ACCESS MEDICAL CENTER

301 S Mustang Rd | Yukon, OK 73099

Healthcare Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

Nathan Kam
Associate
(214) 206-1401
nathan.kam@matthews.com
License No. 800771 (TX)

Brett Baumgartner
VP & Associate Director
(214) 692-2135
brett.baumgartner@matthews.com
License No. 701324 (TX)

Josh Bishop
Executive VP & Senior Director
(214) 692-2289
josh.bishop@matthews.com
License No. 688810 (TX)

Kyle Matthews
Broker of Record
Broker License No. 180760 (OK)
Firm License No. 180759 (OK)

MATTHEWS™

Table of Contents

PROPERTY OVERVIEW

Property Overview

Property Name	Access Medical Center
Address	301 S Mustang Rd, Yukon, OK 73099
Property Size (SF)	±3,615
Lot Size (AC)	±0.57
Year Built	2007
Property Type	Medical Office Building
Ownership Type	Fee Simple

301 S Mustang Rd
Yukon, OK 73099

$1,521,020
Price

±3,615
GLA

7.25%
Cap Rate

$110,274
NOI

2007
Year Built

INVESTMENT HIGHLIGHTS

Location Highlights

- **High-Growth Suburb:** Strategically located in Yukon, OK, which has one of the highest median household incomes in Oklahoma, along with one of the lowest unemployment rates and some of the strongest growth rates in the United States. Population growth is projected to accelerate over the next five years to 4.8% and 4.1% annually, respectively.

- **Strong Demographics & Household Income:** More than 120,500 residents live within a 5-mile radius of the property, with an average household income of approximately $104,724. The surrounding trade area has experienced notable population growth over the past five years, averaging 3.6% annually within a 3-mile radius and 2.8% within a 5-mile radius.

- **Excellent Accessibility & Visibility:** The property features prominent frontage along S. Mustang Road (19,900 VPD) and is conveniently located near Reno Avenue (17,500 VPD), providing strong visibility and accessibility. The site is strategically positioned near Interstate 40 (56,800 VPD) and the John Kilpatrick Turnpike (28,900 VPD), two major regional transportation corridors that provide excellent commuter access and connectivity throughout the Oklahoma City metro area.

- **INTEGRIS Network:** This location operates within the INTEGRIS Health Network—the largest healthcare system in Oklahoma, benefiting from established referral relationships with nearby INTEGRIS facilities and healthcare providers, supporting consistent patient demand and operational stability.

- **Strong Healthcare Synergy Nearby:** The property is located just 3.5 miles from INTEGRIS Health Canadian Valley Hospital, a 75-bed full-service hospital, and 5.7 miles from the newly developed INTEGRIS Health Community Hospital, reinforcing the area as a key healthcare hub and supporting strong patient referral networks.

INVESTMENT HIGHLIGHTS

Location Highlights

- **Oklahoma City MSA:** The property benefits from its location within the Oklahoma City Metropolitan Statistical Area, which has a population exceeding 1.4 million residents. Oklahoma City itself has a population of more than 700,000, ranking as the 20th largest city in the United States, and continues to experience steady economic and population growth.
- **Rapid Residential & Commercial Development:** Driven by strong population growth and continued suburban expansion in surrounding affluent neighborhoods, Yukon is projected to account for a significant share of new residential and commercial development in the region through 2025–2026, further supporting long-term demand for healthcare services.
- **Proximity to Major Schools & Community Drivers:** The property benefits from close proximity to numerous schools and educational institutions, including Mustang North Middle School, Mustang Creek Elementary School, Mustang Trails Elementary School, Mustang Valley Elementary School, and Canadian Valley Technology Center, providing a large built-in patient base from surrounding families and school staff.
- **Surrounded by National Retailers & Medical Providers:** The property is located near a strong mix of national retailers, restaurants, and healthcare providers, including Mercy Heart Hospital (Outpatient), Mercy Pharmacy, CVS Pharmacy, McDonald's, Domino's, Burger King, Subway, IHOP, Sherwin-Williams, Golden Chick, Sonic, and Braum's Ice Cream.

INVESTMENT HIGHLIGHTS

Tenant Highlights

- **Corporate Guarantee:** The lease is corporately guaranteed by NextCare Urgent Care, which operates more than 170 locations and is one of the nation's largest providers of urgent care and occupational medicine services.
- **Zero Landlord Responsibilities:** Absolute NNN lease structure with zero landlord responsibilities.
- **Annual Rent Increases:** 2% annual rent increases during each option period.
- **Rapidly Growing Billion-Dollar Market:** The U.S. urgent care market was valued at approximately $34 billion in 2024 and is expected to grow at a compound annual growth rate (CAGR) of 8.6% from 2025 through 2030. Growth is driven by the increasing prevalence of chronic diseases and an aging population.

FINANCIAL OVERVIEW

$1,521,020	**7.25%**	**2007**	**±0.57 AC**
List Price	Cap Rate	Year Built	Lot Size

Lease Abstract

Tenant Trade Name	NextCare Urgent Care
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Tenant Responsibilities	Roof & Structure
Original Lease Term	15 Years
Rent Commencement Date	5/1/15
Lease Expiration Date	4/30/30
Term Remaining on Lease	±4 Years
Increases	2% Annually
Options	Three, 5-Year Options

FINANCING OPTIONS

For financing, please contact:
Corey Russell
(817) 932-4333
corey.russell@matthews.com

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 04/30/2026	$9,009	$108,112	2.00%	
05/01/2026 - 04/30/2027	**$9,189**	**$110,274**	**2.00%**	**7.25%**
05/01/2027 - 04/30/2028	$9,373	$112,479	2.00%	7.40%
05/01/2028 - 04/30/2029	$9,561	$114,729	2.00%	7.54%
05/01/2029 - 04/30/2030	$9,752	$117,023	2.00%	7.70%

TENANT OVERVIEW

NextCare Urgent Care is a prominent healthcare provider that specializes in offering immediate medical attention for non-life-threatening injuries and illnesses. With a network of urgent care centers across the United States, NextCare strives to provide accessible and affordable healthcare services to individuals in need. The centers are equipped with experienced healthcare professionals who are capable of delivering high-quality medical care in a timely manner. NextCare Urgent Care focuses on addressing a wide range of medical conditions, from minor injuries to common illnesses, ensuring that patients receive prompt and efficient treatment. Additionally, their commitment to patient convenience is evident through extended operating hours, walk-in appointments, and a range of services that cater to the diverse healthcare needs of the communities they serve.

Website
nextcare.com

Locations
170+

States
21+

NEXTCARE AWARDS

Best Urgent Care (2022) — North Valley

Super Service Award (2014) — Angie's list

Top Urgent Care (2011-2014) — Phoenix Business Journal

Build 100 List (2014) — Inc.

NextCare Services:

- Abscess incision and drainage
- Allergic reactions
- Allergies
- Asthma
- Athlete's foot/fungus infection
- Bronchitis
- Burns from heat or chemical exposure
- Congestion
- Cough
- Diaper rash
- Ear infection
- Earache
- Eye infection
- Fever
- Flu symptoms
- Fractures
- Gastrointestinal disorders
- Insect bite
- Itchy skin
- Lacerations
- Migraine
- Nausea
- Rashes
- Runny nose
- Sinus infection
- Skin allergy
- Skin infections
- Sore throat
- Splints
- STD testing and treatment
- Stomach aches and stomach pains
- Urinary tract infections
- Wound infection and more

Chisholm Shopping Center
SPROUTS FARMERS MARKET
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Long John Silver's
WAFFLE HOUSE
Aaron's
planet fitness
Popeyes
cicis
Raising Cane's CHICKEN FINGERS
Yukon High School
±2,914 Students
Horn Valley North Community
Neighborhood
N
Walmart Supercenter
INTEGRIS Health Canadian Valley Hospital
±75 Beds
Academy SPORTS+OUTDOORS
ROSS DRESS FOR LESS
petco
Marshalls
five BELOW
SummerDental
Mustang Rd ± 19,900 VPD
LOWE'S
KOHL'S
STAPLES
TARGET
Bath & Body Works
HOBBY LOBBY
PETSMART
Burlington
HomeGoods
INTERSTATE 40
± 56,800 VPD
Stone Mill
Neighborhood
INTERSTATE 344
Sun Valley Acres
Neighborhood
± 28,900 VPD
Joe Cooper
Ford YUKON
CREST FOODS
Home of Rock Bottom Prices
OU Health
Woodrun Village Apartments
±191 Units
CRUNCH FITNESS
IHOP
TACO BELL
WAFFLE HOUSE
SHERWIN WILLIAMS.
GOLDEN CHICK
McDonald's
CVS pharmacy
Subject Property
BURGER KING
FIVE IRON GOLF
Mercy Clinic Primary Care
Pharmacy & Outpatient
INTERSTATE 40
Somers Pointe - Ideal Homes
Neighborhood
Mustang Trails Elementary
±740 Students
Villas at Canyon Ranch
±300 Units
Mustang North Middle School
±715 Students
Mustang Creek Elementary
±726 Students
Google Earth

YUKON, OK

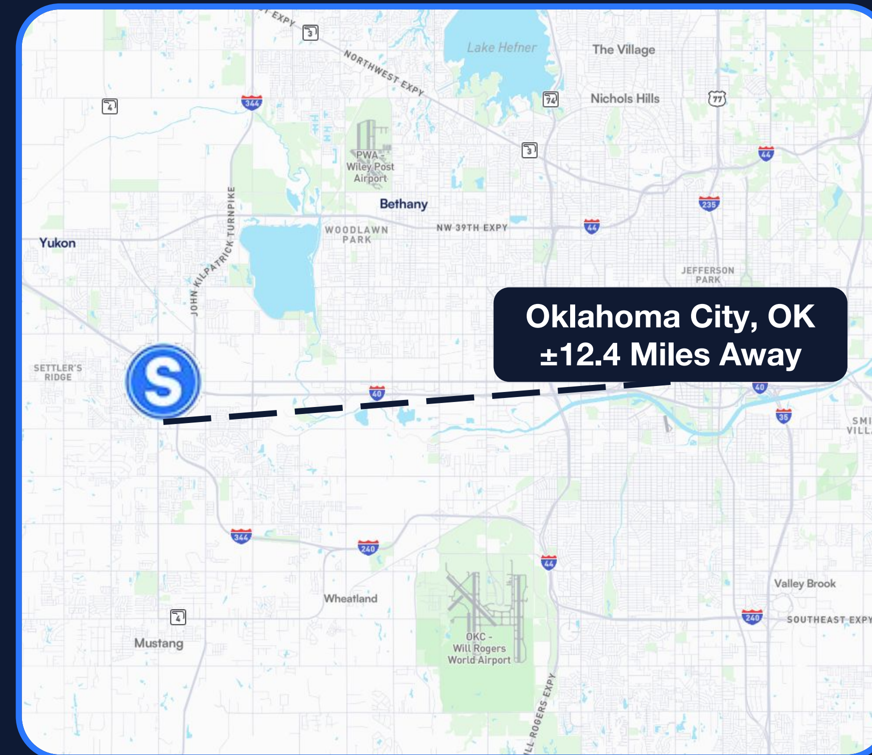
Market Demographics

27,068
Total Population

$76,408
Median HH Income

9,355
# of Households

39.7
Median Age



Local Market Overview

Yukon, Oklahoma is a rapidly growing suburban community within the Oklahoma City metropolitan area, located approximately 14 miles west of downtown Oklahoma City. Known for its strong small-town character combined with convenient metropolitan access, Yukon has experienced significant population growth in recent years driven by its family-friendly environment, highly regarded school system, and proximity to major employment centers throughout the Oklahoma City metro. The city benefits from excellent regional connectivity via Interstate 40 and Historic Route 66, providing residents and businesses efficient access to the broader Oklahoma City market.

The local economy is closely tied to the broader Oklahoma City market, which includes major sectors such as energy, aerospace, healthcare, logistics, and advanced manufacturing. Yukon's community amenities, parks system, and well-maintained public infrastructure support a high quality of life that appeals to both families and professionals commuting to nearby employment hubs. Retail and service businesses continue to expand alongside residential growth, supporting the city's role as an important suburban node within the region. As the Oklahoma City metro continues to grow, Yukon is positioned to benefit from sustained housing demand, ongoing commercial development, and long-term regional economic expansion.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	12,112	73,982	134,264
Current Year Estimate	11,189	65,561	120,569
Growth Current Year-Five-Year	8.26%	12.85%	11.36%
Growth 2020-Current Year	-3.41%	14.24%	14.39%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	5,258	30,134	53,616
Current Year Estimate	4,322	23,775	43,599
2020 Census	4,274	21,505	39,484
Growth Current Year-Five-Year	21.66%	26.75%	22.97%
Growth 2020-Current Year	1.14%	10.56%	10.42%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$104,462	$104,435	$104,724

OKLAHOMA CITY, OK MSA

Oklahoma City, the capital of Oklahoma and the anchor of the state’s largest metropolitan area, has evolved into a dynamic regional center for business, culture, and economic growth in the central United States. Home to ***more than 1.4 million residents*** across the metropolitan area, the city benefits from a strategic location at the crossroads of major interstate highways and within a day’s drive of several major U.S. markets. Over the past two decades, Oklahoma City has experienced ***steady population growth and significant public and private investment through initiatives*** which have transformed the downtown core with new parks, sports venues, entertainment districts, and infrastructure improvements.

The metro’s economy is supported by a diverse mix of industries including energy, aerospace and aviation, government, logistics, advanced manufacturing, and professional services. Major employers such as ***Tinker Air Force Base, the State of Oklahoma,*** and several national and regional corporations provide a stable employment base, while ongoing downtown redevelopment and mixed-use development continue to attract new residents and businesses. Combined with a relatively low cost of living, strong transportation connectivity, and continued economic diversification, oklahoma City has positioned itself as one of the fastest-growing and ***most economically resilient metropolitan areas in the Midwest.***

#1 FASTEST GROWING
Metropolis in the U.S.

20TH LARGEST CITY
In the U.S.

$30.5B
Annual Healthcare Impact

$100.1B
Gross Domestic Product

OKLAHOMA CITY ECONOMY

Oklahoma City's economy is diverse and steadily growing, supported by a mix of traditional and emerging sectors. Historically rooted in energy, particularly oil and gas, the city has worked to broaden its economic base in recent decades. Today, aerospace, biosciences, and logistics play vital roles, along with a strong public sector presence due to state government operations and military installations like Tinker Air Force Base. The metro area's affordability, central geographic location, and pro-business environment have attracted companies and investments, particularly in warehousing, distribution, and manufacturing. Additionally, Oklahoma City has seen a rise in entrepreneurial activity and innovation, bolstered by support programs and low costs of entry. This economic diversification has helped stabilize the city's growth and made it more resilient to downturns in any single industry.

Oklahoma City's healthcare economy is a major pillar of the region, both in terms of employment and economic output. Anchored by major institutions such as the University of Oklahoma Health Sciences Center, INTEGRIS Health, Mercy Hospital, and SSM Health, the sector encompasses a broad range of services including hospitals, research, education, and outpatient care. The city has positioned itself as a regional healthcare hub, attracting patients from across Oklahoma and surrounding states. Biomedical research and biotechnology are growing components, supported by public-private partnerships and investments in facilities and talent. The healthcare sector also benefits from ongoing expansions and modernization efforts, which not only improve access and quality of care but also contribute significantly to construction, real estate, and auxiliary services. Overall, healthcare is a central and growing force in Oklahoma City's economy, providing stability and driving innovation.

ACCESS MEDICAL CENTER

301 S Mustang Rd | Yukon, OK 73099

MATTHEWS™

EXCLUSIVELY LISTED BY

Nathan Kam
Associate
(214) 206-1401
nathan.kam@matthews.com
License No. 800771 (TX)

Brett Baumgartner
VP & Associate Director
(214) 692-2135
brett.baumgartner@matthews.com
License No. 701324 (TX)

Josh Bishop
Executive VP & Senior Director
(214) 692-2289
josh.bishop@matthews.com
License No. 688810 (TX)

Kyle Matthews | Broker of Record | Broker Lic. No. 180760 (OK) | Firm License No. 180759 (OK)