

# NextCare<sup>®</sup>

## URGENT CARE

(BAYLOR SCOTT & WHITE HEALTH)

603 TEXAS 35 | PORT LAVACA, TX 77979



INTERACTIVE  
OFFERING MEMORANDUM



**EXCLUSIVELY LISTED BY**

**BROKER OF RECORD**  
Kyle Matthews  
License No. 9005919 (TX)







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# NextCare<sup>®</sup>

## URGENT CARE



PRICE

**\$1,234,844**



NOI

**\$83,351.97**



GLA

**±4,530 SF**



CAP RATE

**6.75%**



YEAR BUILT

**2013**



## PROPERTY OVERVIEW

|                |                                     |
|----------------|-------------------------------------|
| Property Name  | NextCare Urgent Care                |
| Address        | 603 Texas 35, Port Lavaca, TX 77979 |
| Property Size  | ±4,530 SF                           |
| Lot Size (AC)  | ±1.50 AC                            |
| Year Built     | 2013                                |
| Property Type  | Medical Office Building             |
| Ownership Type | Fee Simple                          |







## INVESTMENT HIGHLIGHTS

### LEASE & LOCATION:

- **Passive Investment:** The lease is a NNN, allowing investors to enjoy a true passive investment.
- **Attractive Rental Increases:** Attractive 2% rental increase, which hedges against inflation.
- **Strategic Site Selection:** Strategically located 1.1 miles away from Memorial Medical Hospital. Surrounded by National Tenants: Tractor Supply, McDonalds, Wells Fargo, Sonic, Ace Hardware, Walgreens, and more.
- **Younger Demographics:** Located within 3 miles from Calhoun High School, Travis Medical School, HJM Elementary School, Sandcrab Football Stadium, which benefits this site as the younger demographic are frequent patients.
- **Strong Access & Visibility:** Strong accessibility & visibility to I-35 which sees 112,946 VPD.
- **Income Tax Free State:** Located in an income tax free state, providing greater stability and security.
- **Manufacturing Hub:** An important economic hub is the Port of Port Lavaca. The city is centrally located between several large manufacturing facilities DuPont, Alcoa, Formosa Plastic Etc.

### TENANT:

- **Recent Joint Venture:** Baylor Scott & White Healthcare System (operating 51 Hospitals & 1,500 locations) recently acquired this urgent care in 2023 demonstrating a strong commitment to the site.
- **Baylor Scott & White Healthcare System:** As a giant not-for-profit with over \$10 billion in annual revenue, Baylor Scott & White employs 45,000 employees and is a provider of lifesaving services with nearly 4 million patient encounters a year.
- **Qualified Staff:** Unlike many corporately guaranteed urgent care providers, Baylor Scott & White prioritizes Registered Nurses as primary caregivers.
- **\$56.7B Urgent Care Market:** The U.S. urgent care centers market size was valued at \$56.7B in 2022 and is expected to expand at a compound annual growth rate (CAGR of 10.99% from 2023 to 2030. The growth can be attributed to the delivery of rapid services and short wait times compared to primary care.



## INVESTMENT SUMMARY

|            |             |
|------------|-------------|
| List Price | \$1,234,844 |
| GLA        | ±4,530 SF   |
| Cap Rate   | 6.75%       |
| Year Built | 2013        |
| Lot Size   | ±1.50 AC    |

## LEASE ABSTRACT

|                         |                      |
|-------------------------|----------------------|
| Tenant Trade Name       | NextCare             |
| Type of Ownership       | Fee Simple           |
| Lease Guarantor         | NextCare             |
| Lease Type              | NN                   |
| Roof and Structure      | Landlord Responsible |
| Original Lease Term     | 15 Years             |
| Rent Commencement Date  | 1/1/2020             |
| Lease Expiration Date   | 1/1/2031             |
| Term Remaining on Lease | ±7 Years             |
| Increase                | 2% Anually           |
| Options                 | Two, 5-Year Options  |

## FINANCING OPTIONS

For financing, please contact:  
 Corey Russell  
 +1 (817) 932-4333  
 corey.russell@matthews.com



**URGENT CARE**  
NextCare



**CAP RATE**  
**6.75%**



**TERM REMAINING**  
**7.00 YEARS**

OPEN WEEKENDS  
Saturday &  
Sunday 8am-4pm



**BUILDING SIZE**  
**±4,530 SF**



**ANNUAL INCREASES**  
**2.00%**

## ANNUALIZED OPERATING DATA

| Date                  | Monthly Rent | Annual Rent | Increases | Cap Rate |
|-----------------------|--------------|-------------|-----------|----------|
| <b>Current - 2024</b> | \$6,946.00   | \$83,352.00 | 2.00%     | 6.75%    |
| <b>2025</b>           | \$7,085.00   | \$85,020.00 | 2.00%     | 6.89%    |
| <b>2026</b>           | \$7,226.00   | \$86,712.00 | 2.00%     | 7.02%    |
| <b>2027</b>           | \$7,371.00   | \$88,452.00 | 2.00%     | 7.16%    |
| <b>2028</b>           | \$7,518.00   | \$90,216.00 | 2.00%     | 7.31%    |
| <b>2029</b>           | \$7,669.00   | \$92,028.00 | 2.00%     | 7.55%    |
| <b>2030</b>           | \$7,822.00   | \$93,864.00 | 2.00%     | 7.75%    |

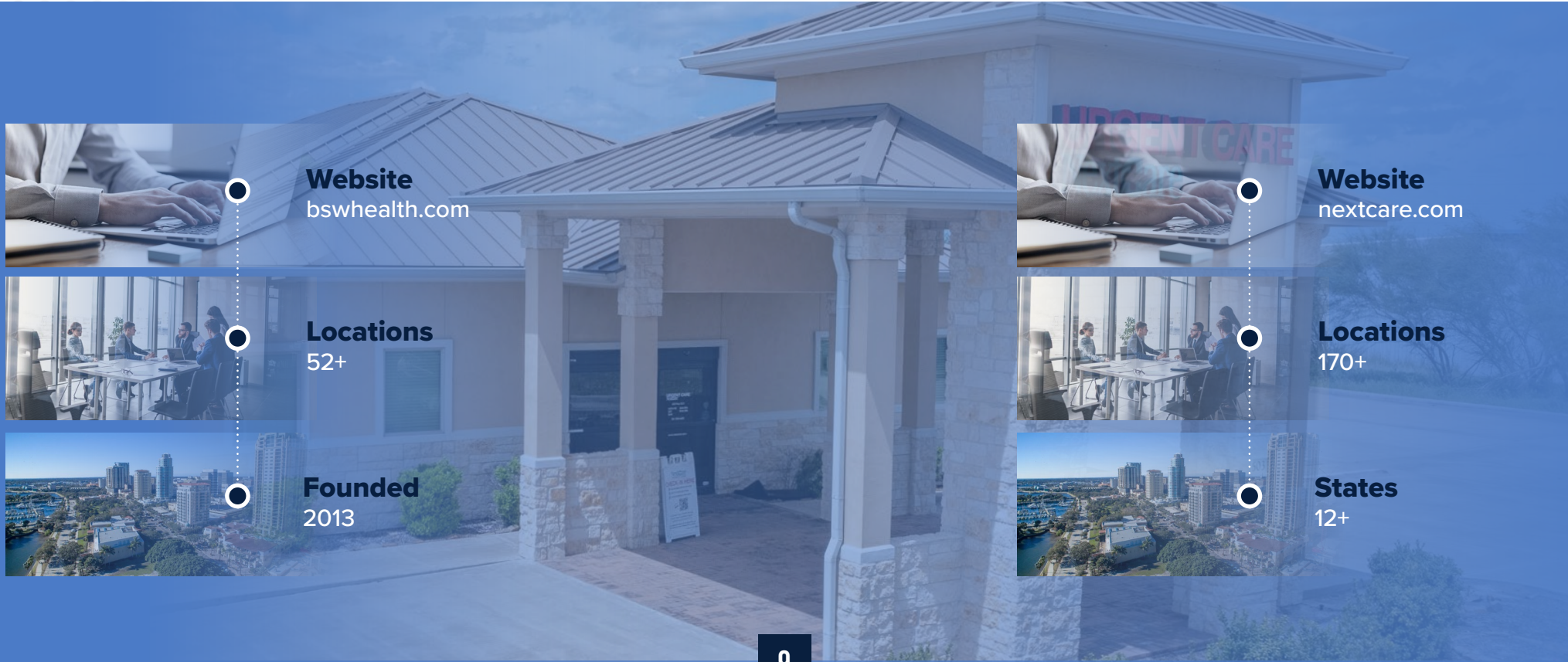




Baylor Scott & White Health - the largest not-for-profit health system in Texas, and NextCare Urgent Care - one of the nation's leading privately held providers of urgent care announce the creation of a new partnership to expand high-quality, convenient care options for patients in Texas. As the largest not-for-profit health system in the state of Texas, Baylor Scott & White promotes the health and well-being of every individual, family and community it serves. It is committed to making quality care more accessible, convenient and affordable through its integrated delivery network, which includes the Baylor Scott & White Health Plan, Baylor Scott & White Research Institute, the Baylor Scott & White Quality Alliance and its leading digital health platform - MyBSWHealth. Through 51 hospitals and more than 1,200 access points, including flagship academic medical centers in Dallas, Fort Worth and Temple, the system offers the full continuum of care, from primary to award-winning specialty care. Founded as a Christian ministry of healing more than a century ago, Baylor Scott & White today serves more than three million Texans.



NextCare Urgent Care is a prominent healthcare provider that specializes in offering immediate medical attention for non-life-threatening injuries and illnesses. With a network of urgent care centers across the United States, NextCare strives to provide accessible and affordable healthcare services to individuals in need. The centers are equipped with experienced healthcare professionals who are capable of delivering high-quality medical care in a timely manner. NextCare Urgent Care focuses on addressing a wide range of medical conditions, from minor injuries to common illnesses, ensuring that patients receive prompt and efficient treatment. Additionally, their commitment to patient convenience is evident through extended operating hours, walk-in appointments, and a range of services that cater to the diverse healthcare needs of the communities they serve.



**Website**  
bswhealth.com



**Locations**  
52+



**Founded**  
2013



**Website**  
nextcare.com



**Locations**  
170+



**States**  
12+



# NextCare<sup>®</sup>

## URGENT CARE

NextCare Urgent Care is a prominent healthcare provider that specializes in offering immediate medical attention for non-life-threatening injuries and illnesses. With a network of urgent care centers across the United States, NextCare strives to provide accessible and affordable healthcare services to individuals in need. The centers are equipped with experienced healthcare professionals who are capable of delivering high-quality medical care in a timely manner. NextCare Urgent Care focuses on addressing a wide range of medical conditions, from minor injuries to common illnesses, ensuring that patients receive prompt and efficient treatment. Additionally, their commitment to patient convenience is evident through extended operating hours, walk-in appointments, and a range of services that cater to the diverse healthcare needs of the communities they serve.



**Website**  
nextcare.com



**Locations**  
170+



**States**  
12+





Walmart  
Supercenter

CREEKSIDE APARTMENTS

EzMax  
LOANS

la Antigua  
Mexican Restaurant

O'Reilly  
AUTO PARTS

Davita

H-E-B

CAL-COM  
FEDERAL CREDIT UNION

W

MARQUIS  
INDUSTRIAL SERVICES

HOPE HIGH SCHOOL  
32 STUDENTS

Jaime's  
AUTO GLASS  
& BODY SHOP

DQ

Donut  
PALACE

Zipps  
LIQUOR

Dominos  
PIZZA  
TEXAN CREDIT CORP.  
SUBWAY

ACE  
Hardware  
HARBOR  
FREIGHT  
Quality Tools at Ridiculously Low Prices  
sun  
loan

SONIC

SDE  
SPLASH N DASH  
CAR WASH

SHERWIN  
WILLIAMS

TRAVIS MIDDLE SCHOOL  
691 STUDENTS

SUBJECT PROPERTY

DOLLAR  
GENERAL

35

± 21,400 VPD

CALHOUN HIGH SCHOOL  
1,017 STUDENTS ±.03 MILES



WELLS  
FARGO

SANDCRAB BOULEVARD SELF STORAGE



# PORT LAVACA, TX

Located on the Gulf Coast of Texas, Port Lavaca is a charming city with a rich history and natural beauty. As the county seat of Calhoun County, it boasts a picturesque waterfront and a bustling port that has long been a hub for commerce and recreation. Port Lavaca offers residents and visitors a variety of outdoor activities, including fishing, boating, and birdwatching in the nearby bays and wetlands. With its small-town charm and friendly community, Port Lavaca is a hidden gem along the Texas coast, inviting visitors to explore its scenic landscapes and vibrant culture.

The economy is largely influenced by its strategic location along the Gulf Coast, fostering a diverse range of industries. With its proximity to the Gulf of Mexico, maritime activities such as shipping, fishing, and offshore oil and gas exploration play a significant role in driving economic growth. The Port of Port Lavaca-Point Comfort serves as a vital hub for trade, facilitating the movement of goods and resources. The manufacturing sector is also prominent, with industries like petrochemicals and plastics manufacturing providing employment opportunities. Tourism also thrives in Port Lavaca, bolstered by its scenic coastline, recreational activities, and cultural attractions, contributing to the city's economic vitality.



## DEMOGRAPHICS

| POPULATION            | 1-MILE   | 3-MILE   | 5-MILE   |
|-----------------------|----------|----------|----------|
| 2020 Population       | 5,750    | 12,245   | 14,595   |
| 2024 Estimate         | 5,338    | 11,201   | 13,566   |
| 2029 Projection       | 5,004    | 10,462   | 12,720   |
| HOUSEHOLDS            | 1-MILE   | 3-MILE   | 5-MILE   |
| 2020 Households       | 1,980    | 4,223    | 5,086    |
| 2024 Estimate         | 1,838    | 3,870    | 4,745    |
| 2029 Projection       | 1,718    | 3,606    | 4,440    |
| INCOME                | 1-MILE   | 3-MILE   | 5-MILE   |
| Avg. Household Income | \$79,087 | \$71,208 | \$72,523 |



# DISTANCE MAP



**SUBJECT PROPERTY**

**±80 MILES**

**CORPUS CHRISTI, TX**





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **603 Texas 35, Port Lavaca, TX 77979** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



**EXCLUSIVELY LISTED BY**

**KYLE MATTHEWS**

*Broker of Record*

License No. 9005919 (TX)



**NextCare<sup>®</sup>**  
**URGENT CARE**  
**(BAYLOR SCOTT & WHITE HEALTH)**

603 TEXAS 35 | PORT LAVACA, TX 77979





# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                    |             |                           |              |
|--------------------------------------------------------------------|-------------|---------------------------|--------------|
| Matthews Real Estate Investment Services                           | 9005919     | transactions@matthews.com | 866-889-0050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                     | Phone        |
| Kyle Matthews                                                      | 678067      | licensing@matthews.com    | 866-889-0050 |
| Designated Broker of Firm                                          | License No. | Email                     | Phone        |
|                                                                    |             |                           |              |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                     | Phone        |
|                                                                    |             |                           |              |
| Sales Agent/Associate's Name                                       | License No. | Email                     | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date