



Boulevard Animal Hospital

6413 Colleyville Blvd, Colleyville, TX 76034

3% annual increases | 8 years remaining | Nationally renowned operator

A photograph of the exterior of Boulevard Animal Hospital. In the foreground, a large stone wall with red brick pillars on either side displays the hospital's name in large, dark, serif capital letters. Below the name, 'Joe B. Allen, D.V.M.' is inscribed in a smaller font. The wall is set against a backdrop of a well-maintained lawn with several rounded green bushes. To the right, a paved walkway leads to the entrance of the hospital building, which features a combination of light-colored stone and red brick. A window with blue shutters and a small palm-like plant are visible near the entrance.

**BOULEVARD
ANIMAL
HOSPITAL**
Joe B. Allen, D.V.M.

Confidential Offering Memorandum

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Executive summary



Investment highlights



Corporate backed NNN lease
with annual rent increases



VetCor has over 900 practices
across the US and Canada



Very affluent market



Recession resistant
tenant industry



Located on main artery
connecting Grapevine,
Southlake, and Colleyville



\$283,512 Avg. HH
income within 1-mile
radius of Property



Tenant and lease overview





Tenant overview

Established in 1997, Vetcor has built a community-centric veterinary services company supporting practices across the US and Canada.

A mission to enhance the health and well-being of pets and the people who care for them.
Vetcor practices thrive with access to a collaborative network while staying true to themselves and their community. All of our practices have a shared goal of providing excellent care and service to both patients and clients in their communities.

Our team members follow their passion for pet care without sacrificing their work-life balance. As an organization devoted to active learning and elevating wellbeing, we do the right thing for our teams by providing them with long term stability, wellness initiatives, and opportunities for continuing education and career growth.

Giving back
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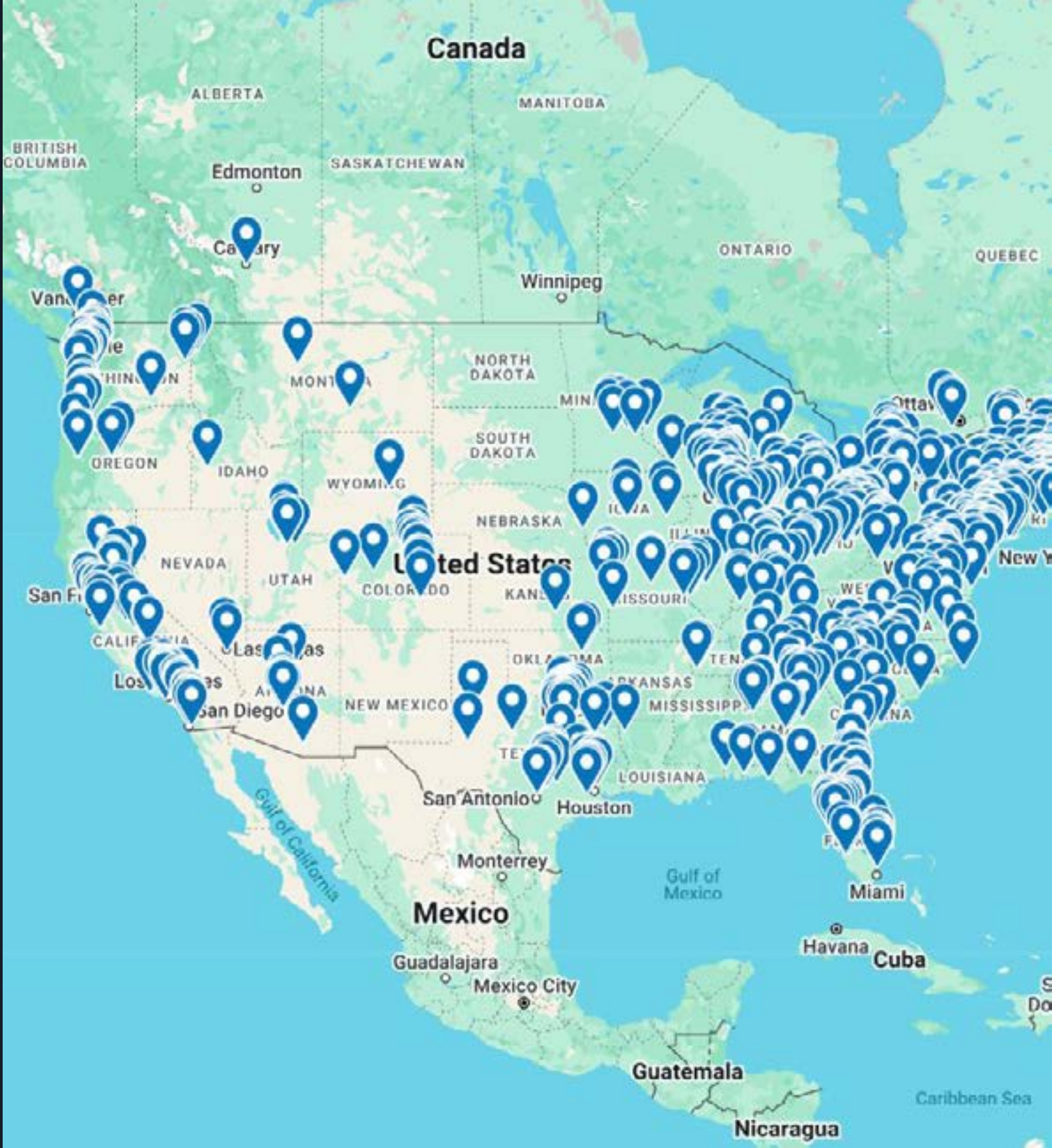
895+ locations across
US and Canada



4700
employees



Headquartered in
Norwell, MA



Industry overview | Veterinary services

Veterinary services market

Veterinarians experienced a surge in demand during the pandemic due to more people adopting pets and having more time and attention to care for their existing ones. Increased spending on premium food products and per capita meat consumption benefited veterinarians treating livestock. While the revenue surge evaporated in 2022 when growth turned negative, this one-year dip in revenue growth did not impact overall growth. Industry revenue is projected to climb at a CAGR of 3.2% through 2023, reaching \$65.9 billion in 2024, with revenue growth at 1.3% alone.

Factors like increasing acceptance of telemedicine regulations, technological advancements and industry consolidation to take advantage of economies of scale will contribute to industry performance and profit. Pet insurance's popularity is expected to make expensive vet treatments more accessible to pet owners. Regulations are also arising to address concerns with food animals, adding to sector revenue growth. Looking forward, industry revenues are anticipated to grow at a CAGR of 2.1% by the end of 2029, reaching \$73.0 billion.

\$65.9B

2024 industry revenue

9.8%

projected revenue growth
2024-2029

32.5%

revenue growth 2014-2024

197M

number of pets in the US

86.9M

number of household with
a pet



Location overview



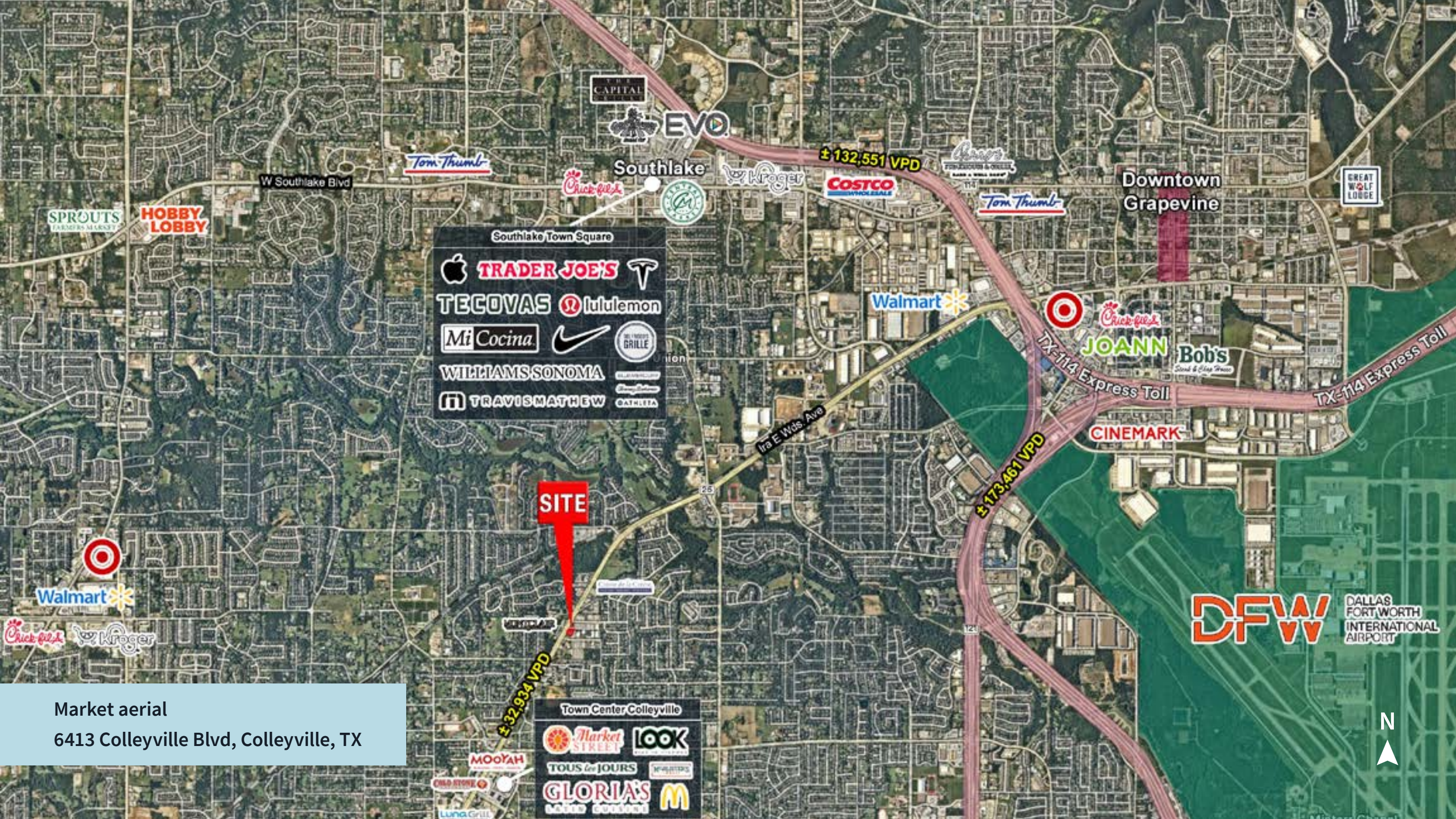
Location overview

Colleyville, TX | Tarrant County

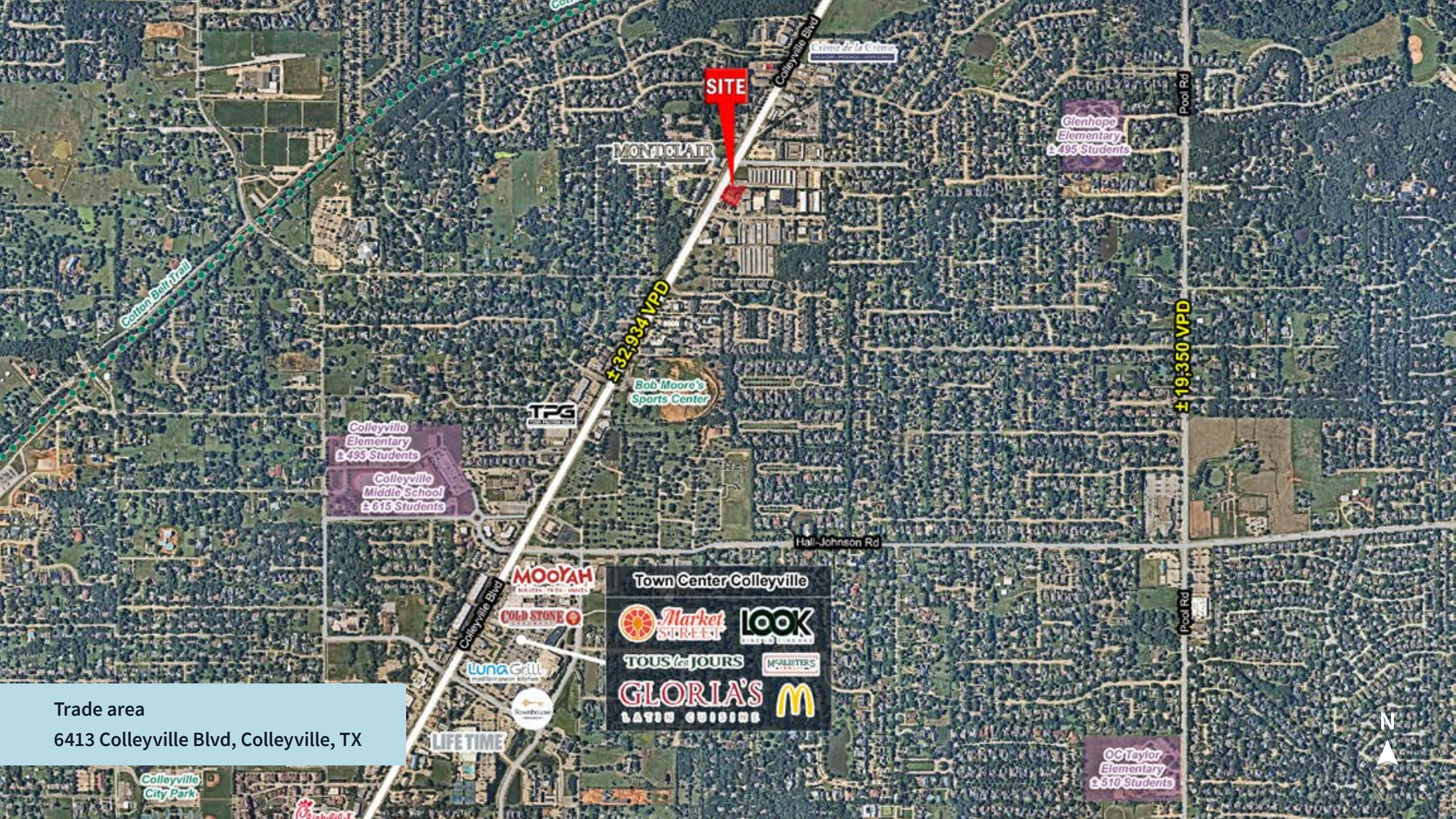
Colleyville is an affluent city in northeastern Tarrant County, Texas, situated in the heart of the Dallas–Fort Worth metroplex. Located near DFW Airport, this suburban community has transformed from its 19th-century origins as a small farming settlement. Today, Colleyville stands out for its prosperity, with a median household income significantly exceeding the national average.

	1 mile	3 miles	5 miles
Est. population	5,194	66,092	212,996
Est. households	1,948	23,477	81,865
Est. daytime population	3,340	40,213	127,442
Est. average HH income	\$283,512	\$222,413	\$168,743
Traffic counts	Colleyville Blvd ± 32, 934 VPD	Pool Rd ± 19, 350 VPD	





Market aerial
6413 Colleyville Blvd, Colleyville, TX



SITE

MONTECLAIR

±32,934 VPD

±19,350 VPD

Trade area
6413 Colleyville Blvd, Colleyville, TX



Glenhope Elementary
± 495 Students

Colleyville Elementary
± 495 Students

Colleyville Middle School
± 615 Students

Bob Moore's Sports Center

TPG

Hall-Johnson Rd

MOOYAH

COLD STONE

Luna Grill

LIFE TIME

Town Center Colleyville

Market STREET

LOOK

TOUS les JOURS

McALISTER'S

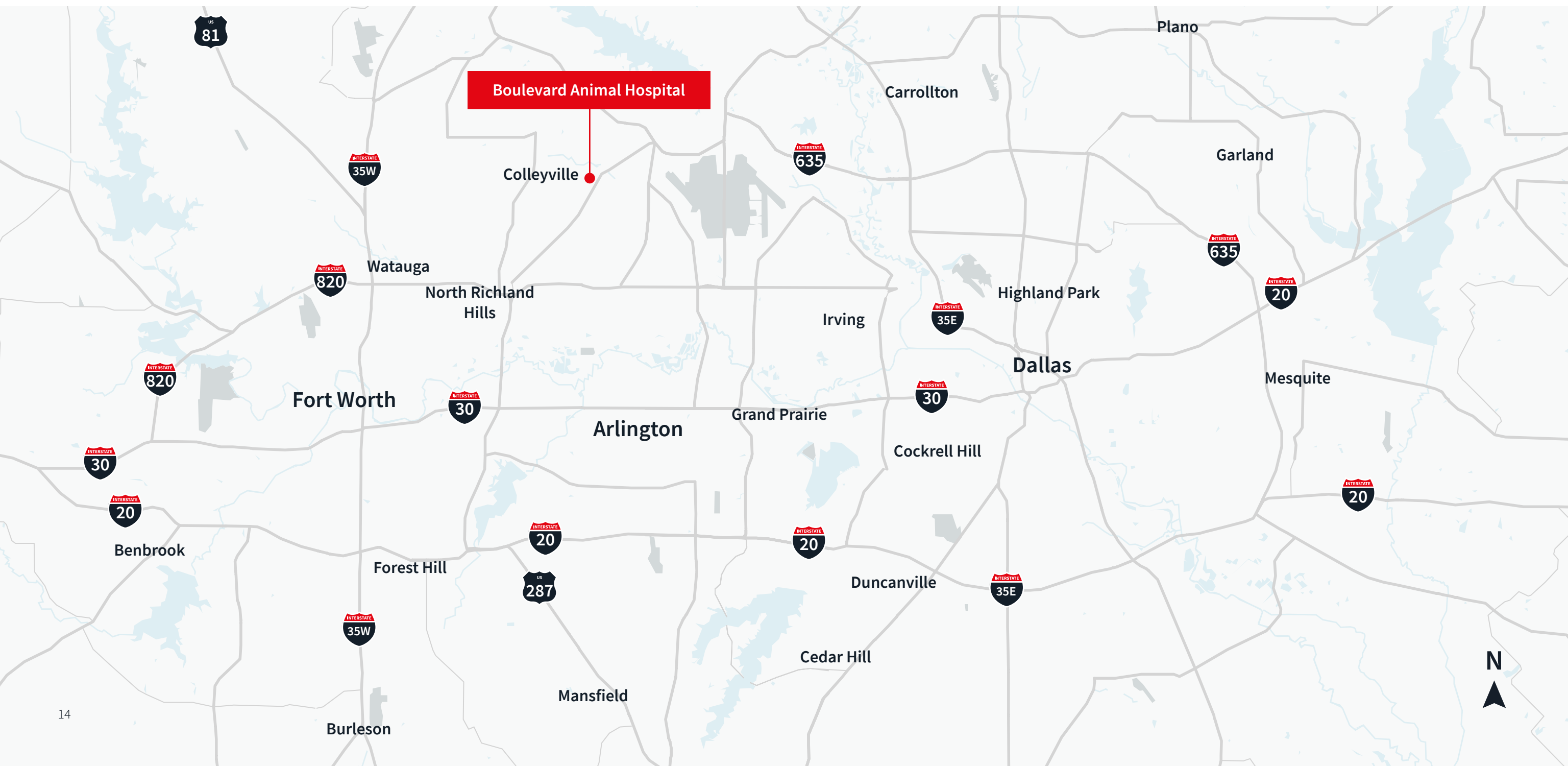
GLORIA'S
LATIN CUISINE



OC Taylor Elementary
± 510 Students

Colleyville City Park

Regional map



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