

ST DAVID'S | CARENOW URGENT CARE

10104 US-290 | Manor (Austin), TX



\$4,665,000

CAP RATE



5.75%

CAP RATE



Northmarq, on behalf of Ownership as its exclusive advisor, is pleased to offer for sale the fee-simple interest in the single-tenant urgent care facility located at 10104 US-290 in Manor (Austin), Texas (the "Property"). The Property is operating as St. David's Healthcare | CareNow Urgent Care, and offers a full lease guaranty from St. David's HealthCare, a multibillion-dollar hospital system operating 7 major hospitals and 160+ additional medical centers throughout Central Texas. Furthermore, CareNow and St. David's HealthCare are both part of HCA Healthcare Inc., the largest healthcare system in the U.S. and #60 on Fortune 500 with \$75+ billion in revenue.

POINTS OF CONTACT

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In Association With

Jim Gibson

TX Lic. #392926



AUSTIN, TEXAS MSA INVESTMENT OPPORTUNITY

#1 Fastest-Growing MSA in Texas
#1 Fastest Growing U.S. MSA 2011 - 2023



HIGH-GROWTH MANOR, TX LOCATION

#6 Fastest Growing U.S. City Past Decade
±8.00% Annual Population Growth (2025)



10 MILES FROM DOWNTOWN AUSTIN, TX

Direct Access Via U.S. 290
Excellent Residual Value & Growth



LONG-TERM, NNN LEASE

14+ Years of Term Remaining
Passive Ownership Structure



2.00% ANNUAL RENTAL INCREASES

Attractive Hedge Against Inflation
Boosts Long-Term Cash Flow



SURROUNDED BY NEW DEVELOPMENTS

200+ Acres Under Development in Manor, TX
Incl. 36k+ Single Family Lots within 5 Miles



U.S. 290 FRONTAGE & HIGHWAY EXPANSION

One of the Busiest Hwys in Austin, TX
\$127M+ Expansion Project in Planning



BRAND-NEW 2025 CONSTRUCTION

Brand-New Class A Construction
Build to High-End Tenant Spec



BETWEEN AUSTIN'S ECONOMIC ENGINES

Sandwiched between Downtown, Tesla Gigafactory & HQ,
& Samsung Semiconductor

