



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



CareNow Urgent Care  
779 Grapevine Hwy  
Hurst, TX 76054

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,583 SF CareNow Located at 779 Grapevine Hwy in Hurst, TX. This Deal Includes More Than 9 Years Remaining on a Triple Net (NNN) Lease With Minimal Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$4,504,552
CAP	5.25%
NOI (As of 12/1/2021)	\$236,489
PRICE PER SF	\$806.83
GUARANTOR	Primary Health, Inc.

## PROPERTY SUMMARY

ADDRESS	779 Grapevine Hwy Hurst, TX 76054
COUNTY	Tarrant
BUILDING AREA	5,583 SF
LAND AREA	1.12 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 With Frontage Along Grapevine Hwy Which Sees Over 31,442 VPD
- Average Household Income is Over \$101,713 Within a 3-Mile Radius, Which Spend on Average Over \$1,704 on Health Care Per Year
- Population Growth Expected to Exceed Over 4.25% Within a 3-Mile Radius Bringing the Total Population to Well Over 113,437 People By 2026
- Nearby Tenants Include: The Learning Experience, Chick-fil-A, Smoothie King, Raising Cane's, CarMax, Lowe's, Kohl's, Home Depot, Hurst Athletic Complex and Many More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	CareNow Urgent Care
PREMISES	A Building of Approximately 5,583 SF
LEASE COMMENCEMENT	November 23, 2015
LEASE EXPIRATION	November 30, 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

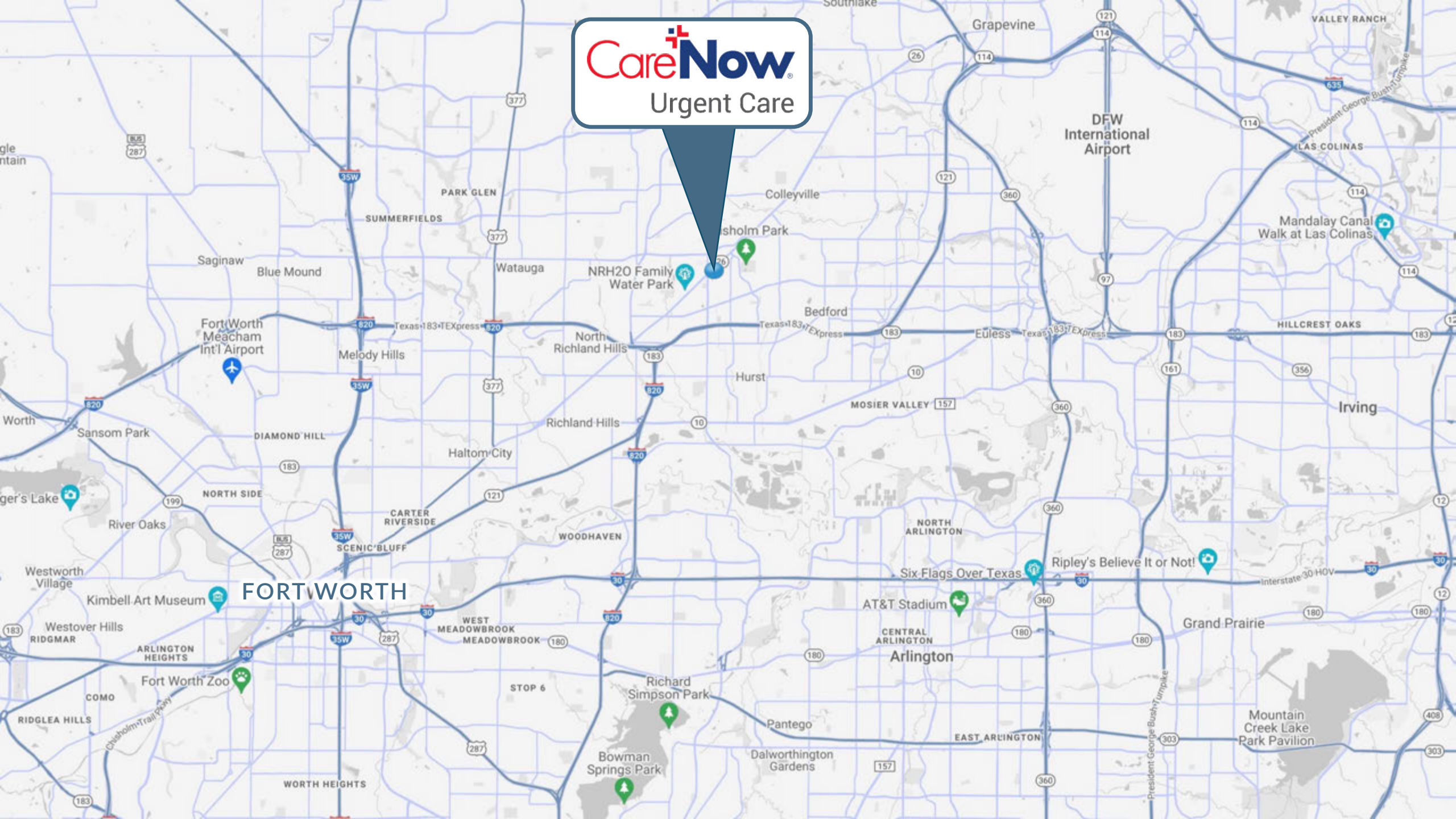
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
5,583 SF	\$236,489 (As of 12/1/21)	\$42.36







CareNow<sup>+</sup>  
Urgent Care





Texas  
Star Bakery



Hurst  
Athletic Complex

CareNow  
Urgent Care

Hurst  
Service Center

Tarrant County College -  
Northeast Campus

Collegiate Academy

The Church Of  
Light And Salt



Hurst Fire  
Department

CARMAX



Texas Health  
Emergency Room

THE LEARNING  
EXPERIENCE  
Academy of Early Education

Great Clips



26  
TEXAS

Grapevine Hwy







Fort Worth Christian School

Smurfit Kappa

NYTEX SPORTS

Smithfield Middle School Band

Legacy Church of Christ

Smithfield Middle School

Birdville High School

Birdville ISD Fine Arts/Athletics Complex

THE HOME DEPOT

BUENO Taco Bueno

RED WING SHOES

CVS pharmacy

Academy Foot & Ankle Specialists

WELLS FARGO

Shady Grove Baptist Church

Cook Children's Urgent Care

Cook Children's

XPO Logistics

AQUA-TOTS SWIM SCHOOLS

KOHL'S

Precinct Line Rd

LOWE'S

ROSA'S CAFE TORTILLA FACTORY

CANE'S CHICKEN FINGERS

26 TEXAS

Grapevine Hwy

CHICK-FIL-Ä

RUSTY TACOS

GREAT CLIPS

SMOOTHIE KING

CALLOWAY'S NURSERY

CareNow Urgent Care

THE LEARNING EXPERIENCE Academy of Early Education





State Farm

W A Porter  
Elementary School

SPROUTS  
FRESH MARKET

McDonald's

ACE Hardware  
WHOLE FOODS  
MARKET

Walgreens

AT&T

BANK OF TEXAS

MOBILITY  
CREDIT UNION

HOUSTON  
MARKET

Tarrant County  
Northeast Courthouse

CALIBER  
AUTO CARE

Public Storage

burkes  
OUTLET

Tom Thumb

planet  
fitness

HobbyTown

WOODCRAFT

CALLOWAY'S  
NURSERY

LOWE'S

NATURAL  
GROCCERS

Chick-fil-A

SMOOTHIE  
KING

Great Clips

THE LEARNING  
EXPERIENCE  
Academy of Early Education

Rusty  
TACOS

Grapevine Hwy

Hurst Athletic  
Complex

CareNow  
Urgent Care

Cane's  
COOKIN' FINGERZ

Rosa's Cafe  
TORTILLA FACTORY

26  
TEXAS

ihop

cicis

Cook Children's  
Medical Center

WELLS  
FARGO

CVS  
pharmacy

Starbucks

Andy's

Red Wing Shoes

Wendy's

Taco Bueno

Precinct Line Rd



Grapevine Hwy

26 TEXAS

183 TEXAS

820 INTERSTATE

Airport Fwy



## HURST | TARRANT COUNTY | TEXAS

The City of Hurst is located in north central Texas, in northeast Tarrant County. Hurst incorporated as a general law city on September 25, 1952. Hurst is located in the heart of the DFW metropolitan area, approximately nine miles from downtown Fort Worth and eighteen miles from downtown Dallas on SH-121, Airport Freeway (also known as the North Tarrant Express). The convenient location allows residents to live in a safe, well-maintained community and be just minutes away from two of the largest cities in Texas. The current population of Hurst, Texas is 38,037 based on projections of the latest US Census estimates.

Business is booming, revitalization is happening all across town, and new families are moving into Hurst's neighborhoods which is helping to make the city economy stronger. Business, education, industry, retail, and government make up the backbone of the Hurst economy. The city of Hurst is located in the heart of the Dallas/Fort Worth metroplex and part of the Mid-Cities between Dallas and Fort Worth. The Dallas/Fort Worth International Airport has become one of the area's major industries and employers and has helped the economy by bringing in new development and industry that relies heavily on airport services. Major employers include Bell Helicopter, Wal-Mart Supercenter, TCC, Dillard's and City of Hurst. Hurst is also part of HEB (Hurst-Euless-Bedford). HEB offers companies the advantage of a Central Time Zone, a central location between the East and West Coasts of America, and a closeness to Mexico for international business. HEB offers a fully-mature business infrastructure in an accelerated climate for development.

While staying in Hurst, one can spend your leisure hours at Chisholm Park, Wells Park, Bellaire Park, Hurst Hills Park, Echo-Hills Park, Mayfair Park, Red Bud Park, Smith Barfield Park, and Tesco Park. The Modern Art Museum of Fort Worth, National Museum of Communications, Farmers Branch Historical Park, and Amon Carter Museum are also worth visiting. You can also enjoy shopping at North East Mall. Hurst is also home to four of the area's best school districts, a popular regional shopping mall, and the state-of-the-art Hurst Conference Center, the city's crown jewel. Hurst and nearby Attractions include NRH20 Waterpark, Arlington Museum of Art, Six Flags Over Texas, Fort Worth Zoo, Cedar Hill State Park and Dallas World Aquarium.



DALLAS-FORT WORTH  
INTERNATIONAL AIRPORT

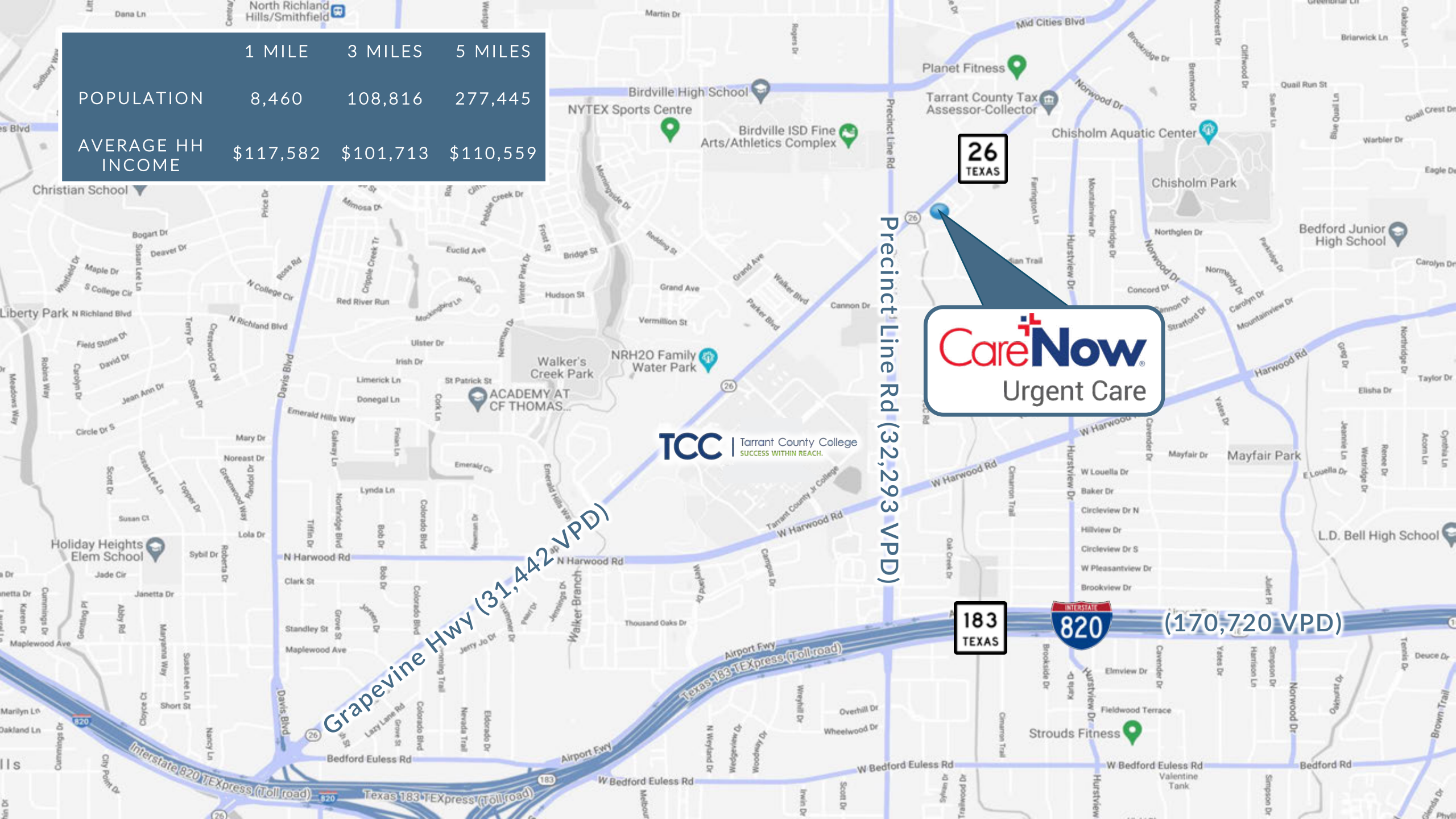


HURST CONFERENCE CENTER





	1 MILE	3 MILES	5 MILES
POPULATION	8,460	108,816	277,445
AVERAGE HH INCOME	\$117,582	\$101,713	\$110,559





# 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.





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