

OFFERING MEMORANDUM

# FAST PACE HEALTH

25 Bear Parkway, Lincoln (Talladega), AL 35096



**Elliott Kyle**

404.812.8927  
ekyle@skylineseven.com

**Chase Murphy**

404.812.8925  
cmurphy@skylineseven.com

skylineseven.com  
404.812.8910

800 Mt. Vernon Highway NE Suite 425  
Atlanta, GA 30328

# Executive Summary

Sale Price

**\$2,595,000**

## Offering Summary

Cap Rate:	6.55%
NOI:	\$170,000
Building Size:	3,726 SF
Lot Size:	0.723 Acres
Year Built:	2022
Lease End Date:	March 31, 2038
Rental Increases:	10% Every 5 Years
Options:	3 x 5 Years

## Property Highlights

- New construction with a medical tenant that has over 320 locations in 8 states and continues to grow.
- Strong net lease with 10% increases every 5 years with 3 x 5 year options at the end of the initial 15 years.
- Less than 1 mile from the Honda Manufacturing of Alabama assembly plant, which cost approximately \$3 billion and employs over 4,500 employees plus another 3,500 associates for approximately 7,000 on site every day.
- Lincoln is well located just to the north of I-20 and the area is better known for the NASCAR Talladega Superspeedway and is located 40 miles east of Birmingham.
- Area businesses include a new Piggly Wiggly grocery store behind the Fast Pace Urgent Care, along with City Hall, Regions Bank, First Bank of Alabama, Metro Bank, O'Reilly, Family Dollar, and more.



## Property Description

Fast Pace Health is an excellent tenant for the City of Lincoln, who recently signed a 15-year NN lease with 3 x 5 options, and 10% increases every 5 years. Fast Pace Health has over 320 locations in 8 states and employs 2,700 healthcare providers and experts.

The immediate area is best known for the NASCAR Talladega Superspeedway but another major employer in the area is the Honda Manufacturing of Alabama plant, which cost approximately \$3 billion, and has approximately 7,000 employees and associates on site every day.

Lincoln has a growing residential population as well. Over 500 home sites have been approved in 2023 and 2024 for townhouses and free-standing homes, addressing the need for more workers in the area. Water/sewer upgrades are in process, along with paving projects, new parks, and a focus on attracting more industrial sites to the area.

# Fast Pace Health Overview

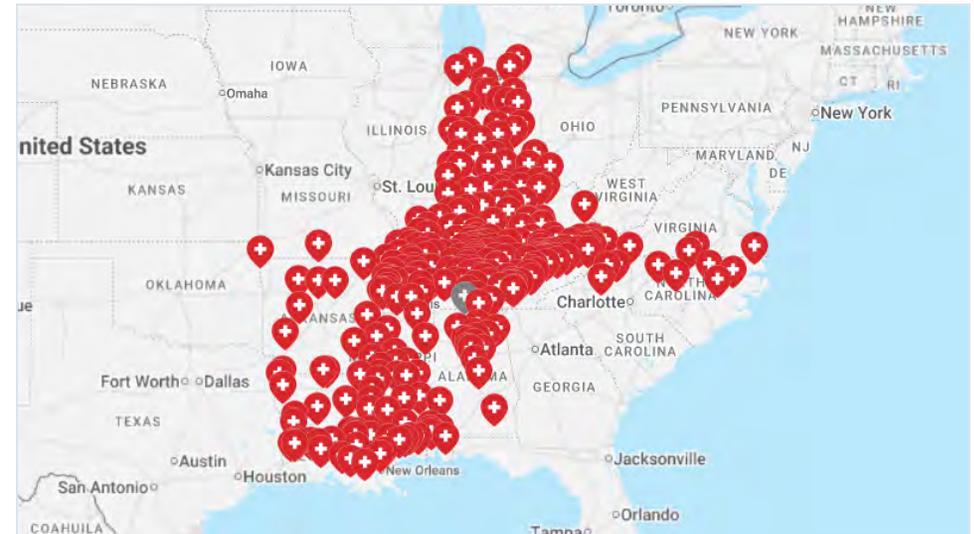
## Tenant Overview

<b>Company:</b>	Fast Pace Health
<b>Industry:</b>	Medical
<b>Ownership:</b>	Private
<b>Locations:</b>	TN, KY, LA, MS, IN, AL, NC, and AR
<b>Headquarters:</b>	Franklin, TN
<b>No. of Clinics:</b>	320
<b>No. of Employees:</b>	2700
<b>Founded:</b>	2009
<b>Website:</b>	<a href="http://www.fastpacehealth.com">www.fastpacehealth.com</a>

## FAST PACE HEALTH

Fast Pace Health has established itself as a leader in providing accessible and high-quality healthcare services to underserved rural communities since opening its first urgent care clinic in Collinwood, TN, in 2009. With over 320 healthcare centers spread across Tennessee, Kentucky, Louisiana, Mississippi, Indiana, Alabama, North Carolina, and Arkansas, the company offers a comprehensive range of services, including urgent care, primary care, orthopedics, dermatology, behavioral health, physical therapy, and telehealth. Fast Pace Health is dedicated to providing compassionate and affordable healthcare, bridging gaps in regions with limited medical services. This commitment is demonstrated through continuous expansion efforts and the introduction of new services, including comprehensive behavioral health care launched in 2019.

In 2021, Fast Pace Health collaborated with the Rural Health Alliance to broaden its value-based care services for underserved rural communities, thereby improving access to care for many vulnerable Americans. Additionally, in 2022, Fast Pace Health teamed up with First Care Clinics to further extend its urgent care clinic network and enhance access to care through its ancillary services for underserved rural populations in Kentucky.



## Tenant Highlights

- Over 320 healthcare centers across 8 states, Fast Pace Health is dedicated to improving healthcare access through convenient and affordable solutions in the communities they serve.
- A diverse, world-class team of 2,700 healthcare providers and experts has been united - dedicated to enhancing the healthcare experience for both patients and providers.
- Fast Pace is the largest independent provider of urgent care and primary care services in Tennessee and one of the fastest-growing companies in the industry.

# Lease Abstract

## Tenant Profile

Tenant:	FPMCM, LLC d/b/a Fast Pace Urgent Care
Square Feet:	3,726 SF
Lease Term:	15 years and 4 months
Lease Start Date:	11/21/2022
Lease Expiration Date:	03/31/2038
Term Remaining:	13+ years
Renewal Options:	3 x 5 Year
Annual Base Rent:	\$170,000
Rent Increases:	10% every 5 years
Current Reimbursement:	Net lease

## Rent Schedule

Lease Term	Annual Base Rent
04/01/2023-03/31/2028 (1-5y)	\$170,000
04/01/2028-03/31/2033 (6-10y)	\$187,000
04/01/2033-03/31/2038 (11-15y)	\$205,700
04/01/2038-03/31/2043 (option 1)	\$226,270
04/01/2043-03/31/2048 (option 2)	\$248,897
04/01/2048-03/31/2053 (option 3)	\$273,787



## CUSTOM TEXT

Landlord shall be solely responsible for, at its own expense, the maintenance and repair (as necessary) of the structural elements of the foundation and load-bearing walls of the building located on the Premises.

Tenant is responsible for repair and maintenance of common area, HVAC, Plumbing & Electrical, roof. Additionally, the tenant is responsible for paying taxes and Insurance, while the Landlord is responsible for the structure.

# Location Overview



Talladega Superspeedway



Honda Manufacturing of Alabama

## Lincoln, Alabama

Lincoln is a city in Talladega County, located between Birmingham, Alabama, and Atlanta, Georgia. Situated along Interstate 20, it is approximately 40 miles east of Birmingham and about 110 miles west of Atlanta, providing convenient access to both major cities for residents and travelers. The city's economic landscape has matured beyond its agricultural origins, pivoting towards dynamic sectors like manufacturing, retail, and logistics. A prominent jewel in Lincoln's crown is the renowned Talladega Superspeedway, a pulsating NASCAR track that annually hosts major racing spectacles, magnetizing crowds nationwide.

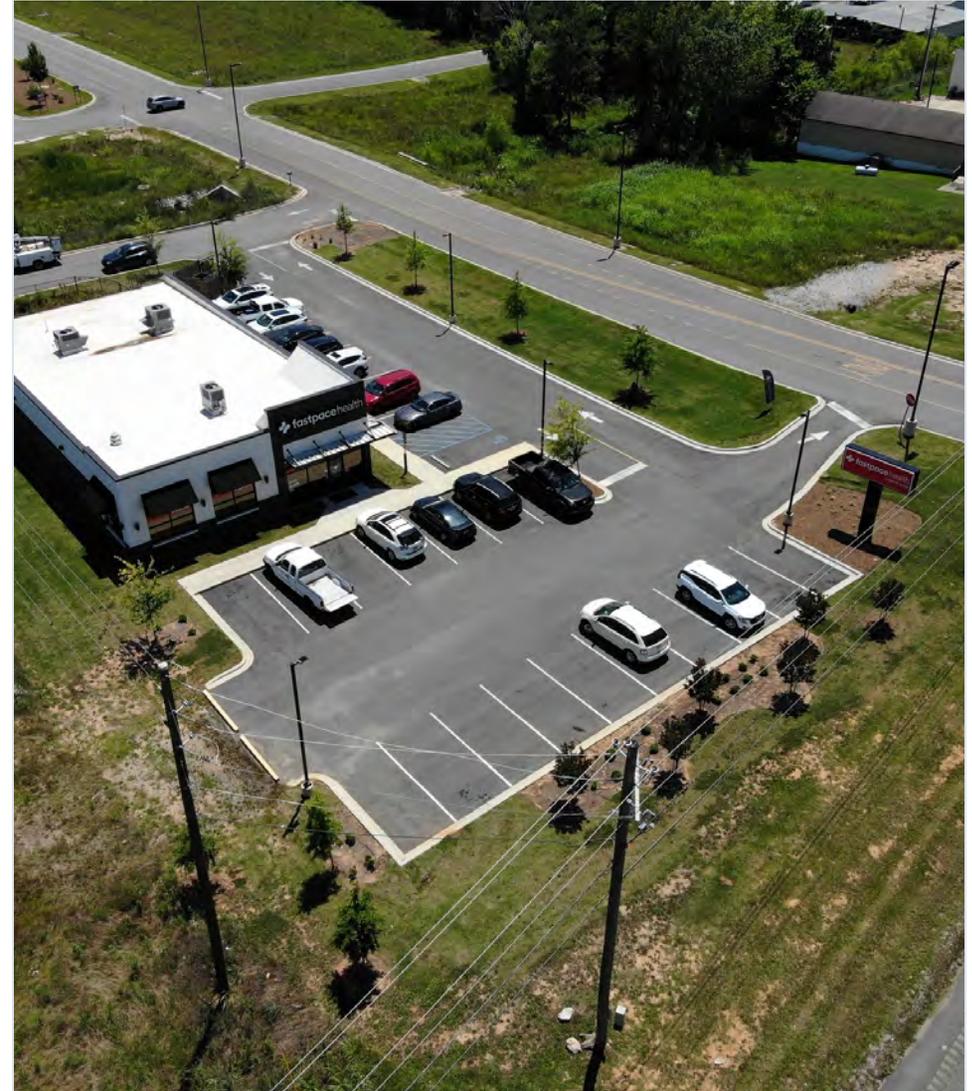
Honda Manufacturing of Alabama is one of the major employers in the Lincoln area, with more than 4,500 employees and many more related associates. The manufacturing facility started development in 2001 and now spans approximately 4.9 million square feet on 1,350 acres at a cost of \$3 billion in capital investments. The models in production include Honda Odyssey, Pilot, Ridgeline, Passport and V-6 engines. The annual production capacity is 340,000 vehicles and engines.

Talladega Superspeedway is the longest NASCAR oval track, spanning a whopping 2.66 miles, and holds the record for the fastest NASCAR race in history. The track's high-banked turns, at a staggering 33 degrees, challenge drivers and exhilarate fans with heart-stopping speeds. Talladega is also renowned for its restrictor plate races, where pack racing and drafting tactics dominate, often leading to unpredictable outcomes and breathtaking finishes. With a capacity exceeding 175,000 spectators, it's one of the largest sporting venues in the world, pulsating with the energy of devoted fans during its marquee events.

# Aerial Photo



# Additional Photo



# Additional Photos



# Additional Photos



Detention Pond in the rear



Piggly Wiggly grocery store behind - future development land next door

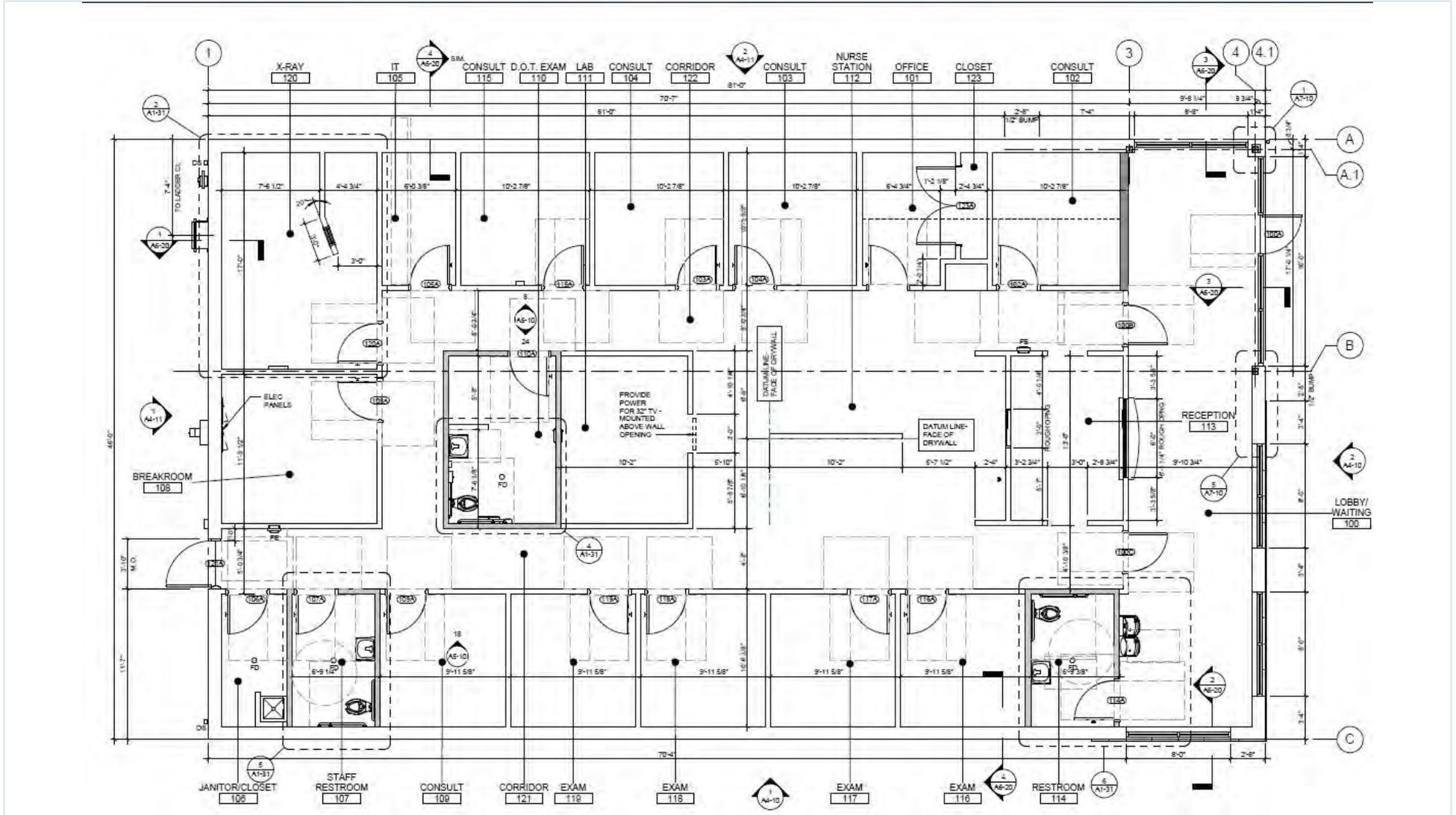


View looking west toward the Honda Manufacturing Plant

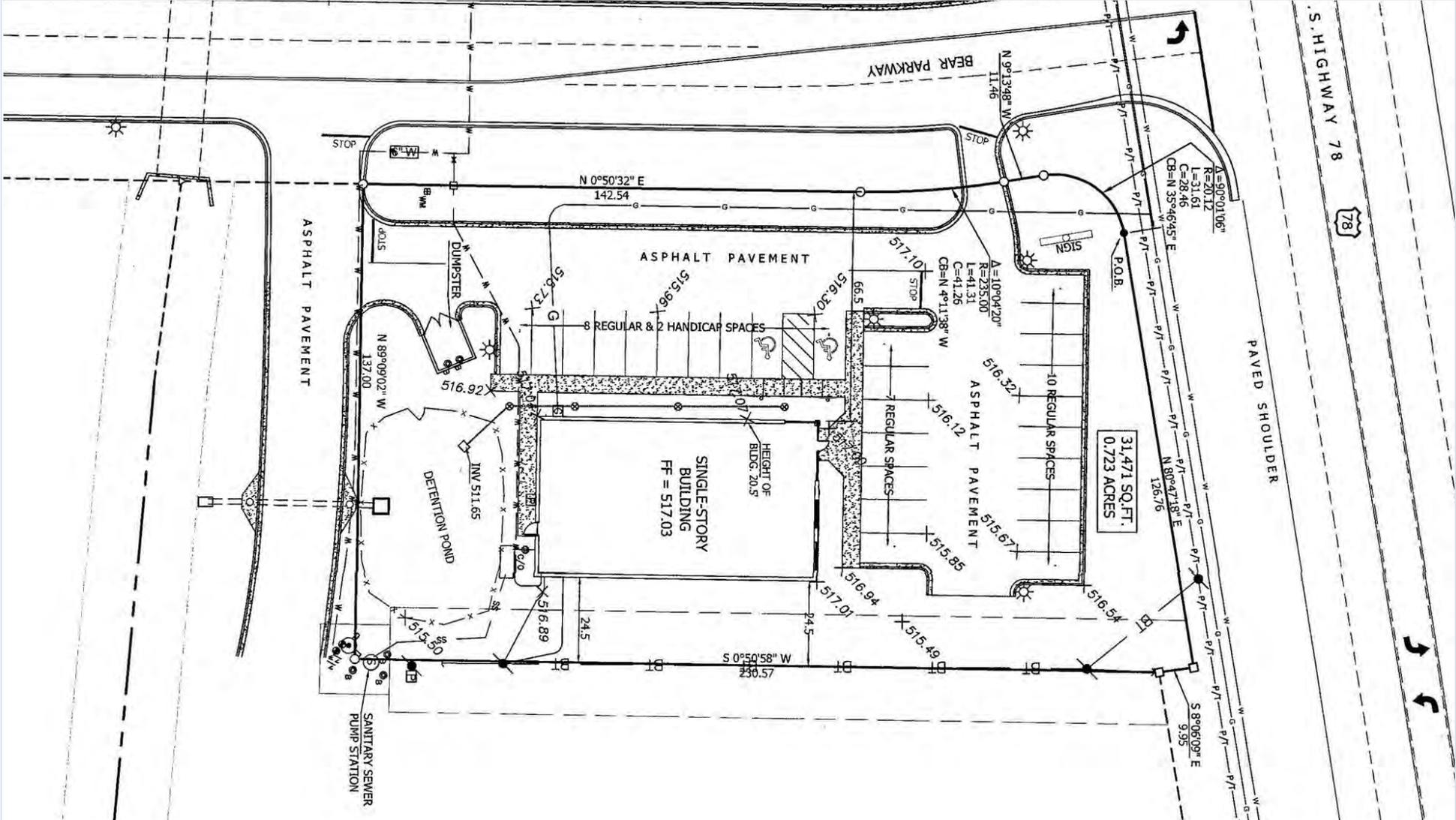


View looking east

# Building Layout



# Survey

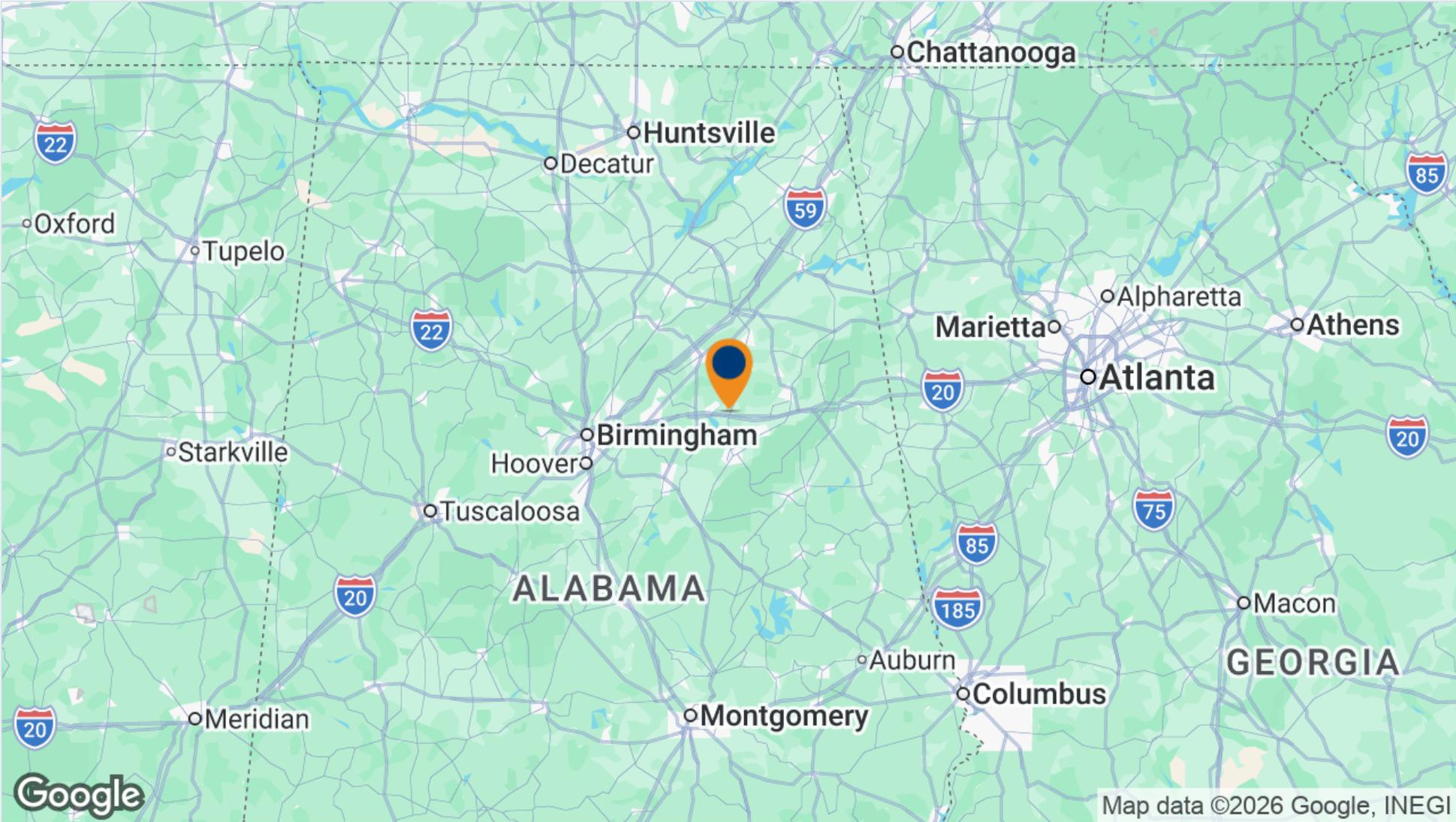


# Retailer Map



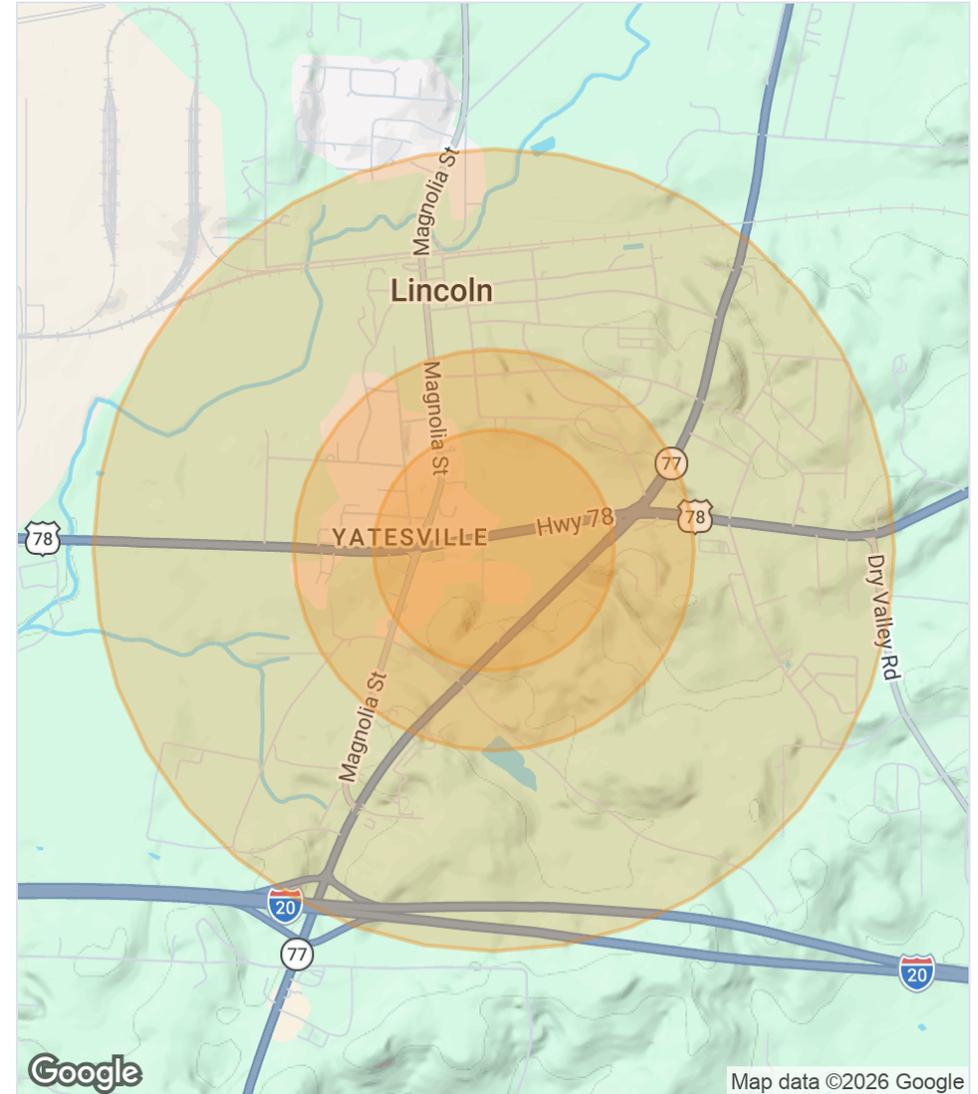


# Location Maps



# Demographics

Population	Five-Mile	Seven-Mile	Ten-Mile
<b>2023 Population</b>	9,881	15,571	35,686
<b>2020 Population</b>	9,415	15,051	34,999
<b>5 Year Projected</b>	10,355	16,115	36,487
<b>2023 Daytime Population</b>	11,832	15,576	36,263
<b>Workers</b>	6,504	6,955	16,335
<b>Residents</b>	5,328	8,621	19,928
<b>Households</b>			
<b>2023 Households</b>	4,014	6,265	14,440
<b>2020 Households</b>	3,828	6,035	14,044
<b>5 Year Projected</b>	4,243	6,542	14,880
<b>Income</b>			
<b>2023 Average Household Income</b>	\$79,580	\$81,638	\$76,356
<b>5 Year Projected</b>	\$90,820	\$93,056	\$87,609



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## TENANT REPRESENTATION



## GET IN TOUCH

[skylineseven.com](http://skylineseven.com)

404.812.8910

[info@skylineseven.com](mailto:info@skylineseven.com)

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

[facebook.com/skylinesevenre](https://www.facebook.com/skylinesevenre)

[linkedin.com/company/  
skyline-seven-real-estate](https://www.linkedin.com/company/skyline-seven-real-estate)

# Advisor Biographies Page

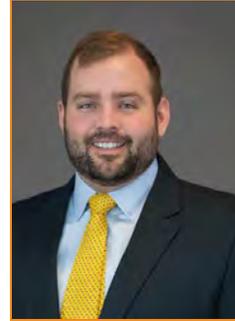


## **Elliott Kyle**

**Vice President | Partner**  
ekyle@skylineseven.com  
404.812.8927

Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



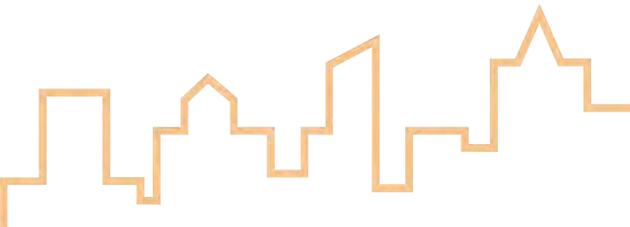
## **Chase Murphy**

**Vice President | Partner**  
cmurphy@skylineseven.com  
404.812.8925

Chase Murphy is a Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

# Disclaimer



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