OFFERED FOR SALE
$2,803,000
6.50% CAP

HEARTLAND DENTAL

1613 EAST PFLUGERVILLE PKWY | PFLUGERVILLE, TX

Atlantic CAPITAL PARTNERS™
BANG REALTY

CONFIDENTIAL OFFERING MEMORANDUM

HEARTLAND DENTAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Heartland Dental, a 3,884-square-foot net leased medical asset located at 1613 East Pflugerville Parkway in Pflugerville, Texas. The property is leased to Heartland Dental, LLC, the nation's largest dental support organization, under a corporate-guaranteed NN lease with approximately 6.2 years of remaining primary term. The lease features attractive 10% rental increases every five years throughout the primary term and renewal options, providing investors with contractual income growth and long-term cash flow visibility.

Constructed in 2016 as a purpose-built dental facility, the property occupies a highly visible position along Pflugerville Parkway, which carries approximately 19,600 vehicles per day. The asset benefits from strong surrounding retail fundamentals, including nearby Walmart Supercenter, H-E-B, Aldi, McDonald's, Chase Bank, Starbucks, and numerous national retailers that drive consistent consumer traffic to the corridor.

Located approximately 15 miles northeast of Downtown Austin, Pflugerville is among the fastest-growing and most affluent communities within the Austin MSA and serves as a major residential and commercial hub for northeastern Travis County. Supported by exceptional population growth, household incomes exceeding $131,000 within a three-mile radius, and continued corporate investment throughout the Austin region, Heartland Dental offers investors the opportunity to acquire a well-located healthcare asset leased to an industry-leading operator in one of Texas' strongest suburban growth markets.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	8/1/2022 - 7/31/2027	$182,171
Rent Escalation	8/1/2027 - 7/31/2032	$200,388
1st Extension Term	8/1/2032 - 7/31/2037	$220,427
2nd Extension Term	8/1/2037 - 7/31/2042	$242,470
3rd Extension Term	8/1/2042 - 7/31/2047	$266,717
4th Extension Term	8/1/2047 - 7/31/2052	$293,388

NOI	$182,171
CAP	6.50%
PRICE	$2,803,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Signator/Guarantor	Heartland Dental LLC (Corporate)
Address	1613 East Pflugerville Pkwy, Pflugerville, TX 78660
Building Size (GLA)	3,884 SF
Land Size	0.82 Acres
Year Built	2016
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	7/31/2032
Remaining Term	6.2 Years
Renewal Options	4 x 5-Years
Rental Increases (Base Term & Options)	10% Every 5-Years
NOI	$182,171

90,279 PEOPLE IN 3 MILE RADIUS

$131,806 AHHI IN 3 MILE RADIUS

19,600 VPD ON PFLUGERVILLE PKWY

INVESTMENT HIGHLIGHTS

NATION'S LARGEST DENTAL SUPPORT ORGANIZATION
Heartland Dental supports more than 3,000 dentists across over 1,900 affiliated dental offices in 39 states and the District of Columbia, making it the largest DSO in the United States.

INDUSTRY-LEADING SCALE & MARKET POSITION
The company's extensive national footprint creates significant operating advantages, brand recognition, and access to best-in-class recruiting, technology, and administrative resources.

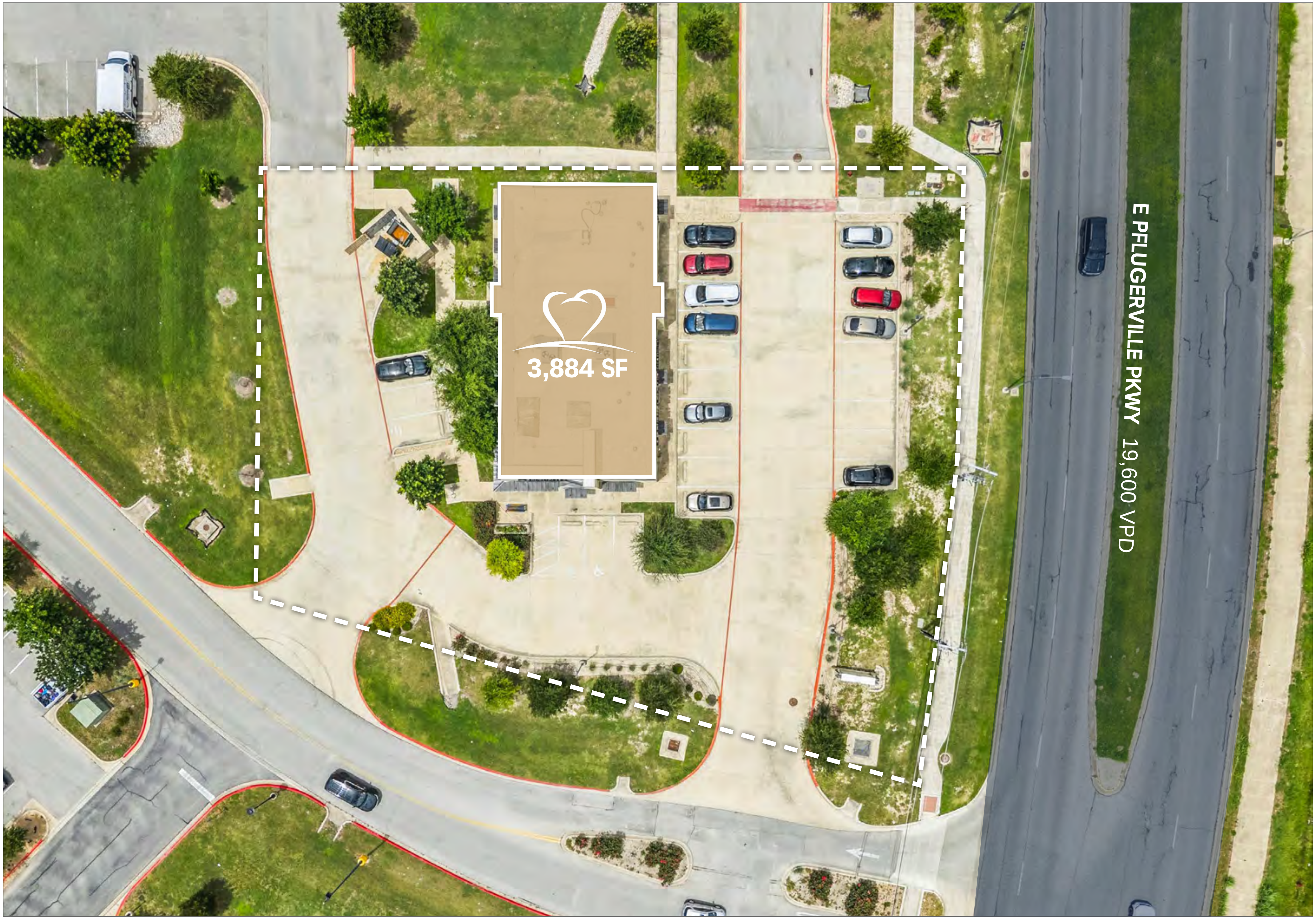
AUSTIN SUBURB - ONE OF THE NATION'S FASTEST-GROWING MARKETS
Pflugerville is a northeastern suburb of Austin, located 15 minutes from downtown and situated within Williamson County one of the top 10 fastest-growing counties in the United States.

MEDIAN HOUSEHOLD INCOME OF ~$118,000
Pflugerville's median household income of approximately $118,000 is among the highest in the Austin metro, reflecting an exceptionally affluent suburban demographic well-positioned to support consistent dental care utilization.

140%+ POPULATION GROWTH SINCE 2000
Pflugerville's population has grown over 140% since 2000, with the Austin MSA continuing to attract significant corporate relocations, tech sector expansion, and net in-migration from higher-cost coastal markets.

AUSTIN MSA
The Austin metropolitan area consistently ranks among the top markets in the United States for corporate relocations, technology sector investment, and net population in-migration, driving sustained expansion of the consumer base.

SITE PLAN



SOUTH AERIAL

NORTHEAST AERIAL

PROPERTY PHOTOS

LOCATION OVERVIEW

PFLUGERVILLE, TEXAS is one of the fastest-growing and most affluent communities within the Austin metropolitan area, strategically located approximately 15 miles northeast of downtown Austin. Benefiting from exceptional population growth, strong household incomes, and a highly educated workforce, the city has become a premier destination for residential and commercial development. Its proximity to Austin's technology corridor, combined with a business-friendly environment and continued infrastructure investment, has fueled sustained economic expansion and positioned Pflugerville as one of Central Texas' most desirable suburban markets.

Located along the highly trafficked Pflugerville Parkway corridor, the property benefits from access to a dense and rapidly expanding consumer base throughout northeastern Travis County. The Austin MSA is anchored by major employers including Tesla, Dell Technologies, Samsung Electronics, and Apple. Supported by continued corporate relocations, robust job growth, and significant residential development, Pflugerville remains one of the strongest retail and investment markets in Texas, offering investors exposure to the long-term growth of the greater Austin region.

HEARTLAND DENTAL

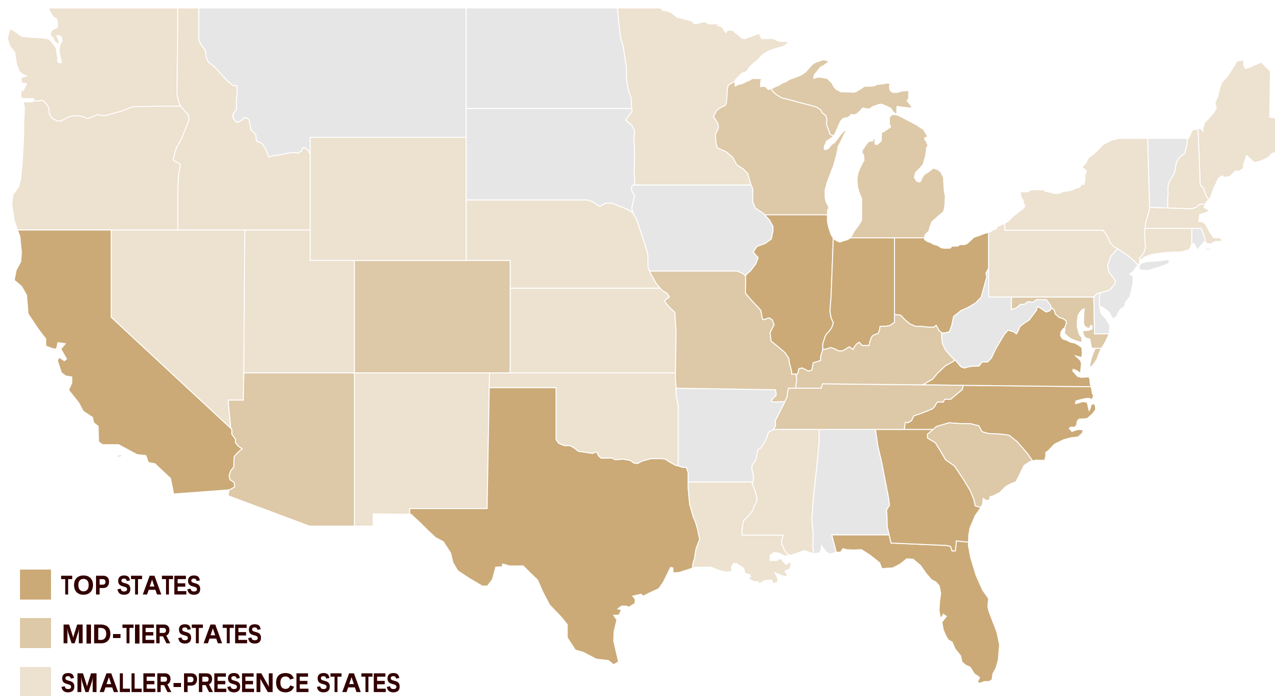
HEARTLAND DENTAL QUICK FACTS

Founded:	1997
Headquarters:	Effingham, IL
Ownership:	Private
Locations:	1,900+
Guaranty:	Corporate

Heartland Dental is the nation's largest dental support organization (DSO), providing comprehensive non-clinical administrative services to a network of affiliated dental practices across 39 states and the District of Columbia. Founded in 1997 by Dr. Rick Workman, the company has grown into an industry leader, supporting more than 3,000 dentists across over 1,900 locations nationwide. Heartland Dental is backed by leading institutional investors, including KKR and the Ontario Teachers' Pension Plan, reflecting the strength and scale of its platform.

Through its centralized operating model, Heartland Dental provides affiliated practices with essential business support services, including marketing, technology, human resources, accounting, and compliance, allowing providers to focus on patient care. Supported by favorable demographic trends and a highly fragmented dental industry, the company continues to expand its national footprint through new affiliations and de novo growth, reinforcing its position as the market leader in the dental services sector.

READ MORE



$4.2B
2025 REVENUE

1,900+
TOTAL LOCATIONS

39 STATES
GEOGRAPHIC FOOTPRINT

40,000+
TOTAL EMPLOYEES

S&P: B
CREDIT RATING

1613 EAST PFLUGERVILLE PKWY | PFLUGERVILLE, TX

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6.50% CAP

Exclusively Offered By

Atlantic CAPITAL PARTNERS™ BANG REALTY

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