

# 4242 SUNSET DRIVE

INVESTMENT OPPORTUNITY





## EXECUTIVE SUMMARY

### THE INVESTMENT OPPORTUNITY

Colliers International has been exclusively retained to offer qualified investors the opportunity to purchase Blue Cross Blue Shield 77,500 Service Center Building. The property is located in San Angelo, TX and is situated on 12.5 acres of land. The facility was first converted in 1998 into a Service Center for BCBS and has since received ongoing upgrades to the facility at the Tenant's expense. In addition to having uncovered surface parking to accommodate 291 vehicles, it also has 238 covered parking in a secured card access parking area along with an outdoor covered employee break area.



## INVESTMENT HIGHLIGHTS

BCBS has occupied the facility continuously since 1999 and has recently extended their existing true Triple Net lease through February 28, 2025. In addition, BCBS has secured a five (5) year renewal option as well. A facility of this quality and credit worthy Tenant is difficult to find in the North Texas Market.

Blue Cross Blue Shield is a wholly owned subsidiary of Health Care Service Corporation, A Mutual Legal Reserve Company, an Illinois corporation, doing business in the State of Texas as BlueCross BlueShield of Texas.

The facility generates strong and predictable cash flow resulting from a single credit worthy tenant with no Expense reconciliation as well as no capital outlay by the landlord.





# 4242 SUNSET DRIVE

## ASSET PROFILE

<b>BUILDING ADDRESS</b>	4242 SUNSET DRIVE BCBS CALL CENTER, SAN ANGELO, TX 76904
<b>LAND AREA</b>	12.5 ACRES
<b>RENTABLE AREA</b>	77,500 RSF
<b>LEASE DATES</b>	AUGUST 1, 2018 - FEBRUARY 28, 2025
ONE (1) ADDITIONAL 5 YEAR RENEWAL OPTION	



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SUNSET DRIVE

SHERWOOD WAY

4242 SUNSET DRIVE  
BCBS SERVICE CENTER,  
SAN ANGELO, TX 76904





COLLIERS INTERNATIONAL | 1200 SUMMIT AVENUE, SUITE 750 | FORT WORTH, TX 76102

## CONTACT

**RICHARD D. MINKER, CCIM**

Senior Vice President

+1 817 454 5600

[richard.minker@colliers.com](mailto:richard.minker@colliers.com)

**JIM EAGLE**

Executive Vice President

+1 817 271 2775

[jeagle@briggsgreeman.com](mailto:jeagle@briggsgreeman.com)

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