

SINGLE TENANT NNN

Investment Opportunity

SouthStar
URGENT CARE

Annual Rental Increases | Options To Extend | Corporate Guaranteed Lease



160 San Antonio Avenue | Many, Louisiana

SHREVEPORT MSA

ACTUAL SITE

 **SRS** | CAPITAL
MARKETS

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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	\$1,744,000
Net Operating Income	\$113,337
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	160 San Antonio Avenue, Many, Louisiana 71449
Rentable Area	3,800 SF
Land Area	0.67 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 details
Lease Term	10 Years
Increases	1.50% Annual Increases
Options	4 (5-Year)
Rent Commencement	Nov. 2019
Lease Expiration	Nov. 2029
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS

LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
SouthStar Urgent Care	3,800	Nov 2019	Nov 2029	Current	-	\$9,445	\$113,337	4 (5-Year)
(Corporate Guaranty)				2027	1.50%	\$9,586	\$115,037	
				2028	1.50%	\$9,730	\$116,763	
				2029	1.50%	\$9,876	\$118,514	

1.50% Annual Increases Throughout Option Periods

3.5 Years Remaining | Annual Rental Increases | Options To Extend

- The tenant currently has 3.5 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

Nearby National/Credit Tenants | Retail Corridor

- Southstar Urgent Care is in close proximity to many national/credit tenants including Tractor Supply Co, Mcdonald's, Tacobell, O'reilly Auto parts, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

Stable Consumer Base | Established Employment Hub | Strong Local Demographic

- The 5-mile trade area is supported by approximately 4,655 residents, providing a consistent consumer base for neighborhood-serving retail.
- Average household incomes are solid across the trade area, ranging from \$60,624 within three miles to \$64,556 within five miles, supporting service-oriented and daily-needs uses
- The area benefits from a strong employment presence, with approximately 3,707 employees within five miles, including 2,030 employees within one mile, driving reliable daytime traffic

Highly Trafficked Corridor | Excellent Frontage Visibility

- The asset benefits from excellent frontage visibility along San Antonio Ave, which sees approximately over 7,000 vehicles per day.
- The urgent care is in the center of a highly trafficked corridor, with State Highway 171 and Highway 6 having an approximate combined average of over 28,000 vehicles per day



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



Many, Louisiana
Sabine Parish County

ACCESS



San Antonio Avenue/Texas Highway: 1 Access Point

TRAFFIC COUNTS



San Antonio Avenue/Texas Highway: 9,100 VPD
W. Georgia Avenue/U.S. Highway 171: 11,600 VPD

IMPROVEMENTS



There is approximately 3,800 SF of existing building area

PARKING



There are approximately 23 parking spaces on the owned parcel.
The parking ratio is approximately 6.05 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 0043126501A
Acres: 0.67
Square Feet: 29,185

CONSTRUCTION



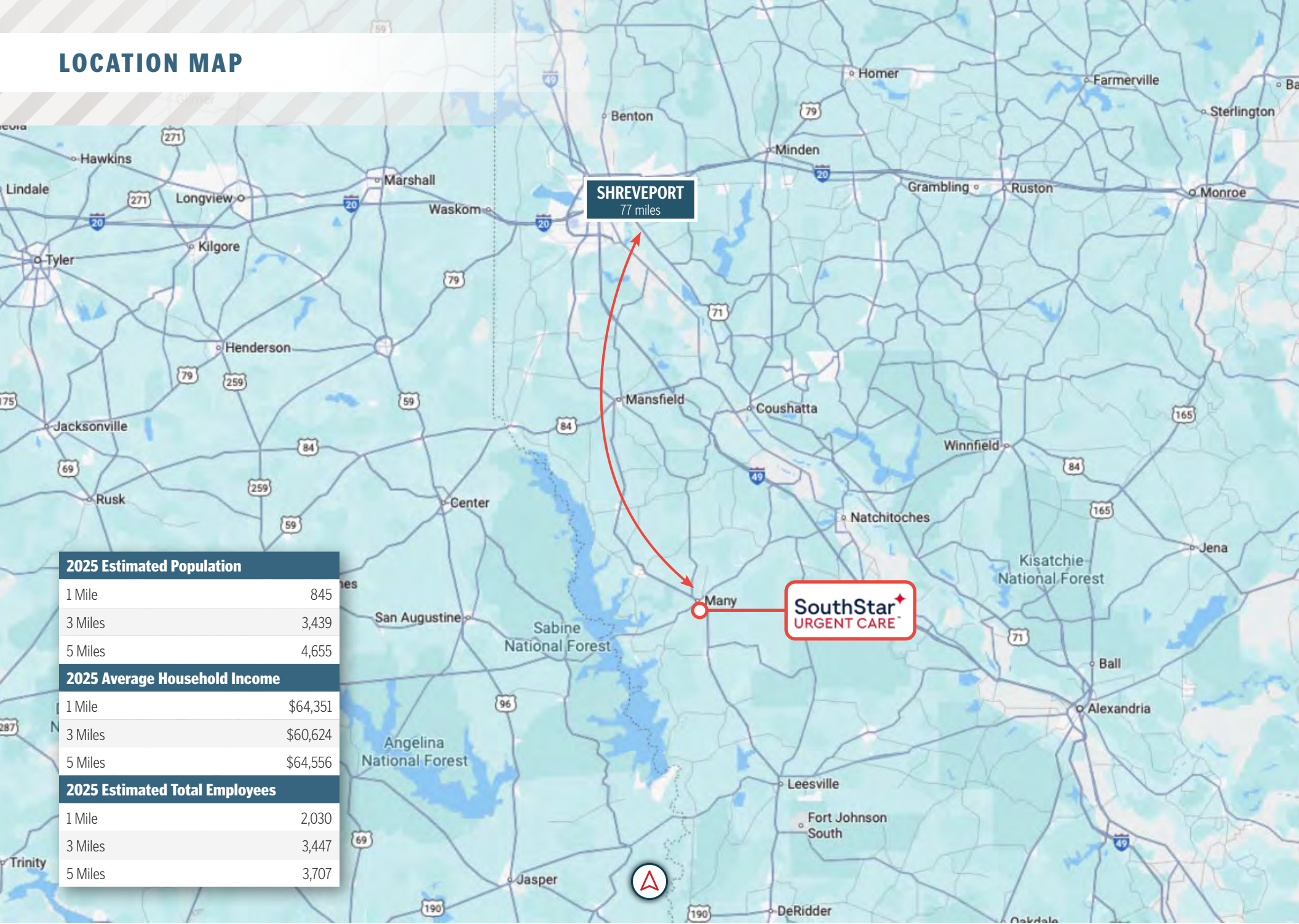
Year Built: 2019 (est)

ZONING

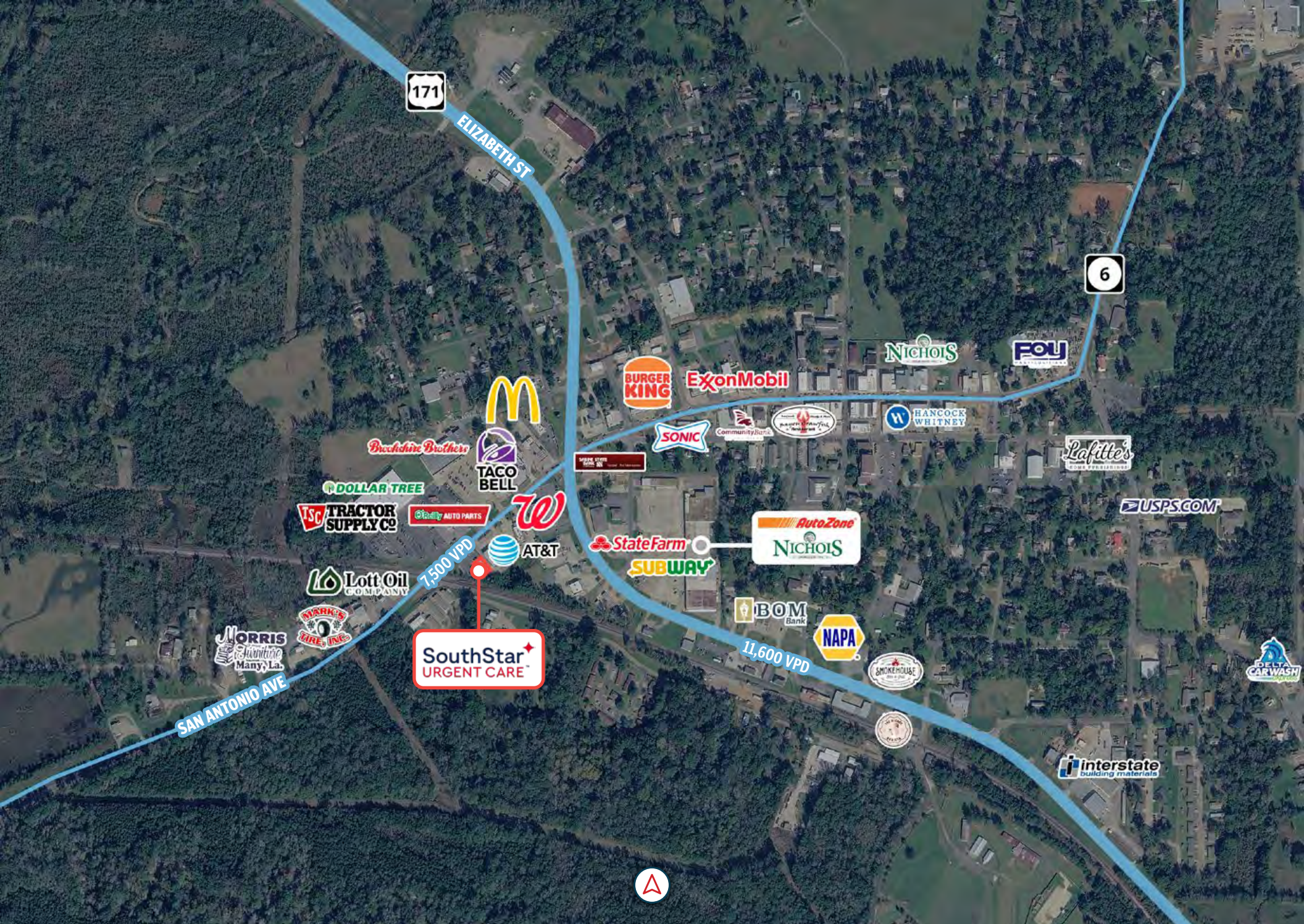


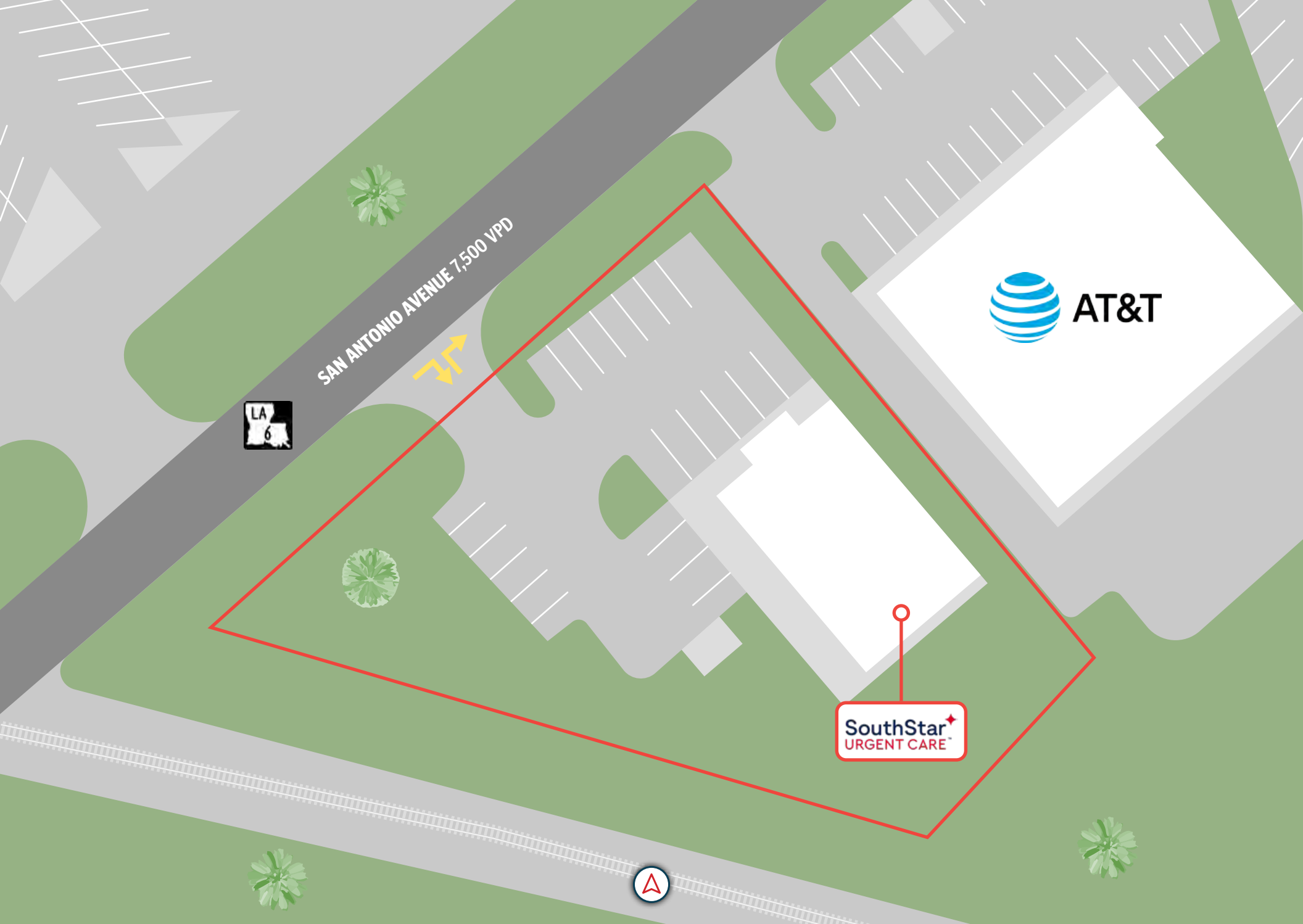
Community & Central Business District

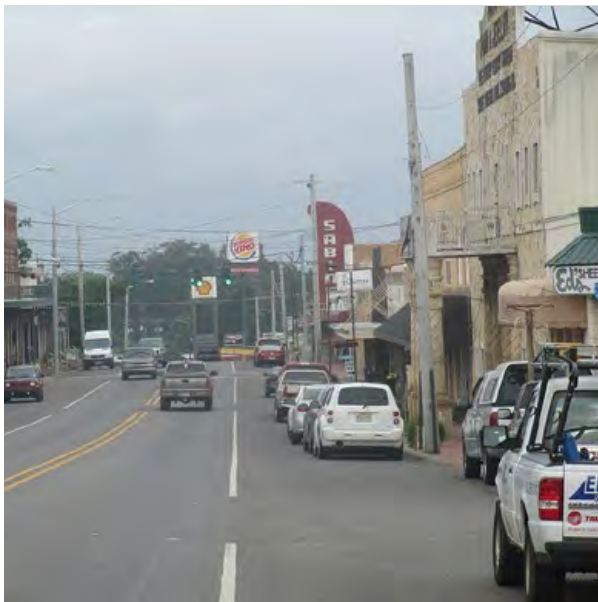
LOCATION MAP



2025 Estimated Population	
1 Mile	845
3 Miles	3,439
5 Miles	4,655
2025 Average Household Income	
1 Mile	\$64,351
3 Miles	\$60,624
5 Miles	\$64,556
2025 Estimated Total Employees	
1 Mile	2,030
3 Miles	3,447
5 Miles	3,707







MANY, LOUISIANA

Many is a small but well-established community and the parish seat of Sabine Parish in western Louisiana, serving as the region's administrative, healthcare, retail, and service hub. Located along key state highways on the eastern side of Toledo Bend Reservoir, the town functions as a gateway to one of the area's most popular outdoor recreation destinations while also acting as the primary shopping and service center for the parish. Known for its quiet, family-oriented environment and strong local identity, Many experiences a steady flow of visitors drawn by nearby lake activities. With an estimated 2026 population of approximately 2,470, the town plays a central role in supporting both local residents and tourism in the surrounding region.

The local economy in Many is supported by a diverse mix of government and public services, reflecting its role as the parish seat, along with healthcare, education, and local retail and service-oriented businesses. In addition, forestry, agriculture, and timber-related industries contribute to the broader regional economic base. Tourism and recreation associated with Toledo Bend Reservoir also play a significant role, driving seasonal visitor traffic and supporting lodging, dining, retail, and outdoor recreation businesses throughout the area.

Healthcare in Many is anchored by Sabine Medical Center, which serves as the primary hospital for Sabine Parish and surrounding rural communities. The town is also supported by a network of local clinics, pharmacies, and medical offices that provide essential primary care and outpatient services. As the parish seat, Many functions as the central healthcare hub for the region, ensuring residents have access to critical medical services without the need to travel long distances to larger cities.

Education in Many is centered around the Sabine Parish School District, with local schools serving students from the town and surrounding rural areas. The community provides access to elementary, middle, and high school education, reinforcing its family-oriented character. These schools play an important role in the town's long-term stability and workforce development by ensuring access to quality basic education close to home.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	845	3,439	4,655
2030 Projected Population	833	3,395	4,599
2010 Census Population	958	3,776	5,050
Households & Growth			
2025 Estimated Households	342	1,370	1,894
2030 Projected Households	340	1,371	1,897
2010 Census Households	364	1,408	1,901
Race & Ethnicity			
2025 Estimated White	51.46%	48.73%	54.10%
2025 Estimated Black or African American	41.30%	42.25%	35.55%
2025 Estimated Asian or Pacific Islander	0.24%	0.44%	0.39%
2025 Estimated American Indian or Native Alaskan	2.13%	2.94%	3.78%
2025 Estimated Other Races	1.07%	1.19%	1.37%
2025 Estimated Hispanic	2.72%	2.56%	2.84%
Income			
2025 Estimated Average Household Income	\$64,351	\$60,624	\$64,556
2025 Estimated Median Household Income	\$30,763	\$29,864	\$33,304
2025 Estimated Per Capita Income	\$28,927	\$24,906	\$26,386
Businesses & Employees			
2025 Estimated Total Businesses	220	365	390
2025 Estimated Total Employees	2,030	3,447	3,707





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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