

Texas MedClinic

19055 I-35 | Kyle, TX 78640

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Offering Memorandum**



The Offering

Northmarq, on behalf of Ownership as its exclusive advisor, is pleased to offer for sale, the fee-simple interest in the single-tenant urgent care facility located at 19055 Interstate Highway 35 in Kyle, Texas (the "Property"). The Property is leased to Hulin Health, LLC, DBA Texas MedClinic, and corporately guaranteed by CCP Holdings, LLC. Texas MedClinic is a leading provider of urgent care, primary care and occupational medicine services across the State of Texas with 33 clinics. It is a part of the Community Care Partners ("CCP") network, which operates 107 facilities under four banners in six states and is one of the fastest-growing companies in the country with 464% growth over the last three years. As of 2025, CCP is the 9th-largest independent urgent care operator in the U.S., having moved from 11th to 9th in just the last year alone.



Contact Broker



Northmarq

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In Association With

Jim Gibson

TX Lic. #392926

\$3,817,000
OFFERING PRICE

6.00%
CAP RATE



AUSTIN, TEXAS INVESTMENT OPPORTUNITY

#1 Fastest Growing U.S. Metro from 2011 – 2023
Major Growth Region Between Austin and San Antonio



CORPORATE LEASE GUARANTY

CCP Holdings, LLC (107 Units)
\$250M+ Annual Revenue | 464% Growth Trailing 3 Years



KYLE, TX GROWTH METRICS

10.5% Annual Population Growth Thru 2029 (3 Miles)
One of the Fastest Growing Markets in the U.S.



I-35 FRONTAGE (157,000+ VPD)

Direct Frontage on the #1 Commercial Corridor in Austin, TX
One of the Most Rapidly Developing Interstates in the U.S.



LONG-TERM NNN LEASE

14+ Years of Lease Term Remaining
Highly Passive Structure (Tenant Responsible for Roof)



EXCEPTIONAL DEMOGRAPHICS

Population of 238,000+ (10 Miles)
Average Household Income of \$126,000+ (10 Miles)



PREMIER COMMERCIAL LOCATION

Costco, The Home Depot, Lowe's, Target, Walmart,
McDonald's, Starbucks, & Chick-fil-A (within 1.5 Miles)



2.00% ANNUAL RENTAL INCREASES

Average Yield of 6.84% over Base Lease Term
Offers Hedge Against Inflation & Boost to Cash Flow



NEW 2024 CONSTRUCTION

Brand-New Build-to-Suit for Texas MedClinic
Class A Construction Offers Exceptional Residual Value