

**INVESTMENT  
OPPORTUNITY**



*Representative Image*

# **INTEGRITY URGENT CARE**

500 S Stemmons Fwy, Sanger, TX 76266



**HELIOS**  
INVESTMENT SERVICES

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Disclaimer:

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# Investment Summary

Helios Investment Services is Pleased to Exclusively Present for Sale the 3,003 SF Single Tenant, Free Standing Building Leased to Integrity Urgent Care at 500 S Stemmons Fwy, Sanger, TX 76266.

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>	\$2,845,040
<b>Cap Rate</b>	6.25%
<b>NOI</b>	\$177,815
<b>Price Per SF</b>	\$947.40
<b>Guarantor</b>	Xpress Wellness Holdings, LLC
<b>Address</b>	NEC I-35 Service Road and Church Street, Sanger, TX 76266
<b>County</b>	Denton
<b>Building Area</b>	3,003 SF
<b>Land Area</b>	TBD
<b>Year Built</b>	2025



*Representative Image*

# Investment Highlights



*Representative Image*

- » Brand New Construction Integrity Urgent Care Open in February 2025
- » 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 from Xpress Wellness Holdings, LLC
- » Long Term 20 Year Roof Warranty
- » Sanger is located approximately 50 miles north of Dallas along Interstate 35, providing residents with convenient access to the amenities, employment opportunities, and cultural attractions of the Dallas-Fort Worth Metroplex.
- » One of the prominent developments in Sanger is along Belz Road, where a mixed-use project is set to break ground, bringing over 900 living units, including single-family homes, build-to-rent units, duplexes, and multifamily residences.
- » 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
- » 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

<b>Tenant</b>	Xpress Wellness, LLC
<b>Premises</b>	A Building Consisting of 3,003 SF
<b>Lease Commencement</b>	February 2025
<b>Lease Expiration</b>	15 Years from Lease Commencement
<b>Lease Term</b>	15 Years
<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>	3,003 SF
<b>Annual Base Rent</b>	\$177,815



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



# Location Sanger, TX

Sanger, Texas, is a charming town located in Denton County, approximately 50 miles north of Dallas. Known for its friendly atmosphere and strong sense of community, Sanger offers a balance of rural charm and modern conveniences. Its location along Interstate 35 makes it an attractive destination for families and professionals seeking a quieter lifestyle with easy access to the Dallas-Fort Worth Metroplex.

The city has a rich history rooted in agriculture and ranching, which continues to influence its culture today. Sanger serves as a gateway to the scenic beauty of North Texas, with attractions such as Lake Ray Roberts State Park nearby. The park offers opportunities for fishing, boating, hiking, and camping, making it a popular destination for outdoor enthusiasts. The city also hosts various local events and festivals that celebrate its heritage and bring the community together.

In recent years, Sanger has experienced steady growth, with new housing developments and businesses contributing to its expanding economy. Despite this growth, the city has retained its small-town charm, offering residents a high quality of life, excellent schools, and a welcoming environment. Sanger is an ideal place for those seeking a close-knit community with easy access to urban amenities and outdoor recreation.

## Location Highlights

- » Sanger has experienced steady economic growth, with new housing developments and businesses contributing to its expanding economy. The city offers a mix of affordable homes and modern developments, making it an attractive location for families and professionals.
- » Sanger, Texas, is experiencing significant growth in its housing sector, with several development projects underway to accommodate the increasing population. Notably, the city is on track to nearly double its residential units from approximately 3,438 to nearly 6,500.
- » Situated at the intersection of Market Street (27,655 VPD) and FM-485 (3,824 VPD), where Market Street transitions into I-6, the primary highway connecting Waco and Houston.



Sanger Middle School



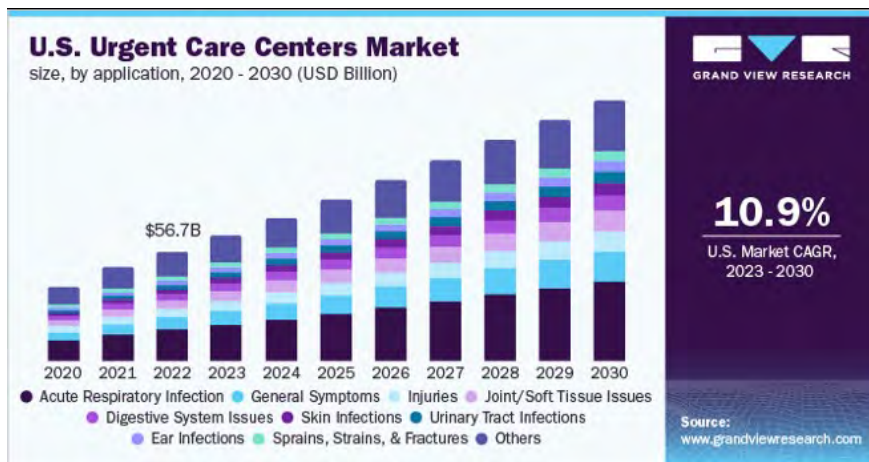
Linda Tutt Learning Center



# Urgent Care Market Updates

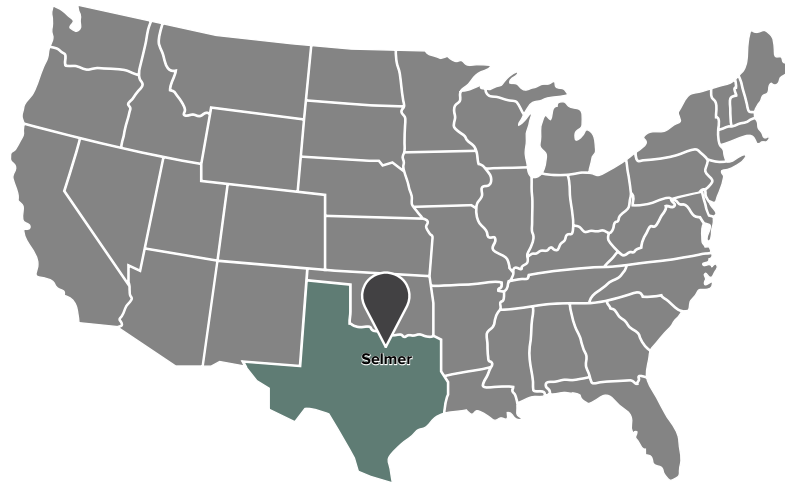
The US Urgent Care Centers Market Size Was Valued At Usd 56.7 Billion In 2022 And Is Expected To Expand At A Compound Annual Growth Rate (Cagr) Of 10.99% From 2023 To 2030. The Growth Can Be Attributed To The Delivery Of Rapid Services And Short Wait Times Compared To Primary Care Physicians (Pcps),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

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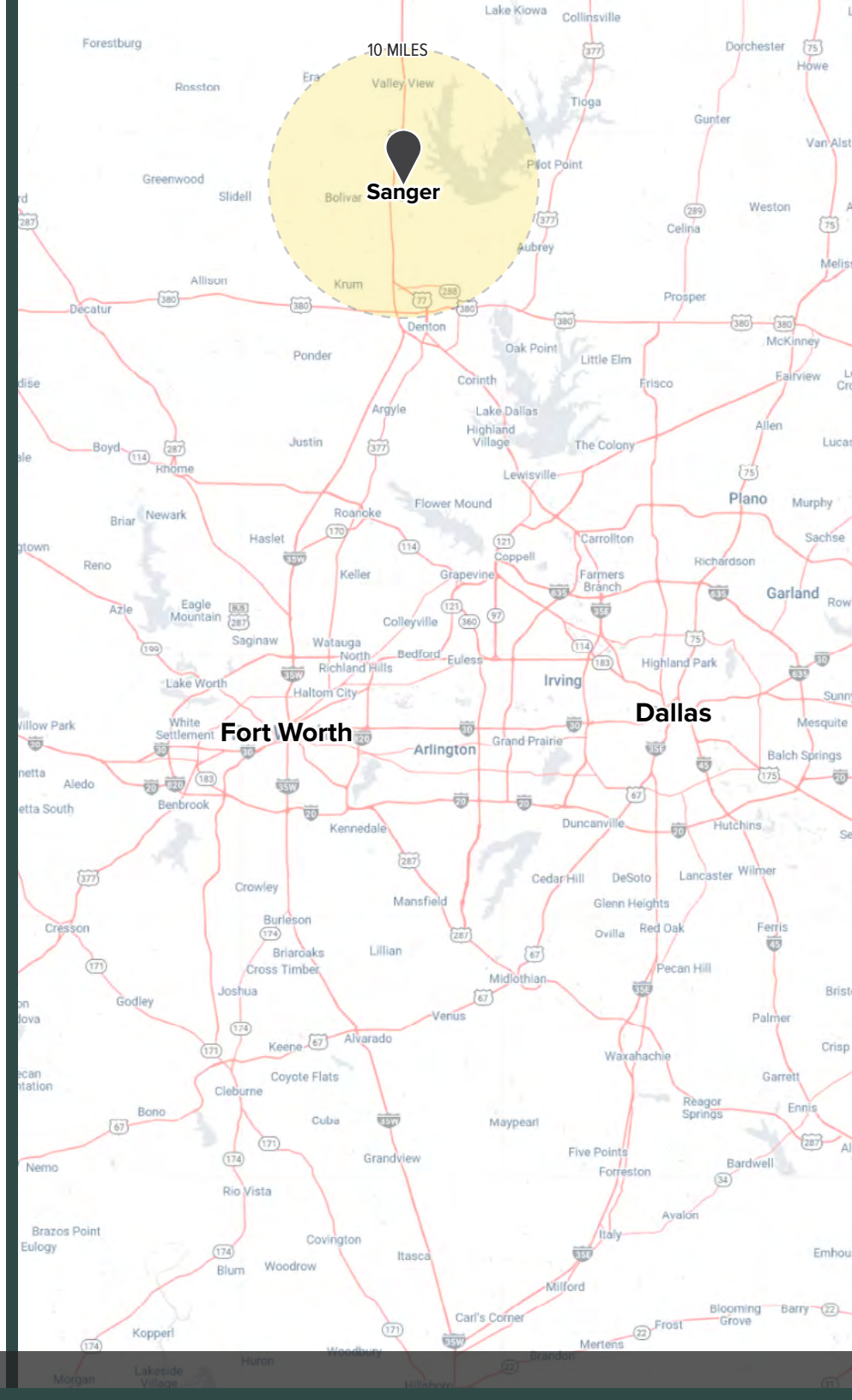


# Location Highlights



POPULATION	1 mile	3 mile	5 mile
Population	7,208	11,739	15,929
Average Household Income	\$96,302	\$98,162	\$101,167

COLLECTION STREET	Cross Street	VPD
I- 35	Chapman Rd N	57,712
I- 35	Keaton Rd S	46,000



# 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 43+ 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

**43+**  
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 41+ 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

**41+**  
LOCATIONS

**2014**  
FOUNDED

**PRIVATE**  
COMPANY TYPE

**INTEGRITYUC.COM**  
WEBSITE



# Press Release

## **GOLDMAN SACHS ALTERNATIVES COMPLETES ACQUISITION OF XPRESS WELLNESS FROM LATTICEWORK CAPITAL MANAGEMENT**



- » In May 2024, Goldman Sachs Alternatives acquired Xpress Wellness, LLC, a rural healthcare provider operating across Oklahoma, Kansas, and Texas. Goldman Sachs Asset Management
- » Previously under the ownership of Latticework Capital Management (LCM), Xpress Wellness expanded from 10 clinics to over 80, offering services such as urgent care, behavioral health counseling, and primary care. Goldman Sachs Asset Management
- » This acquisition enables Xpress Wellness to leverage Goldman Sachs' global network to further develop existing markets and introduce additional healthcare services. Greg Shell, Head of Inclusive Growth at Goldman Sachs Alternatives, expressed enthusiasm for partnering with Xpress to deliver high-quality care to underserved communities.

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