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# CONCENTRA URGENT CARE ARLINGTON, TX

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2160 E. LAMAR BLVD  
ARLINGTON, TX 76006

**CBRE**

# CONCENTRA URGENT CARE ARLINGTON, TX

## Exclusive Advisors

**MICHAEL AUSTRY**  
Senior Vice President  
+1 214 252 1115  
michael.austry@cbre.com

**JARED AUBREY**  
Senior Vice President  
+1 214 252 1031  
jared.aubrey@cbre.com

**FARHAN KABANI**  
Debt & Structured Finance  
+1 214 979 5627  
farhan.kabani@cbre.com



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## The Offering

Price: \$5,041,000

Cap Rate: 6.00%



NET OPERATING INCOME (NOI)	\$302,480
RENT INCREASES	2% ANNUAL
LEASE TERM	15+ YEARS
LEASE COMMENCEMENT	JANUARY 2013
LEASE EXPIRATION	FEBRUARY 2028
REMAINING TERM	1.5 YEARS
OPTIONS	1 x 5 YEAR

YEAR BUILT	2012
GROSS LEASABLE AREA (GLA)	9,500 SF
LOT SIZE	1.09 ACRES
LEASE TYPE	NN
ROOF & STRUCTURE	LANDLORD
OPTIONS TO PURCHASE	NONE
GUARANTOR	CORPORATE

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE
Current Term	3/1/2026	\$302,480	2.00%
Option 1: Year 5	3/1/2027	\$308,465	2.00%
Option 2: Year 1	3/1/2028	FMV	-
NET OPERATING INCOME		\$302,480	

## Investment Highlights



**#3 Ranked Concentra Urgent Care in the State of Texas for Visitor Counts (Source: Placer.ai)**



**Strong Commitment to Site** – Concentra has been successfully operating at this location for 15+ years, demonstrating long-term stability



**Near Term Option at Fair Market Value** – Tenant has 1.5+ years remaining on the current lease term, with one remaining 2% increase before expiration. The lease also includes (one) 5-year option at fair market value



**High Quality Construction on Oversized 1.09 Acre Pad** – Featuring excellent ingress/egress just off I-30 with ample parking



**Corporate Guarantee from the Largest Provider of Occupational Health Services in the U.S. (NYSE: CON)**  
– Concentra operates over 1,000 locations, had 2024 revenue of \$1.90B, and recently acquired Nova Medical Centers for \$264M adding 67 centers as well as Pivot Onsite Innovations for \$55M adding 200 onsite clinics



**Located Along Major Retail Corridor** – Neighboring national retailers include Walmart, Home Depot, Chick-Fil-A, Whole Foods, Cracker Barrel, Raising Cane's, Panda Express, Starbucks, Chipotle, Whataburger, and many more



**Densely Developed Residential Market with Ideal Consumer Demographics** – There are over 555,563 residents within a 7-mile radius of the property with an average household income of \$90,532



**Less than 10-Miles from Dallas Fort-Worth International Airport** – The #2 Ranked National Airport by Passenger Volume with over 62.4 million passengers in 2024



**Features Excellent Highway Visibility and Access with Strong Traffic Counts** – Located right off the exit of I-30 and just west of Hwy 360 boasting 135,357 VPD and 180,789 VPD respectively and located along Ballpark Way seeing 32,457 VPD (Source: CoStar Analytics)



**Across from The Arlington Entertainment District, Seeing Over 16.3M Visitors Annually** – Including several professional sports stadiums, Six Flags Over Texas and Hurricane Harbor, Arlington Texas Live!, and much more, this entertainment district is one of the largest tourist attractions in the state of Texas (Source: Fort Worth Report)



**Business Friendly Climate** – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 20 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations



**Texas has NO State Income Tax**

# Concentra<sup>®</sup> urgent care

TYPE: HEALTHCARE

NO. OF BRANCHES: 550+

YEARS IN BUSINESS 45

HEADQUARTERS: ADDISON, TX

WEBSITE: [www.concentra.com](http://www.concentra.com)

Concentra Urgent Care, established in 1979, operates one of the largest networks of urgent care and occupational health clinics in the United States. The company specializes in walk-in urgent care, occupational health services, physical therapy, and employer health programs, serving both individual patients and corporate clients. As a subsidiary of Humana, Concentra leverages integrated care and workplace health solutions to deliver rapid, compliant medical services. Typical locations are suburban and urban centers with strong foot traffic, near employers and healthcare clusters. This combination of accessible care and enterprise health contracts makes Concentra a prominent tenant in medical and mixed-use properties.



# Site Plan



Ballpark Beverage

ideal dental

Anchor Bar

vaporfi

aloft  
HOTELS

Concentra  
urgent care



# Surrounding Area



**Six Flags**  
OVER TEXAS

**GLOBE LIFE PARK**  
IN ARLINGTON

**Live!**  
BY  
**LOEWS**  
ARLINGTON, TX

**AT&T**  
**STADIUM**

**CHOCTAW**  
STADIUM

**LOEWS**  
HOTELS

**SHERATON**

**Site**  
**Concentra**

**MRBEAST**  
BURGER

**VILA VB** BRAZIL  
STEAK HOUSE

Wizards  
Vapor Bar

**Howard Johnson**

**Hilton**  
Garden  
Inn

**Aloft**  
HOTELS

**Ballpark Way**

The Village at Ballpark  
Upscale Nails Bar  
Eso Mimosa Bar  
Anchor Bar Restaurant  
BFF ASIAN GRILL  
& SPORTS BAR

Arlington Career Institute  
Students: 439

**Lamar Blvd**

**Lamar Blvd**

# Surrounding Area

Site

0.5 Miles



Ballpark Way

E Lamar Blvd



# Surrounding Area



Tom Thumb

Kroger

Walmart

WHOLE FOODS MARKET  
CLUB PILATES

LINCOLN SQUARE  
Burlington ROSS DRESS FOR LESS  
Michaels chico's

LUCHESE BOOTMAKER

LESLIE'S

CAVENDER'S

BOOT BARN

Work Wear Safety Shoes

Texas Tool Traders

City Electric Supply

Canales Furniture

DTLR

Orangetheory FITNESS

pure barre

LA FITNESS

THE HOME DEPOT

Office DEPOT

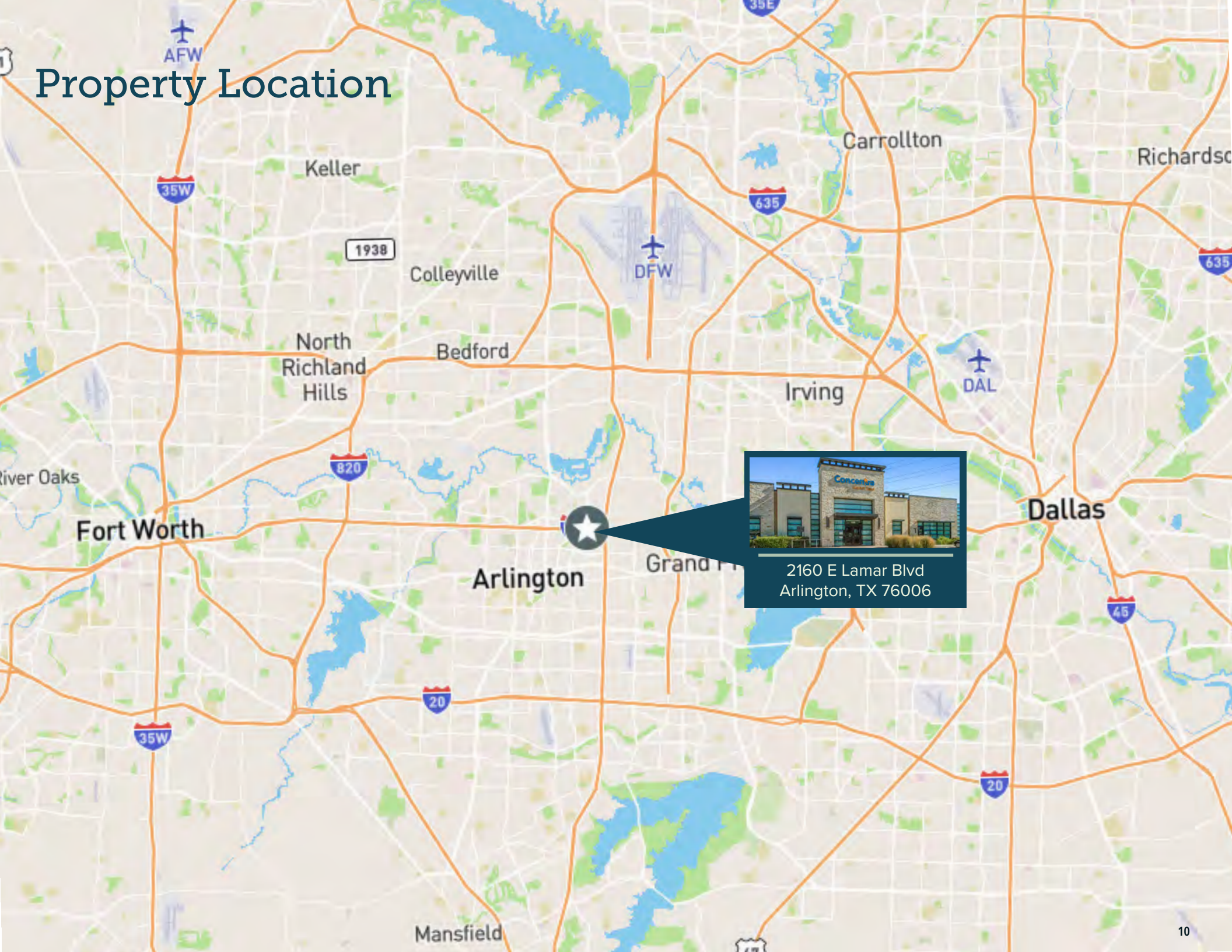
dd's DISCOUNTS

GameStop

Walmart

LA MICHOGA GANA MEAT MARKET SINCE 1986

# Property Location



2160 E Lamar Blvd  
Arlington, TX 76006

# Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
<b>POPULATION</b>				
2024 Population - Current Year Estimate	10,780	112,837	272,647	555,563
2029 Population - Current Year Estimate	11,596	114,645	275,319	562,133
2020-2024 Annual Population Growth Rate	1.00%	0.53%	0.38%	0.53%
2024-2029 Annual Population Growth Rate	1.47%	0.32%	0.20%	0.24%
<b>HOUSEHOLDS</b>				
2024 Households - Current Year Estimate	5,089	47,549	106,812	212,040
2029 Households - Current Year Estimate	5,457	49,163	109,631	217,374
2020-2024 Compound Annual Household Growth Rate	0.77%	0.89%	0.81%	0.88%
2024-2029 Annual Household Growth Rate	1.41%	0.67%	0.52%	0.50%
<b>HOUSEHOLD INCOME</b>				
2024 Average Household Income	\$79,610	\$82,573	\$85,595	\$90,532
2029 Average Household Income	\$87,543	\$89,897	\$94,414	\$99,952
<b>TRAFFIC COUNTS</b>				
	<b>E LAMAR BLVD</b>	<b>BALLPARK WAY</b>		
Vehicles Per Day	30,620 VPD	32,457 VPD		



# Discover the Arlington Entertainment District: A Premier Destination in Texas

The Arlington Entertainment District is a dynamic, world-class destination located in the heart of North Texas, drawing over **15.6 million visitors** annually and generating **\$2.8 billion in tourism** spending. Anchored by iconic venues like AT&T Stadium, Globe Life Field, Choctaw Stadium, and Six Flags Over Texas, the district offers a rich blend of sports, culture, and entertainment. Visitors enjoy immersive experiences at Texas Live!, luxury accommodations at Live! by Loews and the Loews Arlington Hotel & Convention Center, and attractions like the National Medal of Honor Museum and the largest Esports Stadium in the U.S.

With nearly **\$4 billion in public and private investment**, the district is rapidly evolving into a premier hub for lifestyle, tourism, and economic development. Major projects like One Rangers Way, a luxury residential development, and Anthem, a mixed-use gateway for young professionals, are reshaping the area's skyline. Upcoming global events such as the 2026 FIFA World Cup and the INDYCAR Grand Prix of Arlington will further elevate its international profile. Strategic infrastructure upgrades, including a **\$17.5 million investment in roads and sidewalks** underscore Arlington's commitment to innovation and accessibility.



Globe Life Field  
& Texas Live!



AT&T Stadium



Six Flags Over  
Texas

# Dallas-Fort Worth Overview



Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total \$1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of \$13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business. 13

# Dallas-Fort Worth Overview

**4TH LARGEST MSA**

in United States

**LARGEST MSA**

in Texas

**24**

Fortune 500 Companies

**49**

Fortune 1000 Companies

**\$600+ BILLION**

GDP

**OVER 8 MILLION RESIDENTS**

10.5 Million Residents Estimated by 2040

**#1 METRO**

for Population Growth over the Past Decade (25%)

**#1 REAL ESTATE**

Investment Market

**#1 LARGE METRO FOR JOB GROWTH**

250,000+ jobs added per year

**#1 STATE FOR DOING BUSINESS**

for 19 Consecutive Years

**#1 QUANTITY & QUALITY ENTREPRENEURSHIP**

Among U.S. Metros

**2ND BUSIEST AIRPORT**

in the World (DFW International)

**99.3 MILLION**

Annual Passengers (DFW International & Dallas Love Field)

**48.9 MILLION**

Annual Visitors

## Disclosure and Agreement

### Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

### Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

### Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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**For additional information, please contact:**

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