



Medic One

RARE SMALL PRICE POINT MEDICAL ASSETS – INSULATED BUSINESS MODEL

TRUMANN, AR



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Arkansas Broker #PB00078916



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Available for Purchase Individually or Together

| PORTFOLIO PRICING | | |
|--------------------------|-------|-------------|
| Price | | \$2,412,960 |
| Capitalization Rate | | 7.50% |
| Stabilized Income | | |
| Scheduled Rent | | \$180,972 |
| Less | \$/SF | |
| CAM | NNN | \$0.00 |
| Taxes | NNN | \$0.00 |
| Insurance | NNN | \$0.00 |
| Total Operating Expenses | NNN | \$0.00 |
| Net Operating Income | | \$180,972 |

The subject Medic One may be purchased individually or in conjunction with the other locations. Contact Agent for details and portfolio availability.



MEDIC ONE
Harrisburg, AR
Price: \$288,000 | Cap Rate: 7.50%

[View Property Here](#)



MEDIC ONE
Walnut Ridge, AR
Price: \$432,000 | Cap Rate: 7.50%

[View Property Here](#)



MEDIC ONE
Kennett, MO
Price: \$394,000 | Cap Rate: 7.50%

[View Property Here](#)



MEDIC ONE
Poplar Bluff, MO
Price: \$1,000,000 | Cap Rate: 7.50%

[View Property Here](#)

Medic One

116 AR-463, TRUMANN, AR 72472 [↗](#)

\$299,000

PRICE

7.50%

CAP RATE

| | |
|---------------|----------|
| NOI | \$22,404 |
| LEASE TYPE | NN |
| LEASE TERM | 8+ Years |
| BUILDING SIZE | 1,600 SF |
| LAND AREA | 0.41 AC |



Long-Term Mission-Critical Healthcare Facility

The subject property features 2% annual rent increases beginning January 1, 2029, continuing through the remainder of the lease term. The asset is also **strategically positioned along the main corridor**, serving as a **critical hub** within Medic One's regional network.

Passive Investment Opportunity

- **Mission Critical Facility:** Company holds exclusive ambulance contract for the county
- **Landlord-Friendly Lease:** The NN lease places responsibility for CAMs, property taxes, insurance, utilities, and repairs on the tenant. Landlord obligations are limited to HVAC replacement upon failure and maintaining the roof and structural integrity.
- **Custom Facility:** Unit includes beds, bathrooms, laundry, backup generators, is HIPPA compliant, etc.

Mission-Critical Location

- **Essential Operations:** Tenant Medic One, LLC follows a growth strategy of "more bases and more ambulances to reach more people."
- **Strategic Coverage:** The Trumann facility is well-positioned to serve the corridor and surrounding markets, making it a vital part of Medic One's network.
- **Established Presence:** With 15+ locations across Arkansas and Missouri, Medic One maintains a strong, long-term presence and is actively engaged in the communities it serves.



| CURRENT | | |
|--------------------------|-------|-----------|
| Price | | \$299,000 |
| Capitalization Rate | | 7.50% |
| Building Size (SF) | | 1,600 |
| Lot Size (AC) | | 0.41 |
| Stabilized Income | | |
| Scheduled Rent | | \$22,404 |
| Less | \$/SF | |
| CAM | NNN | \$0.00 |
| Taxes | NNN | \$0.00 |
| Insurance | NNN | \$0.00 |
| Total Operating Expenses | NNN | \$0.00 |
| Net Operating Income | | \$22,404 |

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

| LEASE ABSTRACT | |
|-----------------------|---------------------------|
| Premise & Term | |
| Tenant | Medic One, LLC |
| Lease Type | NN |
| Lease Term | 8+ Years |
| Rent Increases | 2% Annual in Year 6 |
| Rent Commencement | 1/1/2024 |
| Options | One, 5-Year |
| Expenses | |
| CAM | Tenant's Responsibility |
| Property Taxes | Tenant's Responsibility |
| Insurance | Tenant's Responsibility |
| Utilities | Tenant's Responsibility |
| HVAC | Landlord's Responsibility |
| Repairs & Maintenance | Tenant's Responsibility |
| Roof & Structure | Landlord's Responsibility |

| Tenant Info | | Lease Terms | | Rent Summary | | |
|----------------|-------------|-------------|------------|--------------|--------------|-------------|
| TENANT NAME | SQ. FT. | TERM YEARS | | CURRENT RENT | MONTHLY RENT | YEARLY RENT |
| Medic One, LLC | 1,600 | 1/1/2024 | 12/31/2028 | \$22,404 | \$1,867 | \$22,404 |
| | 2% Increase | 1/1/2029 | 12/31/2029 | | \$1,904 | \$22,852 |
| | 2% Increase | 1/1/2030 | 12/31/2030 | | \$1,942 | \$23,309 |
| | 2% Increase | 1/1/2031 | 12/31/2031 | | \$1,981 | \$23,775 |
| | 2% Increase | 1/1/2032 | 12/31/2032 | | \$2,021 | \$24,251 |
| | 2% Increase | 1/1/2033 | 12/31/2033 | | \$2,061 | \$24,736 |
| | Option 1 | 1/1/2034 | 12/31/2034 | | \$2,103 | \$25,231 |
| | Option 1 | 1/1/2035 | 12/31/2035 | | \$2,145 | \$25,735 |
| | Option 1 | 1/1/2036 | 12/31/2036 | | \$2,187 | \$26,250 |
| | Option 1 | 1/1/2037 | 12/31/2037 | | \$2,231 | \$26,775 |
| | Option 1 | 1/1/2038 | 12/31/2038 | | \$2,276 | \$27,310 |
| TOTALS: | | 1,600 | | \$22,404 | \$1,867 | \$22,404 |

**Increases in option are not specified in lease*

LEGEND



Property
Boundary

1,600

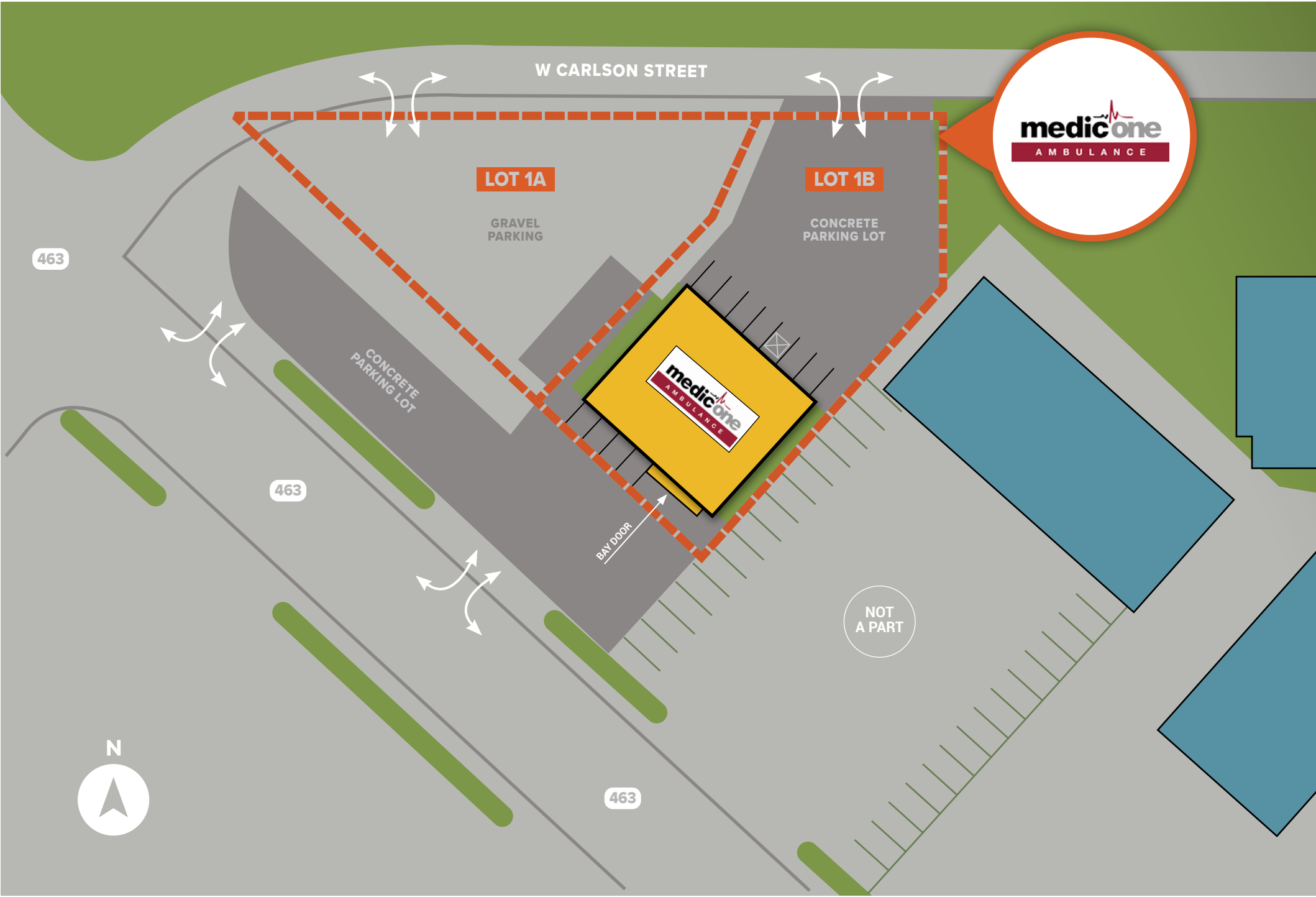
Rentable SF

0.41

Acres



Egress



24/7 Emergency and Non-Emergency Care



15 Locations

ACROSS ARKANSAS AND MISSOURI



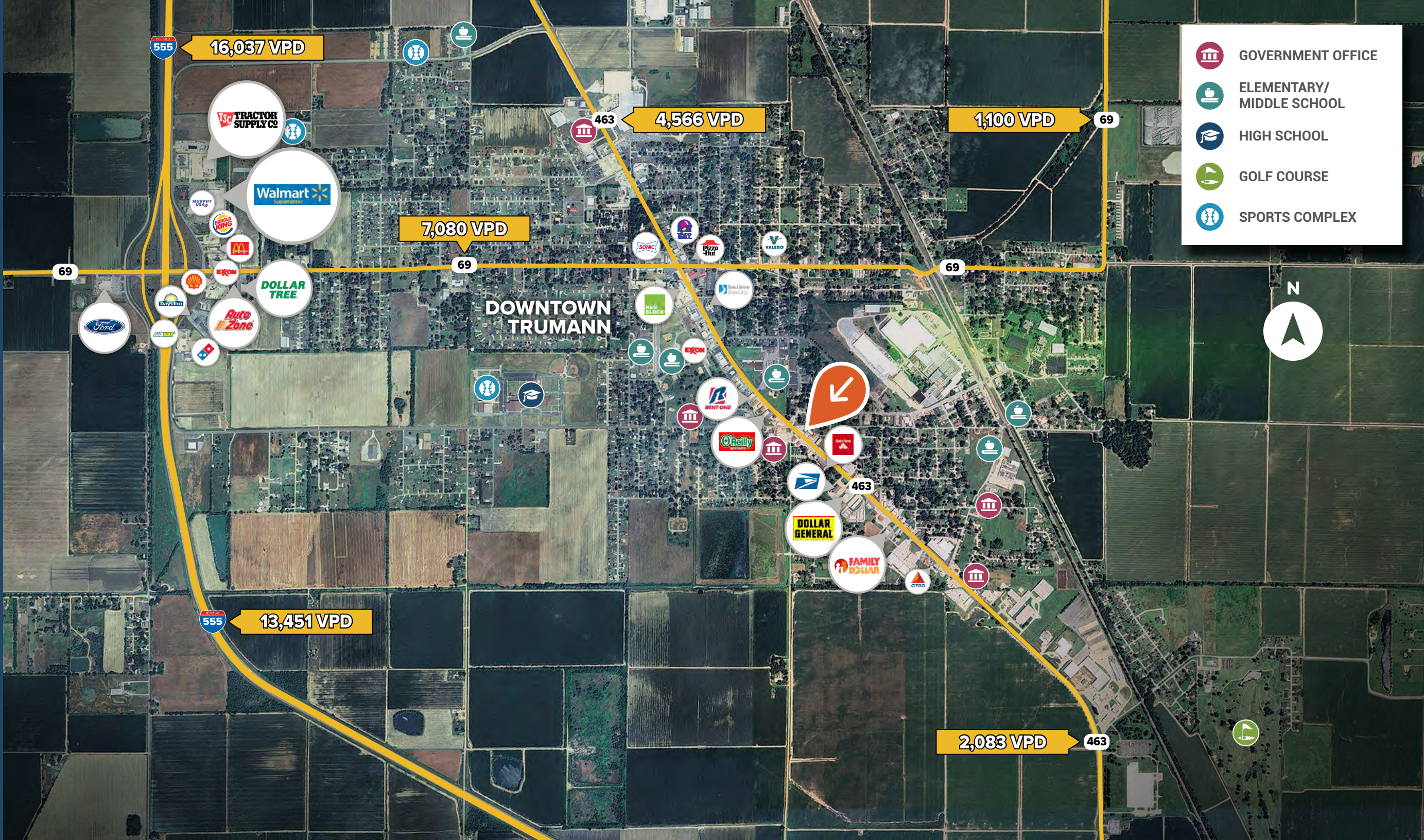
Operations & Services

- Medic One, part of WLRC Medical, delivers 24/7 emergency and non-emergency ambulance transport across Arkansas and Missouri
- Crews are trained in Advanced Life Support (ALS) and equipped with modern life-saving technology for high-quality patient care
- Services include emergency response, inter-hospital transfers, wheelchair transport, and medical coverage for community events
- The company prioritizes rapid response times by expanding its fleet and bases throughout its service area

Community & Partnerships

- Headquartered in Jonesboro, Arkansas, Medic One operates more than 15 locations across Northeast Arkansas and Southeast Missouri
- The Community Care Partner Program reduces or eliminates ambulance transport costs for Medicare recipients, privately insured patients, and the uninsured
- The program caps out-of-pocket costs for basic and advanced life support, ensuring afford-ability and predictability
- Medic One also supports community health by offering training for healthcare providers and public education initiatives

[Tenant Website](#) 



Ring Radius Population Data*

| | 1-MILE | 3-MILES | 5-MILES |
|------|--------|---------|---------|
| 2024 | 5,696 | 8,225 | 8,813 |

Ring Radius Income Data*

| | 1-MILE | 3-MILES | 5-MILES |
|---------|----------|----------|----------|
| Average | \$48,106 | \$51,524 | \$52,264 |
| Median | \$34,011 | \$38,146 | \$38,798 |

*Population & household income data sourced from CoStar

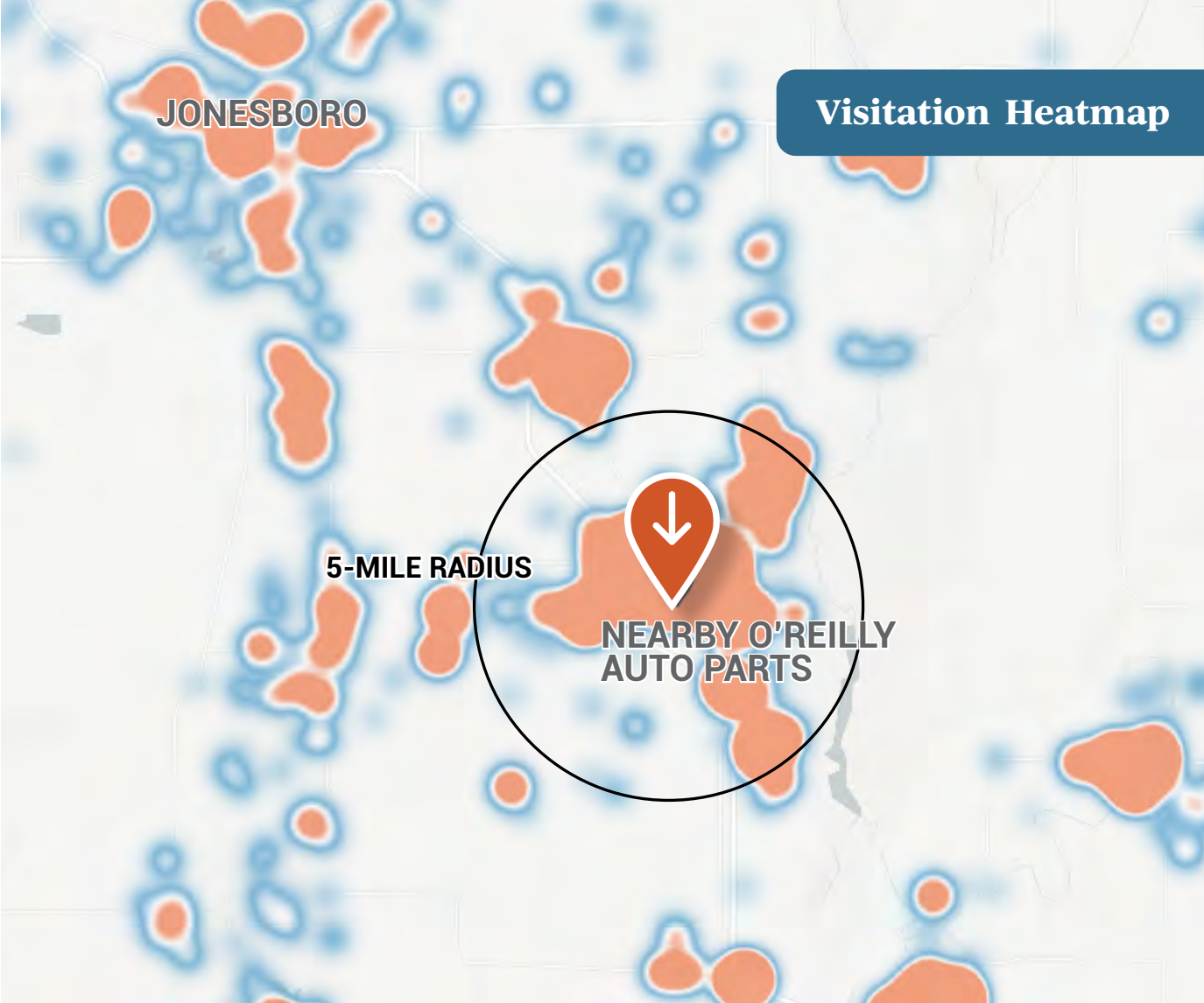
The typical dwell time of individuals who visited the nearby O'Reilly Auto Parts in the last 12 months is **16 minutes**.

30.9K Visits

OVER PAST 12 MONTHS AT THE NEARBY O'REILLY AUTO PARTS

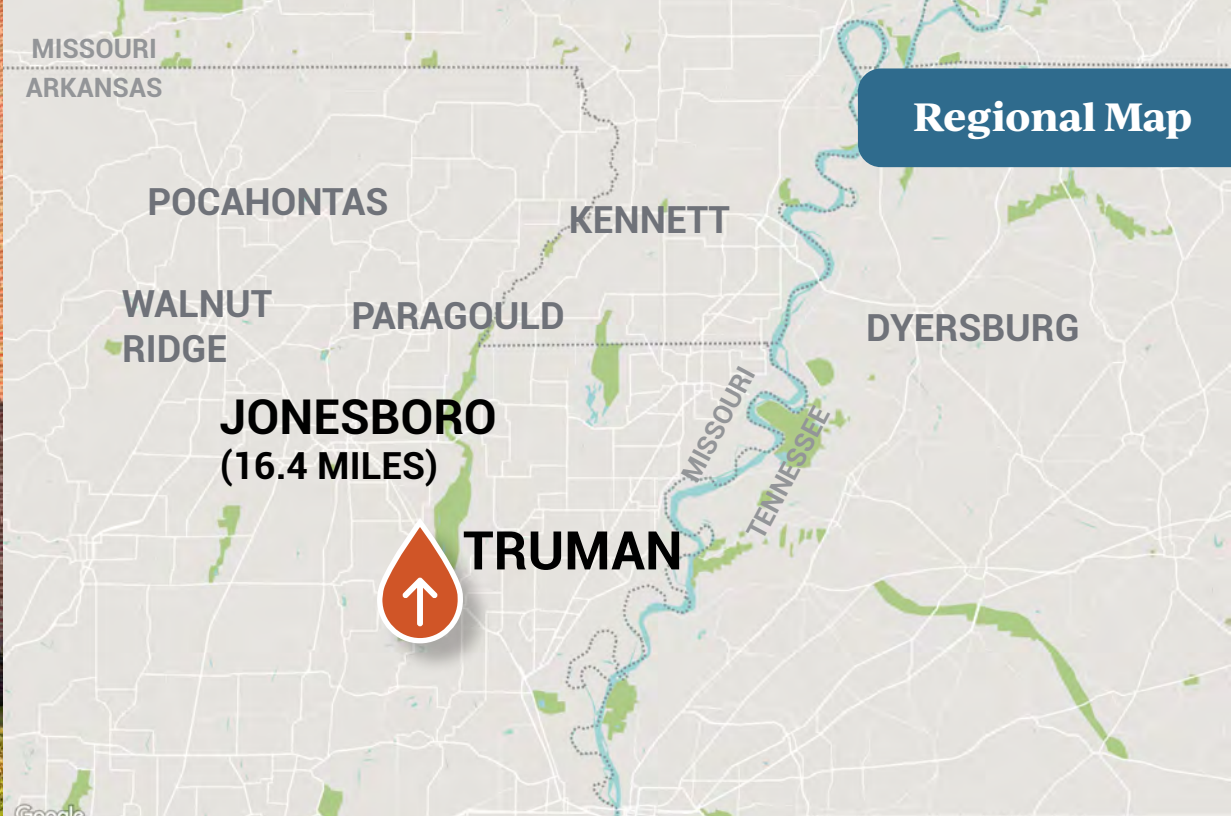
3.11 Avg Visits

PER YEAR FROM CUSTOMERS OF THE NEARBY O'REILLY AUTO PARTS



The shading on the map above shows the **home location of people who visited the nearby O'Reilly Auto Parts over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Trumann, AR

GATEWAY TO THE DELTA



22,300

POINSETT COUNTY

Where Industry Meets Community

- Trumann, the largest city in Poinsett County, sits along I-555 just 12 miles from Jonesboro and 45 miles from Memphis
- Once a timber and manufacturing hub tied to Singer Sewing Machine, the city has transitioned into agriculture and diversified industries centered around an industrial park
- Trumann offers strong community amenities, including modern schools, parks, and outdoor recreation near the St. Francis River, while maintaining small-town character with access to larger urban centers

Poinsett County

- Established in 1838 and named for Joel R. Poinsett, the county is defined by Crowley's Ridge and fertile Delta lands that make it one of the nation's top rice producers
- Agriculture remains the economic backbone, supported by soybeans, cotton, and cultural attractions like Lake Poinsett State Park and the Southern Tenant Farmers Museum



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