**WALMART SUPERCENTER OUTPARCEL | OVERSIZE 1.24 AC LOT PROVIDING LOT SPLIT POTENTIAL | PREMIER MEDICAL TENANT**


# SouthStar URGENT CARE™

**SINGLE TENANT NET LEASE INVESTMENT OPPORTUNITY**

1902 US Hwy 165 South, Oakdale, LA 71463

ACRE PARTNERS

# Table of Contents


03 Investment Summary

04 Property Overview

05 Investment Highlights

08 Location Oakdale, LA

12 Financial Summary

13 Tenant Overview

14 Location Highlights



EXCLUSIVELY LISTED BY:

**MILES ELAM**
949-374-1163
melam@aicrepartners.com
CA DRE #02105134

IN ASSOCIATION WITH:

**BRIAN BROCKMAN**
Broker of Record
License BROK.0995684990-ASA
2939 Vernon Place
Cincinnati, OH
bor@bangrealty.com
513-898-1551




AiCRE PARTNERS

# **Investment** Summary


AiCRE Partners, as exclusive investment sales advisor to Seller, is pleased to offer the opportunity to acquire the fee simple interest of South Star Urgent Care in Oakdale, LA.

This offering presents the opportunity to acquire a **3,750 SF single-tenant urgent care facility** built in 2019 and situated on a **1.24-acre outparcel to Walmart Supercenter** in Oakdale, Louisiana. The property benefits from excellent visibility and direct access along **U.S. Route 165,** which experiences approximately **14,600 vehicles per day,** providing strong exposure within a dominant retail corridor.

The asset is **100% leased to SouthStar Urgent Care,** a leading urgent care provider in Louisiana, operating under an **11-year absolute NNN lease with approximately four years remaining and four (5-year) renewal options.** The lease structure offers **zero landlord responsibilities,** providing investors with passive, management-free ownership and predictable cash flow.

The property is strategically positioned within a well-established retail trade area anchored by Walmart and supported by numerous national retailers including **Tractor Supply Company, Murphy USA, O'Reilly Auto Parts, Circle K, Popeyes, Family Dollar, McDonald's, AutoZone, and Dollar General, among others.**

Additionally, the **surplus land on the 1.24-acre parcel provides a compelling value-add opportunity** for investors. The site allows for a potential **lot split and development of an additional retail pad,** creating the opportunity to introduce a second income-producing tenant and enhance overall asset value.

SouthStar Urgent Care is a Louisiana-based healthcare provider operating a growing network of walk-in clinics across the state. Founded in 2011 and headquartered in Lafayette, the company delivers convenient outpatient medical services including treatment for minor illnesses and injuries, diagnostic testing, physicals, and occupational medicine. The platform is supported by private equity firm **Shore Capital Partners,** which has helped accelerate the brand's expansion throughout the region.

| **$1,669,000** | **6.50%** | **$108,500** |
|---|---|---|
| List Price | Cap Rate | NOI |

# **Property**
# Overview

| | |
|---|---|
| **Property Address:** | 192 US Hwy 165, Oakdale, LA 71463 |
| **Tenant:** | South Star Urgent Care |
| **Bldg SF:** | 3,750 SF |
| **Lot Size:** | 1.24 AC |
| **Year Built:** | 2019 |
| **Net Operating Income:** | $108,500 |
| **Primary Lease Term:** | 11 years |
| **Lease Term Remaining:** | 4 Years +/- |
| **Lease Guarantor:** | Hulin Health, LLC (Corporate) |
| **Lease Commencement:** | 4/1/19 |
| **Lease Expiration:** | 3/31/30 |
| **Lease Type:** | Absolute NNN |
| **Rental Increases:** | 1.5% Annually |
| **Ownership:** | Fee Simple (Land & Building) |
| **Renewal Options:** | Four, 5-Year |


# **Investment** Highlights


### DOMINANT WALMART-ANCHORED OUTPARCEL LOCATION

The property is situated on a 1.24-acre outparcel to the Walmart Supercenter in Oakdale, directly along U.S. Route 165, which experiences approximately 14,600+ vehicles per day. The site benefits from excellent visibility, convenient access, and strong consumer traffic generated by Walmart and surrounding national retailers, positioning the property within the city's primary retail corridor.

### VALUE-ADD OPPORTUNITY THROUGH LOT SPLIT

The oversized 1.24-acre parcel presents a compelling value-add opportunity for investors through a potential lot split and development of an additional retail pad. This allows for the introduction of a second tenant via build-to-suit development or ground lease, creating the potential to increase cash flow while enhancing the overall value of the real estate.

### 2019 BUILD-TO-SUIT MEDICAL FACILITY

The property features a 3,750 SF build-to-suit urgent care facility completed in 2019, specifically designed to accommodate SouthStar Urgent Care's operational and medical requirements. The modern construction includes a functional healthcare layout and contemporary building systems, providing a high-quality, purpose-built medical asset.

# **Investment** Highlights


**ABSOLUTE NNN LEASE STRUCTURE**

The property features an Absolute NNN lease structure with 4 years remaining where the tenant is responsible for property taxes, insurance, and all maintenance, including roof and structure. This provides fully passive ownership with zero landlord responsibilities, making it an ideal opportunity for out-of-state investors.

**ANNUAL RENTAL INCREASES**

The lease includes annual rent escalations of 1.5%, providing built-in income growth and a hedge against inflation while enhancing long-term value.

**STRONG HEALTHCARE TENANT WITH PRIVATE EQUITY BACKING**

The property is leased to SouthStar Urgent Care, operated by Hulin Health, LLC, a leading urgent care provider in Louisiana with 28 locations. The platform is backed by Shore Capital Partners, a healthcare-focused private equity firm, reinforcing operational strength and long-term growth strategy.

**RECESSION-RESISTANT HEALTHCARE ASSET**

Urgent care is a necessity-based medical service providing non-discretionary healthcare. The sector has demonstrated resilience through economic cycles and benefits from increasing demand for convenient, cost-effective medical treatment.

**BACKED BY A 100+ CLINIC NATIONAL PLATFORM**

While SouthStar operates ~26 clinics in Louisiana, the brand is part of Community Care Partners — a multi-brand platform of 100+ clinics across 6 states, 1,500+ team members, and 375+ providers, backed by Shore Capital Partners ($14B AUM).

# OVERSIZED PARCEL OFFERS VALUE-ADD POTENTIAL FOR ADDITIONAL PAD DEVELOPMENT

# **Location**
# Oakdale, LA


Oakdale is located in Allen Parish in southwest Louisiana and serves as a key service center for surrounding rural communities. Positioned along U.S. Highway 165, the city benefits from strong regional connectivity between Alexandria to the north and Lake Charles to the south, supporting consistent commercial traffic and healthcare demand.

With a population of approximately 7,000 residents within the city limits and a broader parish population of roughly 22,000, Oakdale functions as the primary hub for retail, medical services, education, and government operations in the immediate trade area. The city's economy is supported by healthcare, correctional facilities, timber and forestry operations, manufacturing, and regional retail activity.

The property is located along U.S. Highway 165, the main commercial corridor through Oakdale, which concentrates the majority of national retailers, restaurants, and service providers. This corridor serves as the dominant retail and medical node for Allen Parish and benefits from steady daily traffic volumes driven by commuter patterns and regional service needs.

Healthcare demand in Oakdale is supported by a broad rural catchment area with limited competing alternatives, reinforcing the importance of necessity-based medical providers within the community. As the central access point for essential services, Oakdale offers durable fundamentals for long-term healthcare real estate investment.

Overall, Oakdale represents a stable, service-oriented Louisiana market anchored by essential industries and supported by regional traffic along a primary north-south transportation corridor.

## Healthcare & Corrections
Key Economic Anchors Along With Timber And Manufacturing


**7,000**
Residents Within The City Limits

**22,000**
Total Parish Population

**Hwy 165**
Primary Commercial Corridor


CITY OF OAKDALE
LOUISIANA
IGA
FAMILY DOLLAR
DG
SUBWAY
POPEYES
LOUISIANA KITCHEN
Pizza Hut
McDonald's
AutoZone
Exxon
Shell
CIRCLE K
SOWELA
TECHNICAL COMMUNITY COLLEGE
TSC TRACTOR SUPPLY Co
SONIC
Ford
BURGER KING
Walmart
SouthStar URGENT CARE
Country Inn Motel
O'Reilly
El Maizal Mexican Grill
Allegiance Home Health of East Central Louisiana
MURPHY USA
AT&T
165
14,600+ VPD


CITY OF OAKDALE
LOUISIANA
Boise Cascade
BW | Best Western. Hotels & Resorts
AT&T
Walmart
MURPHY USA
SouthStar URGENT CARE
Allegiance Home Health of East Central Louisiana
165
14,600+ VPD


LOUISIANA DEPARTMENT OF HEALTH
OAKDALE COMMUNITY HOSPITAL
10
CITY OF OAKDALE LOUISIANA
Oakdale High School
Oakdale Middle School
Barksdale Federal Credit Union
165
AutoZone
Exxon
McDonald's
Pizza Hut
IGA
FAMILY DOLLAR
DG
SUBWAY
POPEYES LOUISIANA KITCHEN
CIRCLE K
Y-NOT STOP
Shell
SONIC
BURGER KING
O'Reilly
SOWELA TECHNICAL COMMUNITY COLLEGE
SouthStar URGENT CARE
10
TSC TRACTOR SUPPLY CO
Boise Cascade
14,600+ VPD
Allegiance Home Health of East Central Louisiana
165
Walmart
BW Best Western Hotels & Resorts

# **Financial** Summary


| Current Term | Annual Rent | Monthly Rent | Rent PSF | Cap Rate |
|---|---|---|---|---|
| Current – 3/31/2027 | $108,500 | $9,042 | $28.93 | 6.50% |
| 4/1/2027 – 3/31/2028 | $110,128 | $9,177 | $29.37 | 6.60% |
| 4/1/2028 – 3/31/2029 | $111,780 | $9,315 | $29.81 | 6.70% |
| 4/1/2029 – 3/31/2030 | $113,457 | $9,455 | $30.26 | 6.80% |
| **Option 1** | | | | |
| 4/1/2030 – 3/31/2031 | $115,159 | $9,597 | $30.71 | 6.90% |
| 4/1/2031 – 3/31/2032 | $116,887 | $9,741 | $31.17 | 7.00% |
| 4/1/2032 – 3/31/2033 | $118,640 | $9,887 | $31.64 | 7.11% |
| 4/1/2033 – 3/31/2034 | $120,420 | $10,035 | $32.11 | 7.21% |
| 4/1/2034 – 3/31/2035 | $122,226 | $10,186 | $32.59 | 7.32% |
| **Option 2** | | | | |
| 4/1/2035 – 3/31/2036 | $124,059 | $10,338 | $33.08 | 7.43% |
| 4/1/2036 – 3/31/2037 | $125,920 | $10,493 | $33.58 | 7.54% |
| 4/1/2037 – 3/31/2038 | $127,809 | $10,651 | $34.08 | 7.66% |
| 4/1/2038 – 3/31/2039 | $129,726 | $10,810 | $34.59 | 7.77% |
| 4/1/2039 – 3/31/2040 | $131,672 | $10,973 | $35.11 | 7.89% |
| **Option 3** | | | | |
| 4/1/2040 – 3/31/2041 | $133,647 | $11,137 | $35.64 | 8.01% |
| 4/1/2041 – 3/31/2042 | $135,652 | $11,304 | $36.17 | 8.13% |
| 4/1/2042 – 3/31/2043 | $137,687 | $11,474 | $36.72 | 8.25% |
| 4/1/2043 – 3/31/2044 | $139,753 | $11,646 | $37.27 | 8.37% |
| 4/1/2044 – 3/31/2045 | $141,849 | $11,821 | $37.83 | 8.50% |
| **Option 4** | | | | |
| 4/1/2045 – 3/31/2046 | $143,977 | $11,998 | $38.39 | 8.62% |
| 4/1/2046 – 3/31/2047 | $146,136 | $12,178 | $38.97 | 8.76% |
| 4/1/2047 – 3/31/2048 | $148,328 | $12,361 | $39.55 | 8.89% |
| 4/1/2048 – 3/31/2049 | $150,553 | $12,546 | $40.15 | 9.02% |
| 4/1/2049 – 3/31/2050 | $152,811 | $12,734 | $40.75 | 9.16% |

# **Tenant** Overview

SouthStar
URGENT CARE™

**SouthStar Urgent Care** is a regional urgent care provider headquartered in Lafayette, LA, operating ~26 walk-in clinics across the state since 2011. Clinics operate seven days a week, offering treatment for minor illness/injury, diagnostic testing, X-rays, occupational medicine, and physicals.

SouthStar operates under Community Care Partners, a multi-brand urgent care platform spanning 6 states with 100+ clinics, 1,500+ team members, and 375+ providers – including brands BestMed, SouthStar Urgent Care, Coastal Urgent Care, and Texas MedClinic. This positions the tenant as part of a scaled, institutionally-backed healthcare platform, not a single-state operator.

SouthStar is operated by Hulin Health, LLC and backed by Shore Capital Partners, a healthcare-focused private equity firm with $14B in assets under management, supporting the brand's continued expansion.


**PRIVATE**
COMPANY TYPE

**COMMUNITY CARE PARTNERS**
PARENT PLATFORM

**2011**
YEAR FOUNDED

**LAFAYETTE, LA**
HEADQUARTERS

**6 STATES**
OPERATING FOOTPRINT

**100+**
CLINICS (PLATFORM-WIDE)

**1,500+**
TEAM MEMBERS

**375+**
PROVIDERS

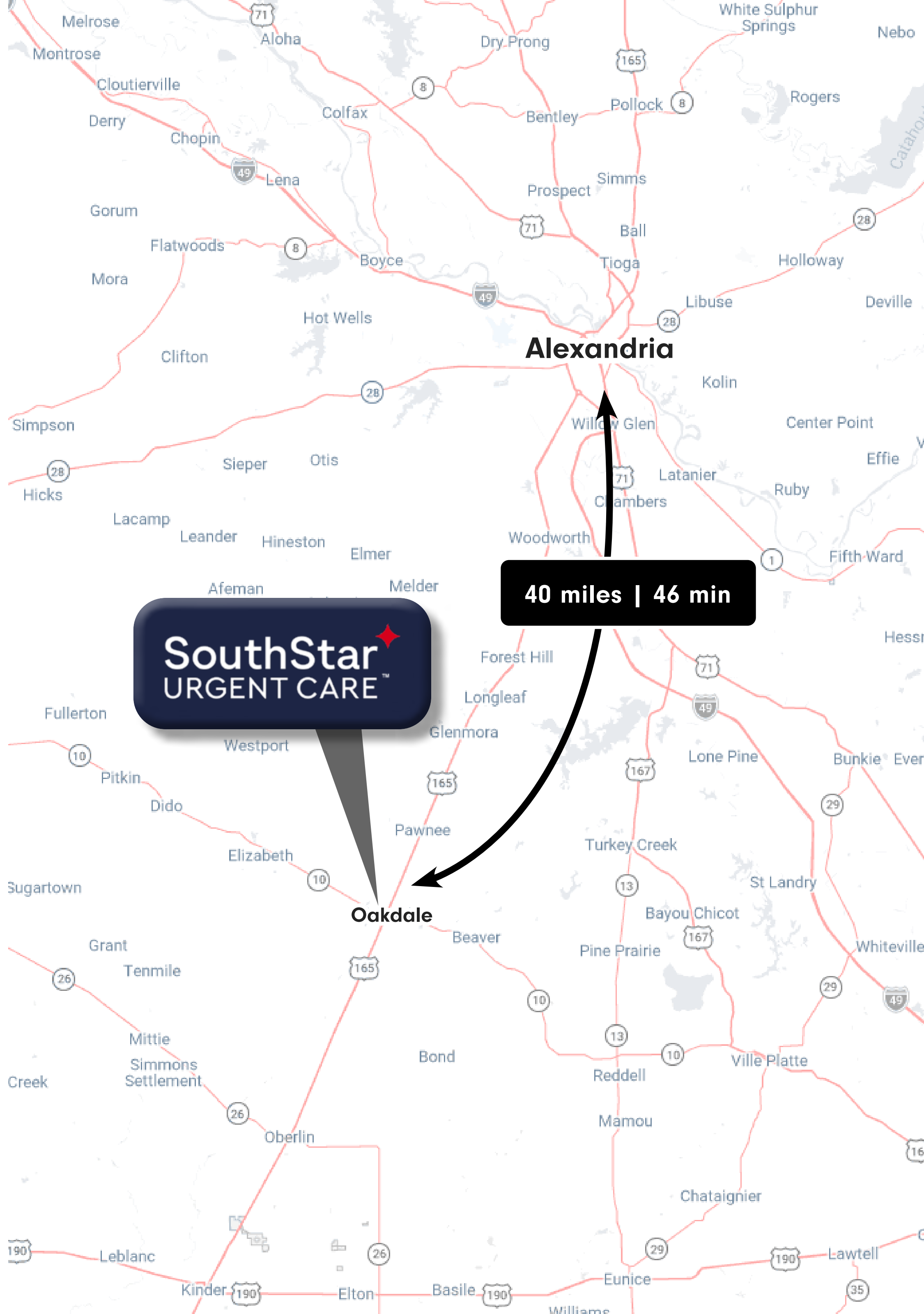
**$14B**
SHORE CAPITAL PARTNERS AUM

# **Location** Highlights

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| 2020 Population | 414 | 7,256 | 8,208 |
| 2024 Population | 409 | 8,078 | 8,755 |
| 2029 Population Projection | 407 | 8,263 | 9,212 |
| Annual Growth 2020-2024 | -0.3% | 2.8% | 2.5% |
| Annual Growth 2024-2029 | -0.1% | 0.5% | 0.4% |
| Median Age | 40.4 | 42.3 | 42.2 |

| Households | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| 2020 Households | 163 | 2,222 | 2,57 |
| 2024 Households | 161 | 2,556 | 2,906 |
| 2029 Household Projection | 160 | 2,631 | 2,982 |

| Income | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Avg Household Income | $64,460 | $56,298 | $58,632 |
| Median Household Income | $48,749 | $46,486 | $48,099 |



EXCLUSIVELY LISTED BY:

**MILES ELAM**
949-374-1163
melam@aicrepartners.com
CA DRE #02105134

IN ASSOCIATION WITH:

**BRIAN BROCKMAN**
Broker of Record
License BROK.0995684990-ASA
2939 Vernon Place
Cincinnati, OH
bor@bangrealty.com
513-898-1551

ACRE PARTNERS