



# XPRESS WELLNESS URGENT CARE

280 W TROWER BLVD, MANNFORD, OK 74044



# CONTENTS

<b>3</b>	INVESTMENT SUMMARY
<b>4</b>	INVESTMENT HIGHLIGHTS
<b>5</b>	LEASE SUMMARY
<b>6</b>	LOCATION HIGHLIGHTS
<b>8</b>	AREA MAPS
<b>11</b>	URGENT CARE MARKET

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# INVESTMENT SUMMARY

AiCRE Partners is pleased to exclusively offer for sale a 3,000 square foot, single-tenant, free-standing building located at 280 W Trower Boulevard in Mannford, Oklahoma. This property is currently leased to Integrity Urgent Care, a reputable healthcare provider, making it an attractive opportunity for investors seeking a stable, income-producing asset in a growing market.

The offering features a long-term, 15-year absolute triple net (ABS NNN) lease, under which the tenant assumes all responsibilities related to property maintenance, taxes, and insurance. Additionally, the lease is backed by a corporate guarantee from the tenant, ensuring a high level of financial security and reliability. This structure provides investors with a passive, low-risk investment with predictable income and no landlord obligations.

<b>PRICE</b>	\$2,589,850
<b>CAP RATE</b>	6.70%
<b>NOI</b>	\$173,520
<b>PRICE PER SF</b>	\$965.22
<b>GUARANTOR</b>	Corporate
<b>ADDRESS</b>	280 W Trower Blvd, Mannford, OK 74044
<b>COUNTY</b>	Creek
<b>BUILDING AREA</b>	3,000 SF
<b>LAND AREA</b>	0.91 AC
<b>YEAR BUILT</b>	2025





# INVESTMENT HIGHLIGHTS

- Brand New Construction Xpress Wellness Urgent Care Opening in June 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
- Long Term 20 Year Roof Warranty
- Major local employers include Mannford Public Schools, Webco Industries, and Care Fusion, along with retail, healthcare, and construction-related businesses. The town also benefits from proximity to the larger Tulsa metro job market, expanding opportunities for commuting professionals.
- New Home Communities: Mannford is experiencing residential expansion, with new construction homes available in various communities.
- Founded In 2014, Xpress Wellness / Integrity Urgent Care Currently Has 80+ 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.

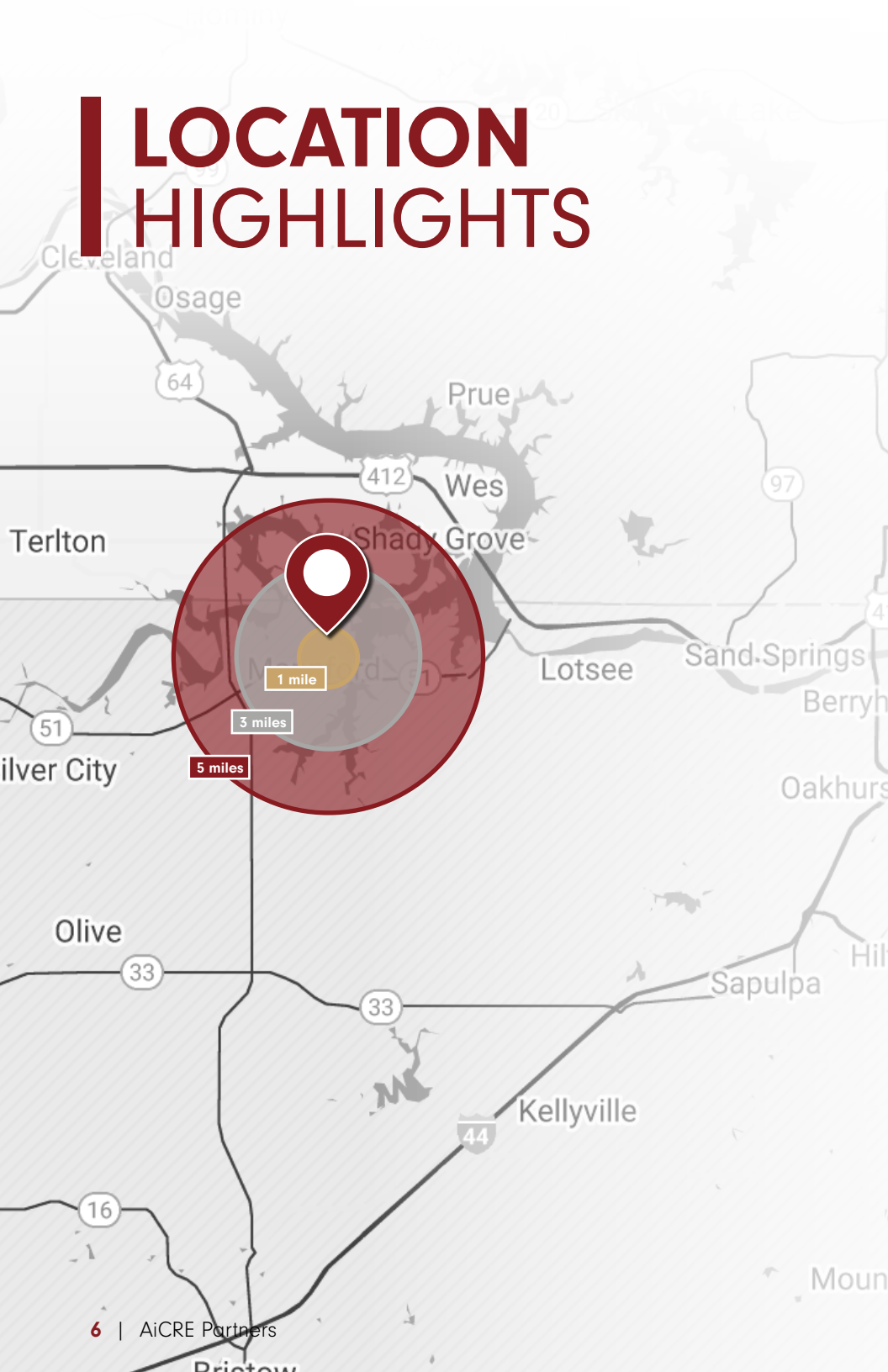
# LEASE SUMMARY



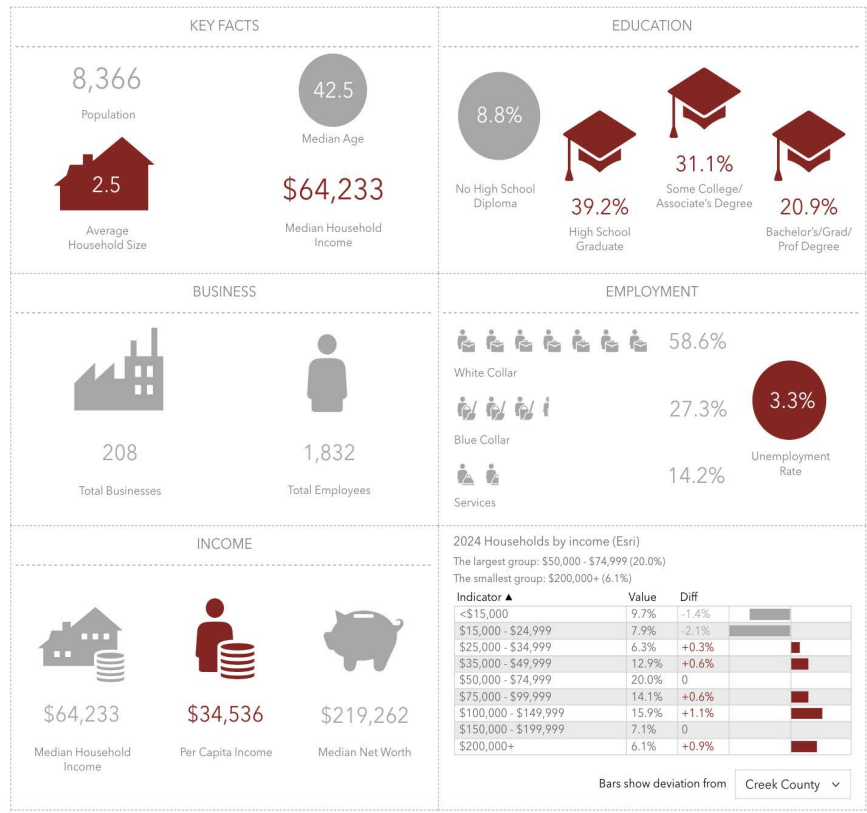
<b>TENANT</b>	Xpress Wellness, LLC
<b>PREMISES</b>	A Building Consisting of 3,000 SF
<b>LEASE COMMENCEMENT</b>	June 24, 2025
<b>LEASE EXPIRATION</b>	15 Years from Lease Commencement
<b>LEASE TERM</b>	15 Years
<b>RENEWAL OPTIONS</b>	3 x 5 Year
<b>RENT INCREASES</b>	1.25% Annually - Beginning Year 3
<b>LEASE TYPE</b>	Absolute Triple Net (ABS NNN)
<b>USE</b>	Urgent Care
<b>SQUARE FOOTAGE</b>	3,000 SF
<b>ANNUAL BASE RENT</b>	\$173,520
<b>RENT PER SF</b>	\$57.84

RESPONSIBILITIES	TENANT	LANDLORD
<b>PROPERTY TAXES</b>	X	
<b>INSURANCE</b>	X	
<b>COMMON AREA</b>	X	
<b>ROOF &amp; STRUCTURE</b>	X	
<b>PARKING</b>	X	
<b>REPAIRS &amp; MAINTENANCE</b>	X	
<b>HVAC</b>	X	
<b>UTILITIES</b>	X	

# LOCATION HIGHLIGHTS



## 5 MILE SUMMARY



2024 SUMMARY	1 MILE	3 MILES	5 MILES
<b>Population</b>	1,722	4,835	8,366
<b>Households</b>	699	1,919	3,293
<b>Families</b>	453	1,326	2,330
<b>Average Household Size</b>	2.41	2.50	2.53
<b>Owner Occupied Housing Units</b>	411	1,368	2,552
<b>Renter Occupied Housing Units</b>	288	551	741
<b>Median Age</b>	39.2	40.6	42.5
<b>Median Household Income</b>	\$58,102	\$60,035	\$64,233
<b>Average Household Income</b>	\$75,667	\$81,040	\$87,880

# MANNFORD OKLAHOMA

Located just off the Cimarron Turnpike, approximately 20 miles west of downtown Tulsa, Mannford offers the convenience of quick access to a major metropolitan area. One of Mannford's most prized assets is Lake Keystone, a breathtaking 26,000-acre reservoir known for world-class fishing and abundant outdoor recreation. Whether it's boating, swimming, water skiing, camping, hiking, or RVing, the lake is a year-round destination for both residents and visitors. Mannford delivers amenities often found only in larger communities. The Mannford Activity Center features an indoor pool and a variety of organized sports and fitness programs for all ages. Residents

also enjoy high-quality schools, a safe and welcoming atmosphere, and a vibrant calendar of recreational activities throughout the year. With its unique blend of natural beauty, strong community values, and proximity to Tulsa, it's easy to see why Mannford is a great place to live, work, and play.

**Infrastructure & Transportation Upgrades:** Mannford received a federal grant from the Oklahoma Department of Transportation to improve the Basin Road railroad crossing. This project aims to increase safety, connectivity, and future traffic flow efficiency—key as residential and commercial activity increases

**Proposed 311-Home Residential Community:** A rezoning proposal is under review to develop a 311-home subdivision on 60 acres near Greenwood and Evans. The project represents

a major residential expansion that would significantly increase housing inventory, though some residents have raised concerns about density and infrastructure readiness.

Mannford received a federal grant from the Oklahoma Department of Transportation to improve the Basin Road railroad crossing. This project aims to increase safety, connectivity, and future traffic flow efficiency—key as residential and commercial activity increases. Mannford's Planning Commission is developing a comprehensive growth plan to guide zoning, land use, and infrastructure planning. This long-term vision seeks to align future developments with community needs, protect resources, and maintain the town's character amid expansion.

NEW MANNFORD RECREATION AREA

KEYSTONE LAKE

WEBCO

SONIC

PIZZA HUT  
SUBWAY

PHILLIPS 66

MANNFORD FIRE DEPT.

MANNFORD POLICE DEPT.

Jiffy Trip

MANNFORD PHARMACY

XpressWellness  
URGENT CARE

E TROWER BLVD | 8,700 VPD

51

PHELPS  
M.A.R.K.E.T

McDonald's logo

**DOLLAR GENERAL**

**O'Reilly**  
AUTO PARTS

**AMERICAN HERITAGE BANK**  
Est. 1905

**PHELPS**  
M-A-R-K-E-T



**E TROWER BLVD | 8,700 VPD**



**XpressWellness**  
URGENT CARE



KEYSTONE LAKE

🚗 HWY 412 | 15,900 VPD

O'Reilly AUTO PARTS  
AMERICAN HERITAGE BANK Est. 1905  
DOLLAR GENERAL  
WEBCO  
McDonald's  
PHILLIPS 66  
Pizza Hut  
SUBWAY  
Jiffy Trip  
SONIC  
MANNFORD PHARMACY

KEYSTONE STATE PARK

ARKANSAS RIVER

🚗 HWY 51 | 8,700 VPD

XpressWellness URGENT CARE

DOLLAR GENERAL

KEYSTONE ELEMENTARY SCHOOL

SAND SPRINGS POGUE AIRPORT

McDonald's  
Starbucks  
QT  
tropical CAFE SMOOTHIE  
Chick-fil-A  
IHOP  
TACO BELL  
Olive Garden ITALIAN KITCHEN  
Dutch Bros

🚗 HWY 48 | 3,600 VPD

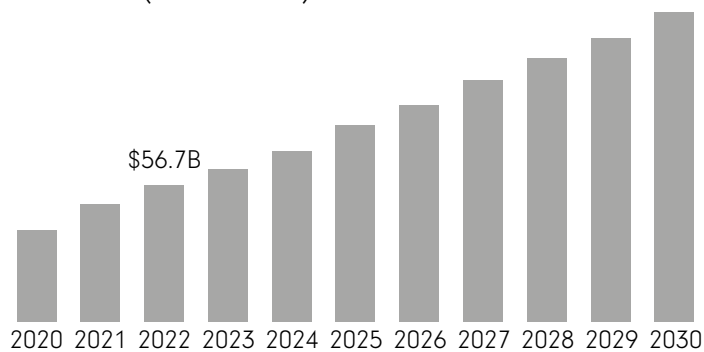
QT  
ANYTIME FITNESS  
Arby's  
Domino's Pizza  
SONIC  
SUBWAY  
TSC TRACTOR SUPPLY CO  
Reasor's  
BRAUM'S  
Auto Zone  
ups

# 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



Xpress Wellness Urgent Care is an Oklahoma-based private company that provides treatment of non-life-threatening illnesses and injuries for children and adults. Xpress Wellness Urgent Care also offers occupational medicine, sports medicine, computerized radiology services, lab services, diagnostic testing and EKG services on site.

Xpress Wellness Urgent Care and Integrity Urgent Care operate under the same healthcare group, with Integrity serving as a brand and subsidiary division of Xpress Wellness. In May 2024, Xpress Wellness acquired several Texas-based urgent care clinics and rebranded them as Integrity Urgent Care to align with its integrated brand structure. As of mid-2024, Xpress Wellness itself was acquired by Goldman Sachs Alternatives, further solidifying the corporate relationship and ownership structure. Integrity Urgent Care now serves as the designated brand for Xpress Wellness's Texas-based clinic operations.

At all of their 80+ clinics, they offer urgent care services for non-life-threatening injuries. That's not all the company does for their patients. Their dedicated professionals take pride in providing comprehensive care that can help their patients recover from their illness or injury.

They also take pride in offering a wide range of services, from primary adult care to pediatric services, as well as work-related injuries and sports-related injuries. Accidents and illnesses happen at the most inopportune times, so it's important to have an urgent care provider that one can depend on. Their urgent care clinics are prepared to handle non-life-threatening injuries and illnesses whenever the need arises. Another great aspect of their walk-in clinic is that one can actually check in online to speed up the process. It's easy, convenient, and makes for a much better experience than any typical medical clinic. This option is available for all of their clinics, seven days a week!

**MEDICAL**  
INDUSTRY

**URGENT CARE CLINIC**  
SPECIALTY

**ENID, OK**  
HEADQUARTERS

**80+**  
LOCATIONS

**2014**  
FOUNDED

**PRIVATE**  
COMPANY TYPE

**XPRESSWELLNESSURGENTCARE.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.



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