

**INVESTMENT
OPPORTUNITY**



Representative Image

INTEGRITY URGENT CARE

2510 Commerce St, Belton, TX 76513



HELIOS
INVESTMENT SERVICES

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In association with:
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Disclaimer:

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Los Angeles, CA
Newport Beach, CA
helioscre.com

Investment Summary

Helios Investment Services is Pleased to Exclusively Present for Sale the 3,077 SF Single Tenant, Free Standing Building Leased to Integrity Urgent Care at 2510 Commerce Street in Belton, TX. This Deal Includes a Long Term 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities and a Corporate Guarantee From the Tenant, Providing For a Secure Investment.

Price	\$2,738,000
Cap Rate	6.00%
NOI	\$164,280
Price Per SF	\$889.82
Guarantor	Corporate
Address	2510 Commerce St, Belton, TX 76513
County	Bell
Building Area	3,077 SF
Land Area	0.73 AC
Year Built	2024



Investment Highlights

- » Brand New Construction Integrity Urgent Care Expected to Open in Estimated August 2024
- » Long 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities
- » 1.25% Annual Rental Increases Beginning Year 3 and Three, Five Year Option Periods
- » Corporate Guarantee
- » Long Term 20 Year Roof Warranty
- » Belton is the County Seat of Bell County and is the Fifth Largest City in the Killeen-Temple MSA
- » Strong Demographics with Over 71,652 and an Average Household Income of \$97,874
- » Founded In 2014, Xpress Wellness / Integrity Urgent Care Currently Has 82+ Locations Across Oklahoma, Kansas, And Texas With Plans To Open Additional Clinics In 2024
- » Neighboring Tenants Include: Walmart Super Center, H-E-B plus!, Dollar Tree, The UPS Store, Take 5 Oil Change, Taco Bell, China Café, Subway, Goodwill, TRU Homes Belton, Belton Fire Department and Many More



Representative Image

- » 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 In network Providers, Online Check-In, Virtual Visits, Including Telemedicine And Ready To Treat Non-Life-threatening Injuries And Illnesses Virtual Visits, Including Telemedicine, Quickly And Proficiently Expand The Xpress Wellness Operating Model Beyond Traditional Brick And Mortar
- » In May 2024, Goldman Sachs (NYSE: GS) acquired Xpress Wellness Urgent Care to help them continue to drive growth in existing and new geographic markets and bring high-quality urgent care and select specialty services to underserved communities.
- » Xpress Wellness Urgent Care will utilize the global network and resources of Goldman Sachs (NYSE: GS) to further the development of new and existing markets, and to build out additional, adjacent healthcare services.
- » Goldman Sachs (NYSE: GS) is one of the leading investors in alternatives globally, with over \$450 billion in assets and more than 30 years of experience. The business invests in the full spectrum of alternatives including private equity, growth equity, private credit, real estate, infrastructure, hedge funds and sustainability. Clients access these solutions through direct strategies, customized partnerships, and open architecture programs.

Lease Summary

Tenant	Integrity Urgent Care
Premises	A Building Consisting of 3,077 SF
Lease Commencement	EST August 2024
Lease Expiration	15 Years from Lease Commencement
Lease Term	15 Years
Renewal Options	3 x 5 Year
Rent Increases	1.25% Annually Beginning Year 3
Lease Type	Absolute Triple Net (ABS NNN)
Use	Urgent Care
Square Footage	3,077 SF
Annual Base Rent	\$164,280
Rent per SF	\$53.38



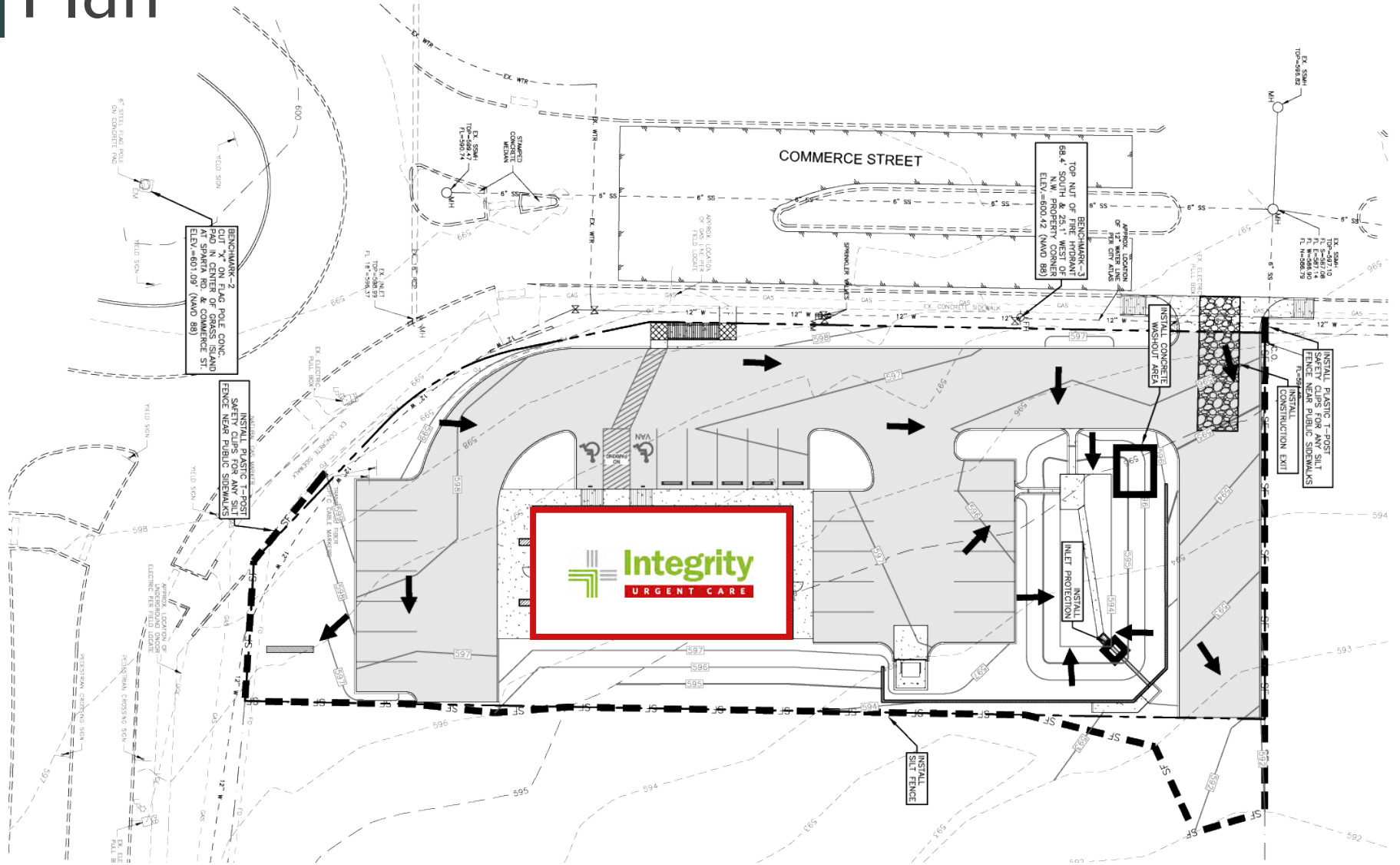
Representative Image

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



Representative Image

Site Plan



Location Belton, TX



Belton is situated along the banks of the Leon River in the rapidly growing Central Corridor of Texas. It is on Interstate 35 near the geographic center of the state, approximately 127 miles south of Dallas/Fort Worth and 60 miles north of Austin. Local topography varies from rolling plains to wooded hills with two large lakes just ten minutes from downtown. Within a 150-mile radius of Belton is a market of more than 9.4 million people, including the Dallas/Fort Worth Metroplex, San Antonio, and much of Houston. This region encompasses 55 percent of the population of Texas.

Belton is proud to be a pro-business community. A diverse range of businesses call Belton home, and our city is always looking for ways to support local company expansions and new entrepreneurship ventures. The BEDC is committed to furthering the economic growth of our community and works with your business to ensure you find success in Belton.

Belton has a growing and diverse industrial base with plenty of access to talent. Local school districts, colleges, and universities deliver a well-trained talent pipeline and customized training programs. Fort Cavazos, one of the largest U.S. military installations, provides area employers with a large supply of highly skilled workers with excellent work ethic.

Location Highlights

- » Belton is on the Interstate 35 Corridor Between Austin and Waco
- » Belton is the Fifth Largest City in the Killeen-Temple MSA

City of *Belton* Texas

Belton Lake



439

121

317



CGI **FLINTROCK BUILDERS** **M+ MICRO-DISTRIBUTING**
stratasys **Coleman Worldwide Moving**

Chisholm Trail Elementary School

BELLTEC
RIGHT SPACE STORAGE **TRU**

Sparta Elementary School

Belton Middle School

Belton High School

Walgreens *Aaron's*
GRAND AVENUE THEATERS **popshelf** **SONIC**
CHURCH'S **Jack in the box** **Starbucks** **Wendy's**

8,769 VPD

42,001 VPD

37,695 VPD

CADENCE BANK CENTER

South Belton Middle School

Integrity URGENT CARE

UNIVERSITY OF MARY HARDIN-BAYLOR

H-E-B **AT&T** **Little Caesars Pizzas**

Charter Oak Elementary

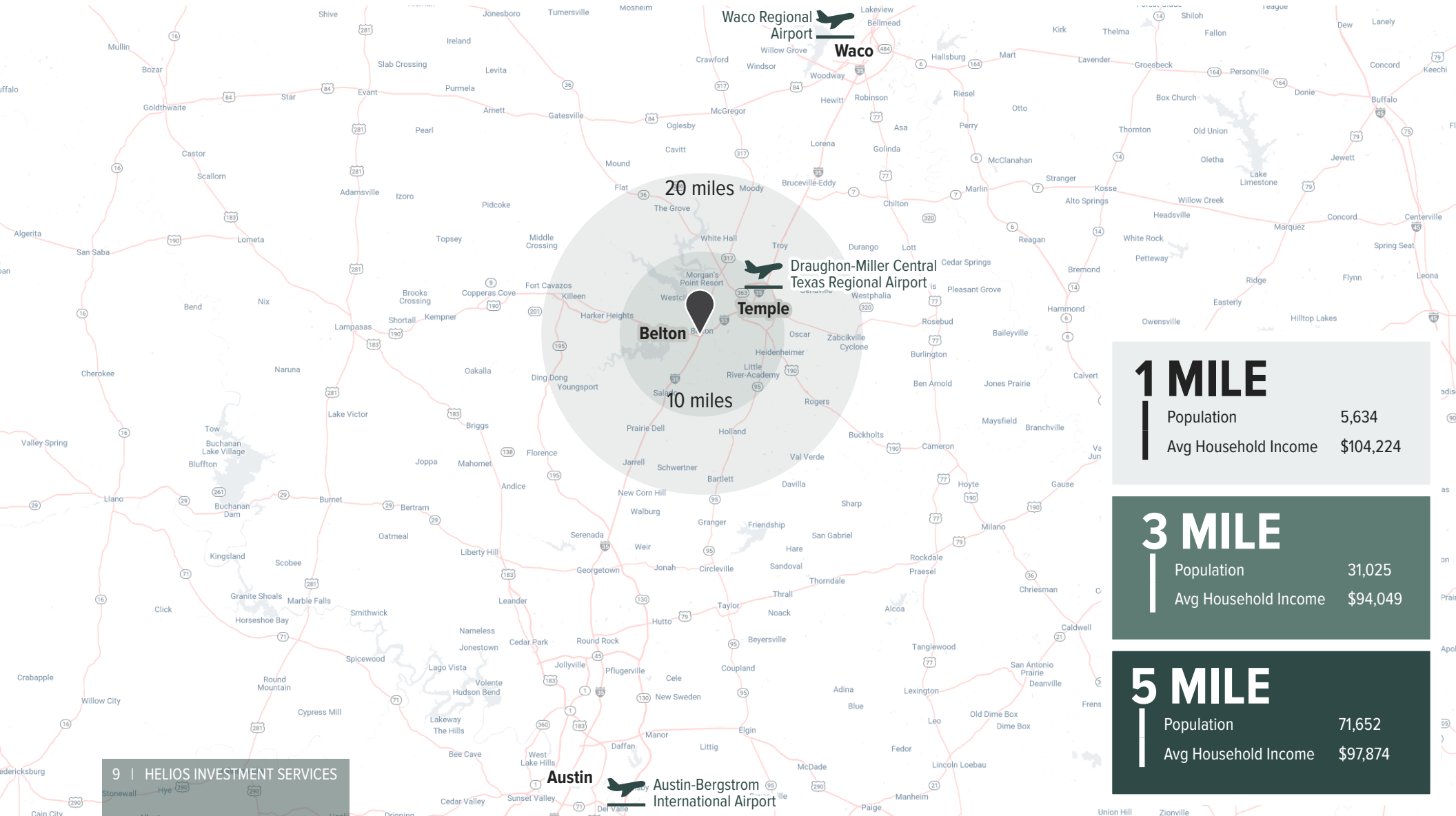
TACO BELL **Starbucks** **BURGER KING** **WHATABURGER** **NAPA**
POPEYES **Arby's** **JJ** **SONIC**

Walmart **DOLLAR TREE** **SUBWAY**
ups **TACO BELL** **BUSH'S CHICKEN!** **WING STOP**

Summer Fun

CHEVROLET TOYOTA **MOTOR HARLEY-DAVIDSON CYCLES** **Ford**

Location Highlights



1 MILE

Population	5,634
Avg Household Income	\$104,224

3 MILE

Population	31,025
Avg Household Income	\$94,049

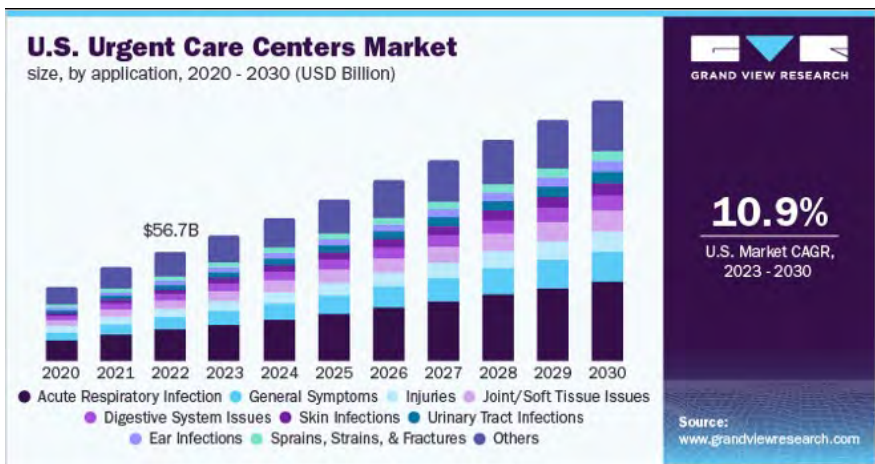
5 MILE

Population	71,652
Avg Household Income	\$97,874

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
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
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