

TRIPLE NET INVESTMENT - MEDICAL CLINIC PROPERTY FOR SALE

SOUTHSTAR URGENT CARE

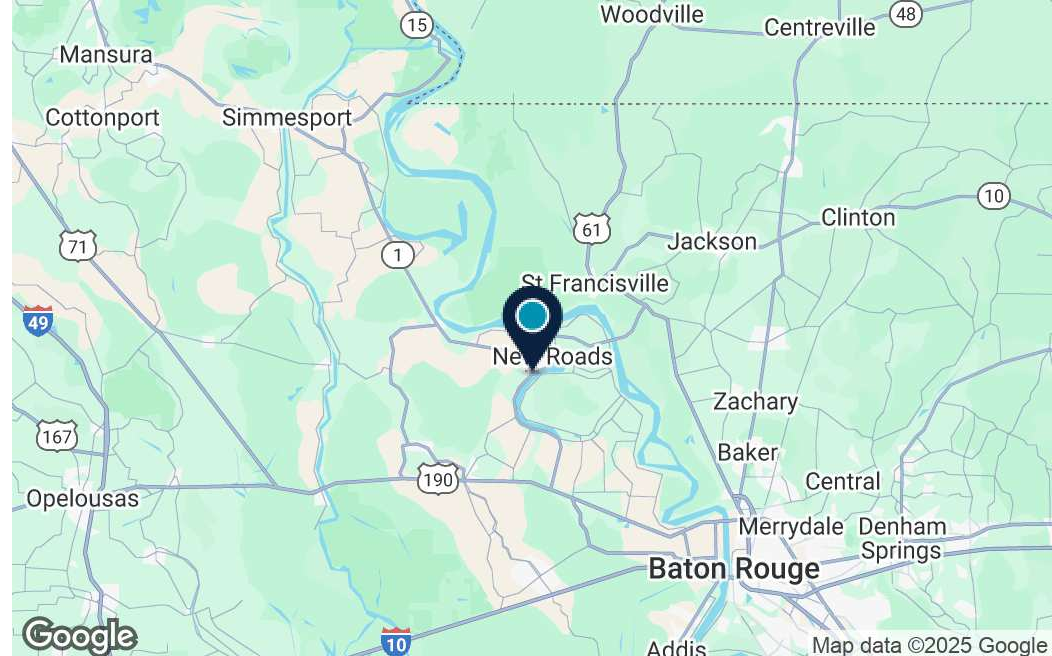
300 Hospital Rd, New Roads, LA



Collin Holmes

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PROPERTY DESCRIPTION

Discover a top-tier commercial property in the heart of New Roads, Louisiana: a 3,750-square-foot retail/medical clinic building, completed in 2021. This modern facility is home to SouthStar Urgent Care, a leading provider of urgent care services with over 30 locations. SouthStar is known for its patient-first approach, offering high-quality, efficient healthcare in communities across the state.

This property is an ideal investment, featuring a long-term lease with Hulin Health, the parent company of SouthStar Urgent Care. With 12 years remaining on a 15-year lease and 1.25% annual rent increases, this offering provides long-term stability with a strong credit tenant.

Strategically located in the thriving New Roads area, this site benefits from high visibility and easy access, attracting both locals and visitors. Its contemporary construction and prime placement make it a valuable asset in a growing market.

PROPERTY HIGHLIGHTS

- **Strong Tenant:** SouthStar Urgent Care, a trusted healthcare provider with over 30 locations.
- **Long-Term Lease:** 12 years remaining on a 15-year lease with built-in 1.25% annual rent increases.
- **Modern Construction:** Built in 2021 with high-quality infrastructure and design.
- **Prime Location:** High-traffic area in New Roads, LA, with strong local and visitor demand.
- **Stable Investment:** Backed by Hulin Health, a reputable operator in the urgent care industry.

OFFERING SUMMARY

Sale Price:	\$1,627,000
Lot Size:	0.867 Acres
Building Size:	3,750 SF
Cap Rate:	7.0%
(Based on Average Rents of Term)	



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SOUTHSTAR URGENT CARE

SouthStar Urgent Care has been serving Louisiana since 2011, expanding to over 30 locations statewide. They provide a range of services, including treatment for minor injuries and illnesses, lab testing, X-rays, occupational health services, and vaccinations. Their clinics operate seven days a week with extended hours, accommodating walk-in visits for patient convenience. In June 2021, SouthStar merged with BestMed, a multi-state urgent and primary care provider, strengthening their resources and expanding their reach. Known for their patient-focused approach, SouthStar has built a strong reputation as a reliable healthcare provider in the region.

HULIN HEALTH, LLC

Hulin Health, LLC, founded in 2011, is the parent company of SouthStar Urgent Care. Established by Clayt Hulin, who has a background in emergency medicine and military special operations, the company provides a range of urgent care services, including treatment for minor injuries, lab testing, X-rays, occupational health, and vaccinations. With multiple locations across Louisiana and plans for further expansion, Hulin Health continues to grow its presence in the region. In April 2018, the company partnered with Shore Capital Partners, a healthcare-focused private equity firm, to support its expansion and enhance service delivery across the Gulf Coast.



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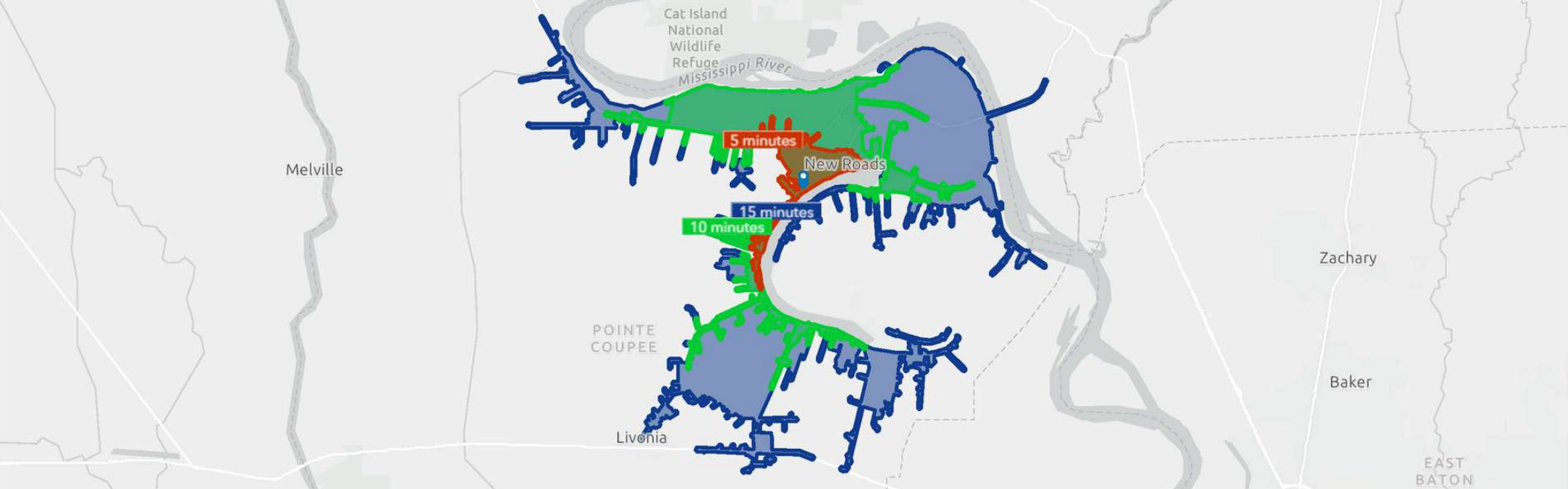
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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	2,690	7,364	10,792
DAYTIME POPULATION	4,627	7,991	10,198
TOTAL HOUSEHOLDS	1,154	3,096	4,525
MEDIAN HH INCOME	\$55,449	\$44,111	\$49,234
TOTAL BUSINESSES	346	426	498



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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