% Leased



BUILDING SIZE
9,532 SF



ASKING PRICE
\$2,650,000



STARTING BASE RENT
\$22.00/SF

PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a fully leased healthcare facility in Tyler's established medical corridor. Originally constructed in 1998 and significantly renovated in 2022, the property is now 100% occupied by Action Behavior Centers (ABC), one of the nation's fastest-growing pediatric autism therapy providers with more than 300 locations.

The 9,532 SF building features 13 therapy rooms, several counseling offices, an outdoor playground, and executive offices. An 8-year NNN lease dated May 31, 2026 has a lease commencement date of September 1, 2026 and the initial term concludes on August 31, 2034. There are two, 5-year renewal options and annual rent escalations.

Zoned RPO (Restricted Professional Office), the building sits along Golden Road and Paluxy Drive, with 77 parking spaces.

INVESTMENT HIGHLIGHTS

- National credit tenant: Action Behavior Centers
- 8 year NNN lease, commencing September 1, 2026
- Pediatric autism therapy: recession-resistant demand
- Two, 5-year renewal options with 2% annual escalations
- 77 parking spaces
- ADA compliant
- Fire suppression
- Tyler, TX: #1 Best City in Texas to Move To (USA Today 2024)

TENANT SUMMARY

Action Behavior Centers Therapy, LLC (ABC)

www.actionbehavior.com

COMPANY PROFILE

Founded: 2016, Austin, TX
Headquarters: Austin, TX
Entity: Delaware Limited Liability Company
States: AZ, CO, IL, IN, MN, NC, PA, SC, TX
Tenant: Action Behavior Centers Therapy, LLC
Website: www.actionbehavior.com

ABOUT ABC

Action Behavior Centers (ABC) is one of the nation's leading providers of Applied Behavior Analysis (ABA) therapy for children diagnosed with autism spectrum disorder (ASD). Founded in 2016 and headquartered in Austin, TX, ABC has rapidly expanded across the United States, operating hundreds of centers serving children ages 18 months to 8 years.

ABC delivers evidence-based, individualized therapy through its center-based program, ABC Academy school program, and in-home services in Texas. Consistently rated 4.9/5.0 by families, ABC accepts 120+ insurance plans including BCBS, United Healthcare, Optum, and Carelon.

SERVICES

- Center-Based ABA Therapy: Ages 18 months–8 years
- ABC Academy School Program: Ages 5–12 years
- ABC at Home (Texas): Ages 18 months–13 years
- Autism Diagnostic Evaluation Services
- Early Intensive Behavioral Intervention (EIBI)
- Family Guidance & Caregiver Training

MARKET STRENGTH

- Hundreds of centers across 9+ states and rapidly expanding
- Recession-resistant: autism therapy demand grows annually
- CDC: ~1 in 36 children diagnosed with ASD in the U.S.
- Insurance mandates in all 50 states drive consistent demand
- ABA therapy market projected to exceed \$3B + annually
- Long waitlists nationally signal strong undersupply

ANNUALIZED OPERATING DATA

Price	Lease Term	Monthly Base Rent	Gross Base Rent
\$2,650,000 (\$278/SF)	8 year primary term	12/1/26 - 8/31/27 (\$17,475.33/mo)	\$157,278
		9/1/27 - 11/30/27 (\$17,824.84/mo)	\$53,475
Gross Leasable Area		Total Gross Rent, First 12 Months of Collections	\$210,753
9,532 SF			
Lot Size		Expense Reimbursement	
1.38 Acres		Taxes \$3.72/SF	\$35,459
		CAM \$4/SF	\$38,128
Year Built Year Renovated		Insurance \$1/SF	\$9,532
1998 2022		Total Expense Reimbursement	\$83,119
Tenant Renovations		Effective Gross Income	\$210,753
2026			
Cap Rate		Landlord Expenses	
On 1st Year NOI @ \$210,753		Taxes	\$35,459
7.95%		CAM	\$38,128
		Insurance	\$9,532
		Total Expenses	\$83,119
		Net Operating Income	\$210,753

Notes

1. Taxes, CAM, and Insurance paid by tenant
2. Tenant Improvements \$190,640
3. Management fee assessed by landlord not to exceed 10% of CAM
4. Base Rent for months 1-3 (Sept-Nov 2026) abated per lease. Figures reflect first 12 months of collections beginning December 1, 2026. Dates based on September 1, 2026 commencement and subject to executed Commencement Date Memorandum.

RENT ROLL

Tenant	% of NSF	Lease Commencement	Lease Expiration of Primary Term	Current Base Rent	Rent \$/SF	Changes On	Changes to	Options	2025 NNN	Cap Rate at Asking Price
Action Behavior Centers Therapy, LLC	100%	September 1, 2026 Free Rent: Sept – Nov 2026 (3 months)	August 31, 2034	\$157,277.97	\$22.00	9/1/27	\$213,898.08	Two, 5 year	\$4/SF CAM	8.07
				(9 months)		9/1/28	\$218,176.04	Renewal Options	\$3.72/SF Taxes	8.23
					9/1/29	\$222,539.56	with 2% annual	\$1/SF Insurance	8.39	
					9/1/30	\$226,990.35	rent escalations	8.56		
					9/1/31	\$231,530.16		8.73		
					9/1/32	\$236,160.76		8.91		
					9/1/33	\$240,883.98		9.08		

Notes:

1. ABC has two, 5 year renewal options and 2% annual rent escalations
2. Escalation dates based on September 1, 2026 commencement. Subject to executed Commencement Date Memorandum.



LEASE ABSTRACT

Item	Tenant	Landlord
HVAC Maintenance & Repair (up to \$3,000/yr HVAC Cap)	X	
HVAC Replacement at end of useful life		X
1-Year HVAC Warranty from Landlord at Lease Commencement		X
Plumbing - lines from meter to premises	X	
All other mechanical building systems		X
Roof, foundation, exterior walls, structural components		X
Interior Maintenance and Repair (non-structural)	X	
Interior doors and windows within premise	X	
Parking areas, driveways, sidewalks, landscaping		X
Fire Suppression/Sprinkler System (code compliance)		X
Tenant Improvement allowance \$190,640 (\$20/SF)		X
Landlord's work: deliver broom-clean, HVAC warranted, ADA compliant		X
Outdoor Playground Construction and Exclusive Use	X	

PROPERTY PHOTOS

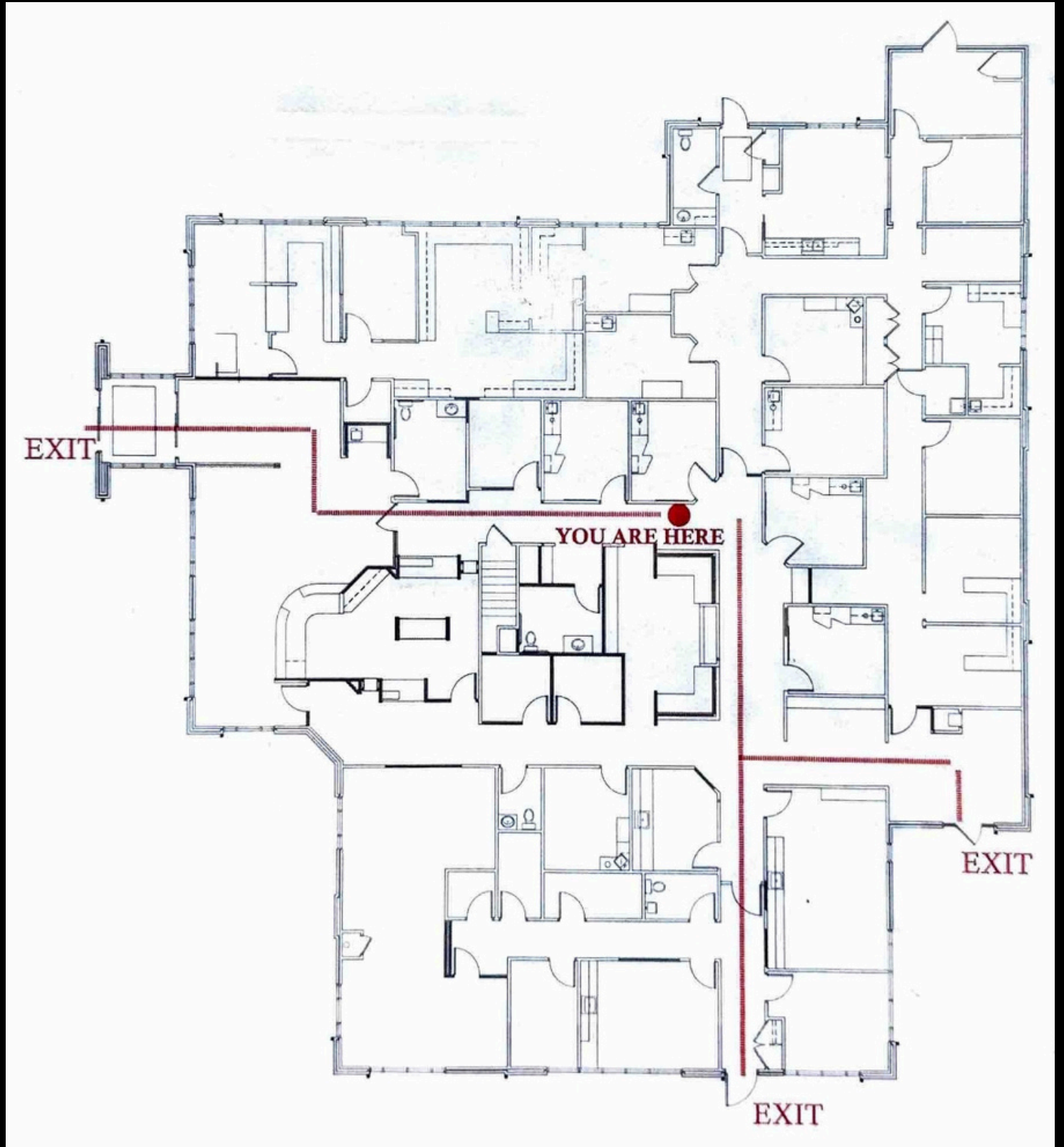


PROPERTY PHOTOS – CONTINUED



FLOOR PLAN

9,532 Rentable Square Feet | 3413 Golden Road | Tyler, TX 75701



KEY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION			
2025 Estimated Population	8,868	66,192	109,431
2030 Projected Population	8,616	64,406	108,373
2020 Census Population	8,447	65,647	107,224
2010 Census Population	8,482	62,063	99,031
Median Age	33.15	33.73	33.94
Population Density (/Square Mile)	2,822.63	2,341.07	1,393.32
HOUSEHOLDS			
2025 Estimated Households	3,683	26,945	43,522
2030 Estimated Households	3,649	26,664	43,795
2020 Census Households	3,619	26,880	42,341
2010 Census Households	3,570	25,343	38,732
INCOME			
Average household Income	\$99,615	\$98,657	\$98,023
Median household income	\$77,716	\$66,187	\$66,423
Per capita income	\$41,394	\$40,454	\$39,219
EDUCATION			
High School Graduate	22.67%	21.60%	22.89%
Some College	24.24%	25.27%	23.57%
Associate Degree	12.21%	10.95%	10.92%
Bachelor's Degree	23.66%	21.23%	19.93%
Graduate or Professional Degree	12.65%	11%	10.46%
BUSINESS			
Total Establishments	724	4,802	7,501
Total Employees	6,526	41,753	63,409
Average Employees Per Business	9.02	8.7	8.45
Residential Population Per Business	12.25	13.78	14.59

CENTRALLY LOCATED



Tyler, Texas MSA



POPULATION
249,091



MEDIAN HOUSEHOLD INCOME
\$76,087



UNEMPLOYMENT
4.3%

#1 Best City in Texas to Move To
(*USA Today*, 2024)

#1 Best U.S. City to Retire To
(*USA Today*, 2024)

- Median Age: **33.4**
- GDP per Capita: **\$54,818**
- State Income Tax: **\$0**
- Education:
 - **24,000 college students**
 - **1st School of Medicine in East Texas**



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Ann Hoover</u>	<u>828479</u>	<u>ann@scarboroughcre.com</u>	<u>(512)296-8727</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov IABS 1-2 TXR 2501