



INTEGRITY URGENT CARE

921 E STATE HWY 199, SPRINGTOWN (DALLAS MSA), TX 76082



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DISCLAIMER:

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INVESTMENT SUMMARY

AiCRE Partners is pleased to exclusively offer for sale a 3,000 square foot, single-tenant, free-standing building located at 921 E State Hwy 199 in Springtown (Dallas MSA), Texas. This property is currently leased to Integrity Urgent Care, a reputable healthcare provider, making it an attractive opportunity for investors seeking a stable, income-producing asset in a growing market.

The offering features a long-term, 15-year absolute triple net (ABS NNN) lease, under which the tenant assumes all responsibilities related to property maintenance, taxes, and insurance. Additionally, the lease is backed by a corporate guarantee from the tenant, ensuring a high level of financial security and reliability. This structure provides investors with a passive, low-risk investment with predictable income and no landlord obligations.

PRICE	\$2,662,700
CAP RATE	6.50%
NOI	\$173,076.00
PRICE PER SF	\$887.57
GUARANTOR	Corporate
ADDRESS	921 E State Hwy 199 Springtown (Dallas MSA), TX 76082
COUNTY	Reno
BUILDING AREA	3,000 SF
LAND AREA	0.44 AC
YEAR BUILT	2025

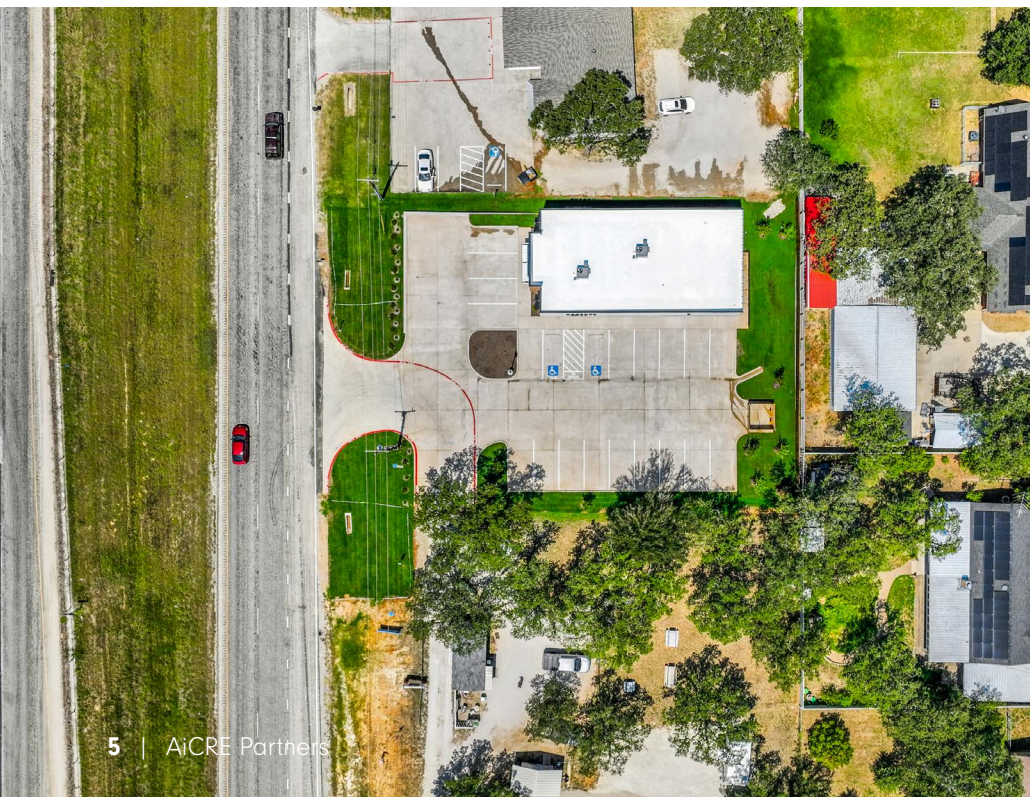




INVESTMENT HIGHLIGHTS

- Brand New Construction Xpress Wellness Urgent Care Opening in September 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
- Long Term 20 Year Roof Warranty
- **Strategic Location in the DFW Metroplex** - Situated just 20 miles northwest of Fort Worth, Springtown offers peaceful country living within quick access to urban employment centers and major transport corridors.
- **High Income & Growth Demographics** - Over 20,000 residents live within five miles, with an average household income of approximately \$65,000-\$70,000. Population is projected to grow at about 9.7% annually.
- Founded In 2014, Xpress Wellness / Integrity Urgent Care Currently Has 70+ 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.

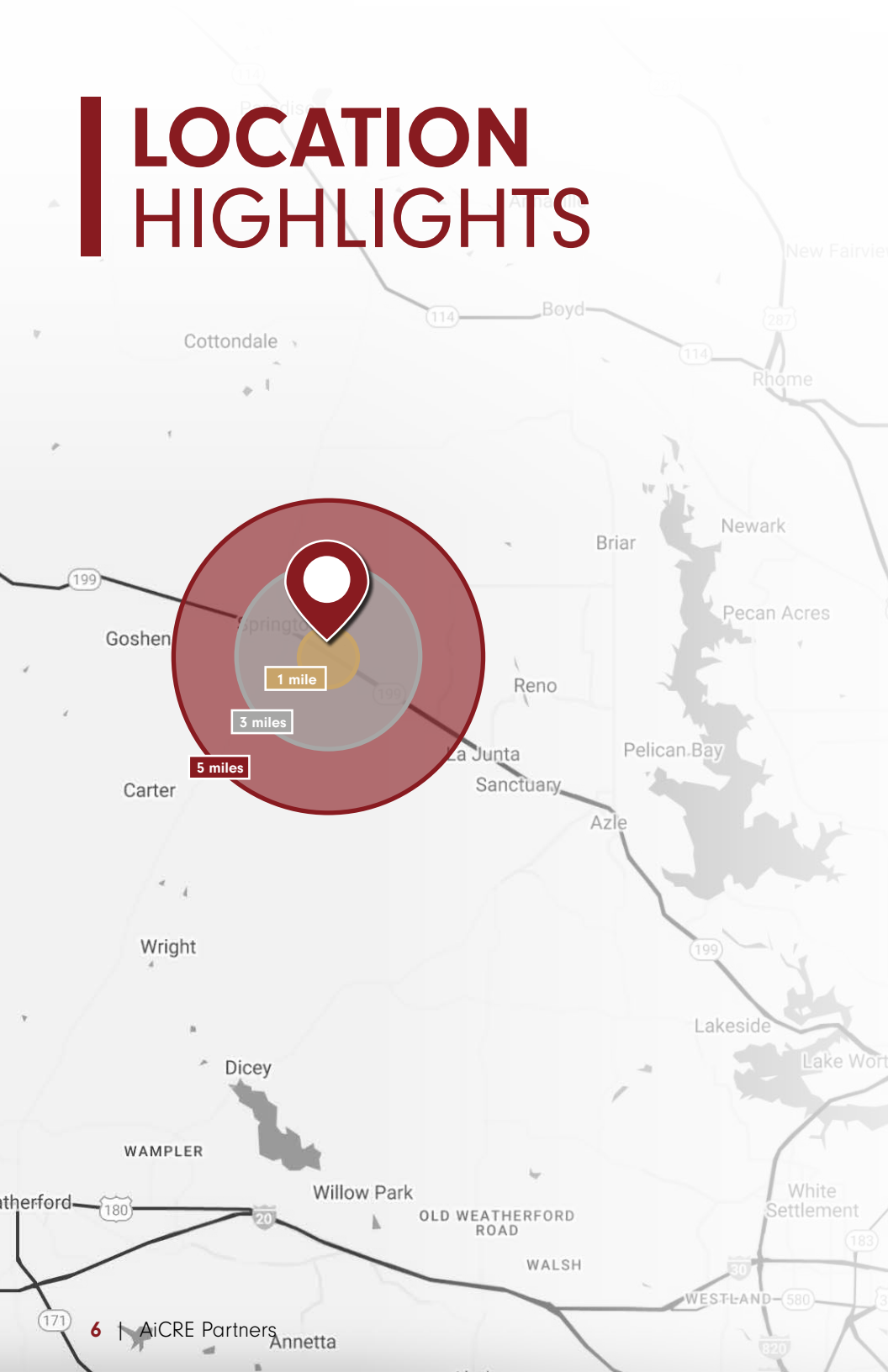
LEASE SUMMARY



TENANT	Integrity Urgent Care
PREMISES	A Building Consisting of 3,000 SF
LEASE COMMENCEMENT	9/15/2025
LEASE EXPIRATION	8/31/2040
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Year
RENT INCREASES	1.25% Annually
LEASE TYPE	Absolute Triple Net (ABS NNN)
USE	Urgent Care
SQUARE FOOTAGE	3,000 SF
MONTHLY RENT	\$14,423.00
RENT PER SF	\$57.69

RESPONSIBILITIES	TENANT	LANDLORD
PROPERTY TAXES	X	
INSURANCE	X	
COMMON AREA	X	
ROOF & STRUCTURE	X	
PARKING	X	
REPAIRS & MAINTENANCE	X	
HVAC	X	
UTILITIES	X	

LOCATION HIGHLIGHTS



5 MILE SUMMARY

KEY FACTS		EDUCATION																															
23,616 Population	40.9 Median Age	11.6% No High School Diploma	35.6% Some College/ Associate's Degree																														
2.7 Average Household Size	\$93,876 Median Household Income	35.3% High School Graduate	17.5% Bachelor's/Grad/ Prof Degree																														
BUSINESS		EMPLOYMENT																															
516 Total Businesses	3,211 Total Employees	49.4% White Collar	4.0% Unemployment Rate																														
		35.2% Blue Collar																															
		15.4% Services																															
INCOME																																	
\$93,876 Median Household Income	\$42,244 Per Capita Income	\$374,450 Median Net Worth																															
2025 Households by income (Esri) The largest group: \$100,000 - \$149,999 (20.8%) The smallest group: \$25,000 - \$34,999 (4.5%)																																	
<table border="1"> <thead> <tr> <th>Indicator ▲</th> <th>Value</th> <th>Diff</th> </tr> </thead> <tbody> <tr> <td><\$15,000</td> <td>5.0%</td> <td>+0.2%</td> </tr> <tr> <td>\$15,000 - \$24,999</td> <td>5.9%</td> <td>-0.2%</td> </tr> <tr> <td>\$25,000 - \$34,999</td> <td>4.5%</td> <td>+0.1%</td> </tr> <tr> <td>\$35,000 - \$49,999</td> <td>7.4%</td> <td>+0.3%</td> </tr> <tr> <td>\$50,000 - \$74,999</td> <td>14.3%</td> <td>+0.5%</td> </tr> <tr> <td>\$75,000 - \$99,999</td> <td>15.8%</td> <td>+3.6%</td> </tr> <tr> <td>\$100,000 - \$149,999</td> <td>20.8%</td> <td>-0.3%</td> </tr> <tr> <td>\$150,000 - \$199,999</td> <td>13.5%</td> <td>+1.7%</td> </tr> <tr> <td>\$200,000+</td> <td>12.6%</td> <td>-6.0%</td> </tr> </tbody> </table>				Indicator ▲	Value	Diff	<\$15,000	5.0%	+0.2%	\$15,000 - \$24,999	5.9%	-0.2%	\$25,000 - \$34,999	4.5%	+0.1%	\$35,000 - \$49,999	7.4%	+0.3%	\$50,000 - \$74,999	14.3%	+0.5%	\$75,000 - \$99,999	15.8%	+3.6%	\$100,000 - \$149,999	20.8%	-0.3%	\$150,000 - \$199,999	13.5%	+1.7%	\$200,000+	12.6%	-6.0%
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Bars show deviation from Parker Co... ▼																																	

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,080	10,537	23,616
Households	778	3,959	8,634
Families	588	2,903	6,375
Average Household Size	2.67	2.66	2.74
Owner Occupied Housing Units	616	3,194	7,138
Renter Occupied Housing Units	162	765	1,496
Median Age	39.9	40.7	40.9
Median Household Income	\$112,730	\$96,032	\$93,876
Average Household Income	\$133,755	\$120,650	\$115,714





SPRINGTOWN TEXAS

Located just off State Highway 199, approximately 25 miles northwest of Fort Worth, Springtown offers the perfect balance of small-town charm and convenient access to the Dallas–Fort Worth Metroplex. One of Springtown’s most valued assets is its scenic rural setting, with nearby Eagle Mountain Lake and expansive open spaces providing abundant opportunities for outdoor recreation. Whether it’s boating, fishing, hiking, or camping, the area serves as a year-round destination for both residents and visitors seeking nature and relaxation.

Springtown delivers amenities often found in larger communities, including a modern public library, local parks, and a vibrant senior activity center. Families benefit from highly regarded schools within the Springtown Independent School District, and residents enjoy a safe, tight-knit atmosphere supported by active civic organizations and seasonal events that bring the community together.

Springtown has made strategic investments in local infrastructure, including recent upgrades to key roadways to improve traffic flow and safety as the town continues to grow. Additional improvements are planned to support connectivity and accommodate increased residential and commercial activity.

A new residential subdivision is under consideration, with plans for over 300 homes on a 60-acre site near the city’s core. The proposed development represents a major addition to Springtown’s housing supply, helping to meet growing demand while raising important conversations around infrastructure readiness and community impact.

Springtown’s city leaders are actively working on a comprehensive growth plan to guide future zoning, land use, and public services. This initiative aims to ensure new development aligns with community priorities while preserving the town’s unique character.



DOLLAR GENERAL

Chick-fil-E
EXPRESS

SONIC



O'Reilly
AUTO PARTS

W SUBWAY

Auto Zone

WCVH Walnut Creek
Vet Hospital

The Community Bank

Pinnacle Bank
TEXAS



State Farm

Edward Jones

Germania
INSURANCE


Ballard
FAMILY DENTISTRY

Integrity
URGENT CARE

HWY 199 | 18,900 VPD

199

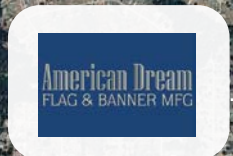


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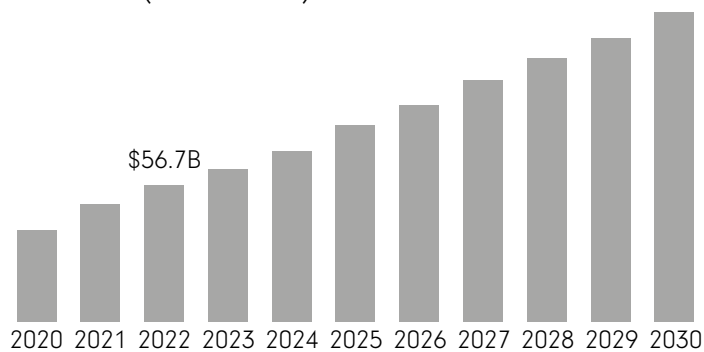


URGENT CARE MARKET UPDATE



The U.S. urgent care centers market size was valued at \$56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.9% 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.

U.S. URGENT CARE CENTERS MARKET 2020-2030 (USD Billion)



10.9%

U.S. Market CAGR,
2023-2030



TENANT GUARANTEE & OVERVIEW



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.

Xpress Wellness Urgent Care and Integrity Urgent Care operate under the same healthcare group, with Integrity serving as a brand and subsidiary division of Xpress Wellness. In May 2024, Xpress Wellness acquired several Texas-based urgent care clinics and rebranded them as Integrity Urgent Care to align with its integrated brand structure. As of mid-2024, Xpress Wellness itself was acquired by Goldman Sachs Alternatives, further solidifying the corporate relationship and ownership structure. Integrity Urgent Care now serves as the designated brand for Xpress Wellness's Texas-based clinic operations.

At all of their 80+ clinics, 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 option is available for all of their clinics, seven days a week!

MEDICAL
INDUSTRY

URGENT CARE CLINIC
SPECIALTY

ENID, OK
HEADQUARTERS

70+
LOCATIONS

2014
FOUNDED

PRIVATE
COMPANY TYPE

XPRESSWELLNESSURGENTCARE.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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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date