



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



CareNow Urgent Care  
1501 US 287  
Mansfield, TX 76063



# EXCLUSIVELY MARKETED BY:



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# TABLE OF CONTENTS



04

06

07

12

14

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

## AREA OVERVIEW

City Overview  
Demographics

## TENANT OVERVIEW

Tenant Profile

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,583 SF CareNow Located at 1501 US 287 Frontage Road in Mansfield, TX. This Deal Includes Over 9 Years Remaining on a Triple Net (NNN) Lease With Minimal Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$4,379,426
CAP	5.40%
NOI (As of 12/1/2021)	\$236,489
PRICE PER SF	\$784.42
GUARANTOR	Primary Health, Inc.

## PROPERTY SUMMARY

ADDRESS	1501 US 287 Frontage Road Mansfield, TX 76063
COUNTY	Tarrant
BUILDING AREA	5,583 SF
LAND AREA	1.10 AC
BUILT	2015





# 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 U.S. Hwy 287 Which Sees Over 76,039 VPD
- Average Household Income is Over \$118,779 Within a 3-Mile Radius Which Spend on Average Over \$1,752 on Health Care Per Year
- Population Growth Expected to Exceed Over 5.37% Within a 3-Mile Radius Bringing the Total Population to Well Over 73,469 People By 2026
- Nearby Tenants Include: PetSmart, Party City, Bed Bath & Beyond, Home Depot, Target, Staples, Ross Dress For Less, Lowe's, Sam's Club, Sherwin Williams, 24 Hour Fitness and Many More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

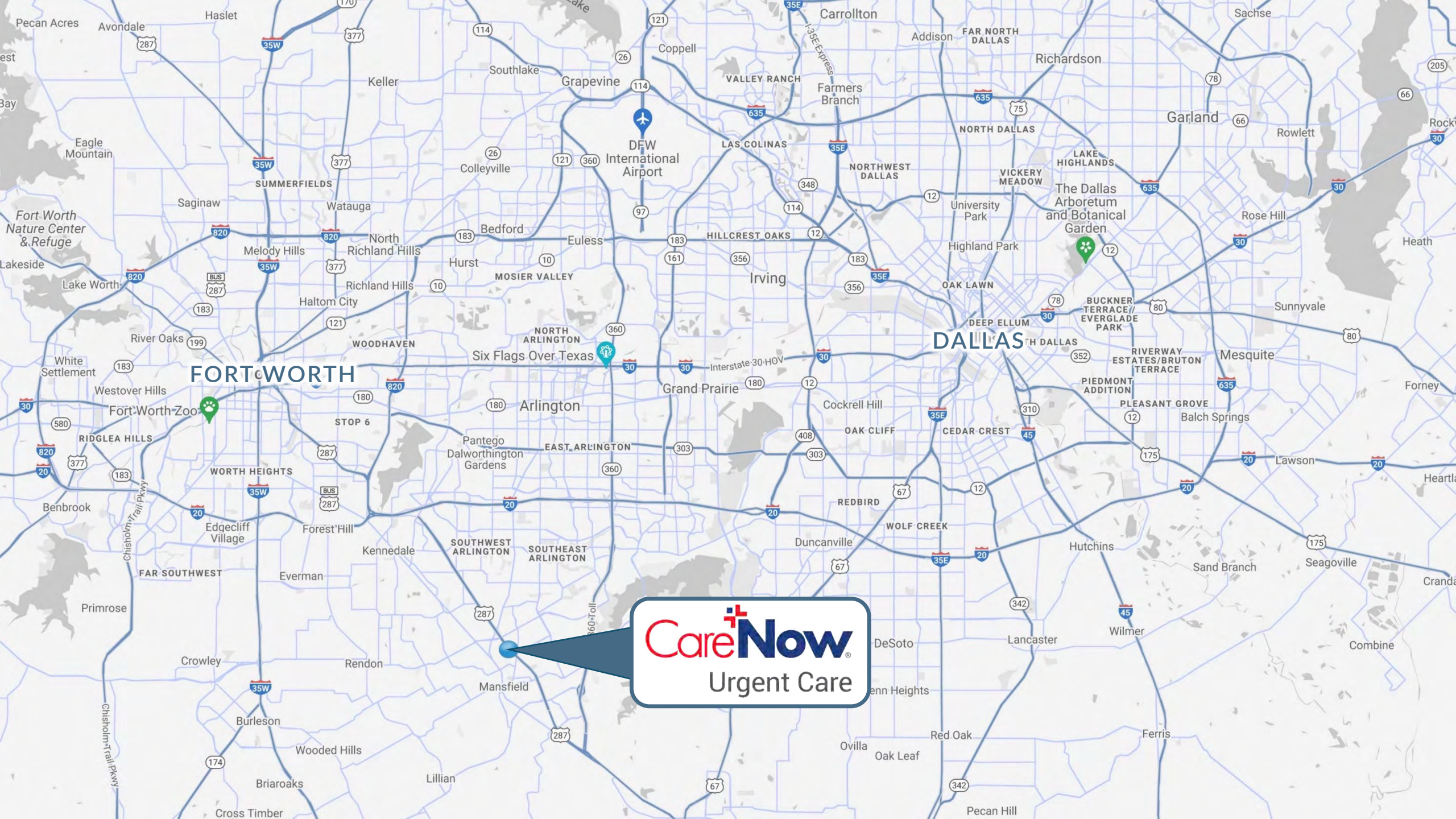
TENANT	CareNow Urgent Care
PREMISES	A Building of Approximately 5,583 SF
LEASE COMMENCEMENT	December 14, 2015
LEASE EXPIRATION	December 31, 2030
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Triple Net (NNN)
USE	Medical
PROPERTY TAXES	Tenant's Responsibility
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
5,583 SF	\$236,489 (As of 12/1/2021)	\$42.36











Ben Barber  
Innovation Academy

CUBESMART  
self storage

Auto Zone

PARTS PLUS

Pizza Hut

Service King  
COLLISION

COACH SPECIALISTS

Advance  
Auto Parts

DOLLAR GENERAL

sam's club

ROSS  
DRESS FOR LESS

TARGET

THE HOME DEPOT

STAPLES

BED BATH & BEYOND

HALF PRICE BOOKS Party City

PET SMART

Sleep Experts

Paradise  
Nail Spa

ME  
Massage Envy

AQUA-TOTS  
SWIM SCHOOLS

The Garage

BEST BUY  
Marshall's  
HomeGoods  
Michael's  
petco  
DOLLAR TREE  
CINEMARK

Applebee's  
GRILL & BAR

LOWE'S

T-Mobile

Wendy's

PAPA JOHN'S

Simmons Bank

Rush Creek Church

ENSTEIN BROS.  
BAGELS

Jack  
in the box

SALT GRASS  
STEAK HOUSE

Race Trac

BUFFALO WILD WINGS

Mexican Inn

LAQUINTA  
INNS & SUITES

TRUSTED  
MEDICAL

TSO  
TEXAS STATE OPTICAL

Firestone

Hampton  
Inn & Suites  
by HILTON

Ebby  
HALLIDAY

BARRY S. COLE DDS PA  
COSMETIC AND RESTORATIVE DENTISTRY

Jay Jay Cafe

State Farm

Lakeside Church  
of Christ

Isle at  
Watercrest

287

Mouser Way

CUBESMART  
self storage

CareNow  
Urgent Care



SPRINGHILL  
SUITES  
BY MARRIOTT

Methodist Mansfield  
Medical Center

at home  
Fieldhouse USA  
54 STREET

belk

Ivan Smith  
FURNITURE

Best Western  
PLUS

KOHL'S

HOBBY LOBBY

Walmart

Chick-fil-A

Walgreens

Texas Health  
Hospital Mansfield

Erma Nash  
Elementary School

Bud Ervin Water  
Treatment Plant

ARTISAN  
VAPOR  
& CBD

jiffy lube

CVS  
pharmacy

24  
FITNESS

KUMON  
Frost

Las Vegas

CHASE

McDonald's

Goodwill

Urban Air  
ADVENTURE PARK

First Methodist  
Mansfield

Mansfield  
Church of Christ

Rogene Worley  
Middle School

TARDY  
ORTHODONTICS

TODAY DENTAL

Independence Title

DISCOUNT  
TIRE

IN-N-OUT  
BURGER

NTB

CANALES  
FURNITURE

KELLY-MOORE  
PAINTS

SHERWIN-WILLIAMS

CUBESMART  
self storage

Fairfield  
BY MARRIOTT

CareNow  
Urgent Care



ME  
Massage Envy

Sleep Experts

The Garage

AQUA-TOTS  
SWIM SCHOOLS

Mouser Way

LEGACY SALONS & DAY SPA

Paradise Nail Spa

PETSMART

287





360 TEXAS



287



## MANSFIELD | TARRANT COUNTY | TEXAS

Mansfield, incorporated in 1890, is located in the southeastern portion of Tarrant County, with small areas of the City extending into Johnson and Ellis counties, and is considered to be one of the top growth areas in the Dallas/Fort Worth Metropolitan Area (Metroplex). Mansfield is strategically located in the south-central portion of the Dallas-Fort Worth Metroplex. Mansfield is a dynamic, growing community with a rich history and a bright future. The city currently occupies a land area of 36.69 square miles and serves an approximate population of 75,411. In its more than 125 years, Mansfield has developed from a rural, farming community to a bustling suburban city.

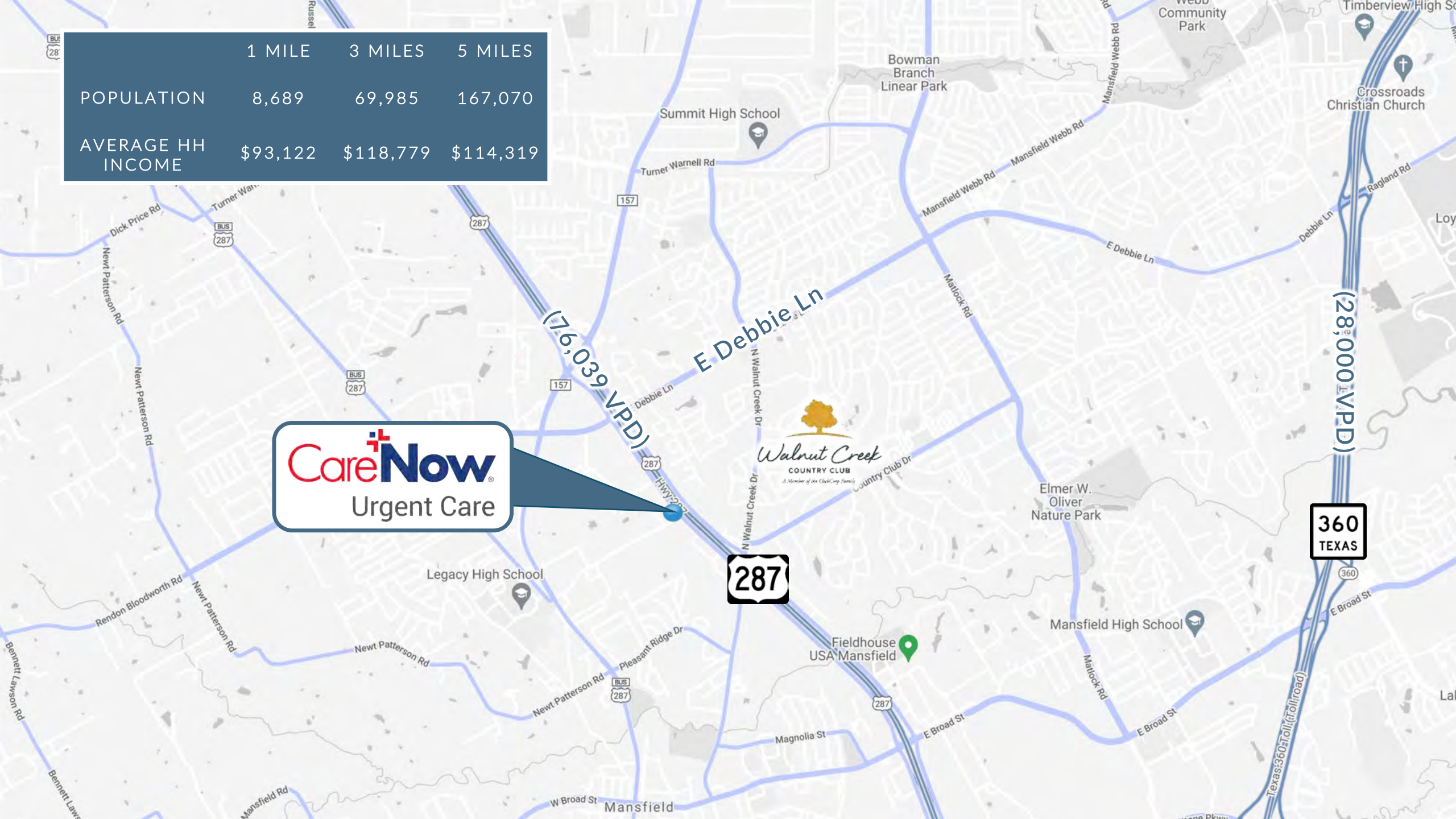
The City of Mansfield is positioned in a prime location in the Dallas-Fort Worth Metroplex for business relocation or expansion. The city currently enjoys a favorable economic environment. The region has a varied manufacturing and industrial base. The city is traversed by State Highway 360 and U.S. Highway 287. The major benefit to the city of state highway 360 is direct north and south access to the Dallas/Fort Worth International Airport in 20 minutes. The highest paying industries are Utilities, Information, and Manufacturing. Top Employers include Mouser Electronics, Methodist Mansfield Medical Center, Klein Tools, Hoffman Cabinets and BCB Transport268. Locally owned businesses helps the community in many ways, including providing jobs to Mansfield residents that are often better than national chains. The jobs local businesses create are open to people of all ages from teens to adults.

Mansfield has a number of well maintained and beautiful parks including McClendon Park West, Clayton W. Chandler Park, James McKnight Park East, Katherine Rose Memorial Park, Town Park, and Julian Feild Park-Serenity Gardens. The city is also home to several houses of worship including the Church of Christ Mansfield, First United Methodist Church of Mansfield, and Saint Paul Church. One can plan a day trip to the Modern Art Museum of Fort Worth and Sixth Floor Museum at Dealey Plaza. Visitors to Mansfield can stroll Historic Downtown Mansfield for shopping, lunch and entertainment. Thousands of people hit the slides and wave pools each summer for fun in the sun at Hawaiian Falls Water Park. Located a short drive from the Arlington entertainment district, downtown Fort Worth and DFW Airport, Mansfield's small-town hospitality and charm offers visitors a change of pace from DFW's urban tourist destinations.





	1 MILE	3 MILES	5 MILES
POPULATION	8,689	69,985	167,070
AVERAGE HH INCOME	\$93,122	\$118,779	\$114,319





# 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**

NET INVESTMENTS... NET RESULTS

In Cooperation With

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