



Concentra Urgent Care

Largest Urgent Care Operator in USA

\$2,412,000 | 5.75% CAP

4025 S. Padre Island Drive, Corpus Christi, TX 78411

- ✓ Brand New 11-Year Corporate Net Lease
- ✓ 2% Rental Increases Annually in Primary Term and Option Periods
- ✓ High Traffic Highway Location Seeing Over 150K Cars Per Day
- ✓ Ideal Low Price Point 1031 Replacement Property
- ✓ Dense Population Demographics

Concentra, a nationally recognized healthcare company, is one of the **single largest** occupational **healthcare** and urgent care **providers in the U.S.**



INVESTMENT OVERVIEW

CONCENTRA URGENT CARE CORPUS CHRISTI, TX



CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

\$2,412,000

5.75% CAP

NOI

\$138,668

Building Area

±6,163 SF

Land Area

±0.46 AC

Year Built

1953

Lease Type

*Corporate Net Lease

Occupancy

100%

- ✓ New 11-year corporate net lease with minimal landlord responsibilities and 2% annual rent increases in the primary term and in all renewal option periods
- ✓ Concentra Inc., is the nation's largest urgent care company operating approximately 520 urgent care centers in 44 states with more than 1,000 affiliated physicians and 1,285 physical therapists
- ✓ Excellent highway location just off the signalized intersection of S. Padre Island Dr. (Hwy 358) and Weber Rd. which is estimated to see over 150,000 vehicles per day.
- ✓ Dense population demographics with over 17,000, 129,000 and 231,000 people living within a one, three and five mile radius (respectively) of the subject property
- ✓ The urgent care market is worth ~\$28 billion annually and has experienced rapid growth by providing convenient, high quality, and affordable health care access to millions each year
- ✓ Subject Property is located in the Great State of Texas which is the World's 9th largest economy with a state domestic product totalling \$1.9 trillion.
- ✓ Texas ranks #1 in the United States in: job creation, population growth, corporate expansions/locations and exports.

*LL responsible for roof, foundation and structural walls.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

CONCENTRA URGENT CARE CORPUS CHRISTI, TX

REVENUE

\$1.8 B

TOTAL LOCATIONS

529



concentra.com

Concentra Urgent Care

Lessee: Concentra Health Services, Inc.

Concentra was founded in 1979 and has grown to be the largest provider of occupational health care services in the country.

Concentra was founded by physicians as a medical practice and, in those early days, our founding fathers played a significant role in creating the **workplace health industry** model that exists today. Concentra is a national health care company focused on improving the **health of America's workforce**, one patient at a time. Our clinical teams—including hundreds of physicians and physical therapists—treat injuries and illnesses, perform physical examinations, and conduct drug testing at more than **520 medical centers** and employer worksite **clinics in 44 states**, delivering services to more than **44,000 patients each day**.

In addition to these **medical center** locations, Concentra serves employers by providing a broad range of health services and operating more than **140 onsite medical facilities**. We have a long and rich history supporting and providing occupational medicine, urgent care, physical therapy, and workforce health services. Through this complement of services, Concentra intends to raise the **standard** of health by putting individuals first, treating them with **clinical excellence**, and focusing on their ongoing well-being.



IN THE NEWS

CONCENTRA URGENT CARE CORPUS CHRISTI, TX

Concentra buys 5 Centura occupational medicine clinics

WAYNE HEILMAN, APRIL 02, 2021 (THE GAZETTE)

The deal includes clinics at 6001 E. Woodmen Road, Suite 100, and 1263 Lake Plaza Drive, Suite 130, as well as locations in Parker, Pueblo and Westminster. But Concentra has closed the Lake Plaza Drive and Westminster clinics and merged the operations with clinics at 402 W. Bijou St. and in Broomfield.

Centura said employees that did not remain with Concentra after the **transaction** were moved to other roles with Centura.

Lindsay Radford, a Centura spokeswoman, said Centura and Concentra had been discussing the transaction for **several months** as a way for Centura to "partner with a **national expert** in occupational **health care services**."

Occupational health provider Concentra has acquired five occupational medicine clinics along the Front Range from Centura Health, including two in Colorado Springs.

Centura still operates **occupational medicine clinics** in Durango and Frisco that were not part of the Concentra transaction. Terms of the deal were not disclosed.

The three remaining clinics in the Concentra deal provide care for work injuries, physical therapy and other **employer-related health services**, including COVID-19 laboratory testing and **return-to-work assessment** and evaluation. The company operates **516 locations nationwide**, including **26 in Colorado**, and is a division of Pennsylvania-based Select Medical, which operates **critical illness and rehabilitation hospitals and clinics**.

[EXPLORE ARTICLE](#)

Concentra Advances Quality of Care by Creating a New Occupational Health University

MICHELLE HOPKINS, DECEMBER 08, 2020 (CONCENTRA)

In medicine, changes occur quickly.¹ In occupational medicine, changes may occur even faster because these clinicians must keep pace with the continually shifting requirements and needs of 115 industries.² The quality of care your employees receive depends strongly on the skills and training of the clinicians and therapists providing treatment.

Training in medical schools is exhaustive, and the road to becoming a doctor can take from seven to **15 years** or more, along with various boards and licensing requirements. Staying in top form in **fast-changing** medical fields requires training **access and structure**, but these have been largely ad hoc in **occupational health care**.

In 2020, Concentra® established Occupational Health University (OHU) to help our affiliated clinicians overcome the limitations of continuing education. OHU is a clinical education program designed to provide Concentra clinicians with access to quality continuing education focused on occupational health.

There are three **limitations** to relying substantially on this ad hoc approach. First, the **models of care** that guide and inform the instruction offered may differ, leaving it up to the **clinician** to interpret and apply training to the practice of occupational medicine in **treating employees**.

[EXPLORE ARTICLE](#)

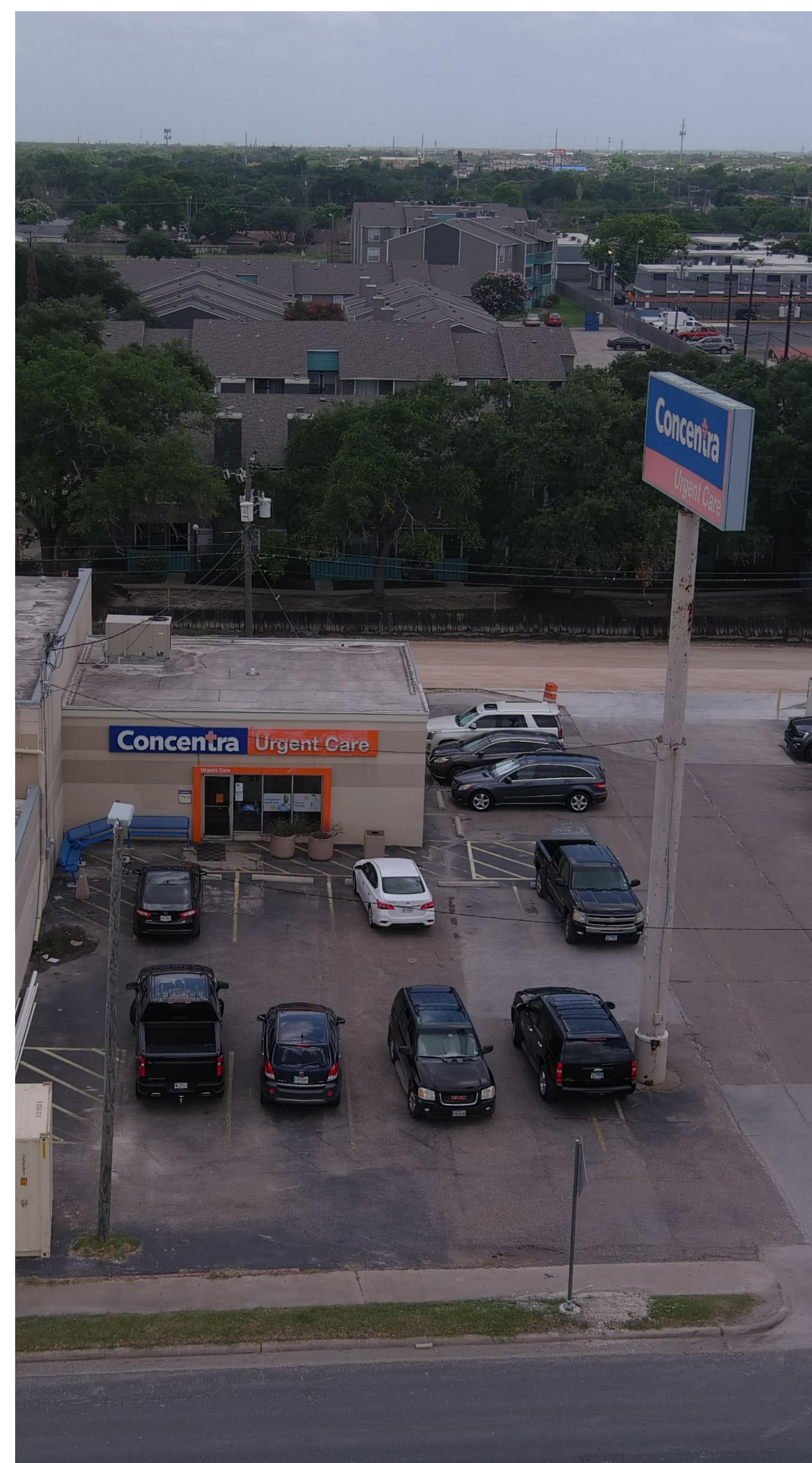
LEASE OVERVIEW

CONCENTRA URGENT CARE CORPUS CHRISTI, TX

Initial Lease Term	11.3 Years, Plus (3), 5-Year Options to Renew
Rent Commencement	August 6, 2020
Lease Expiration	December 31, 2031
Lease Type	*Corporate Net Lease
Rent Increases	Two Percent (2%) Annually In Primary Term & Options
Annual Rent Years 1	\$138,667.50
Annual Rent Years 2	\$141,440.85
Annual Rent Years 3	\$144,269.67
Annual Rent Years 4	\$147,155.06
Annual Rent Years 5	\$150,098.16
Annual Rent Years 6	\$153,100.12
Annual Rent Years 7	\$156,162.13
Annual Rent Years 8	\$159,285.37
Annual Rent Years 9	\$162,471.08
Annual Rent Years 10	\$165,720.50
Annual Rent Years 11	\$169,034.91

*LL responsible for roof, foundation and structural walls.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





SITE OVERVIEW

CONCENTRA URGENT CARE CORPUS CHRISTI, TX

 Year Built | 1953

 Building Area | ±6,163 SF

 Land Area | ±0.46 AC

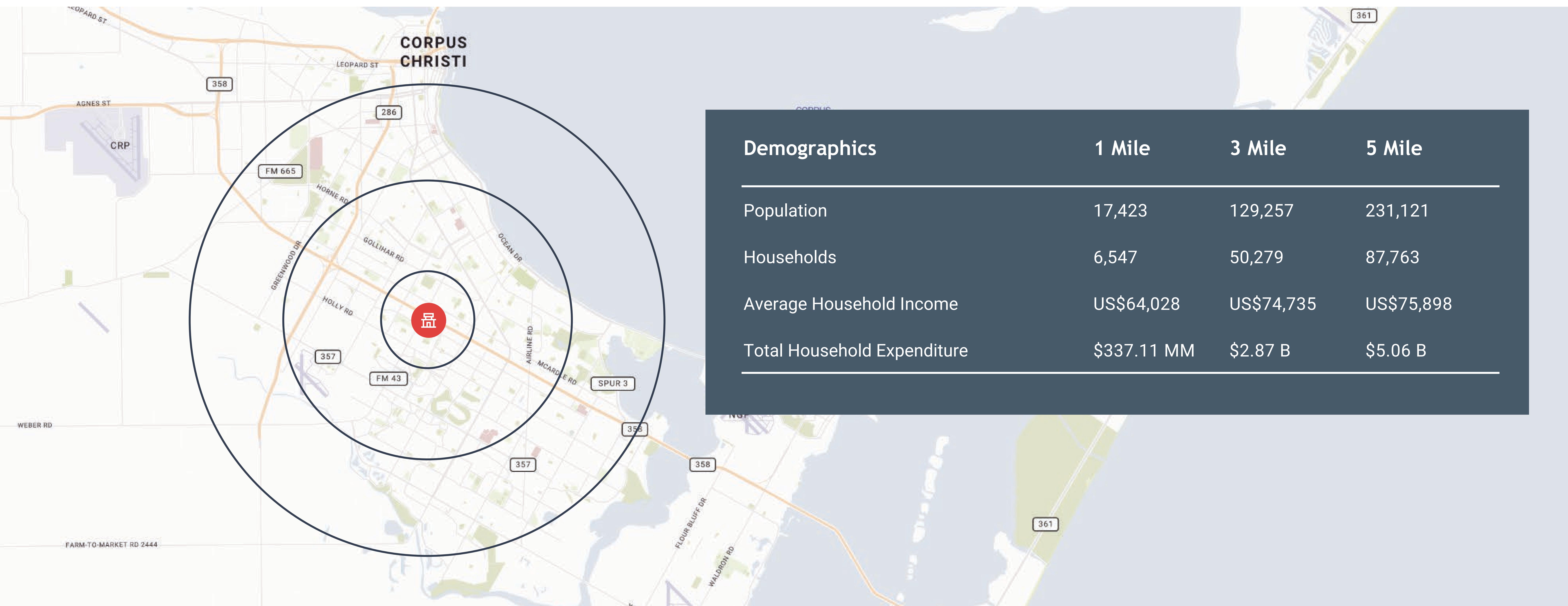
NEIGHBORING RETAILERS

- Best Buy
- H-E-B
- Target
- Michaels
- Bed Bath & Beyond
- Sam's Club
- The Home Depot
- Barnes & Noble
- PetSmart
- Hobby Lobby



LOCATION OVERVIEW

CONCENTRA URGENT CARE CORPUS CHRISTI, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Texas A&M University - Corpus Christi (12,174)
2. Del Mar College (11,867)
3. Naval Air Station Corpus Christi (5,525)
4. Corpus Christi ISD (5,178)
5. Christus Spohn Health Systems (5,144)
6. H-E-B (5,000)
7. Corpus Christi Army Depot (3,541)
8. CITGO (3,400)
9. City of Corpus Christi (3,171)
10. Bay, LTD (2,100)
11. Keiwit Offshore Services (1,700)
12. Corpus Christi Medical Center (1,300)
13. First Data Corporation (1,200)
14. Bill Greehey Refineries (750)
15. Sam Kane Beef Processors (700)

LOCATION OVERVIEW

CONCENTRA URGENT CARE CORPUS CHRISTI, TX

Corpus Christi

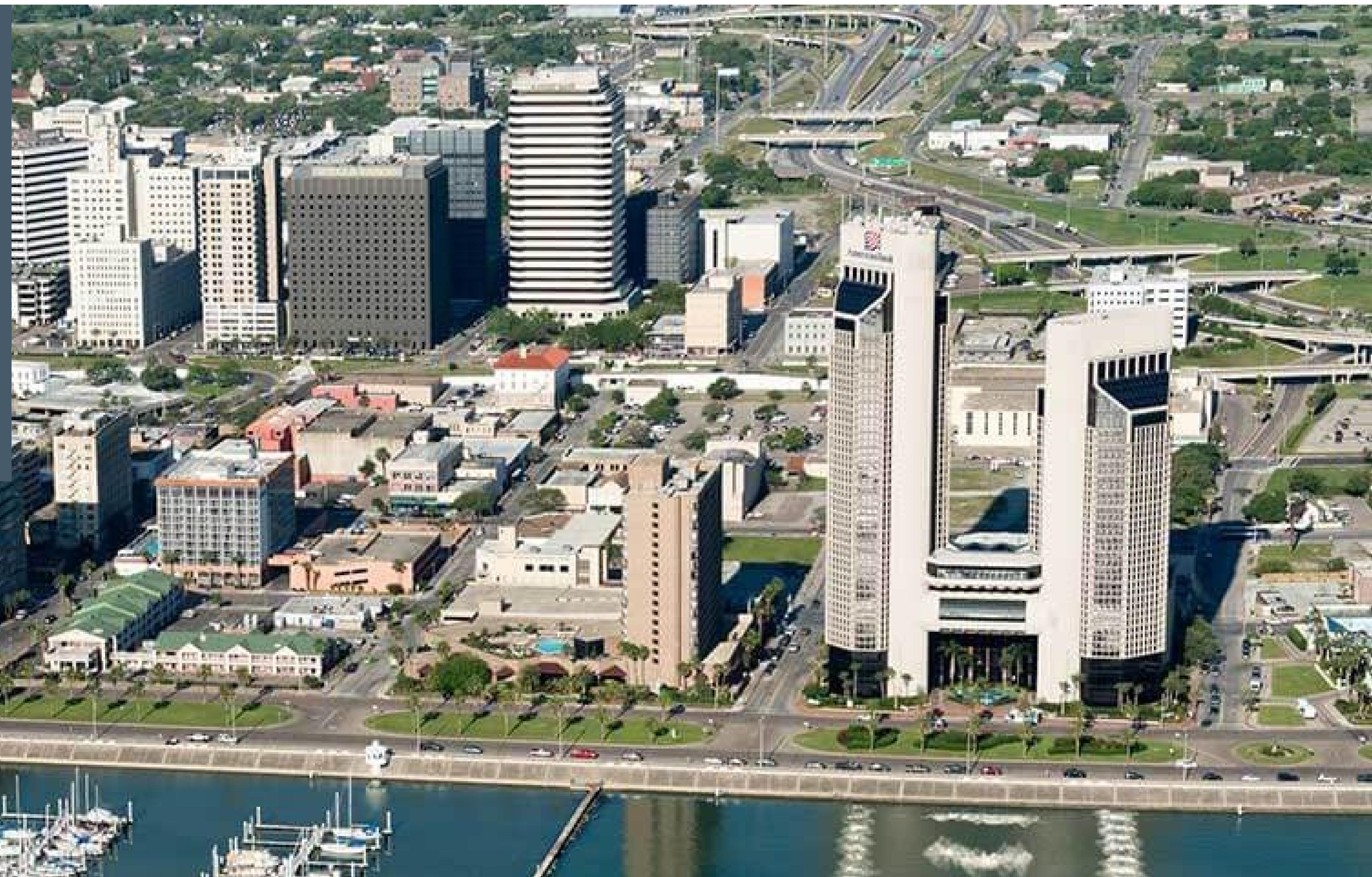
Texas

 **326,566**

Population

 **\$56,602**

Median Household Income



Corpus Christi is the
8th largest city in
Texas

8th

Approximately 8 million
people visit the Corpus
Christi MSA every year.

8 million

Corpus Christi, county seat of Nueces County, is a city located on the southern coast of Texas.

One of the largest cities in the state, Corpus Christi is a significant port city whose port is one of the nation's largest and is also the deepest inshore on the Gulf of Mexico.

Tourism generates an annual economic impact of \$1 billion for the Corpus Christi region.

Situated about 140 miles southeast of San Antonio, the city is serviced by the U.S. Route 77 and 181; and Texas State Highways 33, 44, and 358. The city is home to the Naval Air Station Corpus Christi and to several institutions of higher learning, including Del Mar College. The geographic location of the city on the Gulf of Mexico and the Gulf Intercoastal Waterway gives it one of the most strategic locations in the Southwest and has been important to its economic development.

The Corpus Christi region has a varied manufacturing and industrial base. Major industries with headquarters or divisions located within the city's boundaries, or in close proximity, include industrial, petrochemical, construction, convenience store, banking, and financial services. Corpus Christi continues to be a favorite vacation spot for visitors and is the fifth most popular tourist destination in Texas according to the Office of the Governor's Economic Development, and Tourism Division. The number one reason visitors flock to the area has always been to enjoy miles of beaches along Mustang and Padre Islands, the longest natural barrier island fronting on the Gulf of Mexico. The opposite side of the barrier island provides a shoreline for Corpus Christi Bay, the Laguna Madre, and the various bays and bayous north of the Coastal Bend which are ideal for outdoor recreation.

Tourist facilities located within the city include: a multi-purpose arena, convention center, and theatre at the American Bank Center, Whataburger Field - home to the Corpus Christi Hooks, the Double-A affiliate of the Houston Astros, Hurricane Alley Waterpark, the Texas State Aquarium, the USS Lexington Museum, the Museum of Science and History, the Art Museum of South Texas, the Multicultural Center/Heritage Park complex, the Congressman Solomon Ortiz International Center, and Concrete Street Amphitheatre. The Corpus Christi Municipal Marina, one of the city's prime focal points, is on Corpus Christi Bay protected from the Gulf of Mexico by sandy barrier islands off the Texas Coast.

IN THE NEWS

CONCENTRA URGENT CARE CORPUS CHRISTI, TX

Corpus Christi listed in top 15 "under-the-radar" cities list

KELI FREEMAN, JUNE 28, 2021 (KRIS TV)

In today's housing market, fewer states are hotter than Texas. The latest census report shows nearly 4,000,000 people moved to the Lone Star state in the last decade and a new report ranks the best "Under-the-Radar" cities to live in.

The site reports "the median home price is just **\$235,600**, and the median price per square foot is about on par with the state at **\$141**.

Home financing website Orchard.com looked quality of life, home prices, the state of the housing market and school quality to come up with the list.

Corpus Christi ranked 15th in the state overall.

Though Corpus Christi is **one of the 10 most populous cities in Texas**, it doesn't get the same shine as places like Austin and Houston. That's okay — you can **enjoy** sub-20 minute commutes and schools near the **state average** on the beach instead."

[EXPLORE ARTICLE](#)



Amazon expanding to Nueces County with new delivery hub in Robstown

RUDY TREVINO, HALEY WILLIAMS, MAY 10, 2021 (KIII TV)

Amazon is coming to the Coastal Bend and bringing some job opportunities with it.

"We're appreciative of the people of Texas for so warmly embracing Amazon into the community," Jessica Breaux, manager of **economic development** at Amazon said. "There are now over **70,000 Texas** working at Amazon, and we are excited to be creating **100 additional** jobs in Nueces County."

The new hub, called the Last Mile Facility, is expected to be running by late **2021** and will create about **100 jobs** with minimum starting wage beginning at **\$15** an hour, the company said.

The new hub, called the Last Mile Facility, is expected to be running by late 2021 and will create about 100 jobs with minimum starting wage at \$15 an hour.

"I am proud to welcome Amazon to Nueces County and I look forward to growing together," Nueces County Judge Barbara Canales said. "I believe that our **connectivity** via IH 37 and tomorrow's IH 69 corridor makes **Nueces County** an ideal spot for **growing companies**, and Amazon is a business that shares our belief that **Texas is a wonderful place to live and work**."

The new **140,000 square foot** facility will greatly improve delivery efficiency, the company said.


"Amazon's choice of location is a strong **endorsement** of Robstown's status as a **strategic logistics hub** just at the beginning of a new phase of growth," Robstown Mayor Gilbert Gomez said.

[EXPLORE ARTICLE](#)



CORPUS CHRISTI MSA

CONCENTRA URGENT CARE CORPUS CHRISTI, TX



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

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10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

CONCENTRA URGENT CARE CORPUS CHRISTI, TX

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information 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 subagency 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 the owner knows.

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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- 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 that Act and associated with the broker to communicate with and carry out instructions.