



SOUTHEAST
PRIMARY CARE
PARTNERS

1282 S Houston Lake Rd, Warner Robins, GA 31088

**Healthcare
Investment Opportunity**

Offering Memorandum



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PROPERTY OVERVIEW

Primary Care Partners

1282 S Houston Lake Rd, Warner Robins, GA 31088



EXECUTIVE SUMMARY

The Opportunity

Matthews™ is offering a qualified investor the opportunity to acquire a 6,400 SF primary care facility on ±2.01 AC in Warner Robins, GA. This asset offers a 7.75% cap rate and triple-net lease with Southeast Primary Care Partners, a 450+ unit primary care network throughout the southeast.

Warner Robins is a growing market just south of Macon, Middle Georgia's largest city. In addition to population growth, Houston County's hospital system recently partnered with Emory Health of Atlanta to take over its two hospital campuses and numerous clinics. Groups such as Emory and Southeast Primary are investing in the growth of this area and taking advantage of the projected value as the market continues to evolve.

This seller also has two other Southeast Primary Care Partners locations available for sale. One other in Warner Robins as well as a third in Hawkinsville, GA. These sites can be acquired separately or together as a portfolio.

Click Below To View The Offering Memorandum of Other Available Locations:

WARNER ROBINS, GA



HAWKINSVILLE, GA



INVESTMENT HIGHLIGHTS



Property Highlights

- **Valuable Asset Class** – Medical offices are undersupplied in the state of Georgia and the greater southeast, adding a high demand for clinical space and an increased likelihood of long-term tenancy.
- **Passive Ownership** – Taxes, insurance, and maintenance are all tenant responsibilities under the NNN lease included with this asset, providing a more 'hands-off' approach for investors seeking less management-intensive properties.
- **Advantageous Return** – At an 8.00% year one cap rate, this rate of return allows for a positive leverage scenario from day one.

Location Highlights

- **Easily Accessible** – This clinic is seated on one of Warner Robins' busiest thoroughfares, Houston Lake Rd, and offers pull-up-parking, a ground level entrance, and visibility which can be seen easily from the street.
- **Newly Acquired Local Hospital** – Houston Healthcare was recently acquired by Emory Health, adding massive credit backing and an expanded network throughout Georgia. The Warner Robins campus is less than 4.5 miles north of this asset.
- **Surplus of Patients** – Numerous neighborhoods, schools, and the Robins Air Force Base surround the subject property, providing a constant supply of patients seeking primary care.
- **Retail Centric Location** – Numerous national brands such as Chick-fil-A, CVS, Starbucks, and Lowe's surround the property with high traffic counts and location familiarity.
- **Top State for Business** – Georgia has been named the #1 state for business 11 years in a row, thanks to its robust workforce, business-friendly policies, and infrastructure. With a four-year track record of budget surplus, the state government has amassed a surplus of 11 billion dollars.

Tenant Highlights

- **Regional Backing** – Southeast Primary Care Partners is a 450+ affiliate provider network spanning across four states that provides affordable primary care for individuals, families, and businesses.
- **Growing Market Size** – The 2025 US market size for primary care was estimated at \$358.4 billion with expectations of a continuous CAGR of 3.0%+ through the next decade.



+ Roy H. "Sonny" Watson Health Pavilion

+ Emory Hospital Warner Robins
±237 Beds

✈ Robins AFB
±11 Miles Away

Watson Blvd ± 30,900 VPD



Warner Robins High School
±1,815 Students

Hawkinsville Rd ± 22,300 VPD



St Houston Lake Rd ± 25,800 VPD

Pussell Pkwy ± 34,200 VPD



Houston County High
±2,116 Students



Subject Property

± 18,200 VPD



96

1282 S Houston Lake Rd
Warner Robins, GA 31088

±6,400 SF
GLA

1995
Year Built

±25,800
Vehicles Per Day

NNN
Lease Type

\$262.50
Price Per SF



FINANCIAL OVERVIEW

Primary Care Partners

1282 S Houston Lake Rd, Warner Robins, GA 31088



FINANCIAL SUMMARY

\$1,680,000

List Price

8.00%

Cap Rate

\$262.50

Price Per SF

±2.01 AC

Lot Size

Lease Abstract

Tenant Name	Southeast Primary Care Partners, LLC
Occupancy	100%
Initial Term	7 Years
Rent Commencement	10/1/2022
Lease Expiration	10/1/2029
Lease Term Remaining	±3.44 Years
Base Rent	\$134,400
Rental Increases	None until renewal, then 3% annually
Renewal Options	One, 3-year Option
Expense Structure	NNN
Landlord Responsibilities	Capital expenses to be reimbursed on an amortized schedule
Tenant Responsibilities	All other repairs and maintenance to the premises
Insurance	Tenant
Taxes	Tenant



FINANCIAL SUMMARY

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Current Year	\$134,400	\$11,200.00	\$21.00	8.00%
Year 2	\$134,400	\$11,200.00	\$21.00	8.00%
Year 3	\$134,400	\$11,200.00	\$21.00	8.00%
Year 4	\$134,400	\$11,200.00	\$21.00	8.00%
Option 1 - Year 5	\$138,432	\$11,536.00	\$21.63	8.24%
Option 1 - Year 6	\$142,585	\$11,882.08	\$22.28	8.49%
Option 1 - Year 7	\$146,863	\$12,238.54	\$22.95	8.74%



TENANT OVERVIEW

Year Founded
2020

Headquarters
Alpharetta, GA

Ownership Status
Privately held

Employees
600+

Locations
450+



**SOUTHEAST
PRIMARY CARE
PARTNERS**

Tenant Overview

Southeast Primary Care Partners is a physician-led healthcare organization focused on delivering comprehensive, patient-centered primary care services across the southeastern United States. Headquartered in Alpharetta, GA, the organization partners with providers and care teams to improve access, quality, and outcomes through coordinated care models and value-based initiatives. By combining local clinical expertise with scalable operational support, Southeast Primary Care Partners serves diverse patient populations with an emphasis on preventive care, chronic disease management, and community health.

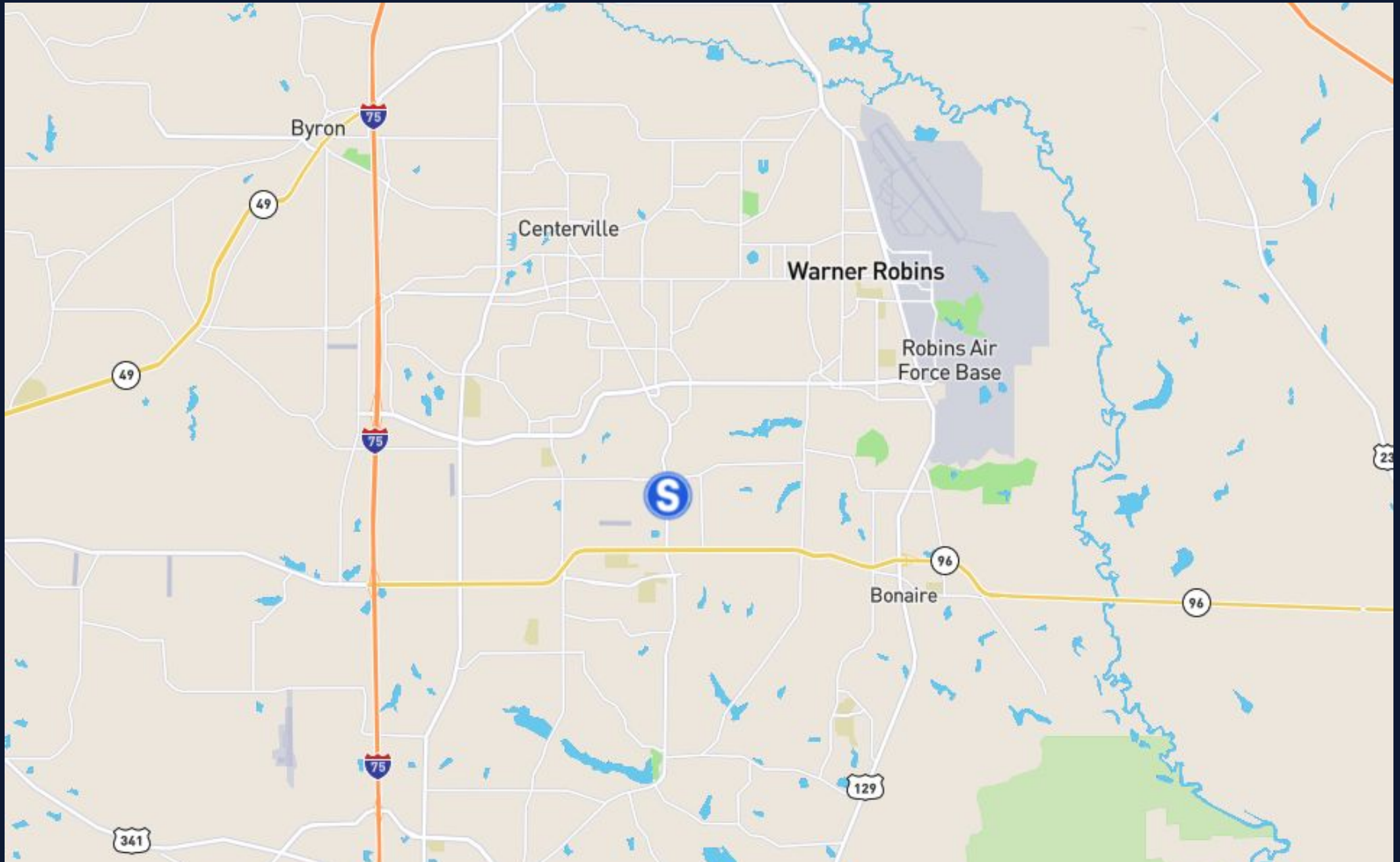
Why Invest in Southeast Primary Care Partners?

- Southeast Primary Care Partners is well-positioned to capitalize on the growing demand for accessible, value-based primary care across the southeastern United States. As healthcare shifts toward preventive care and population health management, the organization's physician-led model and focus on coordinated care enable improved patient outcomes while reducing overall costs.
- The platform benefits from strong demographic tailwinds, including population growth, an aging patient base, and increasing prevalence of chronic conditions in the region. Its scalable infrastructure and provider partnership model support expansion into new markets while maintaining high-quality, community-based care delivery.
- Additionally, Southeast Primary Care Partners is aligned with payer and regulatory incentives favoring value-based reimbursement, creating opportunities for sustainable revenue growth and margin expansion. Its emphasis on operational efficiency, clinical quality, and patient engagement positions the organization as a compelling investment in the evolving healthcare landscape.

MARKET OVERVIEW

Primary Care Partners

1282 S Houston Lake Rd, Warner Robins, GA 31088



WARNER ROBINS, GA



Market Demographics: 5-Mile Radius

107,589
Total Population

41,711
of Households

38,000
Employed Population

33
Median Age

Local Market Overview

Warner Robins, Georgia is a steadily growing Middle Georgia community supported by a strong employment base and a high quality of life. The area benefits from consistent population growth driven by its proximity to Robins Air Force Base, one of the largest industrial complexes in the state, which anchors the local economy and provides long-term stability. Residents are drawn to the region for its affordability, accessible homeownership opportunities, and family-oriented environment. A balanced mix of suburban neighborhoods, retail corridors, and community amenities supports a comfortable lifestyle while maintaining connectivity to the broader Macon metropolitan area.

The local economy is characterized by a blend of government, defense, healthcare, and education sectors, creating a reliable foundation for continued expansion. Infrastructure improvements and ongoing development initiatives have enhanced mobility and commercial activity throughout the area, attracting new businesses and supporting population retention. Warner Robins offers a strategic location along major transportation routes, allowing convenient access to regional employment centers while preserving the benefits of a suburban setting. As growth continues across Houston County, the area remains well-positioned to sustain long-term economic momentum and residential demand.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	50,664	114,156	195,673
Current Year Estimate	48,458	107,589	184,355
2020 Census	47,861	101,108	171,973
Growth Current Year-Five-Year	4.55%	6.10%	6.14%
Growth 2020-Current Year	1.25%	6.41%	7.20%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	19,960	45,245	77,288
Current Year Estimate	18,628	41,711	71,267
2020 Census	17,670	38,482	65,591
Growth Current Year-Five-Year	7.15%	8.47%	8.45%
Growth 2020-Current Year	5.42%	8.39%	8.65%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$116,382	\$110,164	\$103,847

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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 1282 S Houston Lake Rd, Warner Robins, GA, 31088 ("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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Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

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