



**URGENT CARE
STRIP CENTER**
NNN INVESTMENT OPPORTUNITY



Offering Memorandum

CONFIDENTIALITY AND INVESTMENT DISCLAIMER

The following offering memorandum contains proprietary and strictly confidential information. It is intended for the sole evaluation of the individual who receives it from CUSPID REALTY LLC and should not be disclosed to any other individual or entity without the written consent of CUSPID REALTY LLC.

The recipient acknowledges and agrees to maintain the confidentiality of all information contained herein by acquiring and evaluating it. The recipient also consents to refrain from photocopying or duplicating any portion of the offering memorandum. Please promptly return this offering memorandum to CUSPID REALTY LLC if you have no interest in the subject Property.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CUSPID REALTY LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, or asbestos, the compliance with local, state, and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property.

The information in this offering memorandum has been sourced from sources that we consider to be reputable. Nevertheless, CUSPID REALTY LLC has not verified, and will not verify, any of the information contained herein, nor has it conducted any investigation regarding these matters. CUSPID REALTY LLC makes no warranty or representation regarding the accuracy or completeness of the information provided. It is imperative that all prospective purchasers implement the necessary procedures to verify the entirety of the information presented herein. The costs and expenses associated with the investigation of the subject Property shall be the responsibility of prospective purchasers.

Any reliance on the contents of this offering memorandum is solely at your own risk.

Property showings are by appointment only. Please contact the CUSPID REALTY LLC advisor for more details.



PROPERTY DETAILS



**ASKING PRICE:
\$4,300,000**

Property Type	Retail	Subtype	QSR/Fast Food, Storefront
Investment Type	Sale/Leaseback	Class	A
Lease Type	NNN	Tenant Credit	
Tenancy	Multi	Number of Tenants	3
Lease Term		Lease Commencement	12/31/2023
Lease Expiration		Remaining Term	
Square Footage	2,913	Net Rentable (sq ft)	2,913
Price/Sq Ft	\$1,476.14	Cap Rate	6.51%
Occupancy	100%	NOI	\$280,000
Units	3	Year Built	2023
Buildings	1	Stories	1
Lot Size (acres)	0.389	Parking (spaces)	14
Rent Bumps	3% annually	Sale Condition	Sale for leaseback

PROPERTY OVERVIEW:

Cuspid Commercial Realty is pleased to present a prime investment opportunity in a thriving commercial hub. This urgent care-anchored strip center is 100% occupied by a synergistic mix of medical and quick-serve tenants. With absolute NNN leases and fee simple ownership, this property promises a stable and hands-off investment experience.



DEMOGRAPHICS AND LOCATION:

Strong Demographics:



POPULATION AND INCOME:

The property is located in an area with robust demographics within a 5-mile radius, making it a prime location for retail and medical services.



DAYTIME EMPLOYMENT:

The vicinity is a strong daytime employment area, surrounded by numerous established national tenants, medical and regional office spaces, distribution centers, and industrial facilities.



LOCATION:

The property is a high-visibility and easily accessible signalized intersection on Hyw 90, with access to 14,000 vehicles per day directly in front of the site.

About 0.5 miles

from the city hall and courthouse and minutes away from HW46, Caterpillar Seguin Facility, Tyson foods, Vitesco, CMC Steels, Niagara bottling LLC, TRIGO SCS and United Alloy etc



PROPERTY HIGHLIGHTS:



TENANCY:

Tenant Mix: The property is 100% occupied by a synergistic mix of medical and quick-serve tenants.

Leases: All tenants are on brand new 15-year leases with 10% rental increases every five years, ensuring a steady income stream.



TENANCY:

Absolute NNN: This property offers absolute net leases, translating to zero landlord responsibilities.



OWNERSHIP:

Fee Simple Ownership: The property is held in fee simple, providing full ownership rights to the investor.



FEATURES:

Drive-Thru: The property includes a convenient drive-thru, enhancing its appeal and functionality.

Construction: The property boasts brand new, high-quality construction from 2023/2024, ensuring minimal maintenance costs and modern amenities.

INVESTMENT CONSIDERATIONS:



Bitesize Investment:

1031 EXCHANGE OPPORTUNITY:

This property is an ideal size for a 1031 exchange investor, offering a manageable investment with strong returns.



Location:

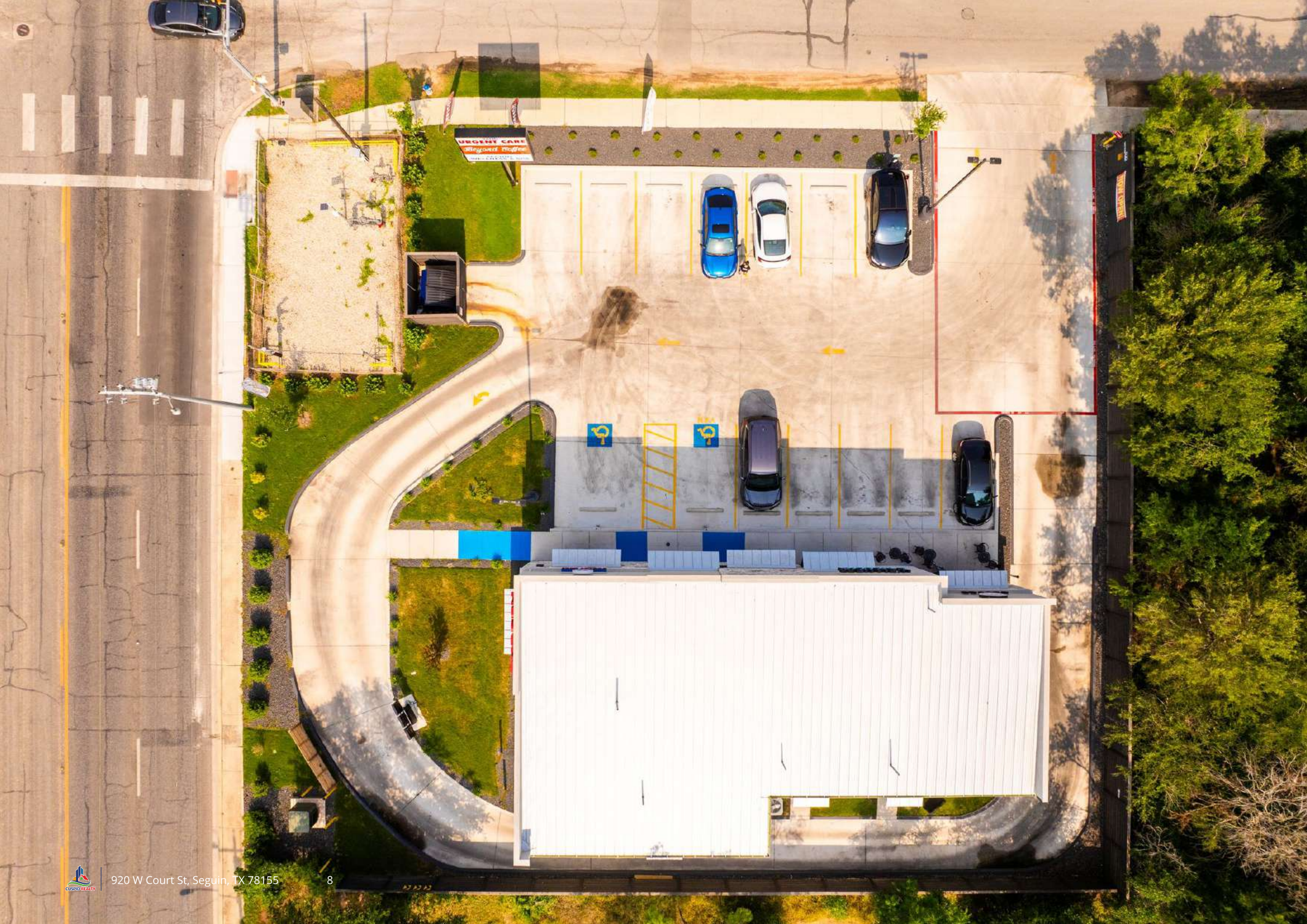
The strategic location at a signalized intersection enhances accessibility and visibility, increasing tenant satisfaction and customer traffic.



RENT ROLL



Tenant Name	Square Feet	PSF	Annual
Rapid Urgent Care	1492	96.15	\$143,455.80
Seguin Wellness and Med Spa	755	96.15	\$72,593.25
Beyond Coffee	667	96.15	\$64,132.05
			\$280,000



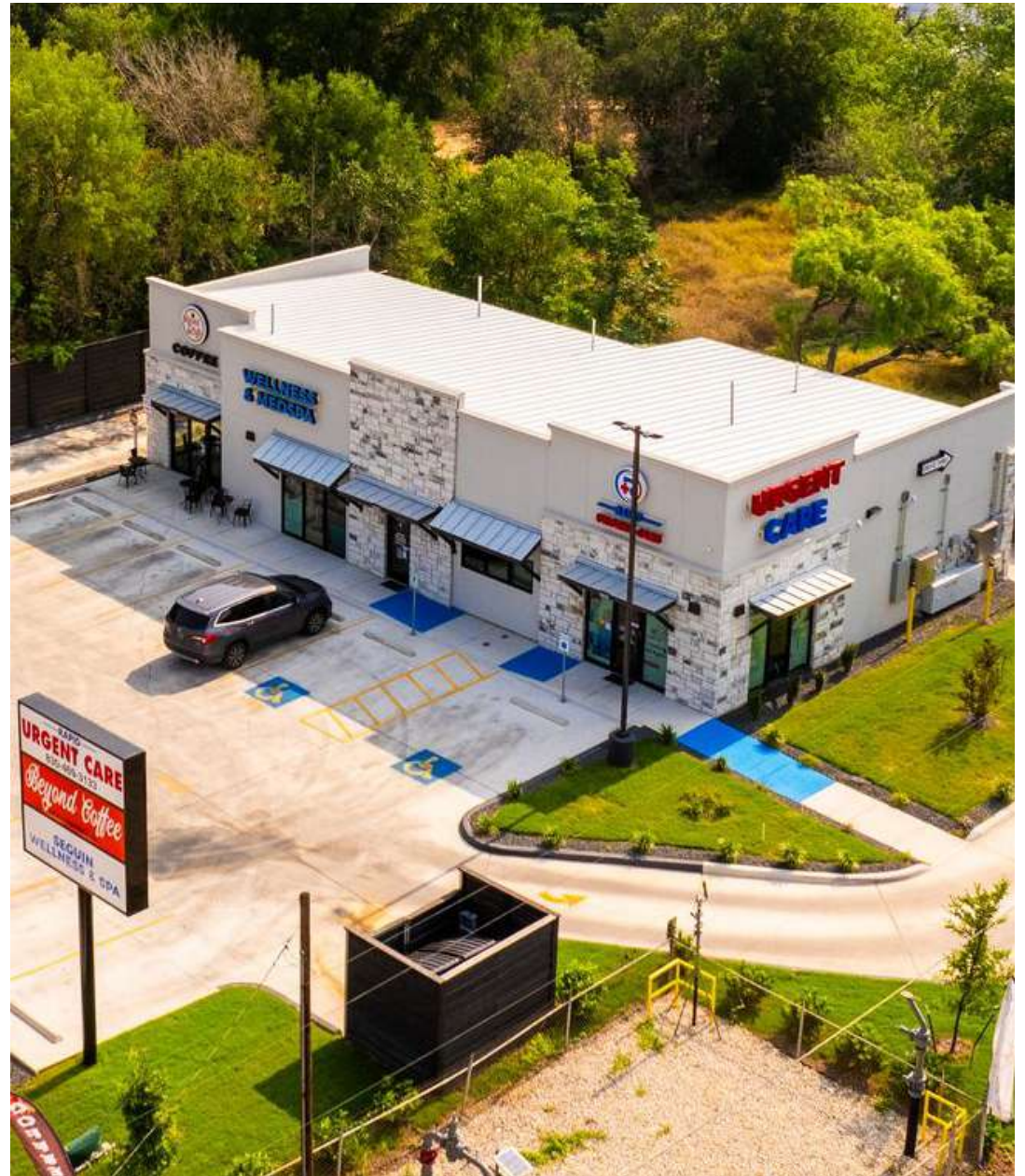
NEARBY LANDMARKS:

Guadalupe Regional Medical Center:

Less than two miles away, this 139-bed hospital generates an annual income of \$325 million, contributing to the area's economic stability and demand for medical services.

Texas Lutheran University:

Located at a signalized intersection near Texas Lutheran University, which has an enrollment of approximately 1,330 students, providing a steady stream of potential customers and employees.



AERIAL VIEW



123
TEXAS

17,883 VPD

123
TEXAS

**SUBJECT
PROPERTY**

SEGUIN  **Rapid Urgent care**
MOTOR CARS

**SUBJECT
PROPERTY**

11,311 VPD

90

AERIAL VIEW



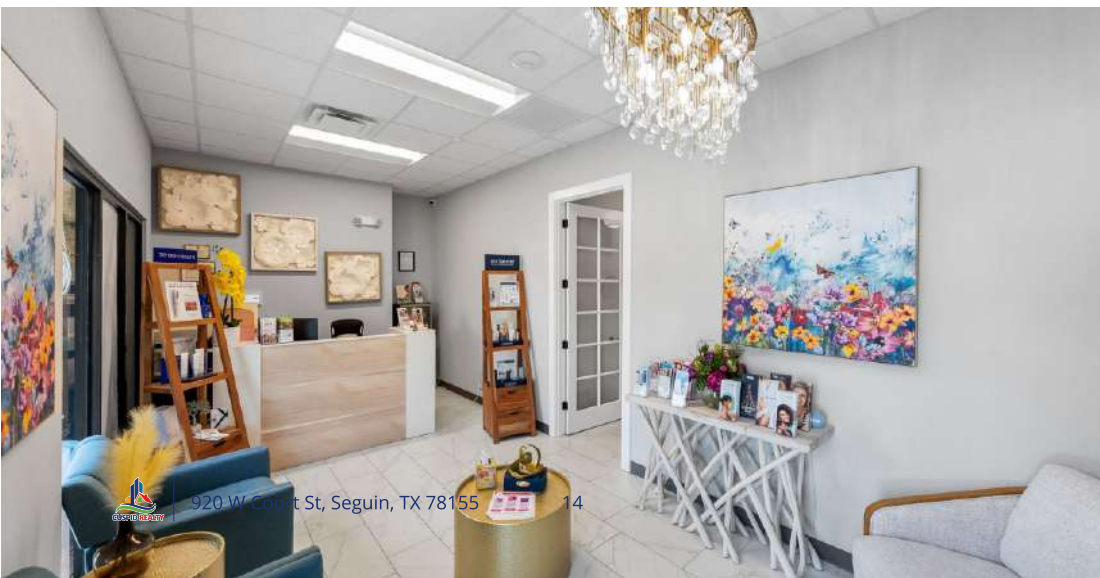
AERIAL VIEW



PROPERTY PHOTOS:



PROPERTY PHOTOS:



CONCLUSION:

This Urgent Care Anchored Strip Center represents a rare opportunity to acquire a high-quality, fully occupied property with brand-new construction and long-term leases in place. The absolute NNN lease structure, coupled with strong demographic and economic indicators, makes this an attractive, low-maintenance investment with substantial growth potential.

This is a sale-leaseback investment opportunity. The current owner/tenants recently executed a 15-year lease agreement, which includes 3 options to extend for 5 years each, showcasing their dedication to the location.

Ideal for investors seeking a stable, income-producing asset with minimal management responsibilities.



FOR FURTHER INFORMATION OR TO SCHEDULE A PROPERTY TOUR, PLEASE CONTACT:



Christine R Leyva, MBA, TACS
Vice President
Cuspид Realty LLC
210-439-8891
www.cuspidrealty.com

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

A BROKER: is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A SALES AGENT: must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement

with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AGENT FOR BUYER/TENANT: As the broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in

conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.
- **LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Cuspid Realty LLC	9004582	info@cuspidrealty.com	(210)255-8963
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James McCall	160383	info@cuspidrealty.com	(210)255-8963
Designated Broker of Firm	License No.	Email	Phone
Christine R Leyva	674136	christine@cuspidrealty.com	(210)255-8963

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Christine Leyva	674136	christine@cuspidrealty.com	(210)439-8891
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission
Cuspid Realty LLC, 5500 Walzem RD San Antonio TX 78216

Christine Leyva Phone: 2104398891 Fax:

Information available at www.trec.texas.gov
IABS 1-0 Date
Colima Store

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

