

# QuickVisit Urgent Care

1016 N Kilgore Street  
Kilgore, TX 75662

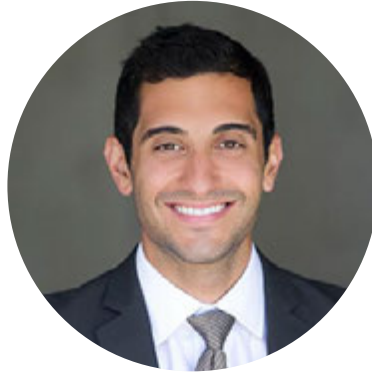


SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



REPRESENTATIVE IMAGE

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# INVESTMENT SUMMARY

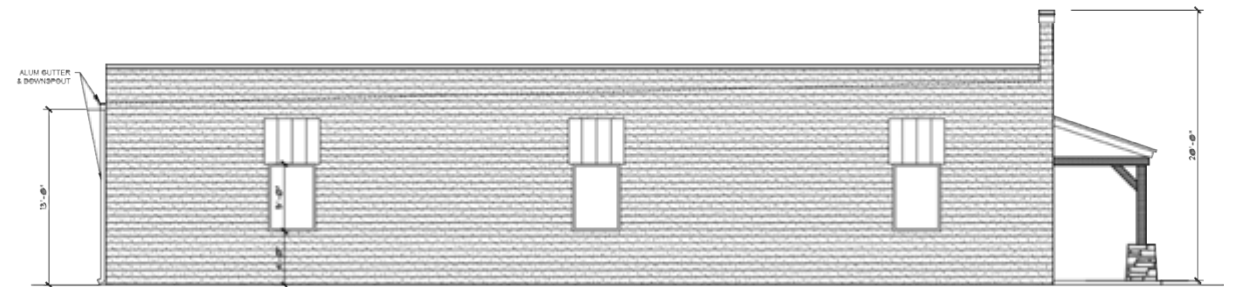
Sands Investment Group is Pleased to Present Exclusively For Sale the 3,000 SF QuickVisit Urgent Care Located in 1016 N Kilgore Street in Kilgore, TX. This Deal Includes a New Long Term 12 Year Triple Net (NNN) Lease With Minimal Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,408,000
CAP	7.50%
NOI	\$105,600
PRICE PER SF	\$469.33
GUARANTOR	QuickVisit Management, LLC

## PROPERTY SUMMARY

ADDRESS	1016 N Kilgore Street Kilgore, TX 75662
COUNTY	Gregg
BUILDING AREA	3,000 SF
LAND AREA	0.41 AC
BUILT	2020



BUILDING RENDERINGS

# HIGHLIGHTS

- Long Term 12 Year Triple Net (NNN) Lease With Minimal Landlord Responsibilities
- 1.25% Annual Rental Increases With Three 5-Year Option Periods
- Corporate Guarantee From QuickVisit Management, LLC
- Long Term 15-Year Roof Warranty
- Average Household Income of \$61,562 Within a 5-Mile Radius
- Medical Essential Business; Open and Operating Throughout Pandemic
- QuickVisit Urgent Care Provides Accessible, Affordable Healthcare For All Ages; They Offer a Broad Range of Services Such as Onsite X-Rays, Health Management, Cold and Flu Treatment, Sutures and Much More
- Rapidly Expanding With Multiple Clinics That Are Located Throughout Texas and Iowa
- Texas is an Income Tax Free State
- \*"As the 9th Largest Economy Among the Nations of the World and Home to 50 Fortune 500 Headquarters, Texas Offers a Business-Friendly Climate—With No Corporate Income Tax and No Personal Income Tax—Along With a Highly Skilled Workforce, Easy Access to Global Markets, Robust Infrastructure and Predictable Regulations"
- The Average ROI of Kilgore Primary Employers is 61% Greater Than the ROI of Top Primary Employers Nationally, According to Texas A&M University
- Neighboring Tenants Include: Walmart Supercenter, CVS, Brookshire's, Walgreens, Dollar Tree, ABC Auto Parts, Shoe Department, Anytime Fitness, Blake Furniture, McDonald's, Chili's, Burger King, BBVA Bank, and Many More

\*Texas Economic Development: <https://gov.texas.gov/business/page/why-texas>

# LEASE SUMMARY

TENANT	QuickVisit Urgent Care
PREMISES	A Building Consisting of 3,000 SF
LEASE COMMENCEMENT	Est. March 12, 2021
LEASE EXPIRATION	Est. March 11, 2033
LEASE TERM	12 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF, STRUCTURE & PARKING	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

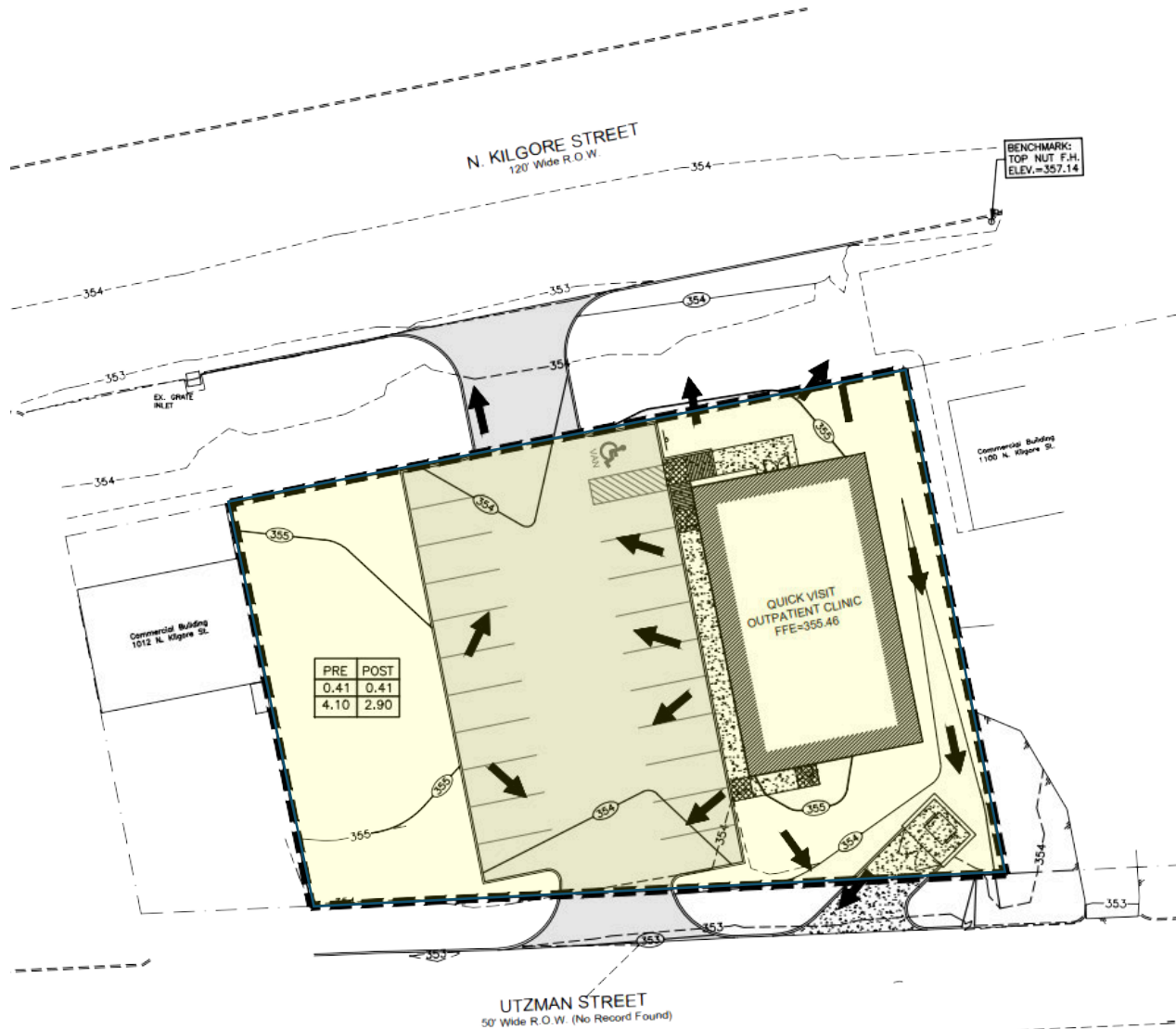
RENT  
PER SF

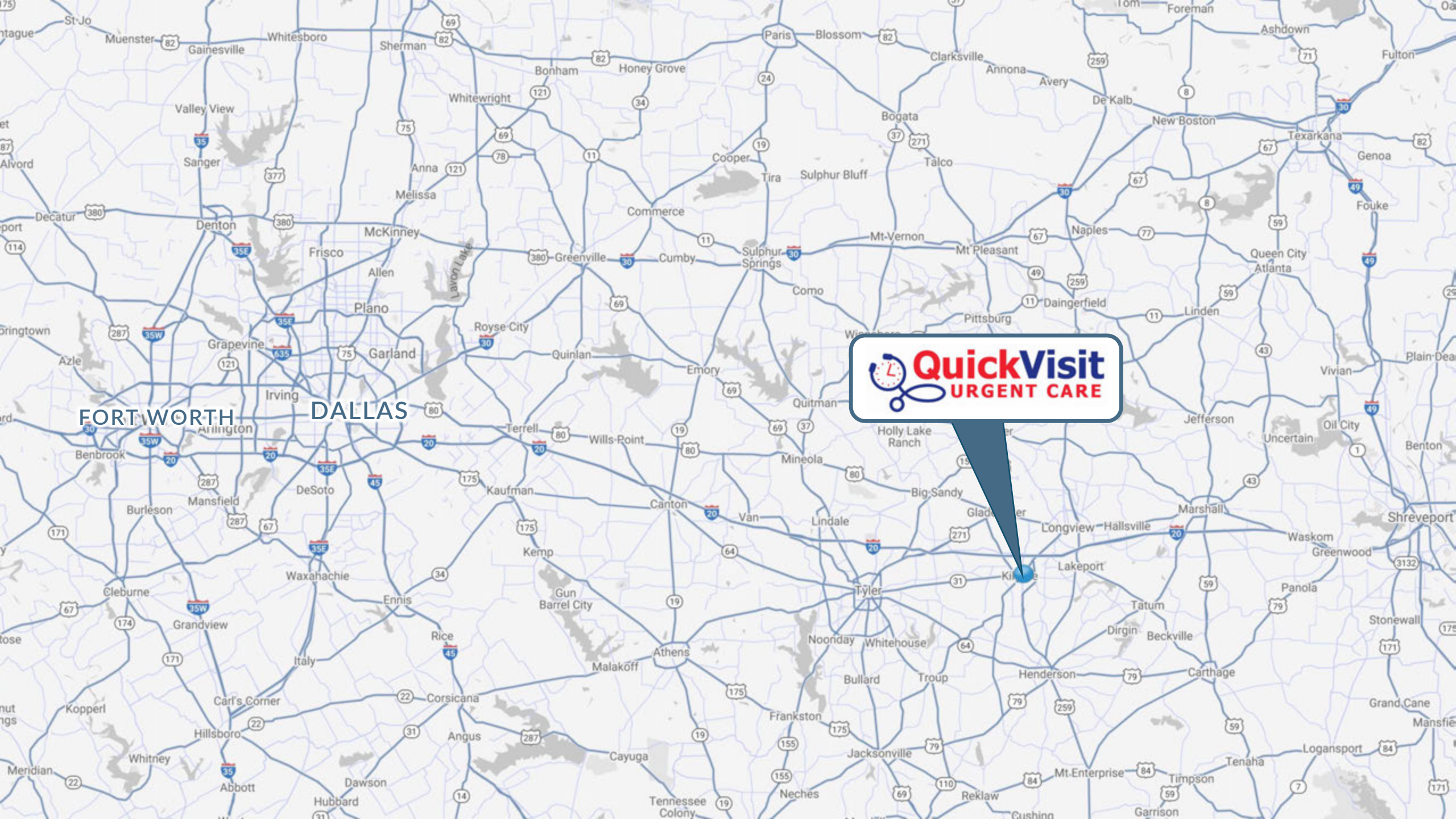
3,000 SF

\$105,600

\$35.20

SITE PLAN





FORT WORTH DALLAS

 **QuickVisit**  
URGENT CARE

N Kilgore St

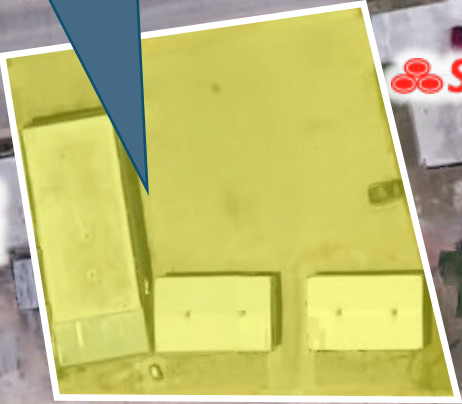
**BBVA**

 **State Farm**

GREGG  
COUNTY  
TEXAS

 **Sabine**  
Pipe, Inc.

**TOBACCO  
JUNCTION**



42  
TEXAS

**FAMILY DOLLAR**

**HOPES CLOSET**  
Thrift Store

**snap**  
FITNESS-24-7

**burkes**  
OUTLET.

**MR BUBBLES CARWASH**

Walmart Supercenter | Do it Best | O'Reilly AUTO PARTS  
Cato | ANYTIME FITNESS | PANDA EXPRESS  
Pizza Hut | SHOE DEPT. | MURPHY USA  
Schlotzsky's | First Community Bank

Hampton by Hilton | Exxon  
AMERICAS BEST VALUE HOTELS | Holiday Inn Express

goodwill | TACO BELL | CVS pharmacy  
WING-STOP | DOLLAR TREE  
Comfort SUITES | McDonald's  
Pepper's | AutoZone

Walgreens  
Brookshire's  
BURGER KING | DQ

Chicken EXPRESS | Chevron | Domino's  
SUBWAY | Shell | WHATABurger  
SONIC

SNAP FITNESS 24-7 | DOLLAR GENERAL  
burkes OUTLET | FAMILY DOLLAR  
Little Caesars | BBVA Compass | cricket

QuickVisit URGENT CARE

135 TEXAS

31 TEXAS

Stone Rd

## KILGORE | GREGG COUNTY | TEXAS

Nestled in the lush Piney Woods of East Texas, Kilgore, Texas, is a thriving community of around 14,820 (as of 2020), known as the “City of Stars” for all of the lighted stars atop the oil derricks that shine down over the town during the Christmas season. It is the 183rd largest city in Texas. Kilgore is located in Gregg and Rusk counties, over three-fourths of the city limits is located in Gregg County, the remainder in Rusk County.

Kilgore is a major industrial hub in East Texas. The oil industry still plays a major role in the local economy, and economic development and diversification efforts by the Kilgore Economic Development Corporation continue to strengthen Kilgore’s local economy. Some of the major employers of the City are Halliburton Services (705 Employees), Kilgore Independent School District (705 Employees), General Dynamics SATCOM Technologies (705 Employees), Kilgore College (705 Employees), Region VII Education Service Center (705 Employees), Martin Midstream Partners, LP (705 Employees), Closure Systems International, Inc. (705 Employees), Cudd Pressure Control (705 Employees), Exterran (705 Employees) and Orgill, Inc. (705 Employees). East Texas Regional Airport provides facilities for air transportation. Kilgore College is the local higher education institution. Others in the neighborhood are the University of Texas and Tyler Junior College.

Some of the major attractions of Kilgore are the East Texas Oil Museum which reflects the colorful past with a walk through, the World’s Richest Acre Park which has Kilgore’s one original and 12 restored oil derricks, Rangerettes at the Rangerette Showcase and Museum and the Texas Museum of Broadcasting & Communications which shows the golden age of television broadcasting, featuring working TV and radio studios, vintage equipment, and a 1949 Dumont Telecruiser. The Martin Creek Lake State Park, which occupies an area of 287 acres, offers facilities for picnicking, boating, fishing, water skiing, and camping. Tyler Park, which lies farther away, is spread over a huge 985-acre of land and has facilities for fishing, boating, swimming, mountain biking, picnicking, and camping. With its rich heritage in the oil industry and close proximity to a number of East Texas lakes, Kilgore is great stop on a Texas road trip or a weekend getaway.



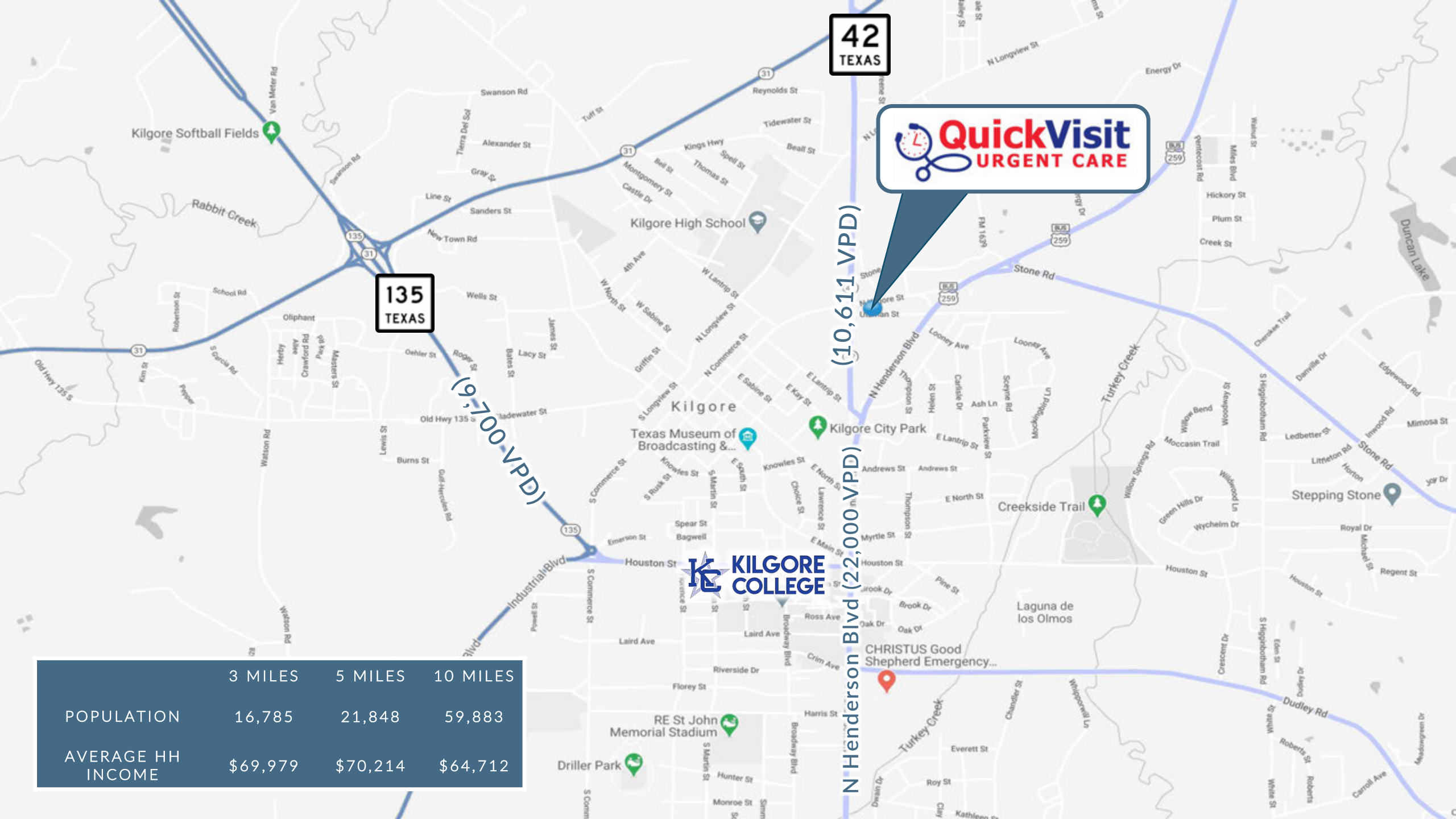
WORLD'S RICHEST ACRE



DOWNTOWN KILGORE, TX



DALLAS, TX



42  
TEXAS



135  
TEXAS

(9,700 VPD)

(10,611 VPD)

N Henderson Blvd (22,000 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	16,785	21,848	59,883
AVERAGE HH INCOME	\$69,979	\$70,214	\$64,712

# TENANT PROFILE

QuickVisit Urgent Care is a walk-in urgent and primary care provider specializing in family medicine. It provides accessible and affordable healthcare for all ages. It offers a broad range of services such as onsite x-ray, health management, cold and flu treatment, sutures, and much more. It operates as a multi-specialty business group with one or more individual providers who practice different areas of specialization. It is open seven days a week with no appointment required.

Healthy workers ensure a thriving workplace. At QuickVisit Urgent Care, they are equipped to handle anything from pre-employment drug screens to on-the-job injuries. One can walk into QuickVisit Urgent Care for rapid treatment. They also accept most major insurances at QuickVisit Urgent Care. It offers both diagnostic and antibody tests for the novel coronavirus disease, COVID-19.



COMPANY TYPE  
Private



FOUNDED  
2020



# OF LOCATIONS  
7



HEADQUARTERS  
Henderson, TX



WEBSITE  
[quickvisiturgentcare.com](http://quickvisiturgentcare.com)

# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or 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 contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



# ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

In Cooperation With Sands Investment Group Austin, LLC  
Lic. # 9004706 BoR: Max Freedman TX Lic. # 644481

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