

**WALMART SUPERCENTER OUTPARCEL | OVERSIZE 1.24 AC LOT PROVIDING LOT SPLIT POTENTIAL | PREMIER MEDICAL TENANT**



SUBJECT PROPERTY

**SouthStar**<sup>™</sup>  
**URGENT CARE**

**SINGLE TENANT NET LEASE INVESTMENT OPPORTUNITY**

1902 US Hwy 165 South, Oakdale, LA 71463

**ACRE**  
PARTNERS



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#### Disclaimer:

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# Investment Summary



AiCRE Partners, as exclusive investment sales advisor to Seller, is pleased to offer the opportunity to acquire the fee simple interest of South Star Urgent Care in Oakdale, LA.

This offering presents the opportunity to acquire a 3,750 SF single-tenant urgent care facility built in 2019 and situated on a 1.24-acre outparcel to Walmart Supercenter in Oakdale, Louisiana. The property benefits from excellent visibility and direct access along U.S. Route 165, which experiences approximately 14,600 vehicles per day, providing strong exposure within a dominant retail corridor.

The asset is 100% leased to SouthStar Urgent Care, a leading urgent care provider in Louisiana, operating under an 11-year NNN lease with approximately four years remaining and four (5-year) renewal options. The lease structure offers zero landlord responsibilities, providing investors with passive, management-free ownership and predictable cash flow.

The property is strategically positioned within a well-established retail trade area anchored by Walmart and supported by numerous national retailers including Tractor Supply Company, Murphy USA, O'Reilly Auto Parts, Circle K, Popeyes, Family Dollar, McDonald's, AutoZone, and Dollar General, among others.

Additionally, the surplus land on the 1.24-acre parcel provides a compelling value-add opportunity for investors. The site allows for a potential lot split and development of an additional retail pad, creating the opportunity to introduce a second income-producing tenant and enhance overall asset value.

SouthStar Urgent Care is a Louisiana-based healthcare provider operating a growing network of walk-in clinics across the state. Founded in 2011 and headquartered in Lafayette, the company delivers convenient outpatient medical services including treatment for minor illnesses and injuries, diagnostic testing, physicals, and occupational medicine. The platform is supported by private equity firm Shore Capital Partners, which has helped accelerate the brand's expansion throughout the region.

**\$1,669,000**  
List Price

**6.50%**  
Cap Rate

**\$108,500**  
NOI





# Property Overview

<b>Property Address:</b>	192 US Hwy 165, Oakdale, LA 71463
<b>Tenant:</b>	South Star Urgent Care
<b>Bldg SF:</b>	3,750 SF
<b>Lot Size:</b>	1.24 AC
<b>Year Built:</b>	2019
<b>Net Operating Income:</b>	\$108,500
<b>Primary Lease Term:</b>	11 years
<b>Lease Term Remaining:</b>	4 Years +/-
<b>Lease Guarantor:</b>	Hulin Health, LLC (Corporate)
<b>Lease Commencement:</b>	4/1/19
<b>Lease Expiration:</b>	3/31/30
<b>Lease Type:</b>	NNN
<b>Rental Increases:</b>	1.5% Annually
<b>Ownership:</b>	Fee Simple (Land & Building)
<b>Renewal Options:</b>	Four, 5-Year





# Investment Highlights



## **DOMINANT WALMART-ANCHORED OUTPARCEL LOCATION**

The property is situated on a 1.24-acre outparcel to the Walmart Supercenter in Oakdale, directly along U.S. Route 165, which experiences approximately 14,600+ vehicles per day. The site benefits from excellent visibility, convenient access, and strong consumer traffic generated by Walmart and surrounding national retailers, positioning the property within the city's primary retail corridor.

## **VALUE-ADD OPPORTUNITY THROUGH LOT SPLIT**

The oversized 1.24-acre parcel presents a compelling value-add opportunity for investors through a potential lot split and development of an additional retail pad. This allows for the introduction of a second tenant via build-to-suit development or ground lease, creating the potential to increase cash flow while enhancing the overall value of the real estate.

## **2019 BUILD-TO-SUIT MEDICAL FACILITY**

The property features a 3,750 SF build-to-suit urgent care facility completed in 2019, specifically designed to accommodate SouthStar Urgent Care's operational and medical requirements. The modern construction includes a functional healthcare layout and contemporary building systems, providing a high-quality, purpose-built medical asset.





# Investment Highlights



## NNN LEASE STRUCTURE

The property features a NNN lease structure with 4 years remaining where the tenant is responsible for property taxes, insurance, and all maintenance, including roof, structure, HVAC, & parking lot. **Landlord-funded replacements (roof, structure, parking lot) are amortized over useful life and reimbursed by Tenant (WSJ Prime +2%).**

## ANNUAL RENTAL INCREASES

The lease includes annual rent escalations of 1.5%, providing built-in income growth and a hedge against inflation while enhancing long-term value.

## STRONG HEALTHCARE TENANT WITH PRIVATE EQUITY BACKING

The property is leased to SouthStar Urgent Care, operated by Hulin Health, LLC, a leading urgent care provider in Louisiana with 28 locations. The platform is backed by Shore Capital Partners, a healthcare-focused private equity firm, reinforcing operational strength and long-term growth strategy.

## RECESSION-RESISTANT HEALTHCARE ASSET

Urgent care is a necessity-based medical service providing non-discretionary healthcare. The sector has demonstrated resilience through economic cycles and benefits from increasing demand for convenient, cost-effective medical treatment.





# OVERSIZED PARCEL OFFERS VALUE-ADD POTENTIAL FOR ADDITIONAL PAD DEVELOPMENT





# Location

## Oakdale, LA



Oakdale is located in Allen Parish in southwest Louisiana and serves as a key service center for surrounding rural communities. Positioned along U.S. Highway 165, the city benefits from strong regional connectivity between Alexandria to the north and Lake Charles to the south, supporting consistent commercial traffic and healthcare demand.

With a population of approximately 7,000 residents within the city limits and a broader parish population of roughly 22,000, Oakdale functions as the primary hub for retail, medical services, education, and government operations in the immediate trade area. The city's economy is supported by healthcare, correctional facilities, timber and forestry operations, manufacturing, and regional retail activity.

The property is located along U.S. Highway 165, the main commercial corridor through Oakdale, which concentrates the majority of national retailers, restaurants, and service providers. This corridor serves as the dominant retail and medical node for Allen Parish and benefits from steady daily traffic volumes driven by commuter patterns and regional service needs.

Healthcare demand in Oakdale is supported by a broad rural catchment area with limited competing alternatives, reinforcing the importance of necessity-based medical providers within the community. As the central access point for essential services, Oakdale offers durable fundamentals for long-term healthcare real estate investment.

Overall, Oakdale represents a stable, service-oriented Louisiana market anchored by essential industries and supported by regional traffic along a primary north-south transportation corridor.

## Healthcare & Corrections

Key Economic Anchors  
Along With Timber  
And Manufacturing



**7,000**

Residents Within  
The City Limits

**22,000**

Total Parish  
Population

**Hwy 165**

Primary Commercial  
Corridor





14,600+ VPD









LOUISIANA DEPARTMENT OF HEALTH  
OAKDALE COMMUNITY HOSPITAL

10

Barksdale Federal Credit Union  
Your Financial Partner for Life™



Oakdale High School



Oakdale Middle School

165

Auto Zone

McDonald's

IGA FAMILY DOLLAR DG  
SUBWAY POPEYES  
LOUISIANA KITCHEN

Exxon

Pizza Hut

CIRCLE K

Y NOT STOP

Shell

SONIC

BURGER KING

O'Reilly

10

SOWELA  
TECHNICAL COMMUNITY COLLEGE

SouthStar  
URGENT CARE

TSC TRACTOR SUPPLY CO

Boise Cascade

14,600+ VPD

Allegiance Home Health  
of East Central Louisiana

165

Walmart

BW Best Western  
Hotels & Resorts



# Financial Summary



Current Term	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Current - 3/31/2027	\$108,500	\$9,042	\$28.93	6.50%
4/1/2027 - 3/31/2028	\$110,128	\$9,177	\$29.37	6.60%
4/1/2028 - 3/31/2029	\$111,780	\$9,315	\$29.81	6.70%
4/1/2029 - 3/31/2030	\$113,457	\$9,455	\$30.26	6.80%
<b>Option 1</b>				
4/1/2030 - 3/31/2031	\$115,159	\$9,597	\$30.71	6.90%
4/1/2031 - 3/31/2032	\$116,887	\$9,741	\$31.17	7.00%
4/1/2032 - 3/31/2033	\$118,640	\$9,887	\$31.64	7.11%
4/1/2033 - 3/31/2034	\$120,420	\$10,035	\$32.11	7.21%
4/1/2034 - 3/31/2035	\$122,226	\$10,186	\$32.59	7.32%
<b>Option 2</b>				
4/1/2035 - 3/31/2036	\$124,059	\$10,338	\$33.08	7.43%
4/1/2036 - 3/31/2037	\$125,920	\$10,493	\$33.58	7.54%
4/1/2037 - 3/31/2038	\$127,809	\$10,651	\$34.08	7.66%
4/1/2038 - 3/31/2039	\$129,726	\$10,810	\$34.59	7.77%
4/1/2039 - 3/31/2040	\$131,672	\$10,973	\$35.11	7.89%
<b>Option 3</b>				
4/1/2040 - 3/31/2041	\$133,647	\$11,137	\$35.64	8.01%
4/1/2041 - 3/31/2042	\$135,652	\$11,304	\$36.17	8.13%
4/1/2042 - 3/31/2043	\$137,687	\$11,474	\$36.72	8.25%
4/1/2043 - 3/31/2044	\$139,753	\$11,646	\$37.27	8.37%
4/1/2044 - 3/31/2045	\$141,849	\$11,821	\$37.83	8.50%
<b>Option 4</b>				
4/1/2045 - 3/31/2046	\$143,977	\$11,998	\$38.39	8.62%
4/1/2046 - 3/31/2047	\$146,136	\$12,178	\$38.97	8.76%
4/1/2047 - 3/31/2048	\$148,328	\$12,361	\$39.55	8.89%
4/1/2048 - 3/31/2049	\$150,553	\$12,546	\$40.15	9.02%
4/1/2049 - 3/31/2050	\$152,811	\$12,734	\$40.75	9.16%



# Tenant Overview

**SouthStar Urgent Care** is a regional urgent care provider headquartered in Lafayette, Louisiana, operating a growing network of walk-in medical clinics across the state. Founded in 2011 by a group of emergency room professionals, the company focuses on providing convenient, non-emergency healthcare services that bridge the gap between primary care physicians and hospital emergency departments.

The platform operates **approximately 26 urgent care clinics throughout Louisiana**, serving both urban and suburban markets with extended operating hours and walk-in accessibility. Clinics generally operate seven days a week and provide a broad range of services including treatment for minor illnesses and injuries, diagnostic testing, X-rays, occupational medicine, and preventative services such as physicals and vaccinations.

The urgent care industry continues to experience strong growth driven by increasing patient demand for convenient, cost-effective alternatives to hospital emergency departments. SouthStar's neighborhood clinic model is designed for **high-frequency outpatient visits**, enabling efficient delivery of care while maintaining lower costs relative to traditional healthcare settings. With a focus on patient experience, extended hours, and accessible walk-in care, SouthStar Urgent Care has established itself as a **recognized urgent care provider in Louisiana**, serving patients across numerous communities and continuing to expand its clinic network.

## Private Equity Backing:



SouthStar Urgent Care is operated by **Hulin Health LLC**, a healthcare services organization focused on urgent care and outpatient medical services in Louisiana. The platform has received institutional backing from **Shore Capital Partners**, a private equity firm with over **\$14 billion** in assets under management, providing capital to support the brand's expansion and operational growth. The firm focuses on investments in **healthcare, food & beverage, and business services**, partnering with management teams to build market-leading companies through strategic growth and operational improvement.

**SouthStar**  
URGENT CARE™

**PRIVATE**  
COMPANY TYPE

**Hulin Health, LLC**  
PARENT COMPANY

**2011**  
YEAR FOUNDED

**LAFAYETTE, LA**  
HEADQUARTERS

**28**  
# OF CLINICS

**\$14B**  
SHORE CAPITAL PARTNERS  
ASSETS UNDER MANAGEMENT



# Location Highlights

## Demographics

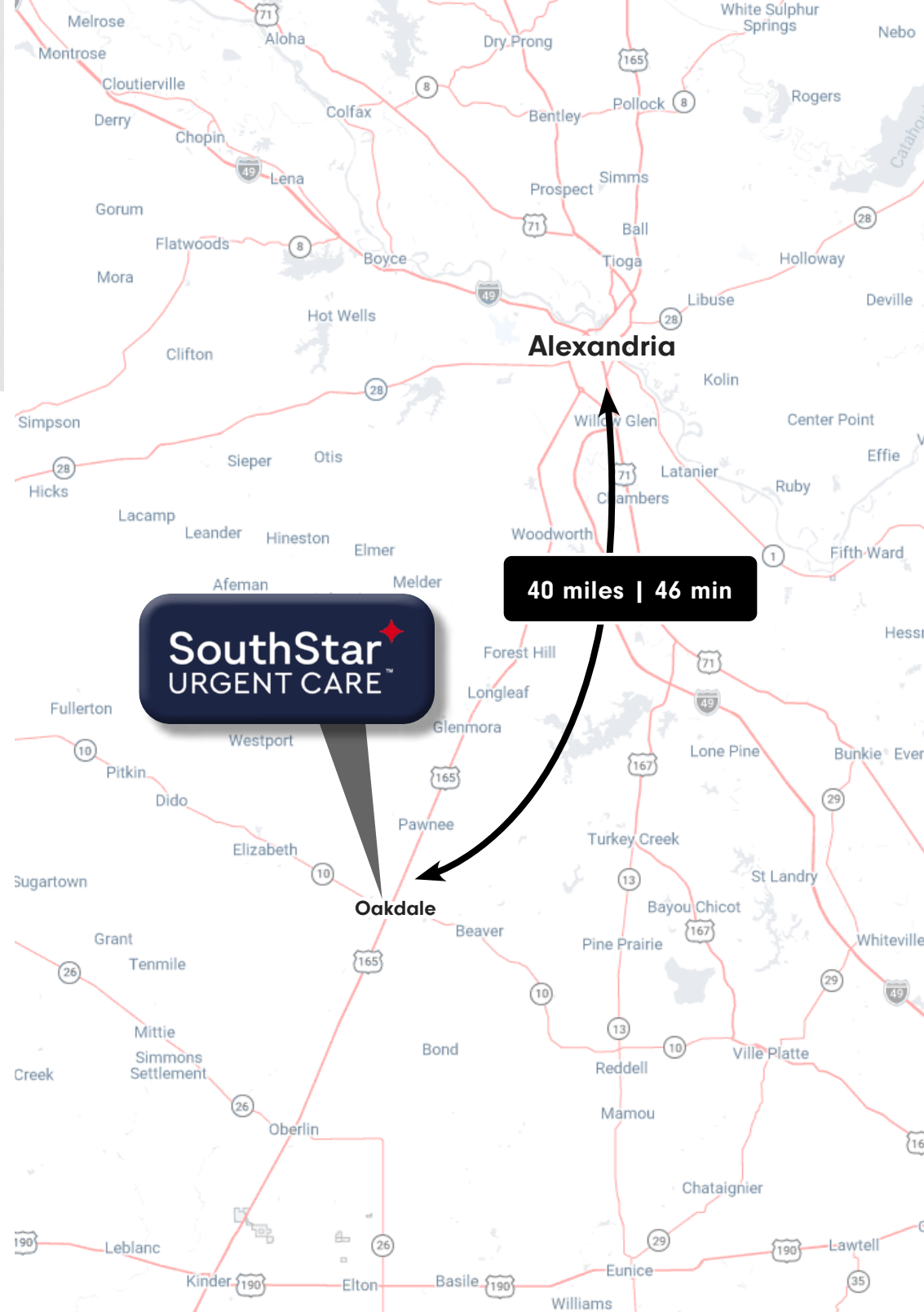
	1 Mile	3 Mile	5 Mile
2020 Population	414	7,256	8,208
2024 Population	409	8,078	8,755
2029 Population Projection	407	8,263	9,212
Annual Growth 2020-2024	-0.3%	2.8%	2.5%
Annual Growth 2024-2029	-0.1%	0.5%	0.4%
Median Age	40.4	42.3	42.2

## Households

	1 Mile	3 Mile	5 Mile
2020 Households	163	2,222	2,57
2024 Households	161	2,556	2,906
2029 Household Projection	160	2,631	2,982

## Income

	1 Mile	3 Mile	5 Mile
Avg Household Income	\$64,460	\$56,298	\$58,632
Median Household Income	\$48,749	\$46,486	\$48,099





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