

ACCESS MEDICAL CENTER

301 S Mustang Rd | Yukon, OK 73099

Healthcare
Investment Opportunity

Offering Memorandum



MATTHEWS™

**EXCLUSIVELY LISTED
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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.



Regional Growth Catalyst

Catalyst for Appreciation: Yukon's New Emerging \$73.6M Economic Hub

SUBTITLE: Strategic Positioning Within the Newly Established Regional Sports & Medical Corridor

EXECUTIVE SUMMARY: The subject property is prime-positioned to benefit from the Yukon Parkway TIF District, a \$73.6 million municipal investment approved in May 2026. This project is a market-validating anchor designed to transform the eastern corridor of Yukon into a premier regional destination, driving significant infrastructure improvements and long-term property appreciation.

DEVELOPMENT HIGHLIGHTS: Total Economic Impact: While the TIF funding is \$73.6M, the project is projected to catalyze over \$138 Million in total regional investment. Elite Youth Sports Complex: A state-of-the-art facility designed to capture regional sports tourism, drawing thousands of visitors weekly from across Oklahoma and North Texas. Healthcare & Hospitality Anchors: The master plan includes high-density medical office space and a flagship hotel to support the influx of regional visitors and local growth. Infrastructure Synergy: The development includes major utility and road enhancements along the Yukon Parkway, easing accessibility for the surrounding trade area.

LOCATION SYNERGY: Immediate Proximity: Situated only 1.8 miles (approx. 4 minutes) from the intersection of Mustang Rd & Reno Ave, providing the subject property with "Front Row" benefits without the immediate congestion of the school zone. Traffic Driver: The expansion of the sports and medical district will significantly increase Vehicles Per Day (VPD) counts along the Mustang Road corridor, enhancing the subject property's visibility and retail/commercial viability.

#1 FASTEST GROWING
County in Oklahoma

Top Suburb" Recognition
named OKCs top suburb out of 580

High-Demand Education
Schools outpace State average

Low Unemployment
unemployment rate of roughly
2.3%



FINANCIAL OVERVIEW

\$1,521,020

List Price

7.25%

Cap Rate

2007

Year Built

±0.57 AC

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

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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

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[®]
LUXURY . LIFESTYLE . LIVING

Top Urgent Care (2011-2014)

PHOENIX
BUSINESS JOURNAL

Super Service Award (2014)

Angie's list

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
 planet fitness
 LONG JOHN SILVER'S
WAFFLE HOUSE
Aaron's
POPEYES **cicis** **Cane's**

Yukon High School
 ±2,914 Students

Horn Valley North Community Neighborhood

Walmart Supercenter

INTEGRIS Health Canadian Valley Hospital
 ±75 Beds

Academy SPORTS+OUTDOORS
ROSS DRESS FOR LESS **petco**
Marshalls
FIVE BELOW
 SummerDental

Stone Mill Neighborhood

Sun Valley Acres Neighborhood

TARGET Bath & Body Works
HOBBY LOBBY **PET SMART**

LOWE'S **KOHL'S**
STAPLES

Burlington
HomeGoods

Joe Cooper
 Ford YUKON

CREST FOODS
 Home of Rock Bottom Prices

CRUNCH FITNESS **IHOP** **TACO BELL**
Waffle House **GOLDEN CHICK** **McDonald's**
 SHERWIN WILLIAMS

CVS pharmacy

Woodrun Village Apartments
 ±191 Units

BURGER KING **FIVE IRON GOLF**

Subject Property

Mercy Clinic Primary Care
 Pharmacy & Outpatient

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



±56,800 VPD

±28,900 VPD

Mustang Rd ±19,900 VPD

YUKON, OK

Market Demographics

27,068

Total Population

\$76,408

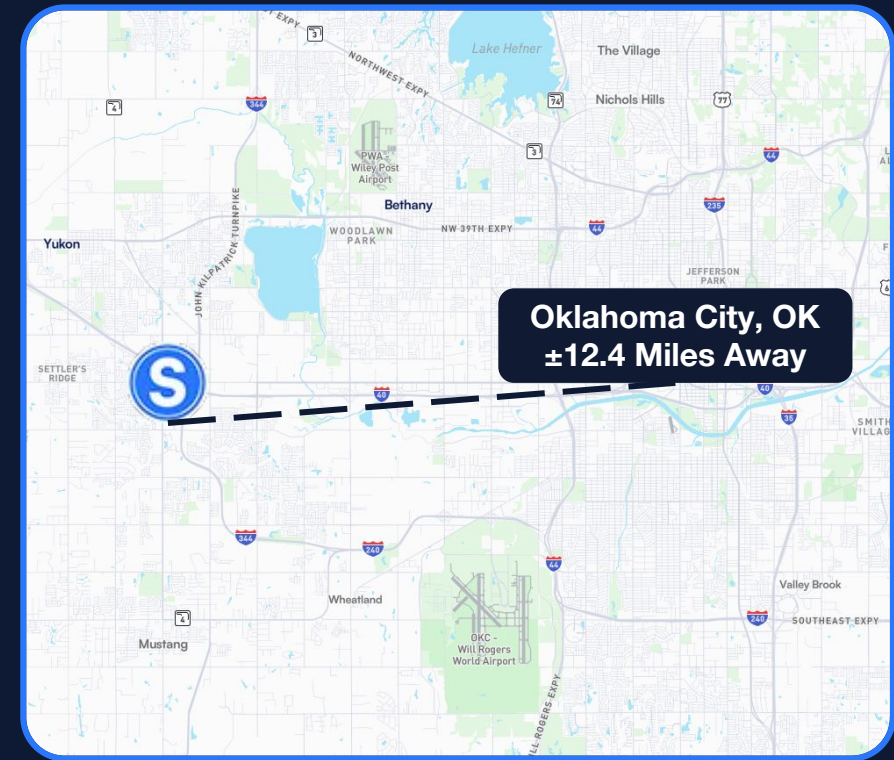
Median HH Income

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

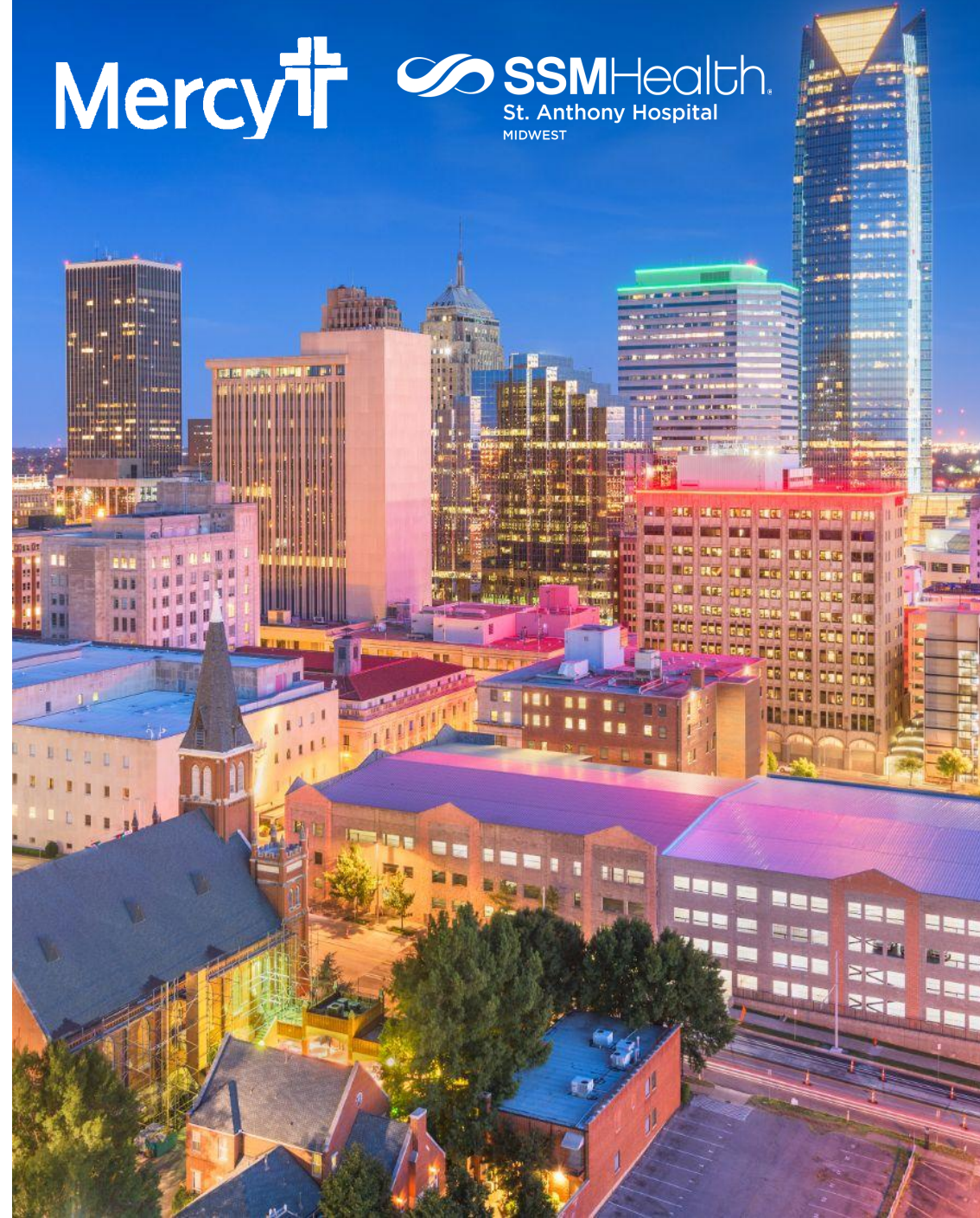


OKLAHOMA CITY ECONOMY

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.

Major Employers



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 301 S Mustang Rd, Yukon, OK, 73099 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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