



# Medic One

RARE SMALL PRICE POINT MEDICAL ASSETS – INSULATED BUSINESS MODEL

HARRISBURG, AR



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Arkansas Broker #PB00078916





## 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  
AR LIC# PB00078916

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed Arkansas Broker  
#PB00078916

## 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**  
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**  
Poplar Bluff, MO  
Price: \$937,500 | Cap Rate: 8.00%

[View Property Here](#)



# Medic One

409 S ILLINOIS AVE, HARRISBURG, AR 72432 

\$270,000

PRICE

8.00%

CAP RATE

NOI	\$21,600
LEASE TYPE	NN
LEASE TERM	8+ Years
BUILDING SIZE	1,800 SF
LAND AREA	0.24 AC



## Long-Term Mission-Critical Healthcare Facility

The subject property features 2% annual rent increases beginning January 1, 2029, continuing through the remainder of the lease term. The asset is also strategically positioned **adjacent to Harrisburg High School** and just **down from the main retail corridor**.





## Passive Investment Opportunity

- **Mission Critical Facility:** Company holds exclusive ambulance contract for the county
- **Attractive Lease Structure:** Under the NN lease, the tenant bears responsibility for operating expenses including CAMs, taxes, insurance, utilities, and routine repairs. Landlord responsibility is limited to structural integrity (roof and structure) and HVAC replacement at failure.
- **Custom Facility:** Unit includes beds, bathrooms, laundry, backup generators, is HIPPA compliant, etc.

## Mission-Critical Location

- **Operational Significance:** Medic One, LLC expands its reach through strategically placed bases designed to shorten response times and extend coverage.
- **Regional Integration:** The Harrisburg location strengthens Medic One's ability to serve both the immediate market and surrounding rural communities, making it a key link in its service network.
- **Proven Operator:** With a portfolio of 15+ active stations across Arkansas and Missouri, Medic One demonstrates both stability and a strong commitment to the markets it serves.

CURRENT		
Price		\$270,000
Capitalization Rate		8.00%
Building Size (SF)		1,800
Lot Size (AC)		0.24
Stabilized Income		
Scheduled Rent		\$21,600
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$21,600

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	1,800	1/1/2024	12/31/2028	\$21,600	\$1,800	\$21,600
	2% Increase	1/1/2029	12/31/2029		\$1,836	\$22,032
	2% Increase	1/1/2030	12/31/2030		\$1,873	\$22,473
	2% Increase	1/1/2031	12/31/2031		\$1,910	\$22,922
	2% Increase	1/1/2032	12/31/2032		\$1,948	\$23,381
	2% Increase	1/1/2033	12/31/2033		\$1,987	\$23,848
	Option 1	1/1/2034	12/31/2034		\$2,027	\$24,325
	Option 1	1/1/2035	12/31/2035		\$2,068	\$24,812
	Option 1	1/1/2036	12/31/2036		\$2,109	\$25,308
	Option 1	1/1/2037	12/31/2037		\$2,151	\$25,814
	Option 1	1/1/2038	12/31/2038		\$2,194	\$26,330
TOTALS:	1,800			\$21,600	\$1,800	\$21,600



# 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](#)





GOVERNMENT OFFICE



ELEMENTARY/  
MIDDLE SCHOOL



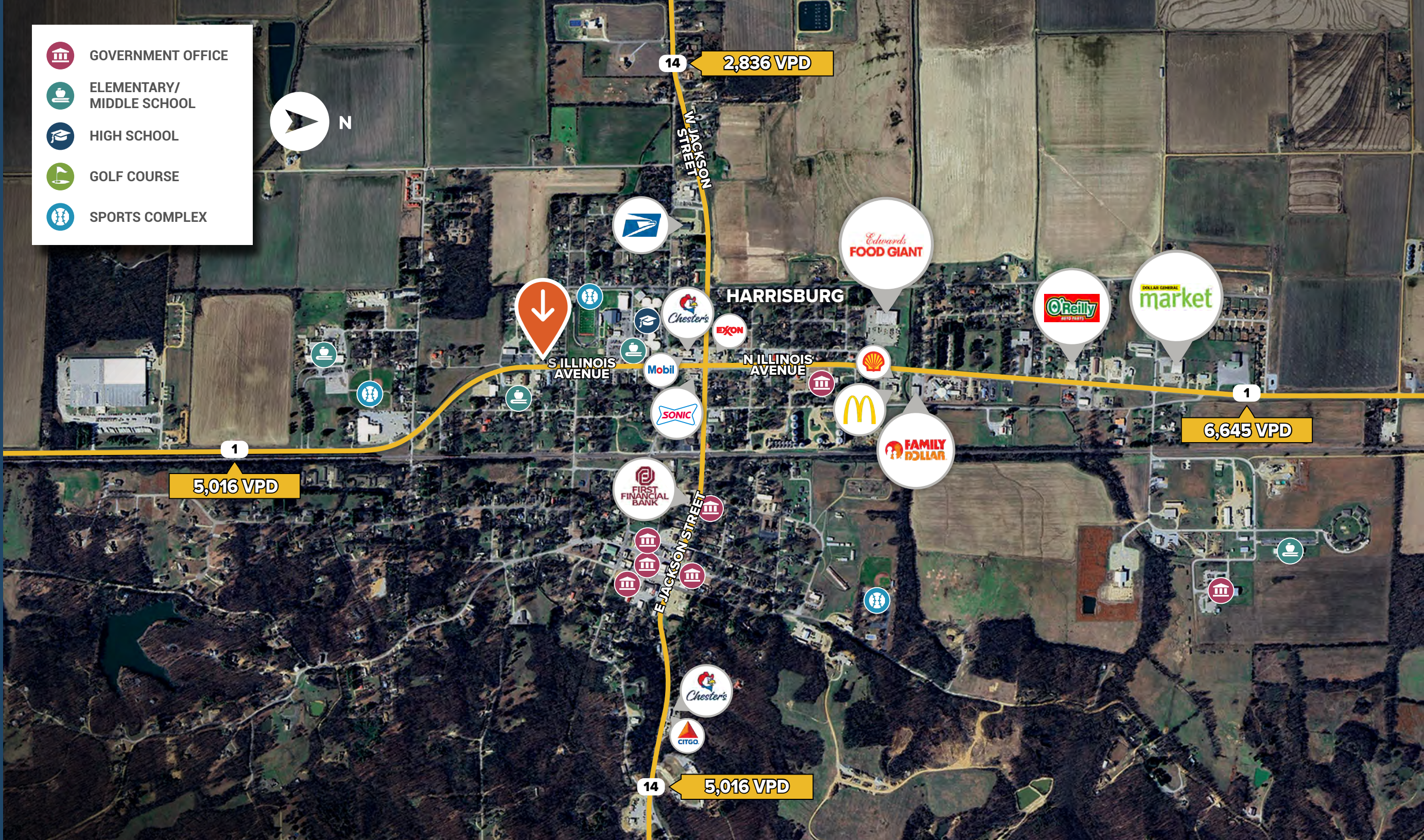
HIGH SCHOOL



GOLF COURSE



SPORTS COMPLEX





Ring Radius Population Data\*

	1-MILE	3-MILES	5-MILES
2024	2,137	3,598	4,732

Ring Radius Income Data\*

	1-MILE	3-MILES	5-MILES
Average	\$57,860	\$57,872	\$57,225
Median	\$50,094	\$49,535	\$49,399

\*Population & household income data sourced from CoStar

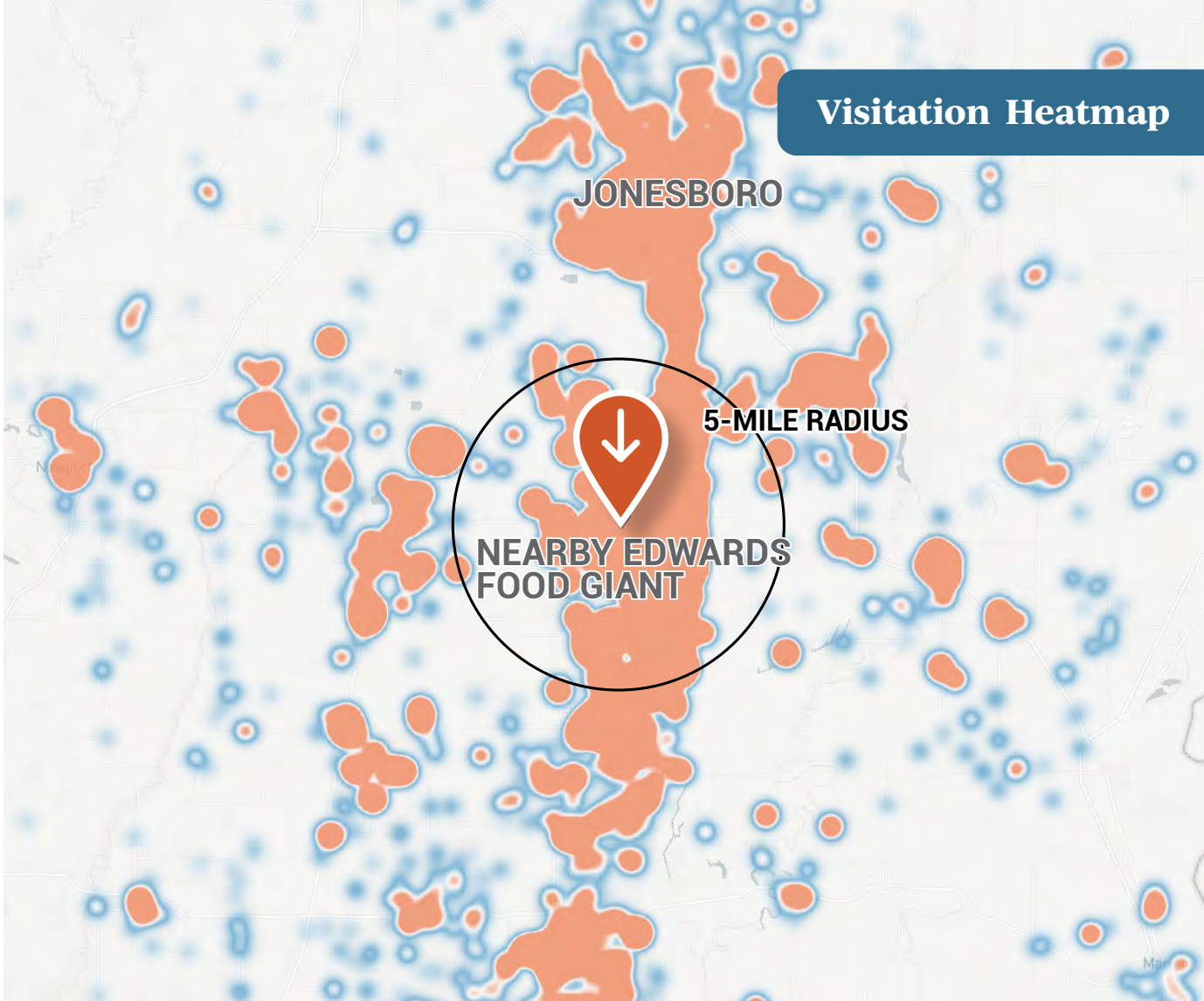
Just 0.8 miles from Medic One, **the nearby Edwards Food Giant** grocery store is **ranked in the 90th percentile (top 10%) in Arkansas** based on number of visits in the last 12 months, drawing busy foot traffic near the subject property

453.9K Visits

OVER PAST 12 MONTHS AT THE NEARBY EDWARDS FOOD GIANT

19 Minutes

AVERAGE DWELL TIME AT THE NEARBY EDWARDS FOOD GIANT



The shading on the map above shows the **home location of people who visited the nearby Edwards Food Giant 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.





# Harrisburg, AR

HEART OF CROWLEY'S RIDGE



22,300

POINSETT COUNTY  
ESTIMATED POPULATION

## Elevated Living in the Delta

- Harrisburg serves as the county seat of Poinsett County, located in the northeast corner of Arkansas
- The city sits along Crowley's Ridge, a unique highland that runs through the county, offering elevated terrain amid the Delta lowlands
- Harrisburg remains a small, rural city, but its courthouse square and civic institutions anchor Poinsett County's economic and governmental life

## Poinsett County

- Established in 1838 and named for Joel R. Poinsett, the county is defined by Crowley's Ridge and the fertile lands shaped by the St. Francis and L'Anguille Rivers
- Agriculture is a main economic driver with rice, cotton, soybeans, and corn, while Harrisburg, Trumann, and Marked Tree serve as key community centers
- Cultural and outdoor attractions include Lake Poinsett State Park, the Southern Tenant Farmers Museum, and the St. Francis Sunken Lands Wildlife Management Area





**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  
AR LIC# PB00078916

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed Arkansas Broker  
#PB00078916