

AccentCare

1809 Judson Rd | Longview, TX 75605

**Healthcare
Investment Opportunity**

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Investment Highlights

- **Institutional-Backed Tenant** - AccentCare is privately held by Advent International, one of the world's largest private equity firms
- **National Scale Operator** - ~30,000 employees across 250+ locations in 32 states, serving 200,000+ patients annually
- **Land Priced Below Market Value** - offering embedded equity at acquisition
- **Additional Development Upside** - excess land available for future expansion
- **Low Deferred Maintenance** - new roof (2023) and 3 of 4 HVAC units replaced within the last 7 years
- **Recent Landlord Investment** - \$45,000 spent on tenant improvements over the last 2 years





CHRISTUS Health.
NorthPark Medical Plaza
±17 Beds | ±3,000 Employees

Walmart
Supercenter

sam's club

Longview Regional MEDICAL CENTER
Longview Regional Medical Center
±224 Beds | ±1,000 Employees

PARKVIEW
ON HOLLYBROOK
SENIOR LIVING

AVIR
AT LONGVIEW

FedEx

LONGVIEW EYE ASSOCIATES

Willow Lake Apartments
±134 Units

ELEVATE
HEALTH & WELLNESS
OF TEXAS LLC

HERITAGE AT LONGVIEW
HEALTHCARE CENTER

Subject Property

Judson Rd ± 20,571 VPD

SONIC

1809 Judson Rd
Longview, TX 75605

±4,747 SF
GLA

2014
Year Built

±20,571
Vehicles Per Day (Judson Rd)

±2.91 AC
Lot Size



Financial Summary

\$1,225,000

List Price

\$258.06

Price Per SF

\$22.17

Rent Per SF

Lease Abstract

Years Remaining	4
Building SF	4,747
Land SF	126,890
Lot Size	2.91 Acres
Coverage	5.64%
Zoning	Commercial
Construction	Masonry
Year Built	2014
Lease Structure	Gross

Pricing Information

Rent/SF	\$22.17
NOI	\$85,901.00
Price @ 7.50%	\$1,145,346.67
Additional Value	\$81,675.00
Price	\$1,225,000.00
P/sf	\$258.06
Actual Cap	7.00%

Financial Summary

Annualized Operating Data

Period	Per Year	Per Month
12/01/2025 - 11/30/2026	\$105,240.00	\$8,770.00
12/01/2026 - 11/30/2027	\$105,240.00	\$8,770.00
12/01/2027 - 11/30/2028	\$105,240.00	\$8,770.00
12/01/2028 - 11/30/2029	\$105,240.00	\$8,770.00
12/01/2029 - 11/30/2030	\$105,240.00	\$8,770.00

Expenses

Taxes	\$10,100.00
Insurance	\$3,489.00
Rear Mowing	\$750.00
Reserves	\$5,000.00
Total Expenses	\$19,339.00
NOI	\$85,901.00



Tenant Summary

accentCare.™

Year Founded
1999

Headquarters
Dallas, TX

Employees
31,000+

Locations
250+

Tenant Overview

AccentCare is a nationally recognized provider of home health, hospice, personal care, and related healthcare services, supporting patients and families across the United States. Headquartered in Dallas, Texas, the company operates more than 250 locations across 32 states and employs over 30,000 healthcare professionals. Founded in 1999, AccentCare has established a significant national presence through decades of growth, strategic expansion, and partnerships with leading health systems. The company's broad continuum of care allows patients to receive specialized healthcare services in the comfort of their homes while supporting hospitals and healthcare organizations in extending care beyond traditional clinical settings. AccentCare's geographic footprint, experienced workforce, and focus on essential home-based services position the company as a major provider within the growing healthcare sector.

Why Invest in AccentCare?

- National Scale – Operates 250+ locations across 32 states, providing a substantial healthcare services footprint.
- Essential Healthcare Services – Provides home health, hospice, personal care, and other services that support patients across the care continuum.
- Large Workforce – Employs more than 31,000 healthcare professionals and team members nationwide.
- Established Operating History – Founded in 1999, providing more than 25 years of experience in the healthcare industry.
- Growing Home-Based Care Demand – Positioned within the expanding home healthcare sector as an aging U.S. population increases demand for care outside traditional hospital settings.
- Diversified Service Platform – Multiple service lines and a broad geographic presence provide exposure to healthcare demand across numerous markets.

Longview, TX

Market Demographics



82,765

Total Population

\$62,488

Median HH Income

31,450

of Households

53.6%

Homeownership Rate

38,453

Employed Population

23.1%

% Bachelor's Degree

35.3

Median Age

\$182,700

Median Property Value

Local Market Overview

The Longview market benefits from a range of lifestyle and economic demand drivers that support sustained residential appeal. With a population of approximately 82,765 and modest annual growth, the city offers a strong balance of livability and accessibility. Residents enjoy proximity to regional employers, medical centers, and educational institutions, as well as cultural and recreational amenities such as the Longview Arboretum, Paul Boorman Trail, and the popular downtown arts and music scene. The median age of just over 35 years reflects a workforce-active demographic, while a median household income around \$62,488 supports consistent housing demand across a variety of price points.

Economically, Longview benefits from a diverse base of healthcare, manufacturing and retail employers, positioned at the intersection of U.S. Highway 80, U.S. 259 and Interstate 20. This connectivity supports both commuter access and regional logistics operations. Lifestyle-wise, the market offers affordable cost of living—housing values remain below state and national averages—presenting an opportunity for rental-oriented investment to absorb demand both from in-migration and local households.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	46,426	89,516	124,062
Current Year Estimate	45,540	87,748	121,389
2020 Census	45,295	87,040	119,877
Growth Current Year-Five-Year	0.4%	0.4%	0.4%
Growth 2020-Current Year	0.1%	0.2%	0.3%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	19,820	35,123	47,844
Current Year Estimate	19,423	34,413	46,789
2020 Census	19,275	34,141	46,226
Growth Current Year-Five-Year	0.3%	0.3%	0.4%
Growth 2020-Current Year	0.4%	0.4%	0.5%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$85,670	\$84,684	\$87,028



Local Market Overview

Longview, Texas, presents a stable and affordable housing market within East Texas, offering demographic and economic characteristics favorable to long-term investment. With a population nearing 83,000 and a median household income of approximately \$62,000, the city supports a working-class resident base across healthcare, manufacturing, and retail sectors. Its strategic location at the junction of Interstate 20 and U.S. Highways 80 and 259 provides logistical advantages for residents and businesses alike. The cost of living remains significantly below national averages, and with homeownership rates near 54%, Longview offers continued rental demand from both workforce residents and those priced out of ownership. For multifamily assets, the area's demographic resilience, coupled with moderate growth and limited new supply, creates a solid foundation for occupancy stability and long-term performance.

Economic Drivers

Longview's economic foundation is anchored by a diversified employer base and regional infrastructure that supports continued investment. As a key East Texas city, Longview benefits from its location along the I-20 corridor, providing east-west access between Dallas and Shreveport. The healthcare sector leads local employment, with major institutions like CHRISTUS Good Shepherd and Longview Regional Medical Center employing thousands. Advanced manufacturing, including Eastman Chemical and rail-related industries, adds industrial depth. Education and retail further diversify the workforce. Infrastructure investments—including mobility upgrades and workforce development programs—continue to enhance the region's appeal. With a metro GDP exceeding \$20 billion and proximity to Dallas-Fort Worth just 100 miles west, Longview offers economic connectivity without the congestion or cost of major urban centers.

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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 1809 Judson Rd | Longview, TX 75605 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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™. 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™. 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date