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


NE
CHRISTUS Health
NorthPark Medical Plaza
±17 Beds | ±3,000 Employees
sam's club
Walmart Supercenter
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

±7,060 SF
GLA

1999/2014
Year Built

±20,571
Vehicles Per Day (Judson Rd)

±2.91 AC
Lot Size

Financial Summary

$1,225,000	$173.51	$14.91
List Price	Price Per SF	Rent Per SF

Lease Abstract

Years Remaining	4
Building SF	7,060
Land SF	126,890
Lot Size	2.91 Acres
Coverage	5.64%
Zoning	Commercial
Construction	Masonry
Year Built	1999/2014
Lease Structure	Gross

Pricing Information

Rent/SF	$14.91
NOI	$85,901.00
Price @ 7.50%	$1,145,346.67
Additional Land Value	$81,675.00
Price	$1,225,000.00
P/SF	$173.51
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

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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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.

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