HEARTLAND® DENTAL

2271 FM 663
MIDLOTHIAN, TX

OFFERED FOR SALE

$4,061,000 | 5.15% CAP

CONFIDENTIAL
OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

HEARTLAND DENTAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Midlothian, TX. The Premises is leased to Heartland Dental for a 12 year initial term with 10% rental increases in year 6, 11 and in each option. The Asset was recently constructed and is located off of the busy FM 663 highway in the Dallas-Fort Worth MSA, the 4th most populous MSA in the country.

12-YR LEASE

ADJACENT TO KROGER

AFFLUENT TEXAS MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	$209,151
Rent Escalation	6-10	$230,066
Rent Escalation	11-12	$253,073
1st Option Term	13-17	$278,380
2nd Option Term	18-22	$306,218
3rd Option Term	23-27	$336,840
4th Option Term	28-32	$370,524

NOI	**$209,151**
CAP	**5.15%**
PRICE	**$4,061,000**

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	2271 FM 663, Midlothian, TX 76065
Building Size (GLA)	4,260 SF
Land Size	2.05 Acres
Year Built/Renovated	2024
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	9/27/2024
Lease Expiration Date	9/30/2036
Remaining Term	11.7 years
Rent Escalations	10% in Year 6, 10% in Year 11, and 10% in Each Option
Current Annual Rent	$209,151

ACTUAL PROPERTY

41,118 PEOPLE IN 5 MILE RADIUS

$136,535 AHHI IN 5 MILE RADIUS

32,053 VPD ON FM 663

INVESTMENT HIGHLIGHTS

RARE LEASE STRUCTURE

One of the first Abs. NNN Leased Heartland Dentals | Zero landlord responsibilities | 12 Years lease with four (4) five (5) year extensions | 10% rental Increases every 5 years and in option periods

LARGEST DENTAL ORGANIZATION GUARANTY

Heartland Dental is the largest dental support organization in the United States | Over 1,800 Locations | 2023 Total Revenue was $3B

DALLAS-FORT WORTH MSA

Dallas-Fort Worth-Arlington, TX MSA is the fourth most populous MSA in the Country at over 8 Million people | Per the U.S. Census Bureau, the Dallas-Fort Worth MSA is the fastest growing metro area in the Country | According to a report by Henley and Partners, the Dallas-Fort Worth area was the 18th wealthiest city in the world in 2022

POSITIONED NEAR MAJOR CONSUMER DRIVERS

Site is surrounded by schools and universities | Located under half a mile is Navarro College - Midlothian, 1,000+ students and almost 5,000 employees | Just under a mile from Jean Coleman Elementary School with 600+ students and Methodist Midlothian Medical Center, a $90 million dollar facility with 80+ beds

NEW CONSTRUCTION

The Building has recently been built to suit the tenant's specifications | Tenant has paid to add specific capital improvements to enhance operational performance

GREAT VISIBILITY ON HIGH TRAFFICKED RETAIL CORRIDOR

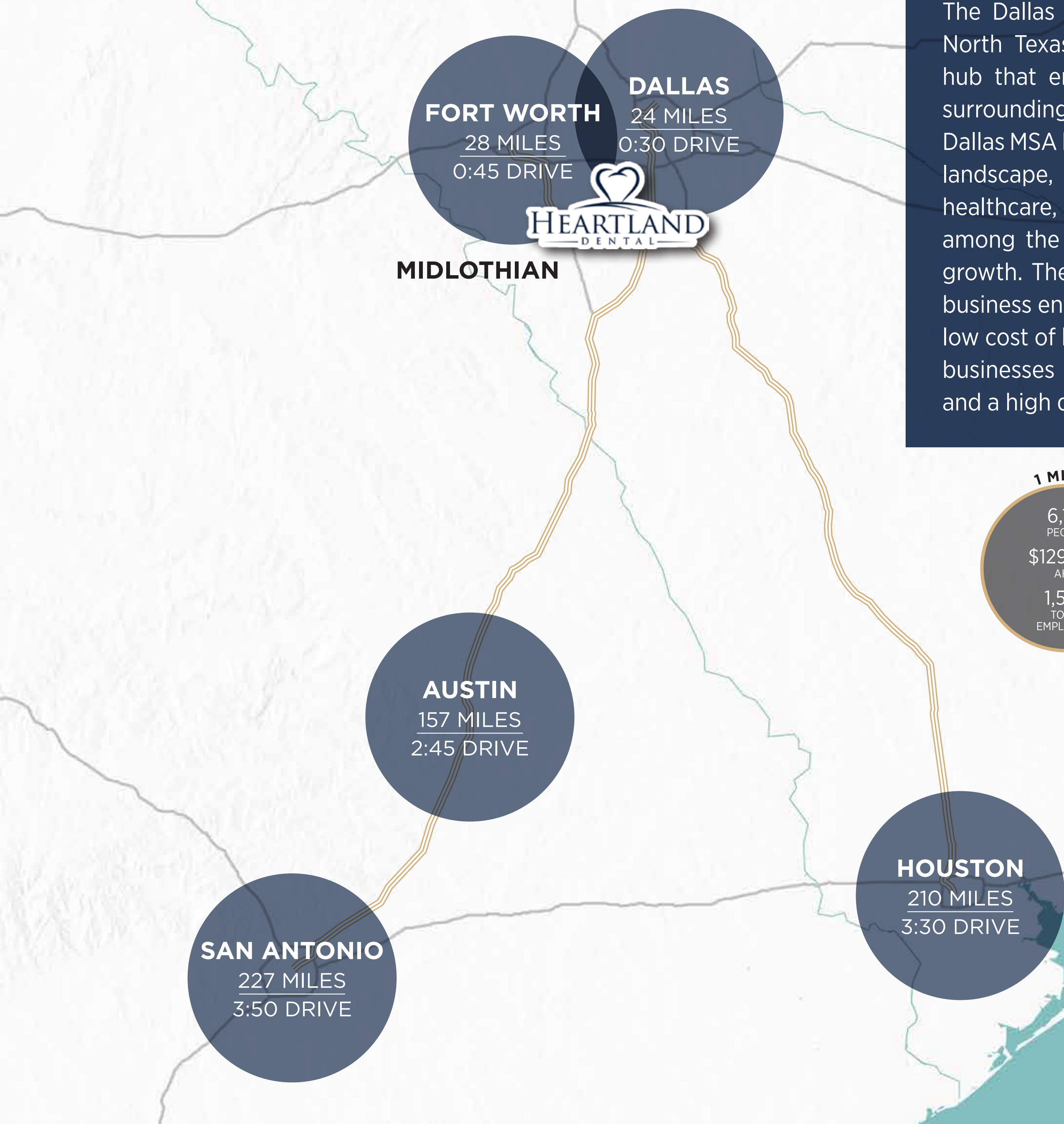
Fronting FM 663 (32,053 AADT) and approximately a quarter mile to Hwy 287 (62K AADT)| Over 483K SF of retail space within a 1-mile radius boasting a 1.1% vacancy rate (costar data) | Nearby National Tenants include: Kroger Marketplace, Aldi, Petco, Ross Dress for Less, and more

SITE PLAN


Methodist Midlothian Medical Center
Midlothian ISD Multi-Purpose Stadium
Midlothian Conference Center
COURTYARD Marriott
bealls OUTLET
JOANN
ULTA BEAUTY
Famous Footwear
ROSS DRESS FOR LESS
Kroger
petco
Panda Express
Jack in the box
Pinnacle FINANCIAL PARTNERS
WING STOP
QuikTrip
Jimmy John's
Chicken Salad Chick
AT&T
Chick-fil-A
Chili's
Wendy's
Burger King
Bank of America
Kroger FUEL Center
FM 336 (32,053 VPD)
HEARTLAND DENTAL


Midlothian High
1,940 Students
Hwy 287 (62,000 VPD)
T Mobile
CLUB PILATES
ALDI
DISCOUNT TIRE
QT QuikTrip
Wendy's
Bank of America
BURGER KING
HEARTLAND DENTAL
FM 336 (32,053 VPD)

The Dallas Metropolitan Statistical Area (MSA), located in North Texas, is a dynamic and rapidly growing economic hub that encompasses Dallas, Fort Worth, and numerous surrounding cities. Renowned for its diverse economy, the Dallas MSA boasts a thriving job market and a robust business landscape, with key sectors including technology, finance, healthcare, and manufacturing. It is consistently ranked among the top U.S. MSAs for job creation and population growth. The region's economic strength is driven by a pro-business environment, a well-developed infrastructure, and a low cost of living, making it an attractive destination for both businesses and individuals seeking economic opportunities and a high quality of life.



	1 MILES	3 MILES	5 MILES
PEOPLE	6,141	26,454	41,118
AHHI	$129,807	$133,982	$136,535
TOTAL EMPLOYEES	1,564	8,579	10,521

HEARTLAND DENTAL

Heartland Dental is the largest dental support organization in the United States, with over 1,800 supported dental offices in 38 states. Founded in 1997, Heartland Dental supports over 2,700 dentists and over 10,000 team members nationwide. Based in Effingham, IL, Heartland Dental offers supported dentists and team members continuing education and leadership training, along with a variety of non-clinical administrative services. Heartland Dental partners with its supported dentists to deliver high-quality care across the full spectrum of dental services and is majority owned by KKR, a leading global investment firm.

Heartland Dental's parent company, KKR (NYSE: KKR), is a leading global investment firm that manages multiple alternative asset management, capital markets, and insurance solutions. KKR has approximately $207 billion in assets under management and more than 103 companies in their portfolio

20,000+
Team Members in the HD Family

2,700+
Support Doctors Nationally

1,800+
Support Offices Nationally

HEARTLAND DENTAL QUICK FACTS	
Founded	1997
Ownership	Private (KKR)
Number of Locations	1,800+
Headquarters	Effingham, IL
Guaranty	Corporate

Corporate HQ

OFFERED FOR SALE

$4,061,000 | 5.15% CAP

HEARTLAND DENTAL

2271 FM 663
MIDLOTHIAN, TX

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD
Associate
980.498.3296
bolmstead@atlanticretail.com

BOR:
Jeffrey S Hayes
TX License # 491387