HEARTLAND
DENTAL

1536 FM 359 RD | RICHMOND, TX

OFFERED FOR SALE
$1,715,000
7.25% CAP

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 4,900-square-foot net leased medical asset located at 1536 FM 359 Road in Richmond, 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 years of remaining primary term. The lease features attractive 1.0% annual rent increases throughout the primary term and renewal options, providing investors with contractual income growth and long-term cash flow visibility.

Constructed in 1997 as a purpose-built dental facility, the property occupies a highly visible position along FM 359, which carries approximately 21,700 vehicles per day and serves as a primary commercial corridor within the Richmond-Rosenberg trade area. The asset benefits from affluent surrounding demographics, nearby master-planned communities, and continued residential and commercial development along the Grand Parkway corridor.

Located approximately 30 miles southwest of Downtown Houston, Richmond is among the fastest-growing communities within the Houston MSA and serves as a major residential and service hub for Fort Bend County. Supported by strong household incomes, sustained population growth, and continued investment throughout the 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	8/1/2026 - 7/31/2027	$124,339
Rental Escalation	8/1/2027 - 7/31/2028	$125,582
Rental Escalation	8/1/2028 - 7/31/2029	$126,838
Rental Escalation	8/1/2029 - 7/31/2030	$128,107
Rental Escalation	8/1/2030 - 7/31/2031	$129,388
Rental Escalation	8/1/2031 - 7/31/2032	$130,682
1.0% Annual Increases through Base Term		
1st Extension Term	8/1/2032 -7/31/2037	$131,988
2nd Extension Term	8/1/2037 - 7/31/2042	$138,721
3rd Extension Term	8/1/2042 - 7/31/2047	$145,797
4th Extension Term	8/1/2047 - 7/31/2052	$153,234
1.0% Annual Increases through Extension Terms		

NOI	$124,339
CAP	7.25%
PRICE	$1,715,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Signator/Guarantor	Heartland Dental LLC (Corporate)
Address	1536 FM 359 Rd, Richmond, TX 77406
Building Size (GLA)	4,900 SF
Land Size	1.04 Acres
Year Built	1997
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	7/31/2032
Remaining Term	6 Years
Renewal Options	4 x 5-Years
Rental Increases (Base Term & Options)	1.0% Annual Increases
NOI	$124,339

45,110 PEOPLE IN 3 MILE RADIUS

$147,104 AHHI IN 3 MILE RADIUS

21,700 VPD ON FM 359

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.

FORT BEND COUNTY - TOP-10 FASTEST-GROWING COUNTY IN THE U.S.
Fort Bend County is one of the top-10 fastest-growing counties in the United States by absolute population gain, driven by master-planned community development along the Grand Parkway corridor within the Greater Houston metro.

GRAND PARKWAY GROWTH CORRIDOR
The FM 359 / Grand Parkway corridor in Richmond is one of the most active residential development zones in the Houston metro, with thousands of new homes delivered in adjacent master-planned communities generating sustained demand for local services.

HOUSTON MSA - TEXAS'S LARGEST METRO
Richmond sits within the Houston-The Woodlands-Sugar Land MSA, the largest metro in Texas and fourth-largest in the United States, providing a deep, diversified economic base and long-term population growth runway.

STEADY ANNUAL RENT ESCALATION
Annual rent increases of 1.0% per year provide consistent, predictable income escalation over the lease term, complementing the corporate-guaranteed NN lease cash flow from Heartland Dental, LLC through July 2032.

SITE PLAN

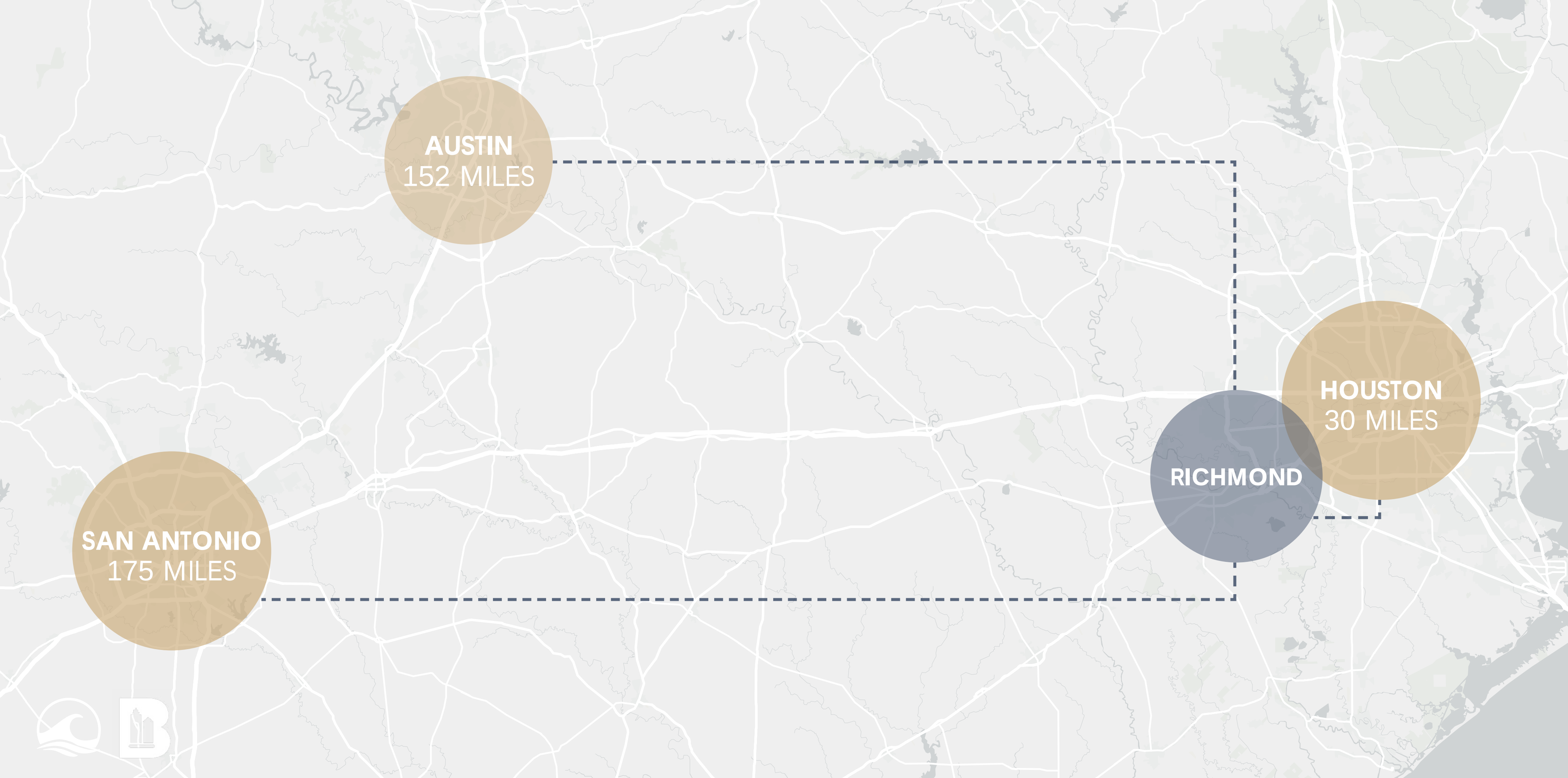
NORTH AERIAL

PROPERTY PHOTOS

LOCATION OVERVIEW

RICHMOND, TEXAS is one of the fastest-growing communities within the Houston metropolitan area, strategically located in Fort Bend County approximately 30 miles southwest of downtown Houston. The market has experienced exceptional population growth and residential development over the past decade, driven by its highly rated schools, affluent demographics, and proximity to major employment centers throughout Greater Houston. As one of the nation's fastest-growing counties, Fort Bend County continues to attract families and businesses seeking strong economic fundamentals, a diverse workforce, and a high quality of life.

Positioned along FM 359 within the rapidly expanding Richmond-Rosenberg corridor, the property benefits from access to a dense and growing consumer base supported by master-planned communities and ongoing commercial development. Major employers throughout the Houston MSA include Memorial Hermann Health System, Houston Methodist, Schlumberger, and Chevron. Supported by strong household incomes, continued population inflows, and sustained investment in infrastructure and housing, Richmond remains one of the most attractive retail and investment markets in the Houston region.



HEARTLAND DENTAL

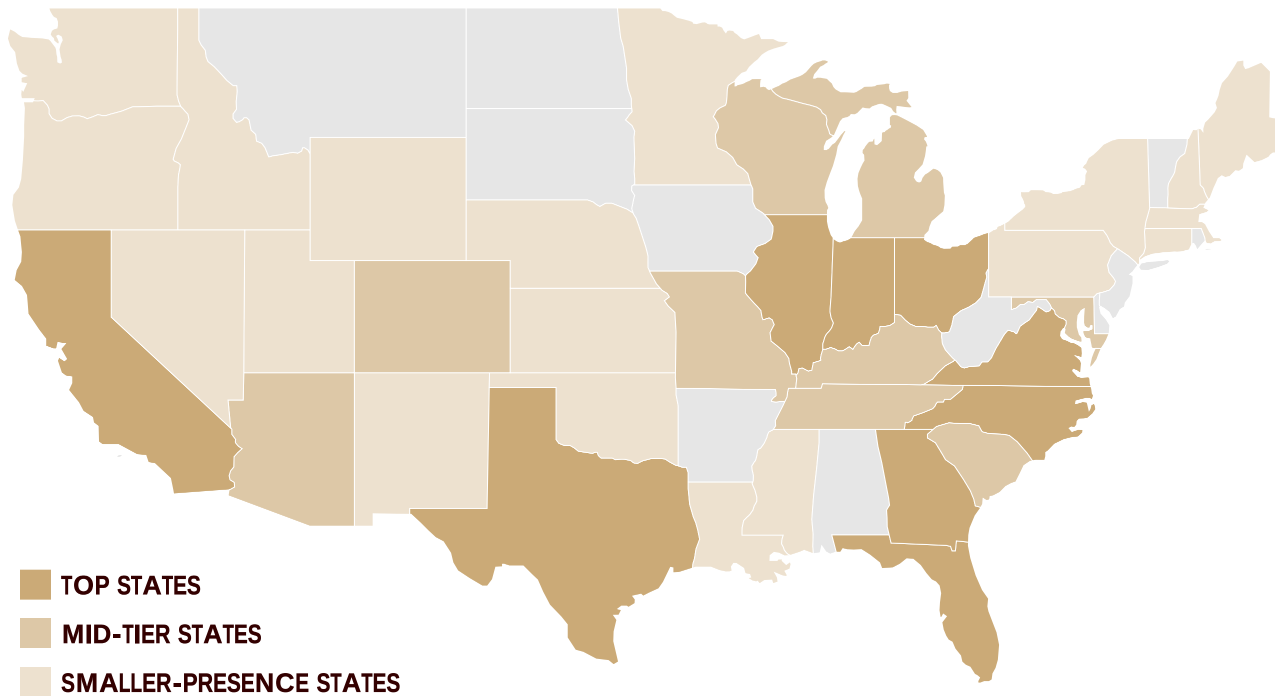
HEARTLAND DENTAL QUICK FACTS

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

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DENTAL

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$1,715,000
7.25% CAP

Exclusively Offered By

Atlantic CAPITAL PARTNERS™ BANG REALTY

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