



REPRESENTATIVE PHOTOS. NOT ACTUAL SITE.

# INTEGRITY URGENT CARE

12628 TIMBERLAND CROSSING, FORT WORTH, TX 76244



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# INVESTMENT SUMMARY

ACRE Partners, as exclusive investment sales advisor to seller, is pleased to offer the opportunity to acquire the Fee Simple building and land interest of the Integrity Urgent Care located at 12628 Timberland Crossing in Fort Worth, Texas.

The property features a 3,003 SF brand-new construction urgent care facility on a 0.496-acre parcel. Strategically positioned within the Timberland Crossing development, the site benefits from immediate proximity to densely populated residential neighborhoods, retail centers, schools, and major thoroughfares including I-35W, State Highway 170, and the nearby AllianceTexas corridor. The surrounding area has experienced rapid population growth and sustained commercial demand, making it one of the most dynamic submarkets in North Fort Worth. The tenant has executed a 15-year Absolute NNN lease with 1.25% annual increases and zero landlord responsibilities, offering passive income and long-term stability for investors.

Integrity Urgent Care is a walk-in healthcare provider delivering fast, affordable treatment for non-emergency illnesses and injuries, operating as the Texas brand under Xpress Wellness Urgent Care. Founded in 2014 and acquired by Goldman Sachs Alternatives in 2024, the combined network has grown to over 70 locations across multiple states. Services include flu and COVID care, digital x-rays, lab testing, EKGs, occupational medicine (including DOT physicals and drug testing), virtual care, and limited behavioral and primary care. Most clinics are open seven days a week with extended hours and online check-in capabilities. Integrity accepts major insurance carriers and self-pay patients, with a reputation for short wait times, clean facilities, and excellent staff care—all contributing to its continued regional expansion.

PRICE	\$3,233,322
CAP RATE	5.75%
NOI	\$185,916.00
PRICE PER SF	\$1,076.70
GUARANTOR	Corporate
ADDRESS	12628 Timberland Crossing, Fort Worth, TX 76244
COUNTY	Tarrant
BUILDING AREA	3,003 SF
LAND AREA	0.496 AC
YEAR BUILT	2025



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# INVESTMENT HIGHLIGHTS

- **Premier Medical Tenant** - Integrity Urgent Care is one of Texas's leading urgent care operators, with over 70 locations across multiple states. The lease includes a corporate guaranty from its parent company, Xpress Wellness.
- **Long-Term Passive Investment** - Offered at a 5.75% cap rate with 1.25% annual increases beginning in year 3, this Integrity Urgent Care provides a secure, zero-landlord-responsibility investment.
- **High-Traffic, Growing Corridor** - Located in North Fort Worth's Timberland Crossing development, near major residential neighborhoods and retail hubs with strong traffic volumes and visibility.
- **Affluent & Expanding Trade Area** - Over 76,000 residents live within 3 miles, with average household incomes exceeding \$110,000. The area continues to grow with ongoing housing and commercial development.
- **Strong Sector Outlook** - The U.S. urgent care market exceeds \$56B and is projected to grow at a 10.99% CAGR through 2030, driven by demand for accessible, cost-effective care.
- **Income Tax-Free State** - Texas remains one of the most business-friendly states with no state income tax and a pro-growth environment.
- **Rapid Growth Market** - Fort Worth ranks among the fastest-growing cities in the U.S., supported by strong in-migration, housing demand, and infrastructure investment.
- **Brand New Construction** - Newly built 3,003 SF facility delivered in 2025, with modern design and efficient site layout minimizing near-term capital exposure.

REPRESENTATIVE PHOTOS. NOT ACTUAL SITE.



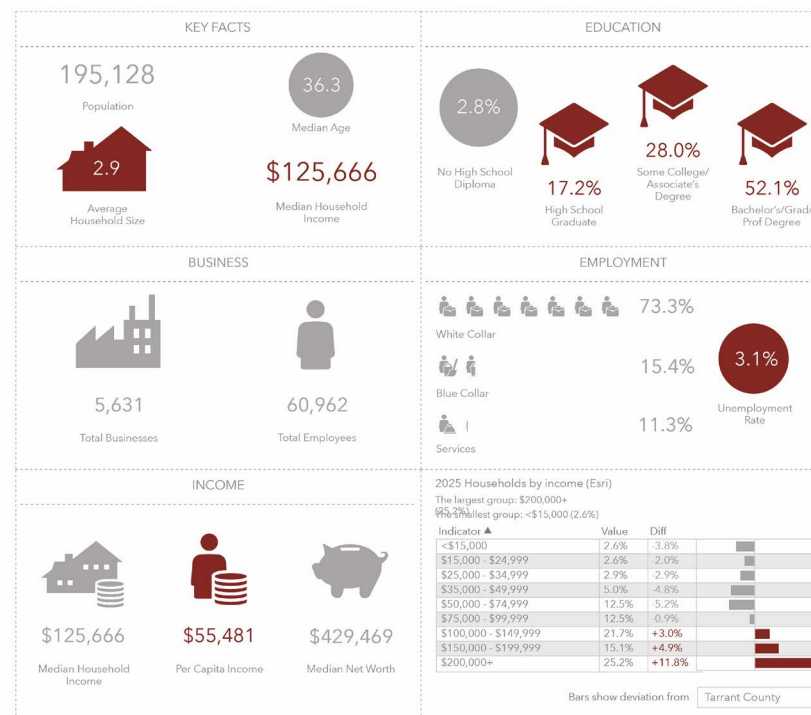
# LEASE SUMMARY



<b>TENANT</b>	Integrity Urgent Care
<b>PREMISES</b>	A Building Consisting of 3,003 SF
<b>LEASE EXPIRATION</b>	9/29/2040
<b>LEASE TERM</b>	15 Years
<b>LEASE TERM REMAINING</b>	15 Years
<b>RENEWAL OPTIONS</b>	Three, 5-Year
<b>RENT INCREASES</b>	1.25% Annually Beginning in Year 3
<b>LEASE TYPE</b>	Absolute Triple Net (ABS NNN)
<b>OWNERSHIP</b>	Fee Simple
<b>USE</b>	Urgent Care
<b>SQUARE FOOTAGE</b>	3,003 SF

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	

## 5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	18,095	79,823	195,128
Households	5,614	26,690	67,378
Families	4,782	20,954	51,603
Average Household Size	3.22	2.99	2.89
Owner Occupied Housing Units	4,705	18,510	45,072
Renter Occupied Housing Units	909	8,180	22,306
Median Age	34.4	35.7	36.3
Median Household Income	\$126,7840	\$125,888	\$125,666
Average Household Income	\$153,876	\$158,134	\$160,733





# FORT WORTH TEXAS

Fort Worth, Texas, is one of the fastest-growing cities in the United States, blending modern growth with a proud heritage rooted in commerce, industry, and innovation. As part of the Dallas–Fort Worth metroplex, Fort Worth benefits from a booming regional economy, a diverse population of over 900,000 residents, and a pro-business climate that continues to attract national employers and institutional capital.

The city's economy is supported by key sectors such as aerospace, logistics, manufacturing, healthcare, and education. Home to major employers including Lockheed Martin, American Airlines, Texas Health

Resources, and BNSF Railway, Fort Worth has established itself as a powerhouse for job creation and long-term economic resilience. The area surrounding Timberland Crossing—just minutes from the AllianceTexas corridor—is a hub for corporate campuses, medical offices, and mixed-use growth fueled by rapid residential expansion and strong population demographics.

Real estate fundamentals remain strong, with high absorption in retail, medical, and service-oriented assets, particularly in North Fort Worth and nearby suburban communities like Keller, Haslet, and Northlake. Investor interest continues to rise due to favorable tax policies, low vacancy rates, and sustained demand for essential service retail and healthcare. New development projects continue to break ground across the region, signaling ongoing confidence

from both national and local developers.

Fort Worth also offers a high quality of life, featuring affordable housing, excellent public schools, a robust park system, and cultural offerings ranging from the Fort Worth Stockyards to world-class museums and performing arts. These lifestyle attributes—combined with superior transportation access via I-35W, State Highway 170, and DFW International Airport—reinforce Fort Worth's position as a premier market for long-term investment, development, and stability.



SAND SPRINGS ROGUE AIRPORT

HWY 377 | 26,294 VPD

HWY 170 | 40,759 VPD



I 35W | 71,222 VPD



TIMBERLAND BLVD | 18,000 VPD



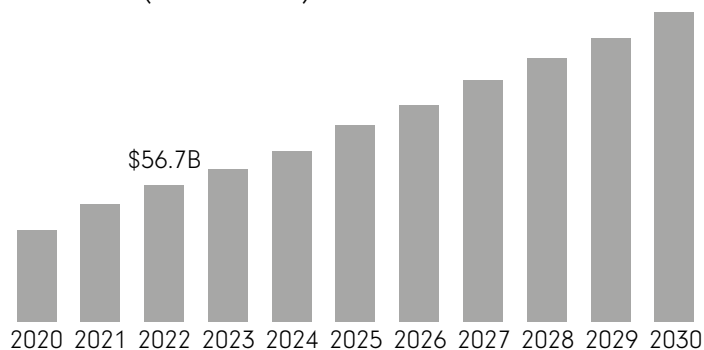


# URGENT CARE MARKET UPDATE



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



Integrity Urgent Care is a Texas-based private healthcare provider that delivers treatment for non-life-threatening illnesses and injuries for children and adults. Integrity Urgent Care clinics offer a wide range of services including occupational medicine, sports medicine, computerized radiology services, lab services, diagnostic testing, and EKG services on site.

Integrity Urgent Care operates as the designated Texas brand of Xpress Wellness Urgent Care, a growing urgent care provider headquartered in Enid, Oklahoma. In May 2024, Xpress Wellness rebranded its Texas-based clinics under the Integrity name to align with a unified and integrated brand structure. As of mid-2024, Xpress Wellness was acquired by Goldman Sachs Alternatives, further solidifying its corporate partnerships and ownership structure. This strategic investment reinforces the long-term stability and institutional backing of both brands. Integrity now serves as the official operator of all Xpress Wellness clinics throughout Texas.

Together, Xpress Wellness and Integrity operate more than 70 urgent care clinics across multiple states, offering walk-in medical services for non-life-threatening illnesses and injuries. But urgent care is just one part of their mission. Their healthcare professionals also provide comprehensive care that helps patients fully recover from their condition or injury, with a focus on convenience, compassion, and accessibility.

They also pride themselves on offering a wide range of services—from primary care to pediatric care, as well as treatment for sports-related injuries and workplace injuries. Their clinics are designed to provide fast, affordable, and reliable care when patients need it most. With the ability to check in online and extended daily hours, Integrity offers a seamless experience that often outperforms a traditional medical visit. All locations are open seven days a week to better serve their communities.

**MEDICAL**  
INDUSTRY

**URGENT CARE CLINIC**  
SPECIALTY

**ENID, OK**  
HEADQUARTERS

**70+**  
LOCATIONS

**2014**  
FOUNDED

**PRIVATE**  
COMPANY TYPE

**INTEGRITYUC.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.





The background image shows the exterior of a building at dusk. The building has a light-colored, horizontally-slatted facade. Above the entrance is a large, illuminated sign. The entrance itself is a set of double glass doors with a dark frame. On either side of the entrance are small, square windows with dark frames. The sky is a deep blue with some clouds. The overall lighting is dim, with the primary light source being the building's signage and interior lights.

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