



1stChoice Healthcare 1406 W Randol Mill Rd
Arlington, TX 76012

**Healthcare
Investment Opportunity**

Offering Memorandum

±10 Year Sale Leaseback | Avg. Cap Rate 8.60% | Near Texas Health Arlington Memorial Hospital | Largest MSA in Texas



MATTHEWS™

EXCLUSIVELY LISTED BY

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Table of Contents

- 04 Property Overview
- 10 Financial Overview
- 12 Tenant Overview
- 13 Market Overview

PROPERTY OVERVIEW

1st Choice Healthcare
1406 W Randol Mill Rd, Arlington, TX 76012



EXECUTIVE SUMMARY

The Opportunity

Matthews™ Healthcare Division is pleased to present a unique opportunity to acquire a primary healthcare clinic leased to 1st Choice Healthcare.

Dr. Farley Brown has been operating out of this location since 1994, offering a unique blend of primary care and chiropractic services. For nearly 31 years, he's been a staple in the community, focusing on injury care, pain management, physiotherapy, rehabilitation, and chiropractic treatment.

The opportunity consists of a 100% fee simple interest in an approximately 3,500 square foot building situated on a ±0.41-acre parcel in Arlington. The property benefits from strong surrounding demographics, with average household income of approximately \$93,000 within a three-mile radius.

Located within the Dallas–Fort Worth metroplex, the fourth-largest MSA in the country, the asset offers investors the chance to own real estate in one of the fastest-growing and most dynamic markets in the U.S.

At closing, the tenant will execute a new 10-year NNN lease featuring 3% annual rent increases, creating a compelling, inflation-protected investment opportunity for both local and out-of-state investors.

With the U.S. primary care market exceeding \$300 billion and continuing to grow, this offering provides a compelling opportunity to secure stable, long-term income while gaining exposure to one of the largest and most essential segments of healthcare real estate.



INVESTMENT HIGHLIGHTS

Close Hospital Proximity – The facility sits right next to Texas Health Arlington Memorial Hospital, a 369-bed full-service acute-care medical center, providing a strong potential referral base and added strategic value for any future tenant operations.

Passive NNN Lease Structure – The tenant will sign a fresh ten-year NNN lease, providing a passive investment vehicle for both local and out-of-state investors and demonstrating its long-term commitment to the location.

Expansive Primary Care Market – With the U.S. primary care market exceeding \$300 billion and continuing to grow, this offering provides a compelling opportunity to secure stable, long-term income while gaining exposure to one of the largest and most essential segments of healthcare real estate.

Affluent Surrounding Demographics – Arlington is a high-income area with average household incomes exceeding \$93,000 within a three-mile radius, supporting strong payer mix and long-term demand for healthcare services.

Inflation-Protected Cash Flow – The lease features 3% annual rent increases, offering investors built-in income growth and a great hedge against inflation.

Recession-Resistant Asset Class – The non-discretionary nature of medical care and its resilience during economic uncertainty have made healthcare real estate a strategic focus for both institutional and private investors nationwide.

Largest MSA in Texas – The Dallas–Fort Worth metroplex is the largest metro in Texas and the fourth largest in the U.S., with a population of over 8 million residents.

Tax-Free/Top Destination State – Texas is one of nine states with no personal income tax, offering potential tax advantages for investors. According to U.S. Census data, Texas led the nation in net domestic migration in 2024.

Established Long-Term Practice – Dr. Farley Brown has operated out of this location since 1986, building a nearly 40-year track record serving the community. His practice focuses on injury care, pain management, physiotherapy, rehabilitation, and chiropractic services, creating a consistent and established patient base.





Shackelford Junior High
±729 Students



Lamar High School
±3,125 Students



Lincoln Square Mall

Burlington PETSMART
ULTA Bath & Body Works
ROSS DRESS FOR LESS
Davita STUDIO
Michaels MOVIE GRILL

Serena Vista
±120 Units



± 133,500 VPD

Belmont Estates
±223 Units



Subject Property



W Randol Mill

± 15,800 VPD



Pope Elementary
±997 Students

BRAUM'S McDonald's
Domino's



The Claremont
±261 Units

Texas Health Arlington Memorial Hospital
±369 Beds



W Division St ± 20,900 VPD



The University of Texas at Arlington
±41,613 Students

1406 W Randol Mill Rd
Arlington, TX 76012

±3,500 SF

GLA

1979

Year Built

±15,800

Vehicles Per Day

NNN

Lease Type

\$293

Price/SF



FINANCIAL OVERVIEW

1st Choice Healthcare
1406 W Randol Mill Rd, Arlington, TX 76012



FINANCIAL SUMMARY

\$1,026,667

List Price

7.50%

Cap Rate

\$22

Rent/SF

\$77,000

NOI

Property Details

Tenant Trade Name	1st Choice Healthcare
Occupancy	100%
Original Lease Term	10 Years
Rent Commencement Date	Close of Escrow
Lease Expiration Date	10 Years From Close of Escrow
Term Remaining on Lease	±10 Years
Base Rent	\$77,000
Increases	3% Annual
Options	Three, 5-Year Options
Landlord Responsibilities	Roof/Structure/CapEx Items
Insurance	Tenant
Taxes	Tenant

Annualized Operating Data

	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current Year	\$77,000	\$6,416.67	\$22.00	7.50%
Year 2	\$79,310	\$6,609.17	\$22.66	7.73%
Year 3	\$81,689	\$6,807.44	\$23.34	7.96%
Year 4	\$84,140	\$7,011.66	\$24.04	8.20%
Year 5	\$86,664	\$7,222.01	\$24.76	8.44%
Year 6	\$89,264	\$7,438.68	\$25.50	8.69%
Year 7	\$91,942	\$7,661.84	\$26.27	8.96%
Year 8	\$94,700	\$7,891.69	\$27.06	9.22%
Year 9	\$97,541	\$8,128.44	\$27.87	9.50%
Year 10	\$100,468	\$8,372.29	\$28.71	9.79%
			Avg.	8.60%

TENANT OVERVIEW

1st Choice Healthcare
1406 W Randol Mill Rd, Arlington, TX 76012



TENANT OVERVIEW

Provider Experience
40+ Years

Headquarters
Arlington, TX

Ownership Status
Privately Held

Locations
1



Tenant Overview

1st Choice Health Care is a privately operated primary care practice based in Arlington, Texas, led by Farley W. Brown, APRN, FNP-C. The practice provides comprehensive family-focused healthcare services, positioning itself as a community-oriented provider offering accessible, general medical care across a broad patient demographic. While relatively small in scale compared to national healthcare operators, the tenant benefits from a personalized care model, flexibility in operations, and direct ownership oversight, which can support consistent service delivery and patient retention within its local market.

Why Invest in 1st Choice Healthcare?

- **Essential Service Provider:** Delivers critical healthcare services that are non-discretionary in nature, ensuring consistent demand regardless of economic cycles.
- **Community Embedded Operator** The practice benefits from strong local ties and repeat patient relationships, driving retention and recurring revenue within its immediate trade area.
- **Insurance Driven Revenue Stability** Acceptance of Medicare, Medicaid, and major insurance providers enhances reimbursement reliability and broadens the patient base.
- **Experienced Clinical Leadership:** Operated by a seasoned Family Nurse Practitioner with over 15 years of experience, supporting continuity of care and operational stability.
- **Low Overhead, Flexible Operations:** Single-location, owner-operated model allows for lean cost structure and adaptability to changing healthcare dynamics.

MARKET OVERVIEW

1st Choice Healthcare
1406 W Randol Mill Rd, Arlington, TX 76012

Dallas, TX MSA



ARLINGTON, TX

Market Demographics

~403,672
Total Population

\$93,171
Average HH Income

~210,000
Employed Population

33.6%
% Bachelor's Degree



Local Market Overview

Arlington, Texas sits within the Dallas–Fort Worth metroplex, one of the fastest-growing regions in the United States, benefiting from sustained population expansion and a diverse economic base. The city itself has experienced steady residential growth, supported by its central location between Dallas and Fort Worth and its accessibility via major transportation corridors such as Interstate 20 and State Highway 360. Strong household formation, a relatively young median age, and increasing in-migration continue to drive housing demand and consumer activity. Arlington’s appeal is further enhanced by its balance of suburban affordability and proximity to major employment centers, making it an attractive option for both families and young professionals.

Beyond its residential appeal, Arlington is a major regional destination for entertainment, education, and employment. The presence of large-scale attractions like AT&T Stadium, Globe Life Field, and Six Flags Over Texas draws millions of visitors annually, supporting a robust hospitality and retail sector. The University of Texas at Arlington contributes to workforce development and innovation, while a wide range of logistics, manufacturing, and healthcare employers provide economic stability.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	115,637	291,423	1,092,521
2020 Census	111,551	276,410	1,057,363
Growth 2020-Current Year	3.66%	5.43%	3.33%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	47,679	113,785	405,273
2020 Census	45,338	106,646	386,934
Growth 2020-Current Year	5.16%	6.69%	4.74%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$93,171	\$97,786	\$106,039

DFW TEXAS

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population

8.3 million+

Median HH Income

\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion





Transportation

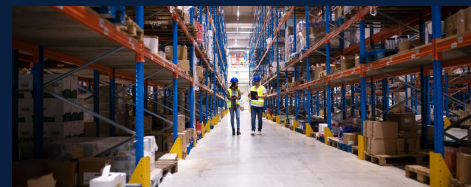
The Dallas-Fort Worth metro area has a well-developed transportation network, including major highways I-35, I-20, and I-30, supporting efficient regional movement. DFW Airport, one of the world's busiest, handled over 81 million passengers and 774,000 U.S. tons of cargo in 2023, reinforcing its role as a global air travel and logistics hub. Public transit options include Dallas DART light rail and Fort Worth's Trinity Metro. The region's strategic location drives growth in logistics and distribution, with companies like Amazon and FedEx expanding operations, ensuring strong connectivity and supporting ongoing economic growth.



Air Cargo Volume
±11.16 Million Tons



Airport Economic Impact
\$67 Billion Annually



Logistics Employment
634,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
81.8 Million Passengers

Tourism & Cultural Events

Dallas-Fort Worth hosts major annual events that drive tourism and boost the economy. The State Fair of Texas draws millions, while the Fort Worth Stock Show & Rodeo attracts over 1.2 million visitors and generates hundreds of millions in economic impact. Dallas Arts Week, along with food and music festivals

like Taste of Dallas and the Fort Worth Music Festival, bring tens of thousands of visitors each year. These seasonal events create predictable surges in demand, benefiting the hospitality, retail, and transportation sectors and making tourism a key part of the region's economic vitality.



The Fort Worth Stock Show & Rodeo
±1.2 Million Annual Attendees

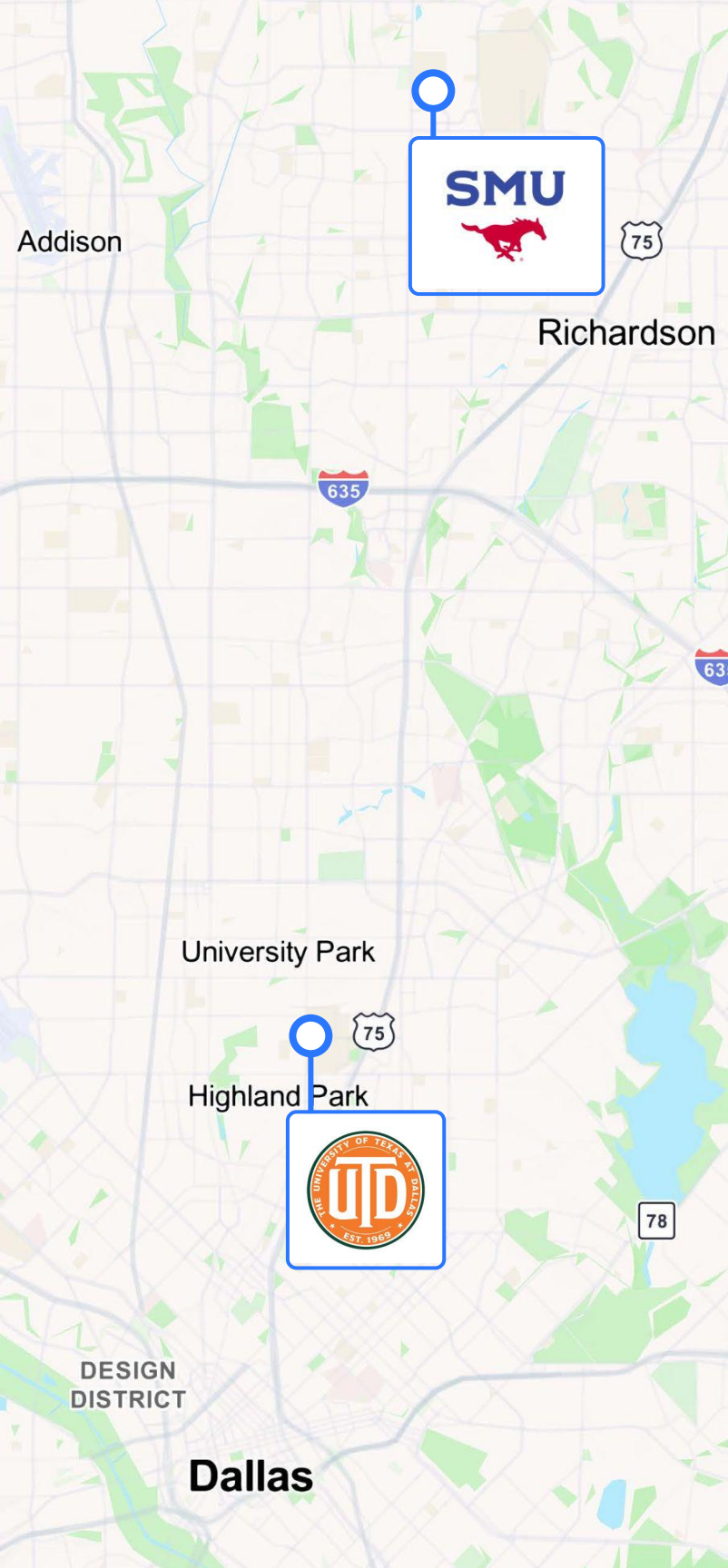


State Fair of Texas
±1 Million Annual Attendees



Dallas Art Fair
±358,000 Attendees





Higher Education

The Dallas-Fort Worth region is anchored by strong higher education institutions that fuel its economy and workforce. The University of Texas at Dallas, with over 31,000 students, is a major research hub, while Southern Methodist University, enrolling more than 12,000, is renowned for business and law. Both produce high graduation rates, supplying skilled talent and driving innovation. Smaller schools like Paul Quinn College enrich diversity and culture, further broadening the region's intellectual capital. These institutions not only prepare a highly educated workforce but also attract businesses eager to tap into their graduates, increasing housing demand and stimulating long-term growth. Combined with a business friendly climate and lower cost of living, DFW's higher education ecosystem strengthens its appeal to relocating companies, particularly from California, and reinforces its position as a hub for knowledge-based industries.

The University of Texas at Dallas

Enrollment (2024-2025):

±29,886 Students

Graduation Rate: 62%

Southern Methodist University

Enrollment (2024-2025):

±12,116 Students

Graduation Rate: 80%





**1stChoice
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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 1406 W Randol Mill Rd, Arlington, TX, 76012 ("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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date