



REPRESENTATIVE PHOTOS. NOT ACTUAL SITE.

INTEGRITY URGENT CARE

SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY

618 W HWY 79, ROCKDALE, TX 76567



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DISCLAIMER:

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INVESTMENT SUMMARY

ACRE Partners, as exclusive investment sales advisor to seller, is pleased to offer the opportunity to acquire the Fee Simple building and land interest of the Integrity Urgent Care located at 618 W Hwy 79 in Rockdale, Texas.

The property features a 3,077 SF brand-new construction urgent care facility on a parcel size to be determined. Strategically positioned within the “Texas Golden Triangle” (between Austin, Waco, and Bryan-College Station), the ease of access to both highways US 77 and US 79 make this a prime location for urgent care offerings. The tenant has executed a 15-year Absolute NNN lease with 1.25% annual increases and zero landlord responsibilities, offering passive income and long-term stability for investors.

Integrity Urgent Care is a walk-in healthcare provider delivering fast, affordable treatment for non-emergency illnesses and injuries, operating as the Texas brand under Xpress Wellness Urgent Care. Founded in 2014 and acquired by Goldman Sachs Alternatives in 2024, the combined network has grown to over 70 locations across multiple states. Services include flu and COVID care, digital x-rays, lab testing, EKGs, occupational medicine (including DOT physicals and drug testing), virtual care, and limited behavioral and primary care. Most clinics are open seven days a week with extended hours and online check-in capabilities. Integrity accepts major insurance carriers and self-pay patients, with a reputation for short wait times, clean facilities, and excellent staff care—all contributing to its continued regional expansion.

PRICE	\$3,162,600
CAP RATE	6.00%
NOI	\$189,756
PRICE PER SF	\$1,027.82
GUARANTOR	Corporate
ADDRESS	630 W Hwy 79, Rockdale, TX 76567
COUNTY	Milam
BUILDING AREA	3,077 SF
LAND AREA	0.46 AC
YEAR BUILT	2025



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INVESTMENT HIGHLIGHTS

- Brand New Construction Integrity Urgent Care Opening in December 2025
- Long 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities
- 1.25% Annual Rental Increases Beginning Year 3 and Three, Five Year Option Periods
- Corporate Guarantee
- **Strategic Central Texas Location:** Positioned at the intersection of Highways 77 & 79, Rockdale offers exceptional connectivity between Austin, Bryan-College Station, Temple, and Round Rock — ideal for distribution, manufacturing, and service-based businesses.
- **Major Redevelopment Momentum:** The 33,000-acre Sandow Lakes Ranch redevelopment (formerly industrial land) is being transformed into a master-planned, mixed-use project with industrial, logistics, residential, and retail components — a generational catalyst for local growth.
- **Residential & Population Growth:** The new Cornerstone subdivision will bring approximately 670 new homes, parks, and a school, supporting long-term population expansion and consumer demand across Rockdale's trade area.
- Founded In 2014, Xpress Wellness / Integrity Urgent Care Currently Has 70+ Locations Across Oklahoma, Kansas, And Texas With Plans To Open Additional Clinics In 2024
- Xpress Wellness Acquired Integrity Urgent Care In April 2022 Expanding Throughout Texas - All Texas Location Will Be Branded As Integrity Urgent Care Under The Xpress Wellness Corporate Guarantee
- Xpress Wellness Is Open 7 Days A Week Offering In network Providers, Online Check-In, Virtual Visits, Including Telemedicine And Ready To Treat Non-Life-threatening Injuries And Illnesses Virtual Visits, Including Telemedicine , Quickly And Proficiently Expand The Xpress Wellness Operating Model Beyond Traditional Brick And Mortar
- In May 2024, Goldman Sachs (NYSE: GS) acquired Xpress Wellness Urgent Care to help them continue to drive growth in existing and new geographic markets and bring high-quality urgent care and select specialty services to underserved communities.
- Xpress Wellness Urgent Care will utilize the global network and resources of Goldman Sachs (NYSE: GS) to further the development of new and existing markets, and to build out additional, adjacent healthcare services.
- Goldman Sachs (NYSE: GS) is one of the leading investors in alternatives globally, with over \$450 billion in assets and more than 30 years of experience. The business invests in the full spectrum of alternatives including private equity, growth equity, private credit, real estate, infrastructure, hedge funds and sustainability. Clients access these solutions through direct strategies, customized partnerships, and open architecture programs.

REPRESENTATIVE PHOTOS. NOT ACTUAL SITE

LEASE SUMMARY

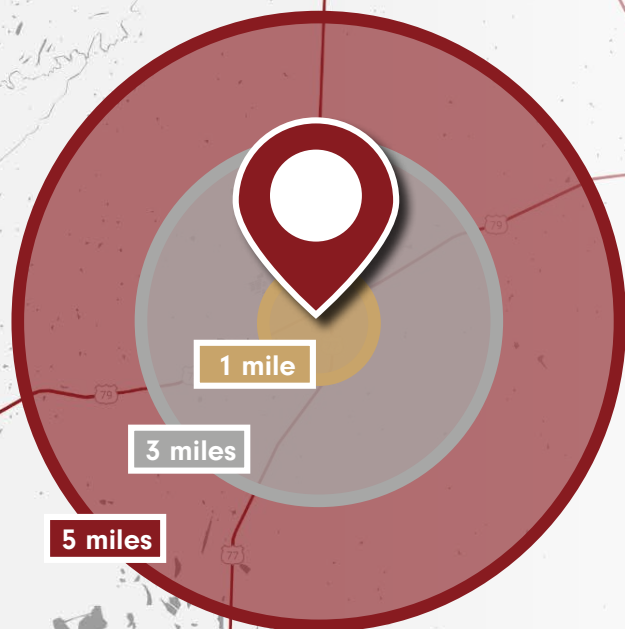


TENANT	Integrity Urgent Care
PREMISES	A Building Consisting of 3,077 SF
LEASE COMMENCEMENT	12/15/25
LEASE EXPIRATION	11/30/40
LEASE TERM	15 Years
LEASE TERM REMAINING	15 Years
RENEWAL OPTIONS	Three, 5-Year
RENT INCREASES	1.25% Annually Beginning in Year 3
LEASE TYPE	Absolute Triple Net (ABS NNN)
OWNERSHIP	Fee Simple
USE	Urgent Care
SQUARE FOOTAGE	3,077 SF

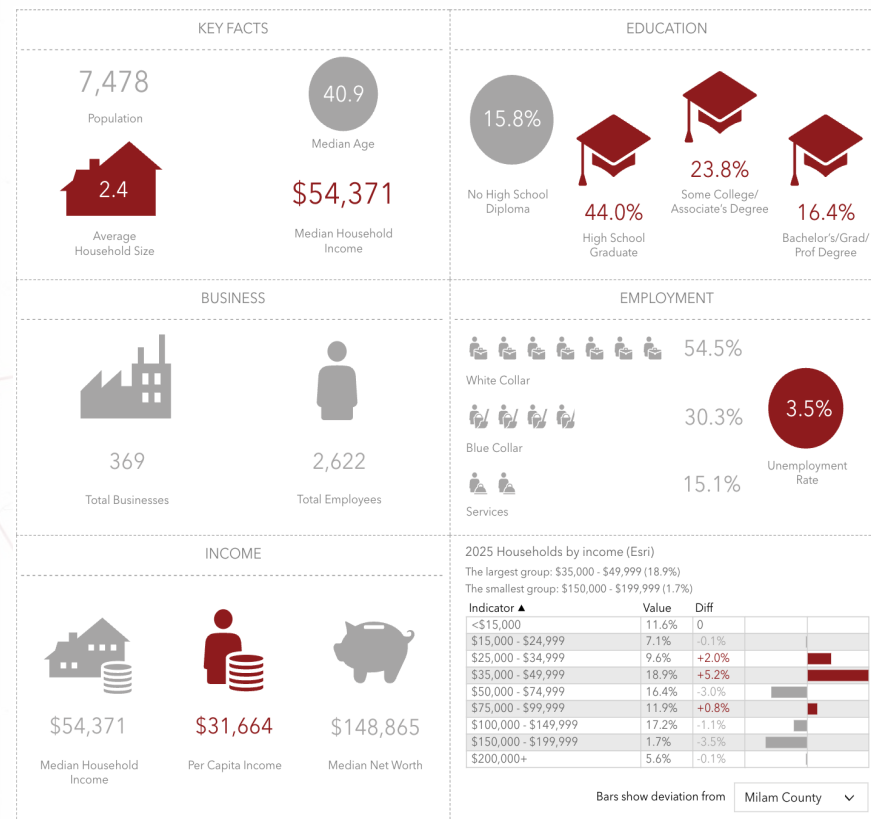
RESPONSIBILITIES	TENANT	LANDLORD
PROPERTY TAXES	X	
INSURANCE	X	
COMMON AREA	X	
ROOF & STRUCTURE	X	
PARKING	X	
REPAIRS & MAINTENANCE	X	
HVAC	X	
UTILITIES	X	

LOCATION HIGHLIGHTS

The Crossroads



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,113	6,394	7,478
Households	903	2,595	3,025
Families	584	1,628	1,916
Average Household Size	2.34	2.42	2.44
Owner Occupied Housing Units	676	1,728	2,080
Renter Occupied Housing Units	227	867	945
Median Age	41.3	40.0	40.9
Median Household Income	\$66,143	\$54,093	\$54,371
Average Household Income	\$99,853	\$77,414	\$77,735

ROCKDALE TX

ROCKDALE TEXAS

Rockdale, Texas sits in central Texas in Milam County and is increasingly positioning itself as an appealing site for business and residential growth. With a population of just over 6,000 residents, the city is targeting a significant growth trajectory — citing expectations of a population increase by up to five times by 2041. This population expansion is being fueled in part by its strategic location within the “Texas Golden Triangle” and its intersection of major highways US 77 and US 79, offering excellent connectivity for commuting, logistics, and regional access.

Economically, Rockdale is undergoing a transformation. Historically anchored by heavy industry — including a large Alcoa Inc. aluminum smelter and coal-fired power plants — the town experienced decline when those operations closed. Today, the local economy is showing strong signs of revival: the broader Milam County economy grew by about 12.8% from 2022 to 2023, driven notably by private industry sectors including real estate, construction, and information. Rockdale has also leveraged large-scale industrial redevelopment, with the former Alcoa site being repurposed into a 3,300-acre mega-site for advanced manufacturing and logistics.

Residential development plans call for thousands of new homes — for example, estimates include demand for over 5,000 owner-occupied units and nearly 4,000 multifamily units over the next

20 years. The city is also actively recruiting retail and dining services to support this expanding population base.

The cost of living in Rockdale is lower than in many major Texas metros, offering greater affordability — and yet the town remains within convenient driving distance of larger employment centers and amenities. The small-town atmosphere gives it appeal for families and individuals seeking a more relaxed pace without sacrificing access to regional infrastructure. A location at the cusp of transformation, with strong infrastructure, and a growing populations, Rockdale is a market where early entry could mean beneficial long-term growth as the community evolves and expands.



Cameron Ave



US 77

US 79 | 20,274 VPD

ROCKDALE
HIGH SCHOOL



Exxon

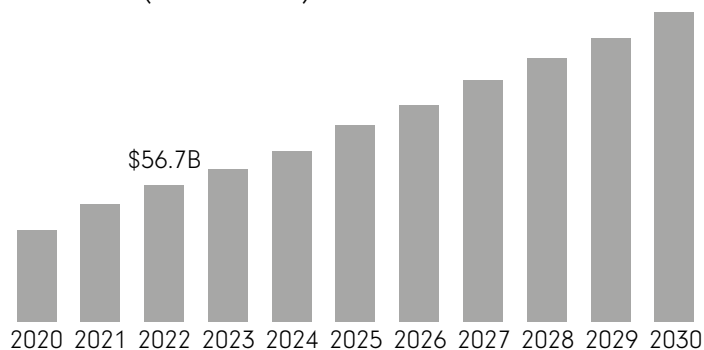


URGENT CARE MARKET UPDATE



The U.S. urgent care centers market size was valued at \$56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.9% from 2023 to 2030. The growth can be attributed to the delivery of rapid services and short wait times compared to primary care physicians (PCPS), according to Grand View Research/Market Analysis Report.

U.S. URGENT CARE CENTERS MARKET 2020-2030 (USD Billion)



10.9%

U.S. Market CAGR,
2023-2030



TENANT GUARANTEE & OVERVIEW



Integrity Urgent Care is a Texas-based private healthcare provider that delivers treatment for non-life-threatening illnesses and injuries for children and adults. Integrity Urgent Care clinics offer a wide range of services including occupational medicine, sports medicine, computerized radiology services, lab services, diagnostic testing, and EKG services on site.

Integrity Urgent Care operates as the designated Texas brand of Xpress Wellness Urgent Care, a growing urgent care provider headquartered in Enid, Oklahoma. In May 2024, Xpress Wellness rebranded its Texas-based clinics under the Integrity name to align with a unified and integrated brand structure. As of mid-2024, Xpress Wellness was acquired by Goldman Sachs Alternatives, further solidifying its corporate partnerships and ownership structure. This strategic investment reinforces the long-term stability and institutional backing of both brands. Integrity now serves as the official operator of all Xpress Wellness clinics throughout Texas.

Together, Xpress Wellness and Integrity operate more than 70 urgent care clinics across multiple states, offering walk-in medical services for non-life-threatening illnesses and injuries. But urgent care is just one part of their mission. Their healthcare professionals also provide comprehensive care that helps patients fully recover from their condition or injury, with a focus on convenience, compassion, and accessibility.

They also pride themselves on offering a wide range of services—from primary care to pediatric care, as well as treatment for sports-related injuries and workplace injuries. Their clinics are designed to provide fast, affordable, and reliable care when patients need it most. With the ability to check in online and extended daily hours, Integrity offers a seamless experience that often outperforms a traditional medical visit. All locations are open seven days a week to better serve their communities.

MEDICAL

INDUSTRY

URGENT CARE CLINIC

SPECIALTY

ENID, OK

HEADQUARTERS

70+

LOCATIONS

2014

FOUNDED

PRIVATE

COMPANY TYPE

INTEGRITYUC.COM

WEBSITE

PRESS RELEASE

GOLDMAN SACHS ALTERNATIVES COMPLETES ACQUISITION OF XPRESS WELLNESS FROM LATTICEWORK CAPITAL MANAGEMENT



- In May 2024, Goldman Sachs Alternatives acquired Xpress Wellness, LLC, a rural healthcare provider operating across Oklahoma, Kansas, and Texas. Goldman Sachs Asset Management
- Previously under the ownership of Latticework Capital Management (LCM), Xpress Wellness expanded from 10 clinics to over 80, offering services such as urgent care, behavioral health counseling, and primary care. Goldman Sachs Asset Management
- This acquisition enables Xpress Wellness to leverage Goldman Sachs' global network to further develop existing markets and introduce additional healthcare services. Greg Shell, Head of Inclusive Growth at Goldman Sachs Alternatives, expressed enthusiasm for partnering with Xpress to deliver high-quality care to underserved communities.



The background image shows the exterior of a building at dusk. The building has a light-colored, horizontally-slatted facade. Above the entrance is a large, illuminated sign. The entrance itself is a set of double glass doors with a dark frame. On either side of the entrance are small, square windows with dark frames. The sky is a deep blue with some clouds. The overall lighting is dim, with the primary light source being the building's signage and interior lights.

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ÀCRE
PARTNERS



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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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