



INTEGRITY URGENT CARE

8695 S HWY 34, QUINLAN (DALLAS MSA), TX 75474



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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 8695 S Hwy 34 in Quinlan (Dallas MSA), TX. 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	\$2,581,000
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CAP RATE	6.50%
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NOI	\$167,784
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PRICE PER SF	\$860.33
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GUARANTOR	Corporate
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ADDRESS	8695 S Hwy 34 Quinlan, TX 75474
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COUNTY	Hunt
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BUILDING AREA	3,000 SF
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LAND AREA	0.38 AC
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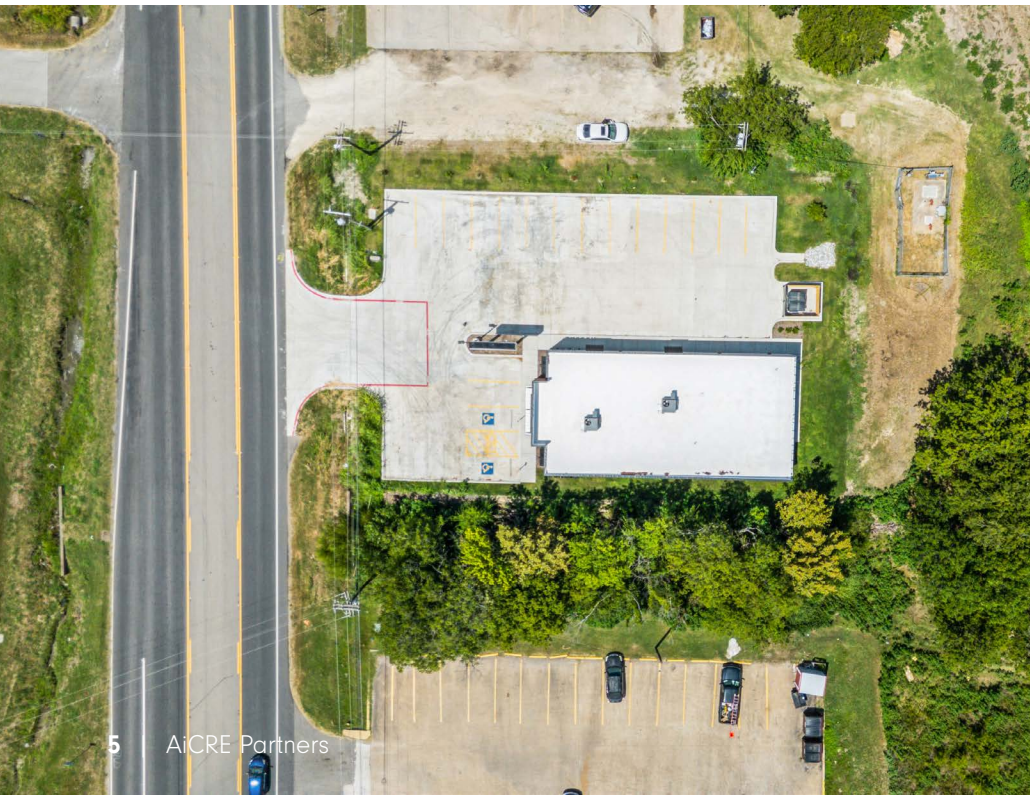
YEAR BUILT	2025
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INVESTMENT HIGHLIGHTS

- Brand New Construction Integrity 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 - Positioned just 15 minutes southeast of Greenville and 45 minutes from Dallas, with direct access via State Highway 34 and Hwy 276—ideal for commuters, logistics, and local services.
- Expanding Residential Base - Quinlan and greater Hunt County are experiencing steady population growth, with new residential subdivisions and rural ranchette-style developments attracting first-time buyers and families.
- Located within the Dallas-Fort Worth MSA, Quinlan offers a strategic opportunity for investment just 45 minutes east of downtown Dallas, with strong regional connectivity and rising residential demand
- 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.

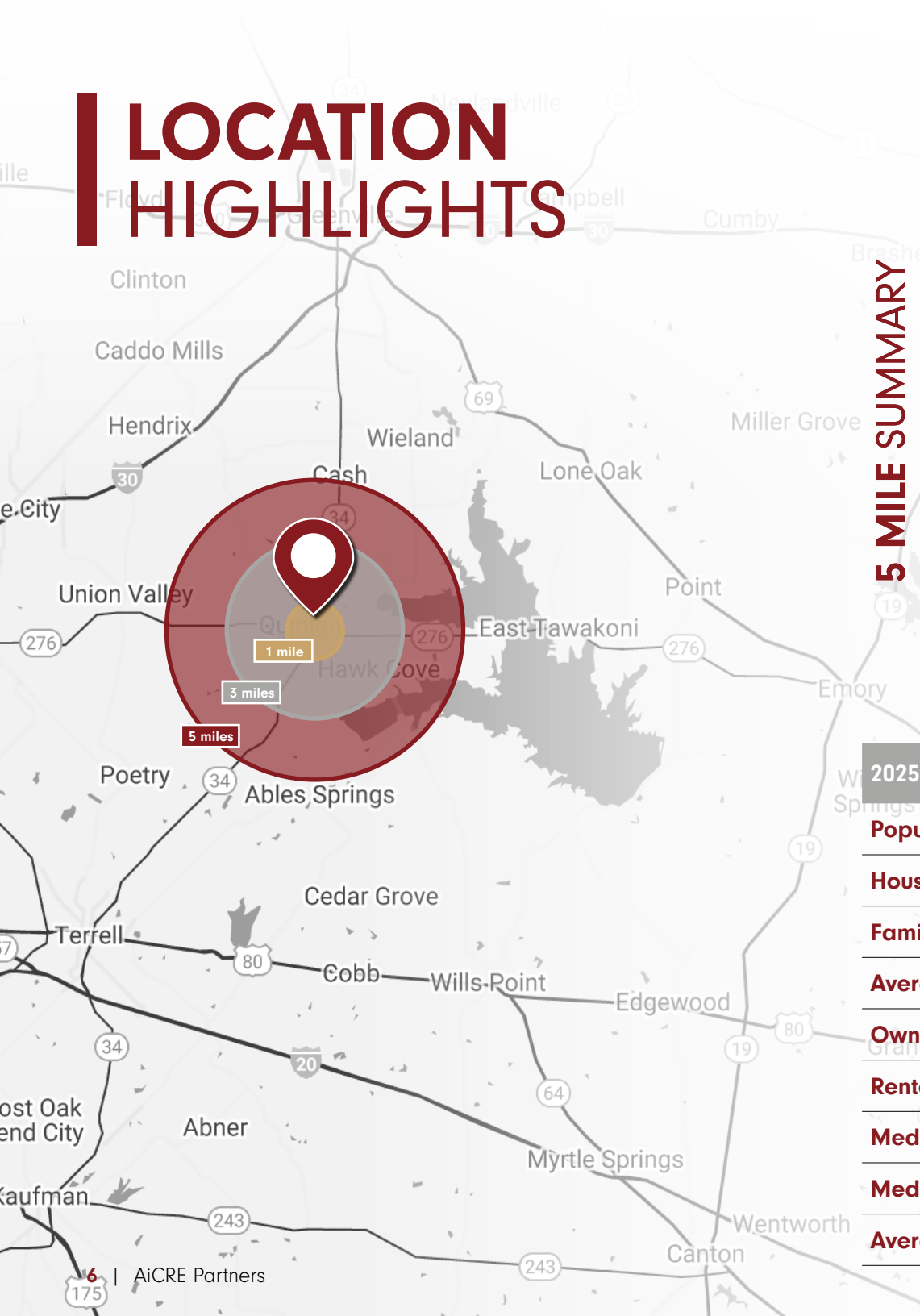
LEASE SUMMARY



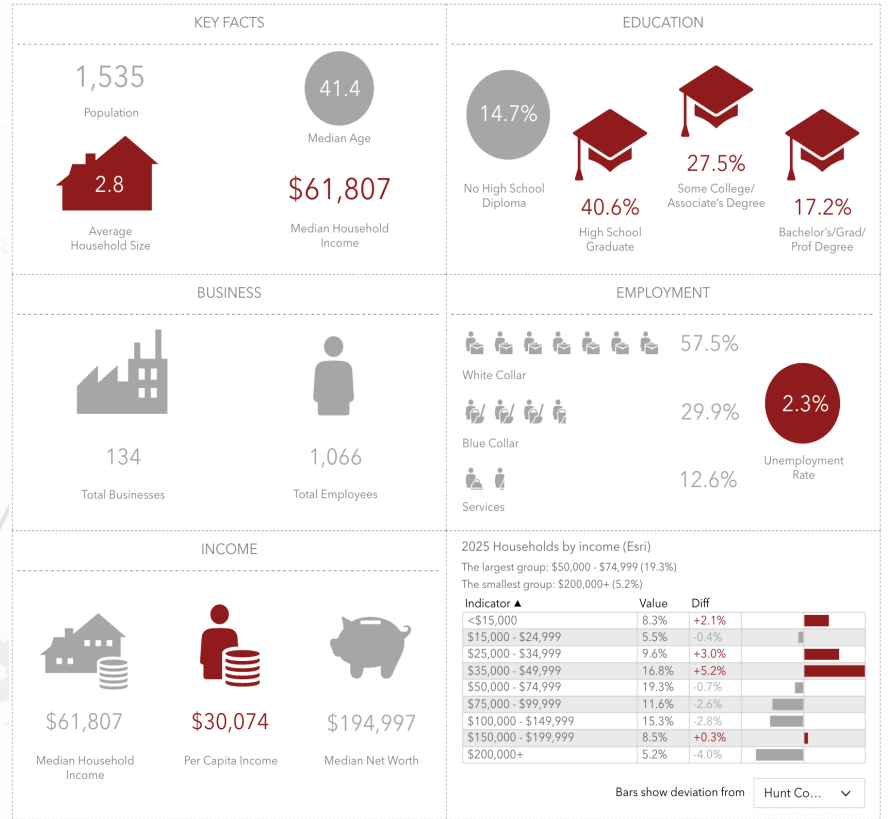
TENANT	Integrity Urgent Care
PREMISES	A Building Consisting of 3,000 SF
LEASE COMMENCEMENT	9/1/2025
LEASE EXPIRATION	8/31/2040
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Year
RENT INCREASES	1.25% Annually
LEASE TYPE	Absolute Triple Net (ABS NNN)
USE	Urgent Care
SQUARE FOOTAGE	3,000 SF
MONTHLY RENT	\$13,982.00
RENT PER SF	\$55.92

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



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,535	5,065	11,353
Households	543	1,818	4,217
Families	349	1,183	2,856
Average Household Size	2.83	2.79	2.69
Owner Occupied Housing Units	403	1,395	3,427
Renter Occupied Housing Units	140	423	790
Median Age	41.4	41.7	42.9
Median Household Income	\$61,807	\$61,659	\$70,571
Average Household Income	\$80,567	\$79,992	\$91,614



QUINLAN TEXAS

Located just off State Highway 34 and approximately 45 miles east of Dallas, Quinlan offers a welcoming blend of rural charm and convenient access to the Dallas-Fort Worth Metroplex. One of the community's greatest assets is its proximity to Lake Tawakoni, a 37,000-acre reservoir known for fishing, boating, camping, and hiking—making Quinlan a year-round destination for outdoor enthusiasts and families alike. The lake also contributes to the local economy through tourism and weekend homeownership, attracting visitors from across North Texas.

The town features key amenities, including public parks, a modern library, youth athletic facilities, and a strong sense of community supported by civic organizations, local businesses, and seasonal events like the Quinlan Harvest Festival. Families benefit from schools within the Quinlan Independent School District, and residents enjoy a safe, small-town atmosphere with room to grow.

As residential and commercial interest increases, Quinlan has invested in infrastructure upgrades and is planning for future improvements to support growth and regional connectivity. A new residential development is currently under consideration near the town center, proposing several hundred homes across a multi-acre

site—expanding housing options while raising thoughtful discussions about infrastructure capacity and community needs.

City leaders are actively pursuing a long-term growth strategy focused on balanced development, zoning updates, and preservation of Quinlan's rural identity. This forward-looking approach aims to manage expansion responsibly while ensuring that new investment enhances the quality of life for current and future residents. Thanks to its location, natural amenities, and thoughtful planning, Quinlan is poised for growth while preserving the small-town values that make it unique and welcoming.



 HWY 34 | 15,821 VPD





 HWY 34 | 15,821 VPD



TSC TRACTOR SUPPLY CO

HWY 34 | 15,821 VPD

W MAIN ST | 12,344 VPD

Integrity URGENT CARE

Walmart       

Brookshire's food & pharmacy      

HWY 276 | 19,453 VPD

AMERIRACE TRAINING CENTER

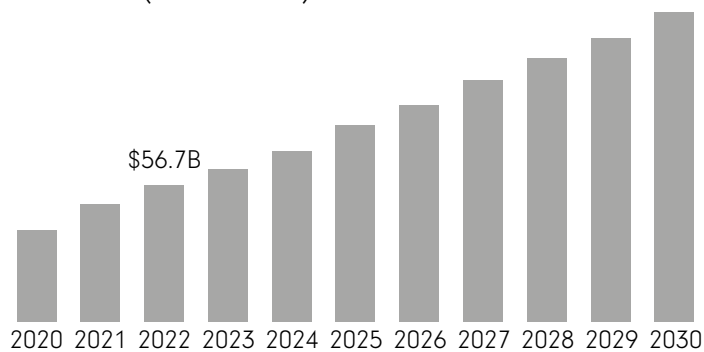
VINTAGE WOODWORKS

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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ÀCRE
PARTNERS



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date