



Medic One

RARE SMALL PRICE POINT MEDICAL ASSETS – INSULATED BUSINESS MODEL

POPLAR BLUFF, MO



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Missouri Broker #2019035835



Listing Team

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

RYAN SCHULTEN

rs@cppcre.com
PH: 415.274.7391
CA DRE# 02136546
NV RED#: B.1003190.LLC

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

SCOTT REID PARASELL, INC.

scott@parasellinc.com
PH: 949.942.6585
MO LIC# 2019024102

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Missouri Broker
#2019035835

Copyright ©2026 CP Partners Commercial Real Estate, Inc.
California DRE LIC# 01499268

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

Available for Purchase Individually or Together

PORTFOLIO PRICING		
Price		\$2,262,150
Capitalization Rate		8.00%
Stabilized Income		
Scheduled Rent		\$180,972
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$180,972

The subject Medic One may be purchased individually or in conjunction with the other locations. Contact Agent for details and portfolio availability.



MEDIC ONE
Harrisburg, AR
Price: \$270,000 | Cap Rate: 8.00%

[View Property Here](#)



MEDIC ONE
Trumann, AR
Price: \$280,050 | Cap Rate: 8.00%

[View Property Here](#)



MEDIC ONE
Walnut Ridge, AR
Price: \$405,000 | Cap Rate: 8.00%

[View Property Here](#)



MEDIC ONE
Kennett, MO
Price: \$369,600 | Cap Rate: 8.00%

[View Property Here](#)

Medic One

414 N 5TH ST, POPLAR BLUFF, MO 63901 

\$937,500

PRICE

8.00%

CAP RATE

NOI	\$75,000
LEASE TYPE	NN
LEASE TERM	8+ Years
BUILDING SIZE	11,960 SF
LAND AREA	1.27 AC



Emergency Services Net Lease Asset

The subject property is a **mission-critical ambulance base** in Poplar Bluff, MO, secured by **2% annual rent increases** beginning January 1, 2029. Strategically located in the center of town, the asset benefits from **strong visibility and accessibility** in a central community location.

Passive Investment Opportunity

- **Mission Critical Facility:** Company holds exclusive ambulance contract for the county
- **Attractive Lease Structure:** NN lease shifts responsibility for CAMs, taxes, insurance, utilities, and routine repairs to the tenant. Landlord obligations are limited to roof/structure and HVAC replacement upon failure.
- **Custom Facility:** Unit includes beds, bathrooms, laundry, backup generators, is HIPPA compliant, etc.

Mission-Critical Operations

- **Essential Base of Operations:** The facility serves as a mission-critical ambulance base, enabling rapid response times and expanded service coverage.
- **Strategic Regional Presence:** The Poplar Bluff location enhances Medic One's reach across both the city and surrounding rural communities, reinforcing its role as a regional hub.
- **Established Operator:** Medic One, LLC manages 15+ ambulance stations across Arkansas and Missouri, underscoring operational stability and commitment to the markets it serves.



CURRENT		
Price		\$937,500
Capitalization Rate		8.00%
Building Size (SF)		11,960
Lot Size (AC)		1.27
Stabilized Income		
Scheduled Rent		\$75,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$75,000

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Medic One, LLC
Lease Type	NN
Lease Term	8+ Years
Rent Increases	2% Annual in Year 6
Rent Commencement	1/1/2024
Options	One, 5-Year
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Landlord's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Medic One, LLC	11,960	1/1/2024	12/31/2028	\$75,000	\$6,250	\$75,000
	2% Increase	1/1/2029	12/31/2029		\$6,375	\$76,500
	2% Increase	1/1/2030	12/31/2030		\$6,503	\$78,030
	2% Increase	1/1/2031	12/31/2031		\$6,633	\$79,591
	2% Increase	1/1/2032	12/31/2032		\$6,765	\$81,182
	2% Increase	1/1/2033	12/31/2033		\$6,901	\$82,806
	Option 1	1/1/2034	12/31/2034		\$7,039	\$84,462
	Option 1	1/1/2035	12/31/2035		\$7,179	\$86,151
	Option 1	1/1/2036	12/31/2036		\$7,323	\$87,874
	Option 1	1/1/2037	12/31/2037		\$7,469	\$89,632
	Option 1	1/1/2038	12/31/2038		\$7,619	\$91,425
TOTALS:	11,960			\$75,000	\$6,250	\$75,000

LEGEND



Property
Boundary

11,960

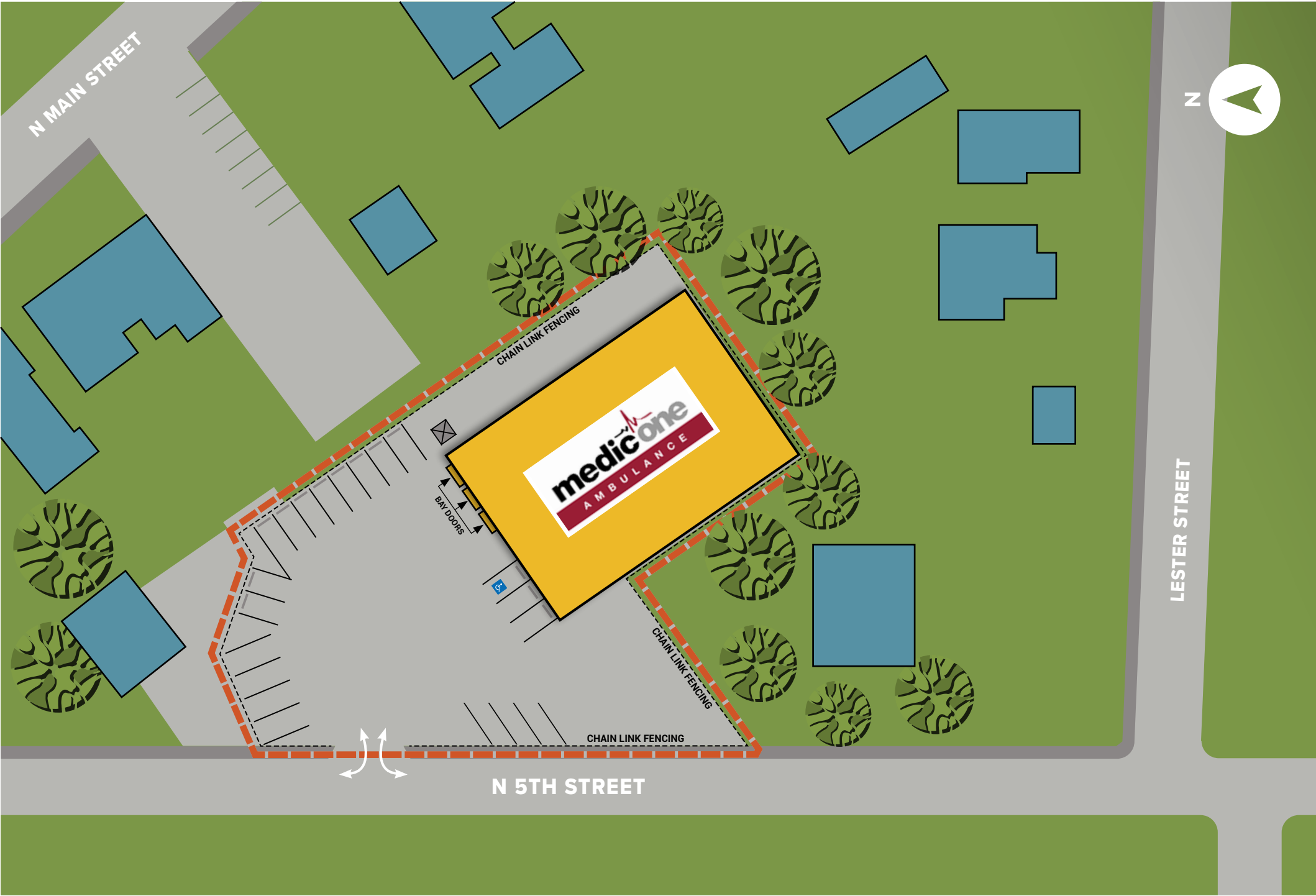
Rentable SF

1.27

Acres



Egress



24/7 Emergency and Non-Emergency Care



15 Locations

ACROSS ARKANSAS AND
MISSOURI



Operations & Services

- Medic One, part of WLRC Medical, delivers 24/7 emergency and non-emergency ambulance transport across Arkansas and Missouri
- Crews are trained in Advanced Life Support (ALS) and equipped with modern life-saving technology for high-quality patient care
- Services include emergency response, inter-hospital transfers, wheelchair transport, and medical coverage for community events
- The company prioritizes rapid response times by expanding its fleet and bases throughout its service area

Community & Partnerships

- Headquartered in Jonesboro, Arkansas, Medic One operates more than 15 locations across Northeast Arkansas and Southeast Missouri
- The Community Care Partner Program reduces or eliminates ambulance transport costs for Medicare recipients, privately insured patients, and the uninsured
- The program caps out-of-pocket costs for basic and advanced life support, ensuring afford-ability and predictability
- Medic One also supports community health by offering training for healthcare providers and public education initiatives

[Tenant Website](#) 



Ring Radius Population Data*

	1-MILE	3-MILES	5-MILES
2024	7,234	18,873	27,195

Ring Radius Income Data*

	1-MILE	3-MILES	5-MILES
Average	\$36,150	\$48,027	\$54,031
Median	\$21,592	\$37,645	\$42,339

*Population & household income data sourced from CoStar

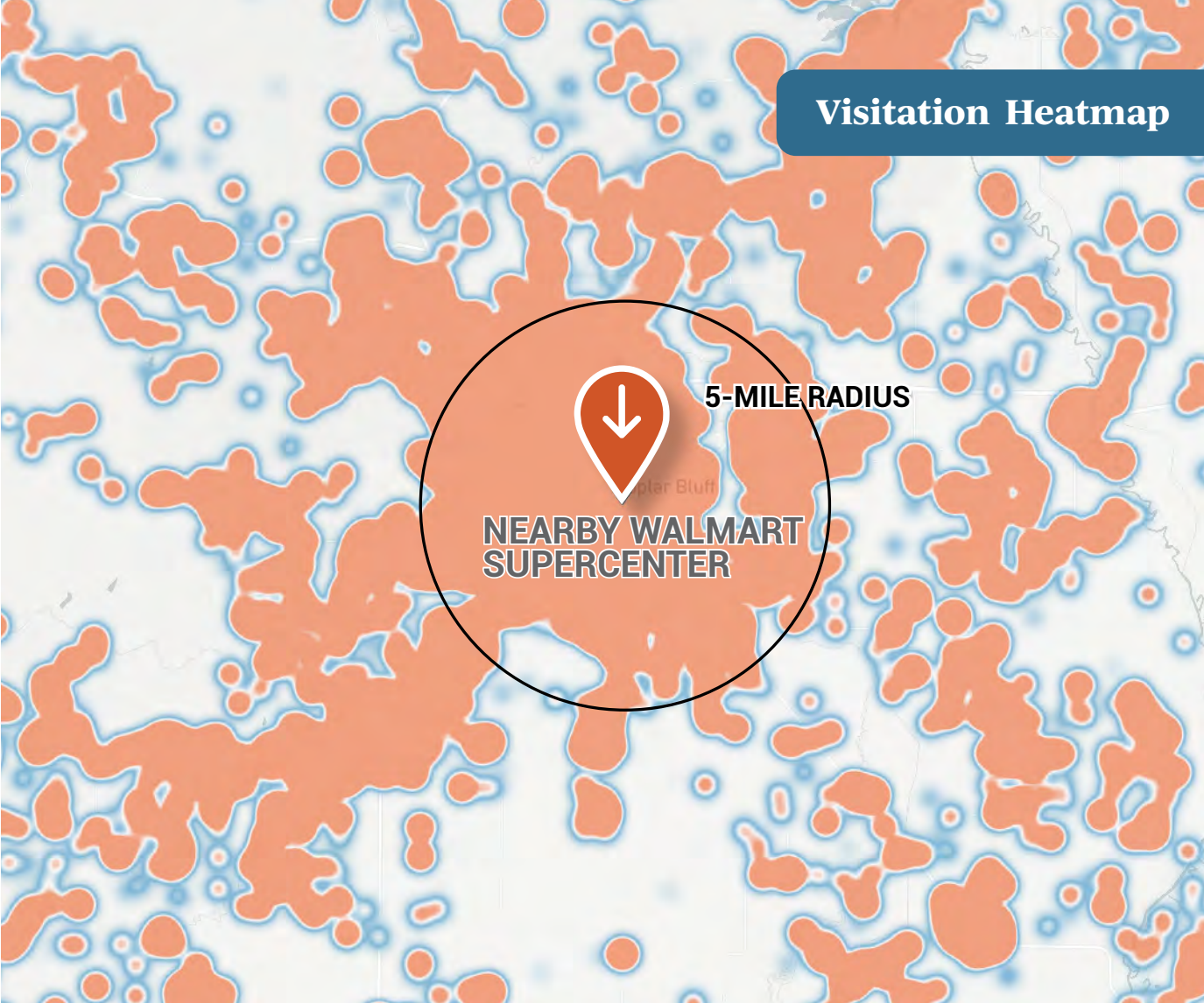
Just 1.3 miles from Medic One, **the nearby Walmart Supercenter** in Poplar Bluff is **ranked in the 85th percentile (top 15%) in Missouri** based on number of visits in the last 12 months, drawing busy foot traffic near the subject property

2.9M Visits

OVER PAST 12 MONTHS
AT THE NEARBY WALMART
SUPERCENTER

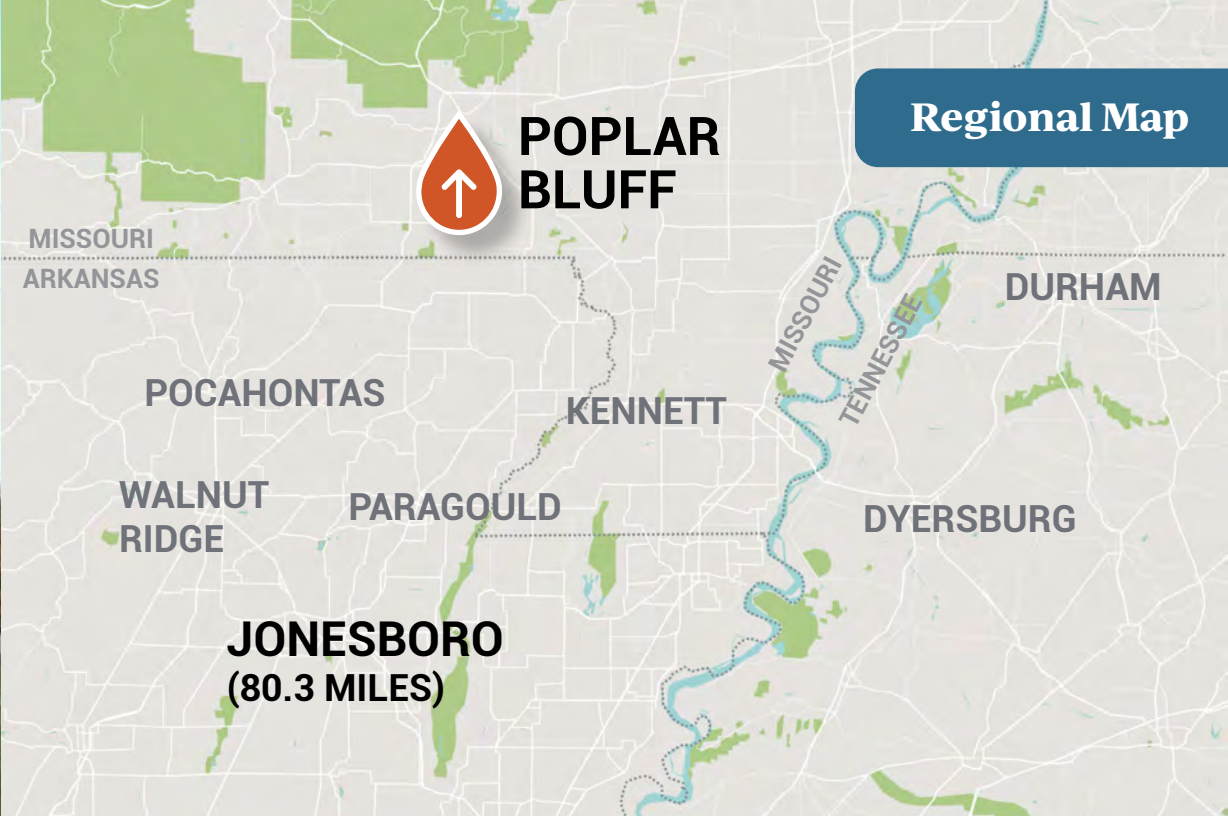
35 Minutes

AVERAGE DWELL TIME AT
THE NEARBY WALMART
SUPERCENTER



The shading on the map above shows the **home location of people who visited the nearby Walmart Supercenter over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Poplar Bluff, MO

THE GATEWAY TO THE OZARKS



41,814

BUTLER COUNTY
ESTIMATED POPULATION

About Poplar Bluff

- Poplar Bluff is the county seat of Butler County, an ideal getaway surrounded by the idyllic scenic beauty of the Ozark Foothills Region in Southeast Missouri
- U.S. Highways 60 and 67 intersect in Poplar Bluff, connecting the city to St. Louis (150 miles north) and Memphis (140 miles south)
- Amtrak's Texas Eagle line stops in Poplar Bluff, providing passenger service

Business & Industry

- The city has a strong medical sector anchored by Poplar Bluff Regional Medical Center, one of the area's largest employers
- Retail and services drive the economy, with Poplar Bluff serving as the primary shopping hub for surrounding counties
- There's also a manufacturing and distribution presence, supported by access to U.S. Route 67 and rail connections



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

RYAN SCHULTEN

rs@cppcre.com
PH: 415.274.7391
CA DRE# 02136546
NV RED#: B.1003190.LLC

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

SCOTT REID

PARASELL, INC.
scott@parasellinc.com
PH: 949.942.6585
MO LIC# 2019024102

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Missouri Broker
#2019035835