

**INVESTMENT  
OPPORTUNITY**



# **INTEGRITY URGENT CARE**

1501 SE 1st Street, Mineral Wells, TX 76067



**HELIOS**  
INVESTMENT SERVICES

# Contents

- 03** Investment Summary
- 04** Investment Highlights
- 05** Lease Summary
- 06** Floor Plan
- 07** Location Mineral Wells, TX
- 09** Location Highlights
- 10** Urgent Care Market Updates
- 11** Tenant Guarantee
- 12** Tenant Overview

EXCLUSIVELY LISTED BY:

**KAVEH EBRAHIMI**

805-889-7837

Kaveh@helioscre.com

Lic #01896322

**JASON GRIBIN**

310-867-9311

jgribin@helioscre.com

Lic #01819611

In association with:  
Bang Realty-Texas, Inc  
Brian Brockman  
#701472



Los Angeles, CA  
Newport Beach, CA  
helioscre.com

Disclaimer:

©2023 Helios Investment Services. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Helios Investment Services does not doubt its accuracy; however, Helios Investment Services makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Helios Investment Services encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

# Investment Summary

Helios Investment Services is Pleased to Exclusively Present for Sale the 3,000 SF Single Tenant, Free Standing Building Leased to Integrity Urgent Care at 1501 SE 1st Street, Mineral Wells, Texas. This Deal Includes a Long Term 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities and a Corporate Guarantee From Xpress Wellness Holdings, LLC, Providing For a Secure Investment.

<b>Price</b>	\$2,676,184
<b>Cap Rate</b>	6.50%
<b>Price Per SF</b>	\$892.06
<b>Guarantor</b>	Xpress Wellness Holdings, LLC
<b>Address</b>	1501 SE 1st St, Mineral Wells, TX 76067
<b>County</b>	Palo Pinto
<b>Building Area</b>	3,000 SF
<b>Land Area</b>	0.54 AC
<b>Year Built</b>	2024



# Investment Highlights

- » Brand New Construction Xpress Wellness Urgent Care.
- » Long Term 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities.
- » 1.25% Annual Rental Increases Beginning Year Three & Three 5-Year Option Periods.
- » Corporate Guarantee From Xpress Wellness Holdings, LLC.
- » Long Term 20-Year Roof Warranty.
- » In November 2018, Latticework Capital Management, A Dallas Based Private Equity Group, Partnered With Xpress Wellness Urgent Care Resulting In Additional Capital For Continued Growth For The Concept.
- » Latticework Capital Management Has Broad Experience Across The Healthcare Ecosystem Having Completed Over 85 Transactions Across A Diverse Array Of Healthcare Subsectors Representing Over \$1.5 Billion Of Equity Investments Xpress Wellness Acquired Mednow In 2021 Which Increased Location Count In Dense Markets.



- » Xpress Wellness Acquired Integrity Urgent Care In April 2022 Expanding Throughout Texas – All Texas Location Will Be Branded As Integrity Urgent Care Under The Xpress Wellness Corporate Guarantee.
- » Xpress Wellness Is Open 7 Days A Week Offering Innetwork Providers, Online Check-In, Virtual Visits, Including Telemedicine And Ready To Treat Non-Lifethreatening Injuries And Illnesses Virtual Visits, Including Telemedicine , Quickly And Proficiently Expand The Xpress Wellness Operating Model Beyond Traditional Brick And Mortar.
- » Founded In 2014, Xpress Wellness Currently Has 47+ Locations Across Oklahoma, Kansas, And Texas With Plans To Open Additional Clinics In 2023.

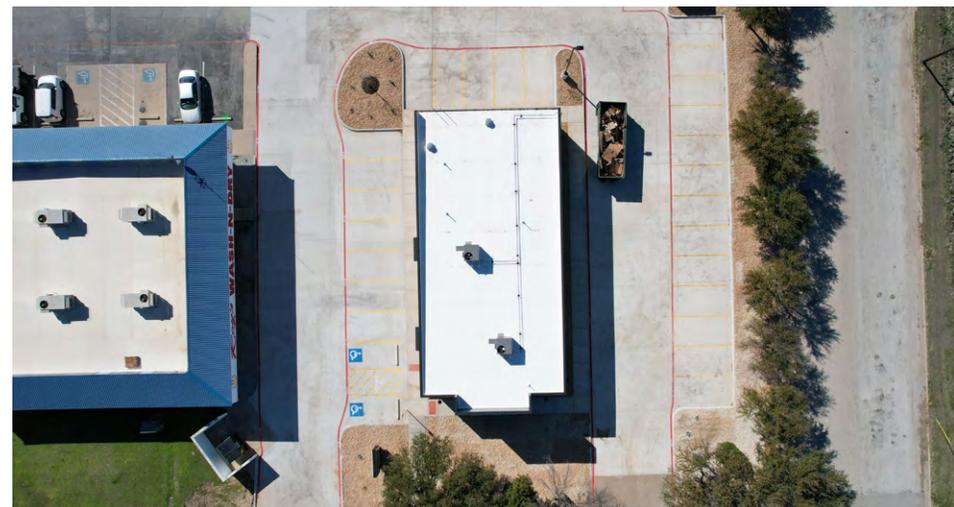


# Lease Summary

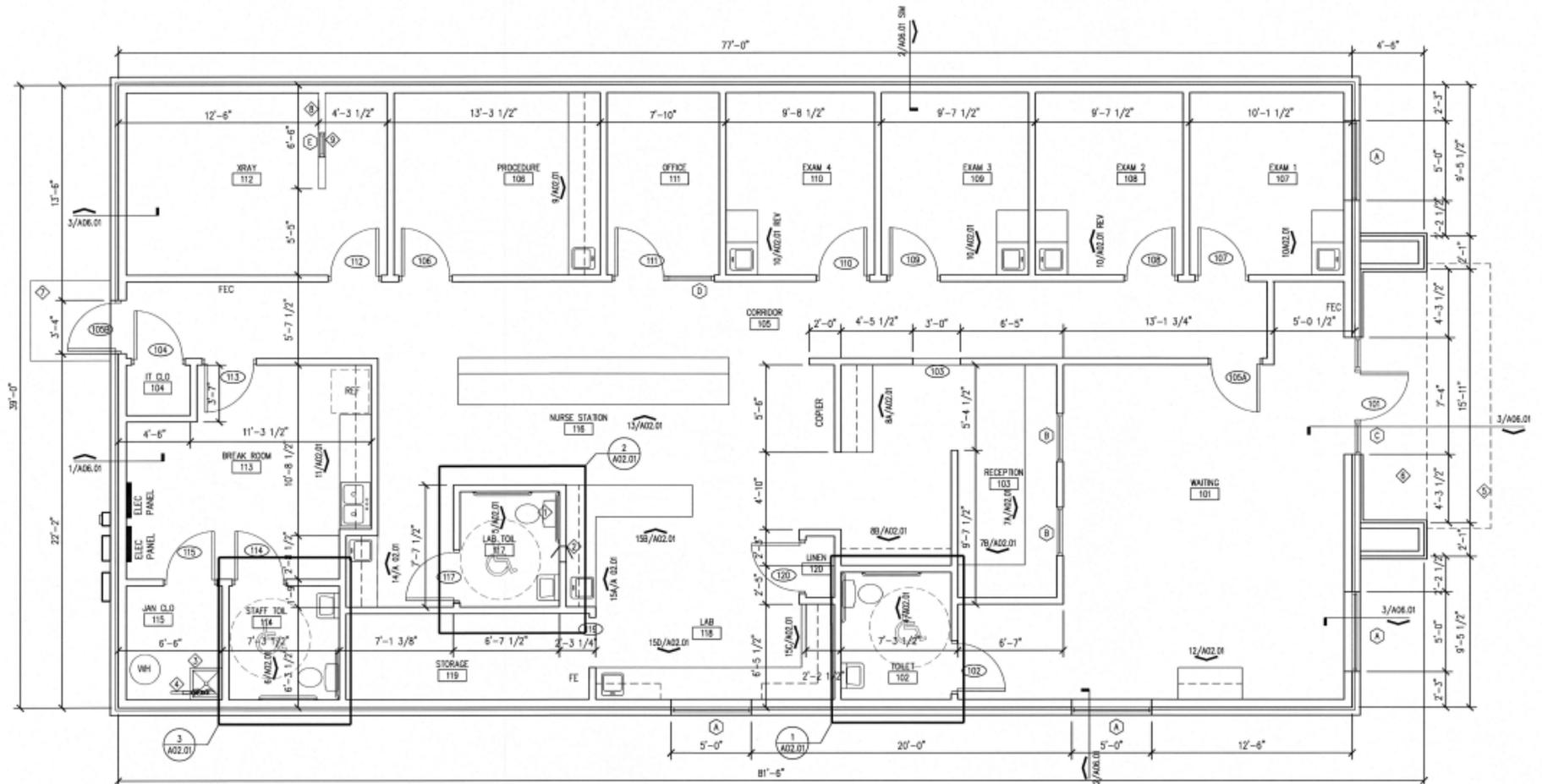
<b>Tenant</b>	Xpress Wellness Holdings, LLC
<b>Premises</b>	A Building Consisting of 3,000 SF
<b>Lease Commencement</b>	03/04/2024
<b>Lease Expiration</b>	02/28/39
<b>Lease Term</b>	15 Years Remaining
<b>Renewal Options</b>	3 x 5 Year
<b>Rent Increases</b>	1.25% Annually Beginning Year 3
<b>Lease Type</b>	Absolute Triple Net (ABS NNN)
<b>Use</b>	Urgent Care
<b>Square Footage</b>	3,000 SF
<b>Annual Base Rent</b>	\$173,952
<b>Rent per SF</b>	\$57.98



Responsibilities	Tenant	Landlord
Property Taxes	x	
Insurance	x	
Common Area	x	
Roof & Structure	x	
Parking	x	
Repairs & Maintenance	x	
HVAC	x	
Utilities	x	



# Floor Plan





City Of  
**MINERAL WELLS**  
TEXAS

Mineral Wells is strategically positioned in North Texas, serving as a vital transportation and commercial hub. Situated at the junction of several major highways, including U.S. Highway 180 and U.S. Highway 281, it is conveniently located 50 miles west of Fort Worth and 90 miles east of Abilene.

As a regional center, Mineral Wells boasts a diverse economic landscape, encompassing manufacturing, healthcare, education, tourism, and agriculture. Its central role in Palo Pinto County and North Texas provides economic stability and opportunities for growth. The city's trade area extends to approximately 60,000 residents, contributing to its vibrant commercial activity.

Mineral Wells benefits from its transportation infrastructure, with access to rail services and a well-developed road network. The Union Pacific Railroad passes through the city, facilitating freight transportation and contributing to its connectivity with broader markets. Moreover, the city's proximity to Interstates 20 and 30 enhances its accessibility to regional and national transportation routes.

The city's natural amenities include Lake Mineral Wells State Park, which offers recreational opportunities such as camping, hiking, and water sports. The Brazos River runs adjacent to the city, providing additional recreational options and scenic beauty. These natural features contribute to Mineral Wells' appeal as a destination for outdoor enthusiasts and tourists.

Overall, Mineral Wells serves as a dynamic center for commerce, transportation, and outdoor recreation in North Texas, embodying a balance of economic opportunity and natural beauty.

# CITY OF MINERAL WELLS TEXAS

281



Cullen Grimes ES

**Walmart** **DOLLAR TREE**

**INNOVEX**

**Red River Brick**



Mineral Wells HS

**Brazos Shopping Center**



Holiday Hills Golf Course

Mineral Wells HS



180

180

Travis ES



**CANTEX**

MWISD Admin



Houston ES



Lamar ES



281

Mineral Wells Regional Airport (MWL)



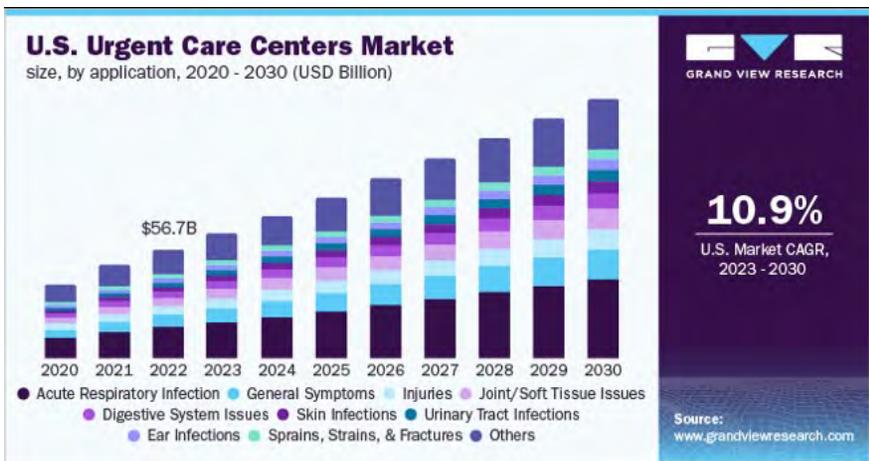
# Location Highlights



# Urgent Care Market Updates

The U.S. Urgent Care Centers Market Size Was Valued At Usd 56.7 Billion In 2022 And Is Expected To Expand At A Compound Annual Growth Rate (Cagr) Of 10.99% From 2023 To 2030. The Growth Can Be Attributed To The Delivery Of Rapid Services And Short Wait Times Compared To Primary Care Physicians (Pcps), According To Grand View Research / Market Analysis Report.\*

[Click To Read More](#)



# Tenant Guarantee



Xpress Wellness Urgent Care Is An Oklahoma-Based Private Company That Provides Treatment Of Non-Life-Threatening Illnesses And Injuries For Children And Adults. Xpress Wellness Urgent Care Also Offers Occupational Medicine, Sports Medicine, Computerized Radiology Services, Lab Services, Diagnostic Testing And Ekg Services On Site.

At All The 47+ Locations Of Xpress Wellness Urgent Care In Oklahoma And Kansas, They Offer Urgent Care Services For Non-Life-Threatening Injuries. That 'S Not All The Company Does For Their Patients. Their Dedicated Professionals Take Pride In Providing Comprehensive Care That Can Help Their Patients Recover From Their Illness Or Injury. They Also Take Pride In Offering A Wide Range Of Services , From Primary Adult Care To Pediatric Services, As Well As Work-Related Injuries And Sports-Related Injuries.

Accidents And Illnesses Happen At The Most Inopportune Times, So It 'S Important To Have An Urgent Care Provider That One Can Depend On. Their Urgent Care Clinics Are Prepared To Handle Non- Life-Threatening Injuries And Illnesses Whenever The Need Arises. Another Great Aspect Of Their Walk-In Clinic Is That One Can Actually Check-In Online To Speed Up The Process. It 'S Easy, Convenient, And Makes For A Much Better Experience Than Any Typical Medical Clinic. This Opt Ion Is Available For All Of Their Clinics, Seven Days A Week!

**MEDICAL**  
INDUSTRY

**URGENT CARE**  
**CLINIC**  
SPECIALTY

**ENID, OK**  
HEADQUARTERS

**47+**  
LOCATIONS

**2014**  
FOUNDED

**PRIVATE**  
COMPANY TYPE

**[XPRESSWELLNESSURGENTCARE.COM](http://XPRESSWELLNESSURGENTCARE.COM)**  
WEBSITE

# Tenant Overview



Integrity Urgent Care is a Texas-based Urgent care clinic with 14+ locations across the state, each of them dedicated to giving you the highest-quality affordable health care possible. As long as your problem isn't life-threatening, we have you covered. We offer walk-in treatment for a variety of general illnesses, injuries, and infections, as well as general wellness services like physicals and pregnancy testing.

Our goal is to provide compassionate care to patients of all ages. We hope to not only treat patients, but to build relationships with them every step of the way. We know how stressful it can be to find the right healthcare provider when you're dealing with medical problems, so we strive to make the process as simple and comfortable as possible. That's why we never require appointments. As soon as you know you need our help, find a location, head our way, and let us take care of the rest.

We are a people company. We believe in our employees and genuinely care for those in our communities. We search for communities with little or limited access for episodic health care because we believe everyone should have access to state of the art health centers. We want our centers to be inviting and to provide cutting edge technology and a superior level of service. We want to propel our communities forward by providing an alternative to the financial burden of rising emergency room costs for non-emergent care. We provide an urgent care option that strives to exceed patient expectations, provides cost effective care and treatment options while providing employee friendly jobs to the local community. We invest in the lives of people, patients, employees and communities.



**MEDICAL**  
INDUSTRY

**URGENT CARE**  
**CLINIC**  
SPECIALTY

**ENID, OK**  
HEADQUARTERS

**35+**  
LOCATIONS

**2014**  
FOUNDED

**PRIVATE**  
COMPANY TYPE

**INTEGRITYUC.COM**  
WEBSITE

EXCLUSIVELY LISTED BY:

**KAVEH EBRAHIMI**

805-889-7837

Kaveh@helioscre.com

Lic #01896322

**JASON GRIBIN**

310-867-9311

jgribin@helioscre.com

Lic #01819611



Los Angeles, CA  
Newport Beach, CA  
helioscre.com