



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# CareNow Urgent Care

8450 E Freeway

Fort Worth, TX 76120



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,575 SF CareNow Located at 8450 E Freeway at Fort Worth, TX. This Deal Includes More Than 10 Years Remaining on a Triple Net (NNN) Lease With Minimal Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$4,766,100
CAP	5.00%
NOI (As of 3/1/2022)	\$238,305
PRICE PER SF	\$854.91
GUARANTOR	Primary Health, Inc.

## PROPERTY SUMMARY

ADDRESS	8450 E Freeway Fort Worth, TX 76120
COUNTY	Tarrant
BUILDING AREA	5,575 SF
LAND AREA	1.27 AC
BUILT	2017



# HIGHLIGHTS

- CareNow Urgent Care Facilities Are Essential Businesses; Amazon and Pandemic Proof
- Primary Health, Inc. is a Subsidiary of HCA Healthcare Who Acquired Dallas Based CareNow in 2014, Which at the Time Added 24 Urgent Care Centers to HCA North Texas Division; HCA Healthcare Comprises of More Than 180 Hospitals and 2,000+ Sites of Care in 21 States and the United Kingdom
- CareNow Urgent Care Centers Are Accredited Through the Urgent Care Association (UCA), Which is the Highest Level of Distinction For Urgent Care
- With More Than 150 Locations in the United States, CareNow is Ready to Serve Near Your Home, Work or School; All Clinics Are Open 7 Days a Week
- Located in an Income Tax-Free State
- High Visibility Along Interstate 30 (Tom Landry Freeway) Which Sees Over 152,000 VPD
- Average Household Income is Over \$83,033 in a 3-Mile Radius, Which Spend on Average Over \$1,330 on Healthcare Per Year
- Population Growth Expected to Be Over 4.5% Within a 3-Mile Radius, Bringing Total Population to Well Over 81,374 People By 2026
- Fort Worth is Now the 12<sup>th</sup> Largest City in the United States
- Nearby Tenants Include: Target, Ross Dress For Less, Dollar Tree, Marshalls, AMC Theatres, ALDI, Walmart Supercenter, Sam's Club, CarMax, Lowe's and Many More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	CareNow Urgent Care
PREMISES	A Building of Approximately 5,575 SF
LEASE COMMENCEMENT	February 6, 2017
LEASE EXPIRATION	February 29, 2032
LEASE TERM	~11 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Triple Net (NNN)
USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
5,575 SF	\$238,305 (as of 3/1/22)	\$42.75







CareNow<sup>®</sup>  
Urgent Care

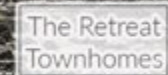
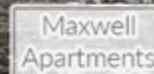
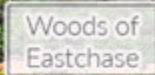
FORT WORTH

TCU

DALLAS







Tom Landry Fwy





Bell Health  
Wellness Center

Bell Helicopter  
Training Field

Waterchase  
Golf Club

Mill Stone Apartments  
Homes

Ignite Community  
School

Waterchase Gardens  
Townhomes

La Jolla Terrace  
Apartments

metro

LOWE'S

Walmart  
Supercenter

PANDA EXPRESS

Jack  
in the box

MURPHY  
USA

EXCEPTIONAL  
EMERGENCY CENTER

sam's club

CARmax

7  
ELEVEN

ihop

petsense  
cicis

Tom Landry Freeway

30

CareNow  
Urgent Care



OneMain Financial  
MIGHTY SMILES  
SALLY BEAUTY

Famous  
Footwear

TARGET







## FORT WORTH | TARRANT COUNTY | TEXAS

Fort Worth, incorporated in 1873, is a political subdivision and municipal corporation of the State of Texas, located in Tarrant, Denton, Parker, Wise, and Johnson Counties. The City covers approximately 353 square miles. With a growing workforce, top educational facilities, low cost of doing business, high quality of life, prime location, and climate, the City is an attractive choice for companies looking to expand their operations. Fort Worth's has a status as one of the top places in the nation to live, work, and play. It is also the county seat of Tarrant County. With a 2020 population of 942,323, it is the 5th largest city in Texas and the 12th largest city in the United States.

Fort Worth had continued to sustain a multi-year trend of broad-based growth across many sectors. Manufacturing and distribution remain an important part of the Fort Worth economy. The City's industry clusters remain diverse with trade, transportation, and utilities making up the largest percentage of the Fort Worth-Arlington Metropolitan Division (MD) industry composition. Healthcare, Manufacturing, Hospitality and Tourism, Transportation and Warehousing, and Oil and Gas make up the five established sectors that play a key role in the Fort Worth economy. As a group, these five established sectors account for more than a third of employment in Tarrant County with over 398,000 people employed. The City's Economic Development Department has identified key emerging economic sectors including aerospace manufacturing and design, life sciences delivery and innovation, geotechnical engineering, international business, corporate and regional headquarters, professional services, financial services, and transportation innovation.

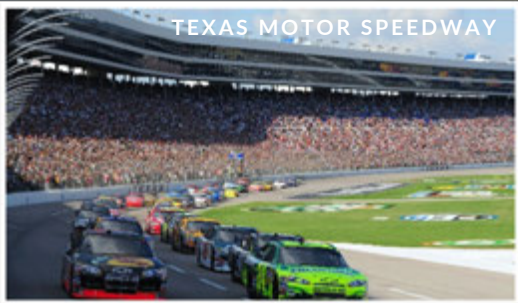
The City of Cowboys & Culture is the 12th-largest city in the United States and part of the No. 1 tourist destination in Texas, welcoming 9.4 million visitors annually. The city's Culture District, located just south of 7th Street and west of University Drive, has more than a half dozen museums in a concentrated area. The Modern Art Museum of Fort Worth is the oldest art museum in Texas, with contemporary paintings, sculpture, and photography. Known as "America's best small museum," the Kimbell Art Museum has a world-class collection including works by El Greco, Cezanne, Rembrandt, Picasso, and Matisse. The Fort Worth Museum of Science and History has the Omni Theater and the Noble Planetarium. Just 10 miles southwest of downtown Fort Worth, Lake Benbrook is one of the city's best freshwater fishing destinations. Holiday Park, Mustang Park and Rocky Creek Park, all located around Benbrook's periphery, offer facilities for hiking, boating and camping. Right in Fort Worth, the 154,861-seat Texas Motor Speedway is the second largest sports facility in the US, and the third largest in the world. The track hosts the annual NASCAR Nextel Cup event as well as Indy Car and dirt track racing.



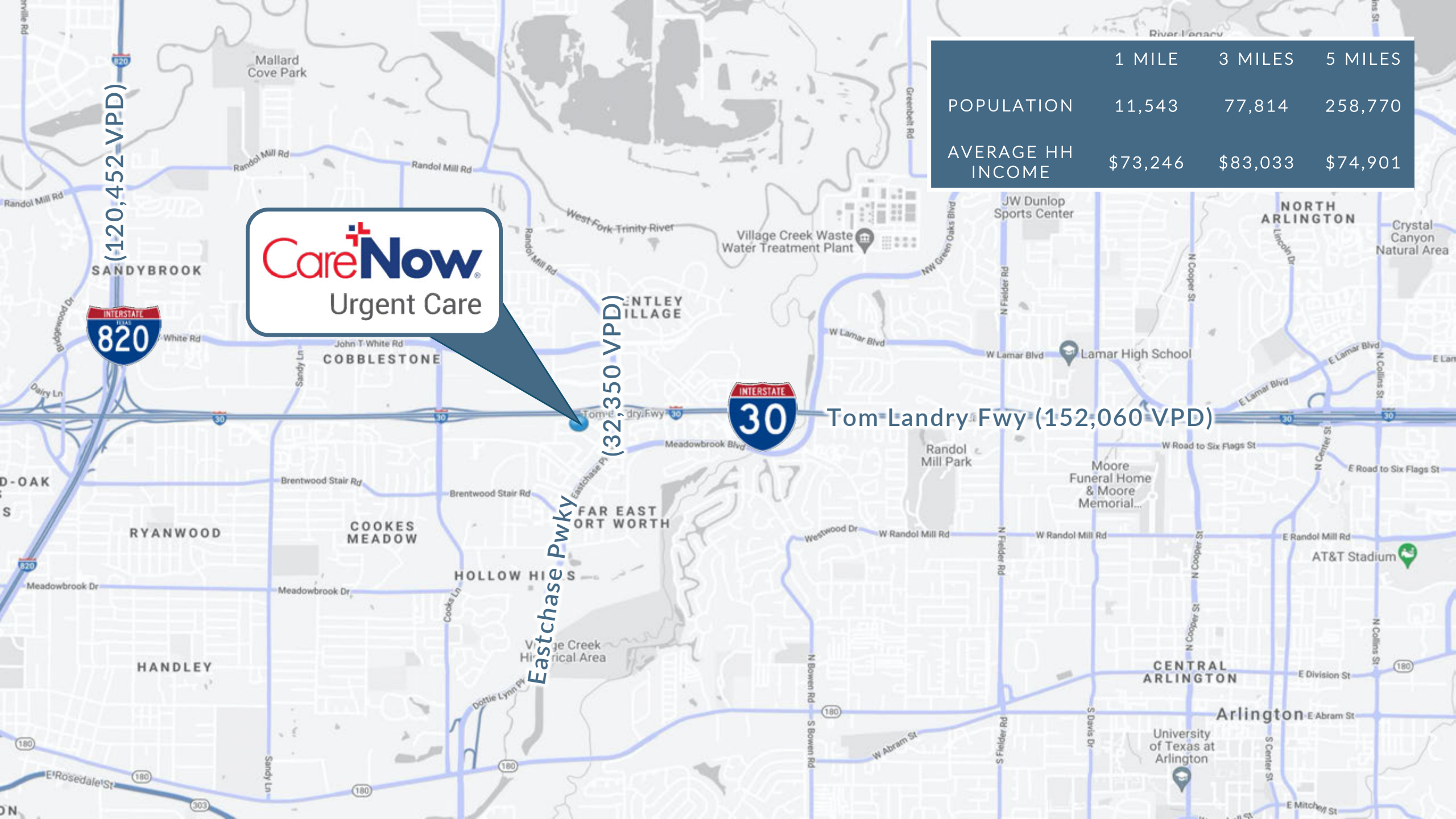
JOHN PETER SMITH HOSPITAL



TEXAS MOTOR SPEEDWAY









# TENANT PROFILE

CareNow® is dedicated to reducing people's wait while improving their health. With more than 150 urgent care clinics around the United States, CareNow® is ready to serve you near your home, workplace or school. Its clinics are open 7 days a week and stay open late to provide care when it is needed the most.

Each CareNow® clinic is staffed by qualified and experienced healthcare providers dedicated to improving lives. Its doctors and medical staff are trained in family practice, emergency medicine or internal medicine. CareNow delivers quality, convenient, patient-centered urgent care with unparalleled service around the United States. Its physician-driven focus is centered on providing extensive resources and support to its growing CareNow physician team. Its doctors and medical staff are trained in family practice, emergency medicine or internal medicine. It offers a wide range of primary and urgent care services for the entire family.

CareNow® urgent care centers are accredited through the Urgent Care Association (UCA), which is the highest level of distinction for urgent care. This distinction was earned through a detailed survey and onsite visits with UCA accreditation surveyors. UCA is responsible for setting national industry standards for patient safety and quality measures.



COMPANY TYPE  
Private



FOUNDED  
1993



# OF LOCATIONS  
150+



HEADQUARTERS  
Coppell, TX



WEBSITE  
[carenow.com](http://carenow.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.





**SANDS INVESTMENT GROUP**

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