



SUREPOINT MEDICAL CENTERS

GRAND PRAIRIE, TEXAS (DFW)



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



NNN INVESTMENT
GROUP

NET LEASED INVESTMENTS

OFFERED AT \$6,957,000

8.16% CAP RATE

ABSOLUTE NNN MEDICAL INVESTMENT | 2% ANNUAL INCREASES | HIGH TRAFFIC DFW LOCATION

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

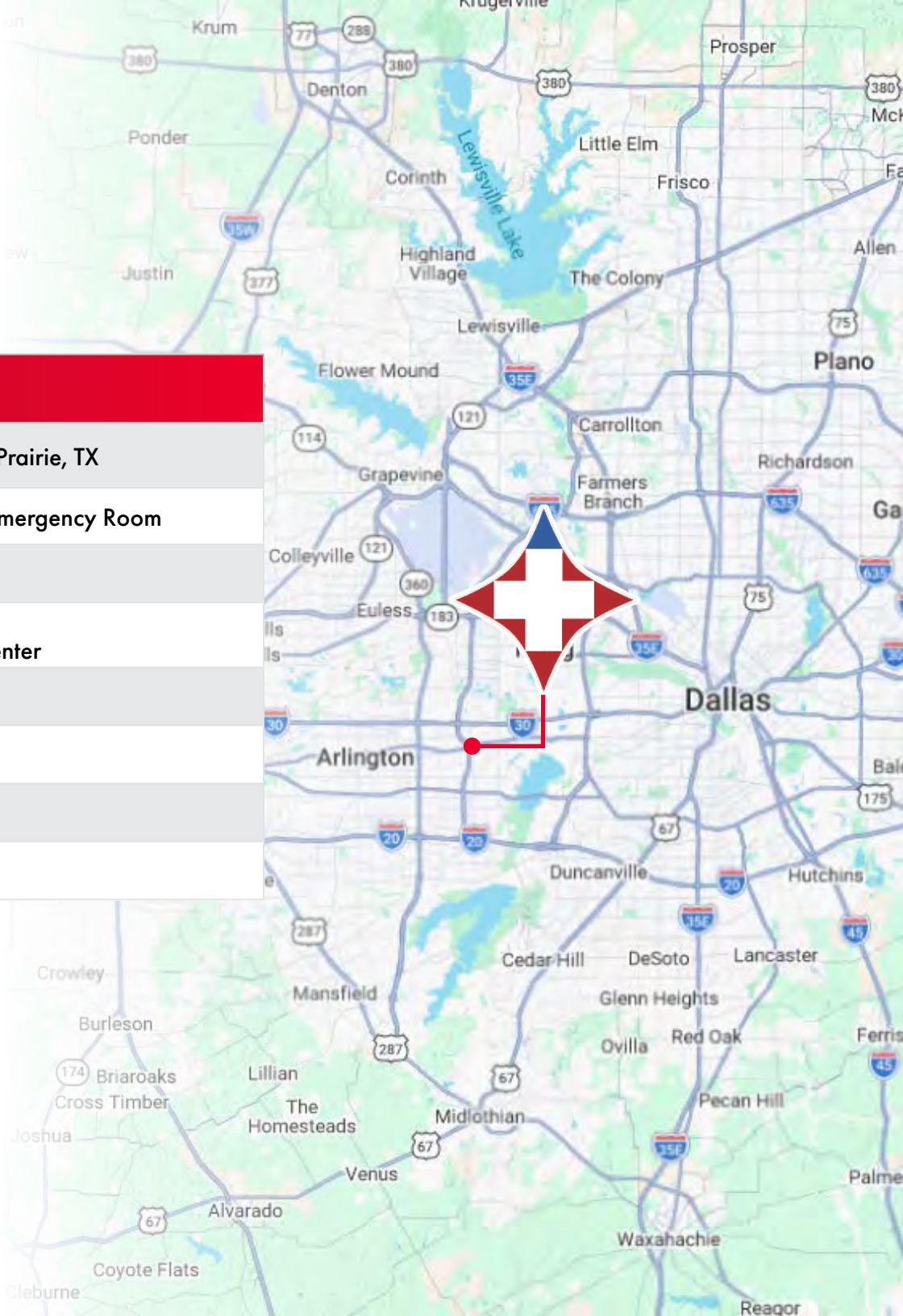
OFFERING SUMMARY

LIST PRICE \$6,957,000	CAP RATE 8.16%	NOI/MONTH \$46,378	NOI \$567,668
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OFFERING SUMMARY

PROPERTY SUMMARY	
Address	901 W. Jefferson St, Grand Prairie, TX
Property Type	Freestanding Single Tenant Emergency Room
Parcel No.	287221700A0010000
Tenant	EMER Grand Prairie, LLC dba Surepoint Emergency Center
Building Size (GLA)	6,997 SF
Land Size (AC)	0.90 AC
Year Built	2016
Ownership	Fee Simple (Land & Building)



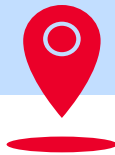
INVESTMENT HIGHLIGHTS



ABSOLUTE NNN MEDICAL INVESTMENT

11+ years of primary term | 2% annual rent increases

- Absolute NNN lease with zero landlord responsibilities – True passive ownership structure.
- 2% annual rent increases in the initial term and all five renewal options.



STRATEGIC DALLAS-FORT WORTH REAL ESTATE

Income tax-free state | Signalized hard-corner location

- Centrally situated between Dallas and Fort Worth, two of the state's most popular cities.
- Income tax-free state – Texas-based asset.
- Site sees over 35K vehicles per day – 2 miles from I-30, which runs directly east-west through Dallas and Fort Worth.
- Approximately 15 minutes to Dallas and 20 miles to Fort Worth.



OWNED AND FOUNDED BY ENCORE ENTERPRISES

Experienced Dallas-based investment firm

- Encore Enterprises has over \$1.6 billion in assets under management (real estate, private equity, operating businesses, institutional infrastructure, global bonds).
- Founded by Dr. Bharat Sangani in 1999. Dr. Sangani is responsible for over \$3.7 billion in real estate transactions.
- Dr. Sangani founded SUREPOINT in 2015 as fully operating, stand-alone, fully equipped emergency rooms.
- SUREPOINT has over 14 locations across the state of Texas and is expanding.



RECESSION-RESISTANT 24/7 MEDICAL USE

Essential healthcare tenancy

- 24/7 freestanding emergency room providing critical healthcare services.
- High-barrier-to-entry healthcare use with strict licensing, equipment, and operational requirements.
- Service-based medical tenant, not susceptible to e-commerce or retail shifts.



GROWING HEALTHCARE HUB (GRAND PRAIRIE)

Strong demographics

- 239,000 residents located within a 5-mile radius of the subject property.
- The healthcare industry represents approximately 12% of local employment.
- Over \$530 million in annual healthcare expenditure within a 5-mile radius.
- Grand Prairie's healthcare sector is a key economic driver with long-term demand in the DFW Metroplex.

LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$567,668
Rent Commencement	April 1, 2017
Lease Expiration	April 1, 2037
Original Lease Term	20 Years
Lease Term Remaining	11.2 Years
Options to Renew	Five (5), Five(5) Year Options
Rent Increases	2% Annually (Including Options)
LL Responsibilities	None
Tenant Responsibilities	Roof, Structure, HVAC, Parking, Property Taxes (paid directly) & Insurance
Lease Type	Absolute NNN
Estoppel	30 Days
Tenant Financials	Contact Broker

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM								
	TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/ SF/ YR	RENT INCREASE	CAP RATE
		4/1/2017	7/31/2017	\$638,153	\$53,179			
	Year 1	8/1/2017	7/31/2018	\$475,000	\$39,583	\$67.89	2%	
	Year 2	8/1/2018	7/31/2019	\$484,500	\$40,375	\$69.24	2%	
	Year 3	8/1/2019	7/31/2020	\$494,190	\$41,183	\$70.63	2%	
	Year 4	8/1/2020	7/31/2021	\$504,073	\$42,006	\$72.04	2%	
	Year 5	8/1/2021	7/31/2022	\$514,155	\$42,846	\$73.48	2%	
	Year 6	8/1/2022	7/31/2023	\$524,438	\$43,703	\$74.95	2%	
	Year 7	8/1/2023	7/31/2024	\$534,927	\$44,577	\$76.45	2%	
	Year 8	8/1/2024	7/31/2025	\$545,625	\$45,469	\$77.98	2%	
	Year 9	8/1/2025	7/31/2026	\$556,538	\$46,378	\$79.54	2%	8.00%
Current Term	Year 10	8/1/2026	7/31/2027	\$567,668	\$47,306	\$81.13	2%	8.16%
	Year 11	8/1/2027	7/31/2028	\$579,022	\$48,252	\$82.75	2%	8.32%
	Year 12	8/1/2028	7/31/2029	\$590,602	\$49,217	\$84.41	2%	8.49%
	Year 13	8/1/2029	7/31/2030	\$602,414	\$50,201	\$86.10	2%	8.66%
	Year 14	8/1/2030	7/31/2031	\$614,463	\$51,205	\$87.82	2%	8.83%
	Year 15	8/1/2031	7/31/2032	\$626,752	\$52,229	\$89.57	2%	9.01%
	Year 16	8/1/2032	7/31/2033	\$639,287	\$53,274	\$91.37	2%	9.19%
	Year 17	8/1/2033	7/31/2034	\$652,073	\$54,339	\$93.19	2%	9.37%
	Year 18	8/1/2034	7/31/2035	\$665,114	\$55,426	\$95.06	2%	9.56%
	Year 19	8/1/2035	7/31/2036	\$678,417	\$56,535	\$96.96	2%	9.75%
	Year 20	8/1/2036	4/1/2037	\$691,985	\$57,665	\$98.90	2%	9.95%
RENEWAL OPTIONS - FIVE (5) - FIVE (5) YEAR OPTIONS REMAINING								
	YEARS	START DATE	END DATE	YEAR 1 NOI	YR 1 NOI/MO	YR 1 NOI/SF/YR	RENT INCREASE	CAP RATE
Option 1	Years 21-25	8/1/2037	4/1/2042	\$705,825	\$58,819	\$100.88	2% Annually	10.15%
Option 2	Years 26-30	8/1/2042	4/1/2047	\$779,287	\$64,941	\$111.37	2% Annually	11.20%
Option 3	Years 31-35	8/1/2047	4/1/2053	\$860,396	\$71,700	\$122.97	2% Annually	12.37%
Option 4	Years 36-40	8/1/2053	4/1/2058	\$949,947	\$79,162	\$135.76	2% Annually	13.65%
Option 5	Years 41-45	8/1/2058	4/1/2062	\$1,048,818	\$87,402	\$149.90	2% Annually	15.08%

ABOUT SUREPOINT MEDICAL CENTERS



Trade Name:	Surepoint Medical Centers
Industry:	Medical
Revenue (2025):	US \$11 Million
Area Served:	Texas
Locations:	14
Employees:	50+
Corporate Headquarters:	Mansfield, TX
Website:	surepoint-er.com



\$11 M
REVENUE



50+
EMPLOYEES



14
LOCATIONS



ABOUT ENCORE ENTERPRISES



Rooted in the legacy of the Sangani Family Trust, Encore Enterprises has evolved over 25 years into a premier alternative investment holding company. By integrating entrepreneurial insight with disciplined financial governance, we anticipate shifts, respond thoughtfully, and seize emerging opportunities.

Driven by thorough due diligence and data-driven insights, we bring clarity and confidence to every decision, ensuring that our partners, from individual investors to global institutions, can navigate dynamic markets with resilience and purpose.

Industries:	Real Estate, Private Equity, Hospitality, Land, Restaurants, Construction, Businesses
Real Estate AUM (2025):	\$1.6 Billion
Operating Revenues:	\$165 Million
Corporate Headquarters:	Dallas, Texas
Employees:	20+
Founder:	Dr. Bahrat Sangani
Website:	https://encore.bz

\$1.6B

REAL ESTATE ASSETS
UNDER MANAGEMENT

\$165M

OPERATING REVENUES
UNDER MANAGEMENT



PROPERTY PHOTOS



PROPERTY PHOTOS





AERIAL OVERHEAD

S Carrier Pkwy 8,600 VPD

W Jefferson St 10,000 VPD



SUREPOINT
MEDICAL CENTERS

SUBJECT PROPERTY



Domino's



boost
mobile



cricket
wireless

Main Beauty
Supply

Pro-Cuts

Shine
Cleaners





AERIAL EAST





AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
POPULATION	15,638	93,104	238,880
HOUSEHOLDS	4,885	30,768	85,094
EMPLOYEES	5,544	45,482	109,300
MEDIAN AGE	31	31.1	31.7
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$73,935	\$82,975	\$88,710
MEDIAN	\$56,417	\$64,083	\$68,572
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$432.05 M	\$2.83 B	\$8 B
EDUCATION	\$9.2 M	\$61.49 M	\$176.82 M
HEALTHCARE	\$31.22 M	\$193.4 M	\$524.62 M
ENTERTAINMENT	\$25.88 M	\$169.07 M	\$472.58 M



DRIVE TIMES

ARLINGTON 13 MIN
IRVING 16 MIN
DALLAS 22 MIN
FORT WORTH 22 MIN



TRAFFIC COUNTS

W JEFFERSON 10,000 VPD
S CARRIER PKWY 8,600 VPD
PRES. GEORGE BUSH TURNPIKE 101,187 VPD
INTERSTATE 30 128,300 VPD
HWY 12 113,600 VPD

ABOUT GRAND PRAIRIE, TX

GRAND PRAIRIE, TX is a mid-sized and rapidly growing city in the Dallas–Fort Worth–Arlington metro area spanning parts of Dallas, Tarrant, and Ellis Counties. Its population is diverse, with significant Hispanic, Black, and White communities, a relatively young median age, and a mix of both owner-occupied and rental housing. The city’s economy is driven by retail, transportation/warehousing, healthcare, and accommodation/food services, supported by strong labor force participation. Household incomes and property values are generally above national averages, reflecting moderate economic prosperity, though challenges such as rising housing costs persist. Grand Prairie benefits from its strategic location, accessibility, and continued residential and commercial development.



Diverse Population

A young population (mid 30s) of approx. 47% Latino, 25% Black, 33% White, and 7% Asian.



Strong Economy

\$3.7B+ in retail sector, \$1.5B in transportation/warehousing, and \$358M in healthcare.



Central Location

Strategic central location between Dallas and Fort Worth, within 10 minutes of DFW Int’l Airport.



Growth

Grand Prairie’s estimated 2025 population is ~207,000, reflecting steady growth since 2020.

ABOUT GRAND PRAIRIE’S HEALTHCARE SECTOR

GRAND PRAIRIE’S HEALTHCARE SECTOR represents a core economic driver, accounting for roughly 12% of local employment and supporting an estimated 11,000+ healthcare and social assistance jobs within a city of nearly 200,000 residents. The market benefits from integration with the broader Dallas–Fort Worth healthcare ecosystem, generating sustained demand for clinical, allied health, and administrative roles in a relatively tight labor market.

Demographic diversity and a sizable uninsured population (approximately 18%) create both service demand and targeted outreach opportunities, while workforce development partnerships across the region strengthen talent pipelines. Collectively, these factors position healthcare as a stable, growth-oriented sector with strong implications for economic development, recruitment strategy, and community impact.



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MAJOR HOSPITALS & EMERGENCY CARE CENTERS

11.7K+

HEALTHCARE JOBS HELD BY RESIDENTS

12.1%

LOCAL HEALTHCARE EMPLOYMENT



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