



INTEGRITY URGENT CARE – CENTURY SQUARE

SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY (LEASEHOLD INTEREST)

1289 UNIVERSITY DR, COLLEGE STATION, TX 77840

ACRE
PARTNERS

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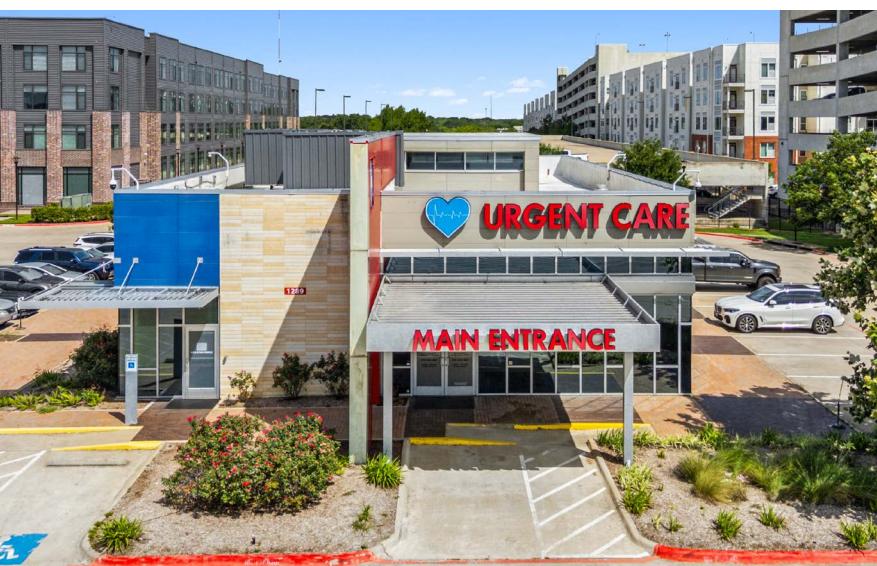
INVESTMENT SUMMARY

AiCRE Partners, as exclusive investment sales advisor to seller, is pleased to offer the opportunity to acquire the leasehold interest of the Integrity Urgent Care in College Station, TX.

The property features a 5,000 SF urgent care facility on a 0.64 AC lot. This site is strategically located near Century Square which is a 60-acre, mixed-use development in College Station, Texas, adjacent to Texas A&M University. It serves as a vibrant community hub with retail, restaurants, entertainment venues, office spaces, and residential options, fostering a walkable, urban environment. College Station is one of the fastest-growing university towns in the country, supported by a student population of more than 75,000 and a strong base of faculty, staff, and research professionals. The university anchors the local economy, driving consistent rental demand and fostering a culture of innovation, sports, and tradition that attracts both residents and visitors year-round. The lease has just over 13 years remaining with 2.5% annual increases and absolute net structure featuring zero landlord responsibilities; perfect for out of state investors.

Integrity Urgent Care is a walk-in healthcare provider offering fast, affordable treatment for non-emergency illnesses and injuries, with a growing network of around 70 clinics primarily across Texas, Oklahoma, and Kansas. Founded in 2014 and now part of Xpress Wellness, the clinics provide services such as flu and COVID care, sprain and fracture treatment, digital x-rays, lab testing, EKGs, occupational medicine (including DOT physicals and drug testing), virtual care, and limited behavioral and primary care. Most locations are open seven days a week—typically 8 AM to 8 PM on weekdays and reduced hours on weekends—with no appointment required and online check-in available. Integrity accepts a wide range of insurance plans including Medicare, Medicaid, TRICARE, and major commercial carriers, and also offers competitive self-pay pricing. Reviews highlight clean facilities, short wait times, and caring staff, while employee feedback notes a positive team environment.

PRICE	\$3,244,084
CAP RATE	6.85%
NOI	\$222,219.80
PRICE PER SF	\$648.82
GUARANTOR	Corporate
ADDRESS	1289 University Dr, College Station, TX 77840
COUNTY	Brazos
BUILDING AREA	5,000 SF
LAND AREA	0.64 AC
YEAR BUILT	2018





INVESTMENT HIGHLIGHTS

- **Premier Medical Tenant** - Integrity Urgent Care is one of the top operators of urgent care clinics in the US with over 70 locations and growing. The lease features a corporate guaranty from the parent company.
- **Exclusive Medical Rights** - Integrity Urgent Care holds the exclusive right to provide urgent and medical care within the Century Square development. That means no competing urgent care or similar medical use can open nearby in this prime, high-traffic destination, effectively locking in tenant relevance and customer flow.
- **Prime High Traffic Location** - Situated in the Century Square shopping center, right along University Drive East (43,500+ VPD) – a central corridor near Texas A&M University.
- **Densely Populated & Growing Trade Area** - There are approximately 180,712 people living within 5 miles which is projected to grow to 195,602 within next 5 years providing a large and reliable customer base.
- **High Growth Industry** - The U.S. Urgent Care Industry is valued over \$34B in 2024 and is expected to expand at a CAGR of 10.99% from 2023 to 2030.
- **Income Tax Free State** - Texas is an income tax-free state.
- **Home of Texas A&M University (Flagship Campus)** - College Station is anchored by Texas A&M University, one of the largest and most prestigious public research universities in the U.S. with over 77,000 students
- **High Growth Rates** - College Station consistently ranks among the fastest-growing cities in Texas, with strong population increases and steady housing market appreciation.
- **Extended Site Control Through 2088** - Leasehold runs until 2088, giving investors 35 years of additional site control beyond the retail lease. With ground rent abated until 2053 and exclusive medical use rights, this structure offers long-term upside more akin to fee simple ownership.

LEASE SUMMARY



GROUND LEASE/QUALIFYING PROJECT SUBLEASE OVERVIEW

LEASE COMMENCEMENT	6/5/2018
LEASE EXPIRATION	9/23/2088
SUB-LANDLORD	Midway Hospitality L.P.
ANNUAL GROUND RENT	\$37,692.04 (Abated until 8/31/2053)
ANNUAL GROUND RENT PSF	\$1.38 PSF
RENT INCREASES	2.50% Annually (Every Sept.)

CURRENT RENT STATUS:

- Rent Abated in Full under Fourth Amendment to Master Ground Lease.
- Abatement applies only during entire term of current lease with Integrity Urgent Care (including all renewal options)

ADDITIONAL NOTES:

- Urgent Care Facility (Improvements) reverts to Texas A&M University at ground lease expiration in 2088.
- Integrity Urgent Care has the exclusive right on urgent and medical care within the entire development.

RETAIL LEASE OVERVIEW

TENANT	Integrity Urgent Care
PREMISES	A Building Consisting of 5,000 SF
LEASE EXPIRATION	8/31/2038
LEASE TERM	15 Years
LEASE TERM REMAINING	13 Years +/-
RENEWAL OPTIONS	Three, 5-Year
LEASE TYPE	Absolute Triple Net (ABS NNN)
OWNERSHIP	Leasehold Interest
USE	Urgent Care
SQUARE FOOTAGE	5,000 SF
LOT SIZE	27,300 SF
ANNUAL RENT	\$222,219.80
RENTAL INCREASES	2.50% Annually

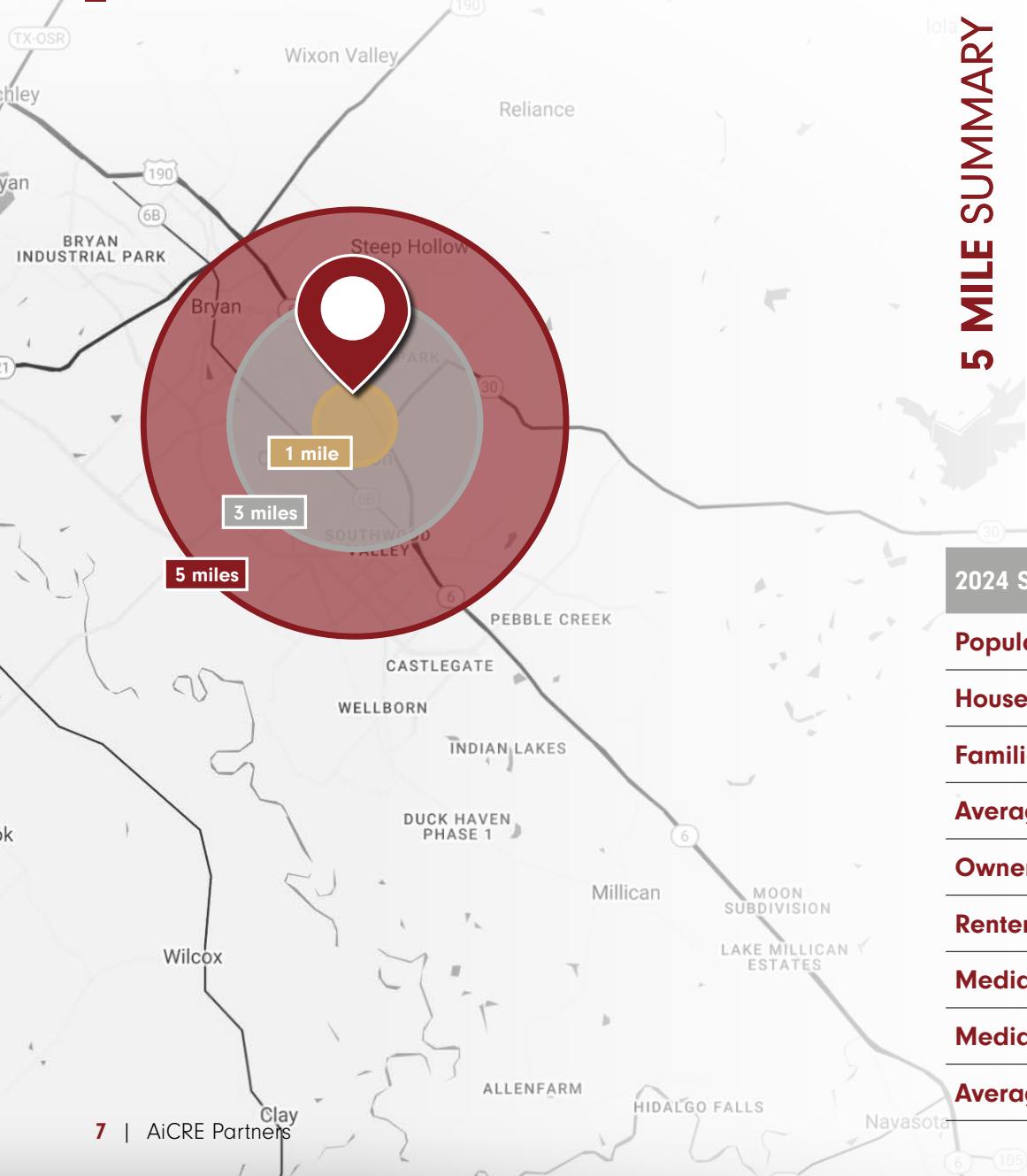
RESPONSIBILITIES	TENANT	LANDLORD
PROPERTY TAXES	X	
INSURANCE	X	
COMMON AREA	X	
ROOF & STRUCTURE	X	
PARKING	X	
REPAIRS & MAINTENANCE	X	
HVAC	X	
UTILITIES	X	

RENT SCHEDULE

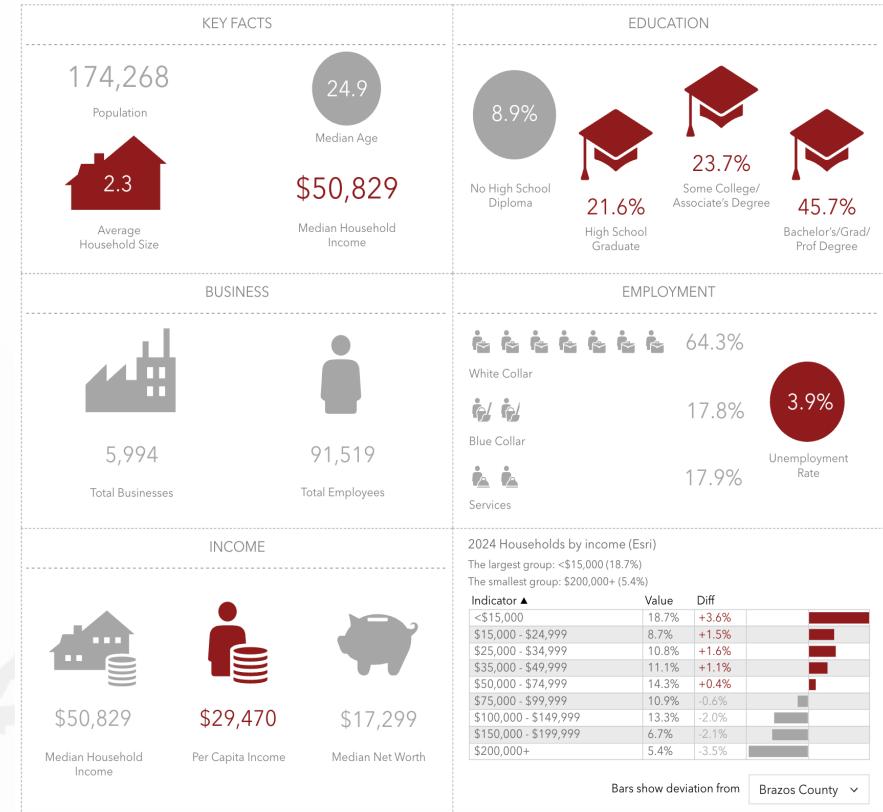


SCHEDULE	NOI	CAP RATE
Current - August 31, 2026	\$222,219.80	6.00%
September 1, 2026 - August 31, 2027	\$227,775.30	6.15%
September 1, 2027 - August 31, 2028	\$233,469.68	6.30%
September 1, 2028 - August 31, 2029	\$239,306.42	6.46%
September 1, 2029 - August 31, 2030	\$245,289.08	6.62%
September 1, 2030 - August 31, 2031	\$251,421.31	6.79%
September 1, 2031 - August 31, 2032	\$257,706.84	6.96%
September 1, 2032 - August 31, 2033	\$264,149.51	7.13%
September 1, 2033 - August 31, 2034	\$270,753.25	7.31%
September 1, 2034 - August 31, 2035	\$277,522.08	7.49%
September 1, 2035 - August 31, 2036	\$284,460.13	7.68%
September 1, 2036 - August 31, 2037	\$291,571.63	7.87%
September 1, 2037 - August 31, 2038	\$298,860.93	8.07%
1st Option (Year 1)	\$306,332.45	8.27%
1st Option (Year 2)	\$313,990.76	8.47%
1st Option (Year 3)	\$321,840.53	8.69%
1st Option (Year 4)	\$329,886.54	8.90%
1st Option (Year 5)	\$338,133.71	9.13%
2nd Option (Year 1)	\$346,587.05	9.35%
2nd Option (Year 2)	\$355,251.72	9.59%
2nd Option (Year 3)	\$364,133.02	9.83%
2nd Option (Year 4)	\$373,236.34	10.07%
2nd Option (Year 5)	\$382,567.25	10.33%
3rd Option (Year 1)	\$392,131.43	10.58%
3rd Option (Year 2)	\$401,934.72	10.85%
3rd Option (Year 3)	\$411,983.09	11.12%
3rd Option (Year 4)	\$422,282.66	11.40%
3rd Option (Year 5)	\$432,839.73	11.68%

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	8,579	97,426	174,268
Households	3,667	36,263	66,326
Families	1,600	14,363	29,840
Average Household Size	2.31	2.20	2.34
Owner Occupied Housing Units	1,225	9,523	21,765
Renter Occupied Housing Units	2,442	26,740	44,561
Median Age	25.4	24.1	24.9
Median Household Income	\$48,470	\$47,559	\$50,829
Average Household Income	\$76,685	\$73,152	\$76,492



COLLEGE STATION TEXAS

College Station, Texas, is a dynamic and growing city anchored by Texas A&M University, one of the largest public universities in the U.S. with over 70,000 students and a multi-billion-dollar annual economic impact. The city's economy is driven by education, healthcare, research, and a growing tech and innovation sector, including the RELLIS Campus for autonomous and defense-related R&D. With a stable, recession-resistant foundation, College Station offers a low cost of doing business, a continually refreshed college-educated workforce, and strong demand for retail, medical, and housing assets. Real estate fundamentals are healthy, with low vacancy in prime

corridors, consistent absorption, and active development—particularly in student housing, mixed-use, and net lease retail. Investor interest is high due to stable long-term fundamentals, strong consumer traffic tied to university life and sports, and a pro-growth regulatory environment.

In addition to its economic vitality, College Station benefits from exceptional infrastructure and connectivity. The city is strategically located between Houston, Austin, and Dallas, with direct access via State Highway 6 and nearby regional airports, including Easterwood Airport. Ongoing investment in transportation, utilities, and public amenities supports continued growth and enhances the appeal for both businesses and residents. The city's planning efforts prioritize walkable, mixed-use developments and high-quality public spaces, reinforcing a

live-work-play environment that attracts young professionals and families alike.

Quality of life in College Station is a major draw, with a strong sense of community, excellent public schools, and an abundance of parks, trails, and recreational facilities. The presence of Texas A&M infuses the area with cultural vibrancy, including Division I sports, performing arts, museums, and frequent events. Low crime rates, affordable housing, and a diversified housing stock—from student apartments to executive homes—further bolster its appeal. Together, these factors position College Station as a compelling destination for investment, development, and long-term growth.

NEW DEVELOPMENTS IN COLLEGE STATION



CENTURY SQUARE DEVELOPMENT (PHASE II)

The ongoing Phase II expansion at Century Square involved constructing two new retail buildings and a green gathering space along University Drive, bringing several businesses to the area; the Hawaiian-inspired restaurant Coco Shrimp, a Sephora beauty store, the healthy food spot Original ChopShop, the group fitness studio TruFusion, and the wellness center Renew You. The expansion ultimately aims to add 8 to 10 new businesses to the mixed-use development.

[LEARN MORE](#)

NEW LEGACY POINT DEVELOPMENT

Legacy Point is a 10-acre luxury student housing project in College Station, replacing the former Hurricane Harry's with 2,800 beds, retail space, and a seven-story garage. Developed by LV Collective and Culpepper Realty, its first phase will deliver 953 beds by Fall 2027, designed to better connect Northgate and Century Square.

[LEARN MORE](#)

RETIREMENT COMMUNITY "AGING WITH AGGIES"

Texas A&M is partnering with developer Varsity to build a first-of-its-kind retirement community for Aggie alumni and fans age 55+. Located on 14 acres near Century Square, the project is expected to open around 2027 and will blend campus life with senior living through academics, sports, and intergenerational engagement.

KEY POINTS:

- ~260 residences (villas, townhomes, and flats) plus assisted living and memory care.
- Access to Aggie perks: bus system, athletic events, performances, and class auditing.
- Amenities include a pool, pickleball, coworking, lecture hall, food trucks, bakery, 3D lab, and e-bike checkout.
- Students will gain hands-on experience via internships, mentoring, and service roles.
- Land is leased from Texas A&M; demand is already strong with daily inquiries.

[LEARN MORE](#)

EVER & VERVE COLLEGE STATION

Subtext and Larson Capital Management are developing a 1,738-bed, two-phase student housing project near Texas A&M in College Station's Northgate district. Phase 1 (EVER) opens in 2027 and Phase 2 (VERVE) in 2028, offering modern units, extensive amenities, and close campus access.

KEY POINTS:

- Beds: 1,738 total (545 in EVER, 1,193 in VERVE)
- Timeline: Starts 2025; deliveries in 2027 & 2028
- Amenities: 55,000 sq ft with lounges, fitness, pool, sky lounge
- Location: 1.5 blocks from Texas A&M campus

[LEARN MORE](#)



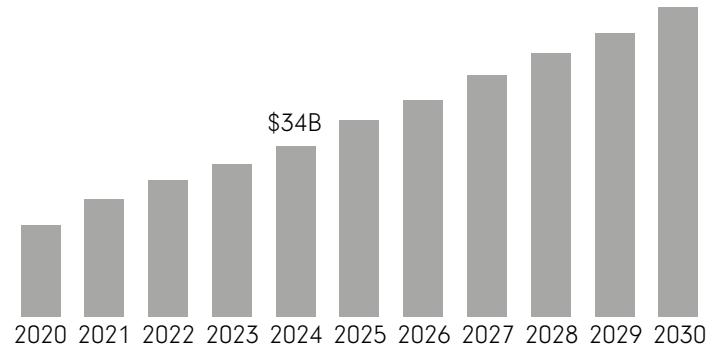




URGENT CARE MARKET UPDATE

The U.S. Urgent Care Industry is valued over \$34B in 2024 and is expected to expand at a CAGR of 10.99% 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)

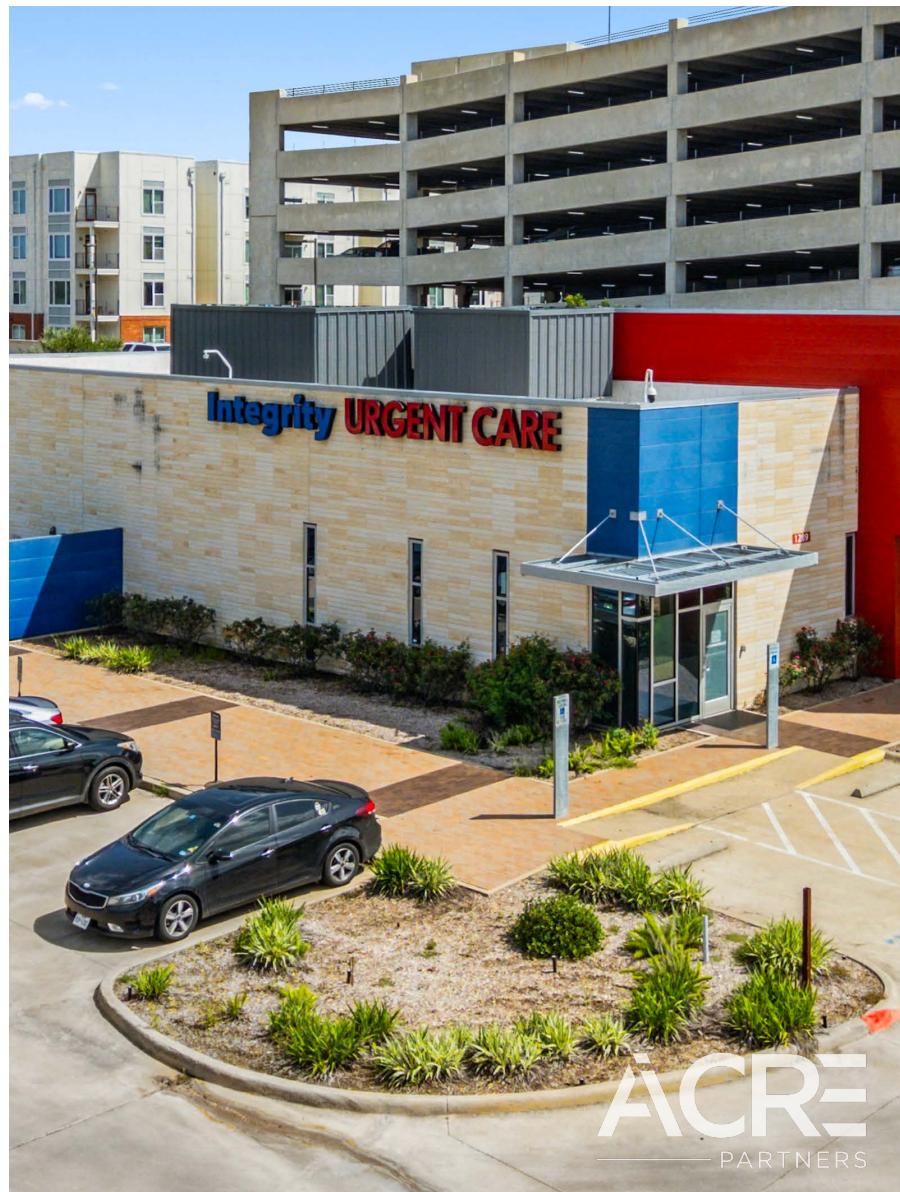


10.99%

U.S. Market CAGR,
2023-2030



GRAND VIEW RESEARCH



TENANT GUARANTEE & OVERVIEW

Xpress Wellness Urgent Care is an Oklahoma-based private company that provides treatment of non-life-threatening illnesses and injuries for children and adults. Xpress Wellness Urgent Care also offers occupational medicine, sports medicine, computerized radiology services, lab services, diagnostic testing and EKG services on site.

Xpress Wellness Urgent Care and Integrity Urgent Care operate under the same healthcare group, with Integrity serving as a brand and subsidiary division of Xpress Wellness. In May 2024, Xpress Wellness acquired several Texas-based urgent care clinics and rebranded them as Integrity Urgent Care to align with its integrated brand structure. As of mid-2024, Xpress Wellness itself was acquired by Goldman Sachs Alternatives, further solidifying the corporate relationship and ownership structure. Integrity Urgent Care now serves as the designated brand for Xpress Wellness's Texas-based clinic operations.

At all of their 70+ clinics, they offer urgent care services for non-life-threatening injuries. That's not all the company does for their patients. Their dedicated professionals take pride in providing comprehensive care that can help their patients recover from their illness or injury.

They also take pride in offering a wide range of services, from primary adult care to pediatric services, as well as work-related injuries and sports-related injuries. Accidents and illnesses happen at the most inopportune times, so it's important to have an urgent care provider that one can depend on. Their urgent care clinics are prepared to handle non-life-threatening injuries and illnesses whenever the need arises. Another great aspect of their walk-in clinic is that one can actually check in online to speed up the process. It's easy, convenient, and makes for a much better experience than any typical medical clinic. This option is available for all of their clinics, seven days a week!



MEDICAL

INDUSTRY

URGENT CARE CLINIC

SPECIALTY

ENID, OK

HEADQUARTERS

70+

LOCATIONS

2014

FOUNDED

PRIVATE

COMPANY TYPE

XPRESSWELLNESSURGENTCARE.COM

WEBSITE



2-10-2025



Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: 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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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