

SINGLE TENANT NNN

Investment Opportunity

SouthStar[™]
URGENT CARE

Annual Rental Increases | Options To Extend | Corporate Guaranteed Lease



1034 Homer Road | Minden, Louisiana

SHREVEPORT MSA

ACTUAL SITE

 **SRS** | CAPITAL
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NATIONAL NET LEASE

Broker of Record: Sabrina Sapienza, SRS National Net Lease Group, LP | LA License No. BROK.995710215-ACT

OFFERING SUMMARY



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

OFFERING

Pricing	\$1,727,000
Net Operating Income	\$129,548
Cap Rate	7.50%

PROPERTY SPECIFICATIONS

Property Address	1034 Homer Road Minden, Louisiana 71055
Rentable Area	3,750 SF
Land Area	0.75 AC
Year Built	2019 (est)
Tenant	SouthStar Urgent Care
Guaranty	Corporate
Lease Type	NNN
Landlord Responsibilities	Replacement of Parking Lot, Roof, and Structure to be reimbursed by tenant. Contact agent for more detail
Lease Term	12 Years
Increases	1.50% Annual Increases
Options	4 (5-Year)
Rent Commencement	2019 (est)
Lease Expiration	2031 (est)

LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Southstar Urgent Care (Corporate Guaranty)	3,750	2019 (est)	2031 (est)	Current	-	\$10,796	\$129,548	4 (5-Year)
				2027	1.50%	\$10,958	\$131,492	
				2028	1.50%	\$11,122	\$133,464	
				2029	1.50%	\$11,289	\$135,466	

1.50% Annual Increases Throughout Option Periods

5.5 Years Remaining | Annual Rental Increases | Options To Extend

- The tenant currently has 5.5 years remaining on their initial lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features annual rental increases of 1.50% throughout the initial term and options thereafter, growing NOI and hedging against inflation

NNN Lease | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Limited landlord responsibilities
- Ideal, low management investment for a, passive investor

Strong Demographics In 5-mile Trade Area

- More than 99,000 residents and 51,000 employees support the trade area
- \$102,154 average household income

Nearby National/Credit Tenants | Retail Corridor

- The site is located near Minden Shopping Center, a Walmart Supercenter—anchored retail center featuring additional national and credit tenants such as Cato, Dollar Tree, Hibbett, and others
- The property is centrally located within a primary retail corridor surrounded by nearby national and credit tenants including bealls, Tractor Supply, O'Reilly Auto Parts, Take 5 Oil Change, Taco Bell, Ace Hardware, Popeyes, and others
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

Highly Trafficked Corridor | Excellent Frontage Visibility & Access

- The asset is located along a highly trafficked retail corridor with exposure to Highway 79 / Homer Road (15,900 VPD), Highway 1359 (15,300 VPD), and Highways 532 and 80, which together carry over 9,000 vehicles per day
- The site also benefits from convenient access to Interstate 20, which sees approximately 40,900 vehicles per day
- The urgent care benefits from excellent frontage visibility along Homer Road, the primary thoroughfare through the City of Minden



SOUTHSTAR URGENT CARE

gosouthstar.com

Company Type: Private

Locations: 30+

Founded in 2011, SouthStar Urgent Care is a leading provider of Urgent Care services in Louisiana. SouthStar Urgent Care, is known primarily for its nationally recognized, award-winning customer service. With a focus on patient care and team culture, SouthStar is changing the way healthcare is delivered. Their clinics offer non-critical, but urgent medical care to patients as an alternative to long waits in the emergency room or when they cannot reach their primary physician after office hours or on weekends. Available clinic services range from treating allergies to onsite X-rays, flu symptoms to stitches, or simply a general sports physical for school. Clinics are open seven days a week and welcome all ages for treatment.

Source: gosouthstar.com, linkedin.com

PROPERTY OVERVIEW

LOCATION



Minden, Louisiana
Webster Parish County

ACCESS



Homer Road/U.S. Highway 79: 1 Access Point

TRAFFIC COUNTS



Homer Road/U.S. Highway 79: 15,900 VPD
State Highway 531: 4,300 VPD

IMPROVEMENTS



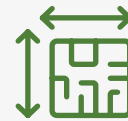
There is approximately 3,750 SF of existing building area

PARKING



There are approximately 36 parking spaces on the owned parcel.
The parking ratio is approximately 9.6 per 1,000 SF of leasable area.

PARCEL



Parcel Number: 114014A
Acres: 0.75
Square Feet: 32,670

CONSTRUCTION



Year Built: 2019 (est)

ZONING



Highway Commercial

LOCATION MAP

SouthStar URGENT CARE

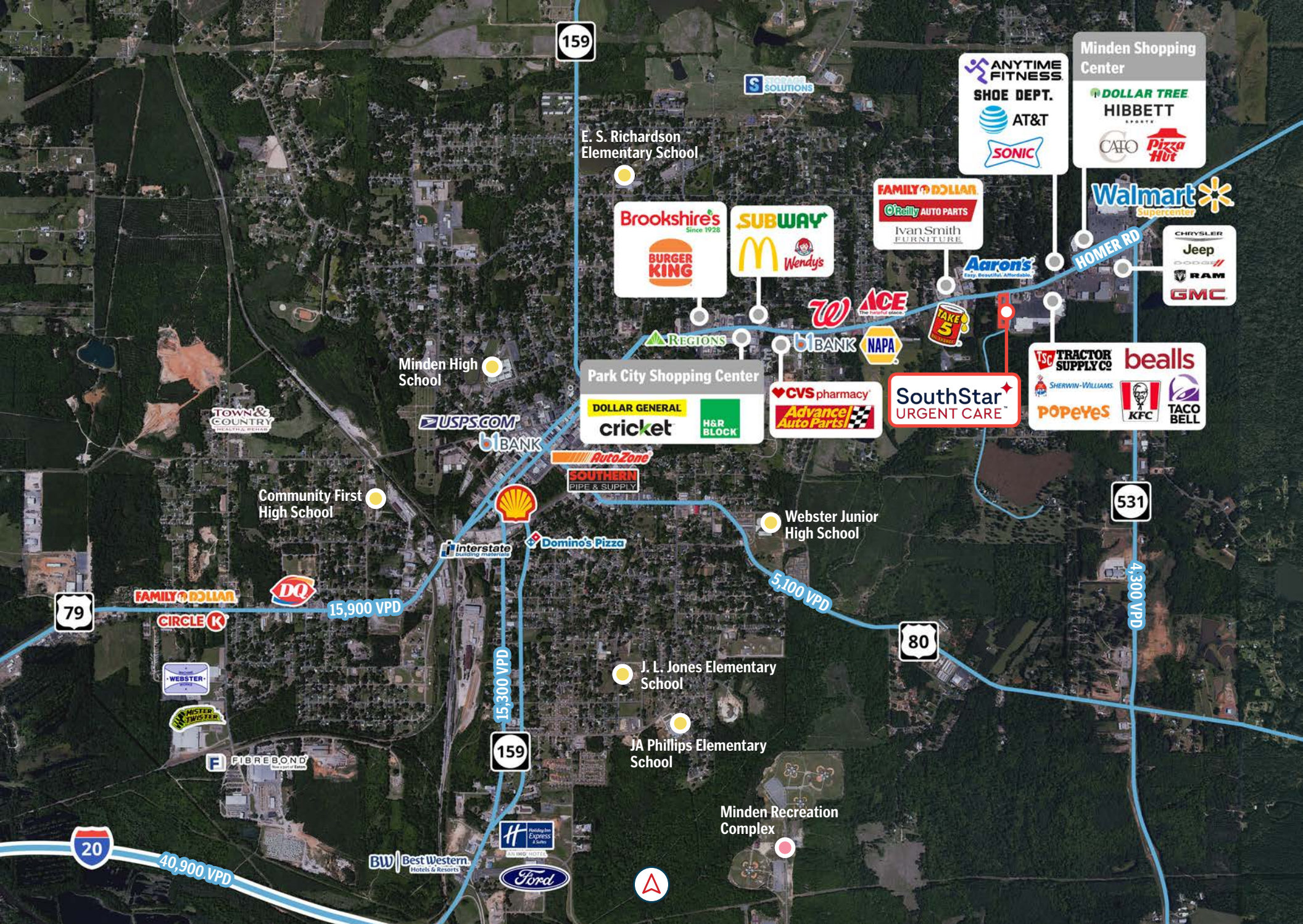
SHREVEPORT
33 miles

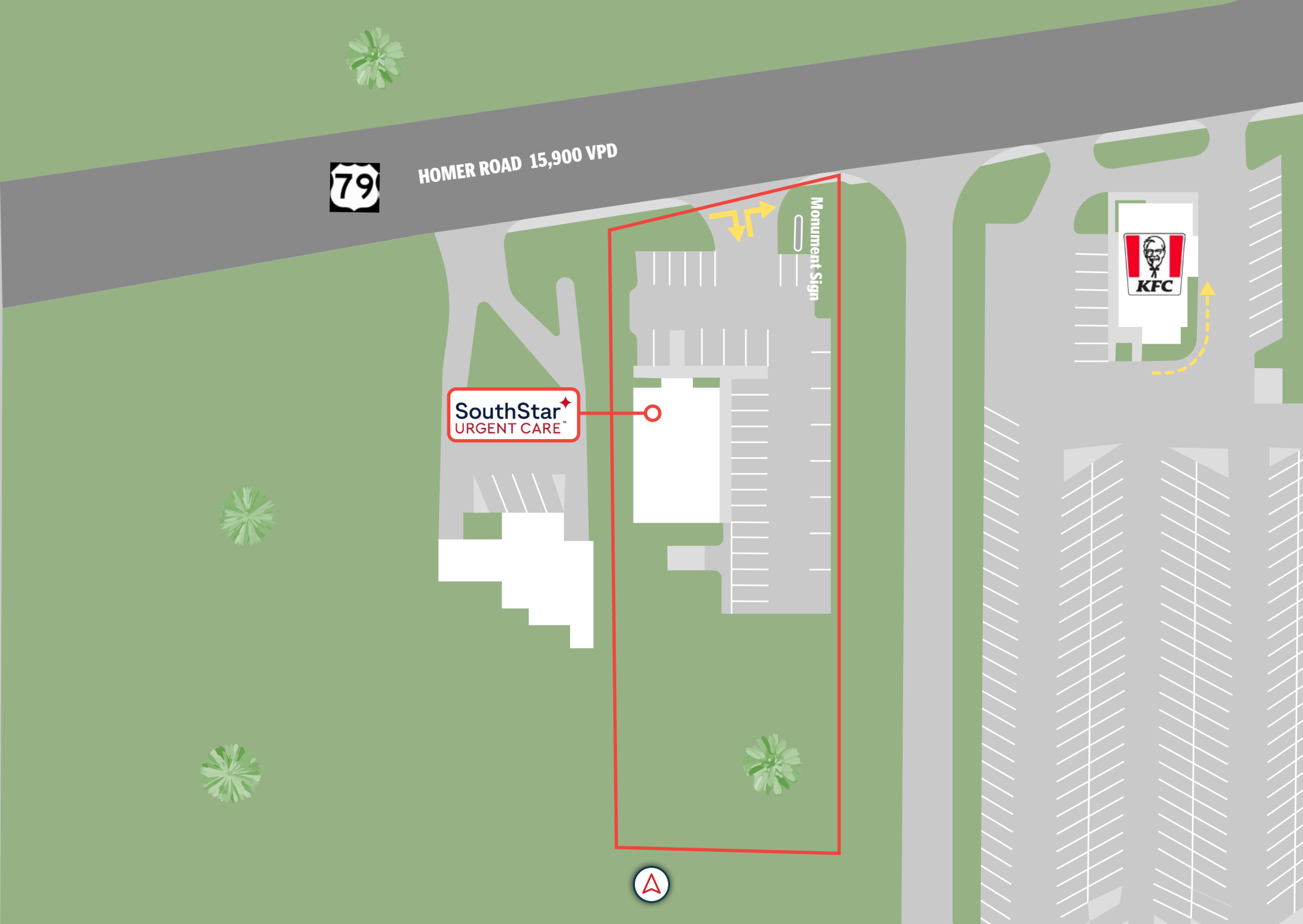
2025 Estimated Population	
1 Mile	1,751
3 Miles	12,075
5 Miles	14,720

2025 Average Household Income	
1 Mile	\$66,280
3 Miles	\$51,758
5 Miles	\$54,670

2025 Estimated Total Employees	
1 Mile	2,352
3 Miles	7,398
5 Miles	8,423

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MINDEN, LOUISIANA

Minden is a city in Webster Parish, Louisiana, with a 2026 population of approximately 11,195. Nestled in the northwestern part of the state, it is strategically located near major highways, including Interstate 20, which provides easy access to larger cities such as Shreveport, approximately 28 miles to the west, and Bossier City. This connectivity enhances Minden's appeal as both a residential and business community, facilitating commerce, logistics, and regional travel.

The city has a strong and diversified economy, anchored by manufacturing sectors such as food processing, timber, and industrial machinery. Minden's manufacturing base produces a wide range of goods, from timber products and machinery components to packaged food items, and benefits from the city's strategic location along major transportation routes, which provides access to regional and national markets. In addition to manufacturing, retail trade plays a significant role in the local economy, serving both residents and visitors with a variety of shopping options and supporting employment opportunities throughout the community. The healthcare and social assistance sector is also a major employer, driven by the needs of an aging population and a growing demand for medical and support services. Together, these sectors create a resilient and multi-faceted economic foundation for the city.

Minden is home to a mix of local and national businesses across manufacturing, retail, and service industries. Its supportive business environment, available workforce, and strategic location continue to attract investment, encouraging economic growth, diversification, and new development opportunities. The city's economy is complemented by a network of professional services, small businesses, and entrepreneurs, contributing to a dynamic local business ecosystem. Residents of Minden enjoy a high quality of life, with numerous parks, recreational facilities, and outdoor activity options. The city is known for its historic downtown district, which features local shops, dining options, and cultural landmarks. Community events and festivals throughout the year foster a strong sense of local identity and pride. Outdoor enthusiasts have access to nearby lakes, hiking trails, hunting grounds, and Toledo Bend Reservoir, a regional destination for fishing, boating, and camping.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	1,751	12,075	14,720
2030 Projected Population	1,699	11,530	14,024
2010 Census Population	2,012	14,320	17,297
Households & Growth			
2025 Estimated Households	771	5,405	6,580
2030 Projected Households	758	5,269	6,410
2010 Census Households	805	5,672	6,867
Race & Ethnicity			
2025 Estimated White	70.85%	46.62%	50.72%
2025 Estimated Black or African American	25.13%	48.48%	44.29%
2025 Estimated Asian or Pacific Islander	0.74%	0.51%	0.50%
2025 Estimated American Indian or Native Alaskan	0.17%	0.30%	0.34%
2025 Estimated Other Races	0.74%	0.66%	0.69%
2025 Estimated Hispanic	2.23%	2.11%	2.14%
Income			
2025 Estimated Average Household Income	\$66,280	\$51,758	\$54,670
2025 Estimated Median Household Income	\$49,699	\$29,870	\$31,958
2025 Estimated Per Capita Income	\$30,257	\$23,449	\$24,593
Businesses & Employees			
2025 Estimated Total Businesses	194	722	805
2025 Estimated Total Employees	2,352	7,398	8,423





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025

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