

# TEXAS MEDCLINIC

10104 US-290 | Manor (Austin), TX



**\$4,665,000**

CAP RATE



**5.75%**

CAP RATE



**Downtown Austin, TX**  
±10 Miles

**U.S. 290**  
(±68,486 VPD)

Northmarq, on behalf of Ownership as its exclusive advisor, is pleased to offer for sale the fee-simple interest in the singletenant urgent care facility located at 10104 US-290 in Manor (Austin), Texas (the "Property"). The Property is leased to Community Care Partners, LLC, dba Texas MedClinic. The Lease is corporately guaranteed by CCP Holdings, LLC which operates 114+ facilities under four banners in six states and is one of the fastest-growing companies in the country with 464% growth over the last three years. As of 2025, CCP is the 9th-largest independent urgent care operator in the U.S., having moved from 11th to 9th in just the last year alone.

## 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



### LONG-TERM, NNN LEASE

14+ Years of Term Remaining  
Passive Ownership Structure



### U.S. 290 FRONTAGE & HIGHWAY EXPANSION

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



### HIGH-GROWTH MANOR, TX LOCATION

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



### 2.00% ANNUAL RENTAL INCREASES

Attractive Hedge Against Inflation  
Boosts Long-Term Cash Flow



### BRAND-NEW 2025 CONSTRUCTION

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



### 10 MILES FROM DOWNTOWN AUSTIN, TX

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



### SURROUNDED BY NEW DEVELOPMENTS

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



### BETWEEN AUSTIN'S ECONOMIC ENGINES

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

