



Offering Memorandum

Preventive Care Medical Clinic

1800 W. Pioneer Parkway | Arlington, Texas 76013



Accelerating success.

Preventive Care Medical Clinic

Exclusive Investment Advisory Team

Geoff Ficke
Executive Vice President
+1 972 759 7814
geoff.ficke@colliers.com

Zack Ficke
Vice President
+1 972 759 7854
zack.ficke@colliers.com

Jack France
Senior Associate
+1 972 759 7819
jack.france@colliers.com

William Paredes
Associate
+1 214 695 1441
william.paredes@colliers.com

Sydney Gonzalez
Sr. Client Services Specialist
+1 972 759 7840
sydney.gonzalez@colliers.com

Rokas Samas
Marketing Specialist
+1 972 759 7824
rokas.samas@colliers.com

Simon Affi
Financial Analyst
+1 214 706 6032
simon.affi@colliers.com

Debt & Structured Finance

Shawn Givens
Vice Chairman
+1 214 217 4868
shawn.givens@colliers.com

Will Givens
Senior Vice President
+1 214 217 4869
william.givens@colliers.com

Robert Siddall
Vice President
+1 214 217 4870
robert.siddall@colliers.com

Ken Higgins
Chief Transaction Analyst
+1 214 217 4871
ken.higgins@colliers.com

Bryce Finley
Financial Analyst
+1 214 217 1214
bryce.finley@colliers.com

Table of Contents

I Market Overview

II Asset Overview & Financials

Market Overview



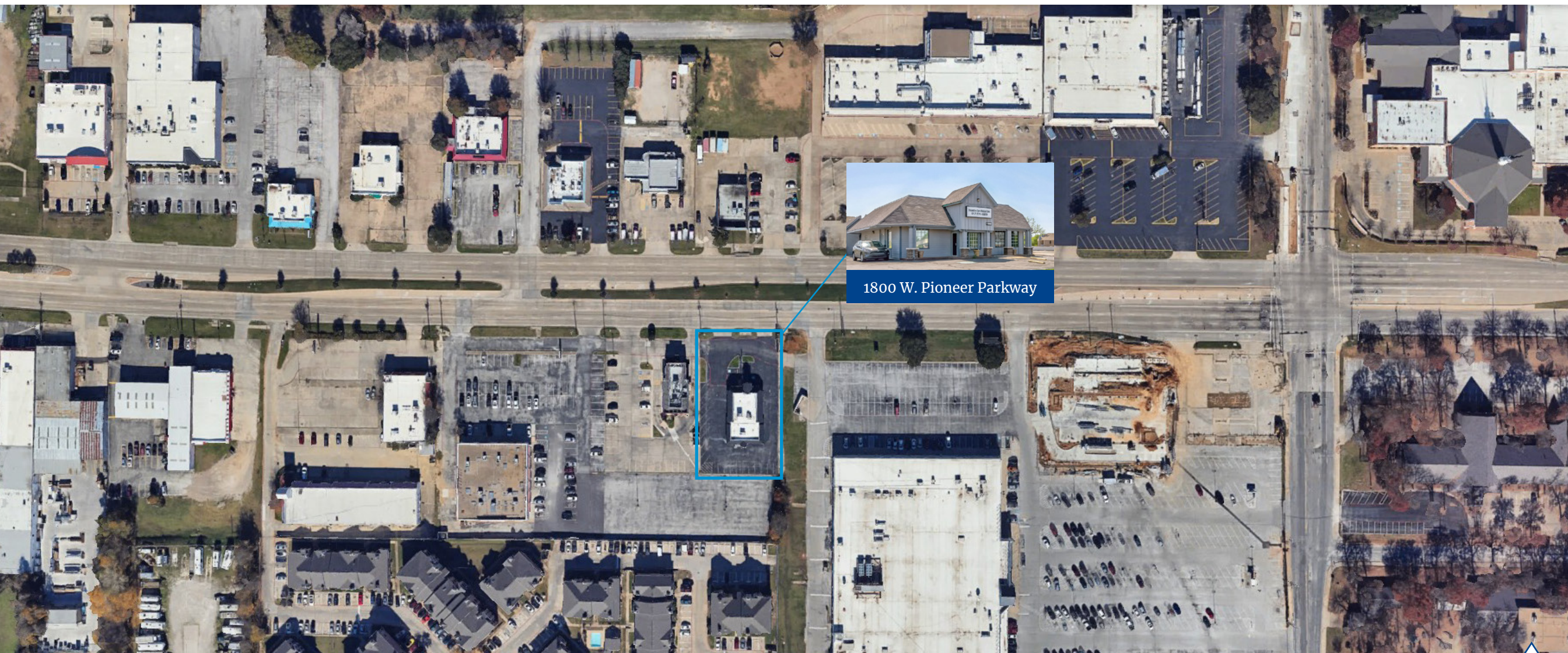
Property Overview

Property Summary

Property Name	Preventive Care Medical Clinic
Property Address	1800 W. Pioneer Parkway, Arlington, Texas 76013
Rentable Square Feet (+/-)	3,574
Year Built	1978 / 1990
Lot Size, Acres	0.52
VPD	26,000 (W Pioneer Pkwy)



Satellite View



1800 W. Pioneer Parkway





Arlington, TX Demographics

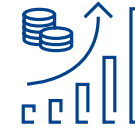
Tarrant County



County Population (2023 census)

2.183M+

Arlington Overview | 5 Mile Radius



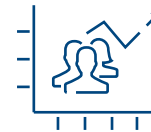
\$93,485

Average Household Income



\$67,272

Median Home Value



317,814

Current Total Population



117,594

Current Total Households



33%

Bachelor's/Graduate/Prof Degree



28%

Undergraduate enrollment



11,715

Total Businesses



129,429

Total Employees

Source: ESRI



Investment Overview & Financials



Investment Overview

The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the single-tenant medical office asset located at the highly visible and accessible location at 1800 W. Pioneer Parkway, Arlington, Texas 76013 ("Subject Property").

The subject property is a single-tenant medical office investment occupied by Preventive Care Medical Clinic, which specializes in internal medicine and family care services. The clinic occupies 3,574 square feet on a 0.52-acre lot and recently signed a new 10-year lease on October 3, 2022. The lease includes 2% rental increases every five years, along with three (3) five-year renewal options.

Strategically located along W Pioneer Pkwy—one of the primary thoroughfares connecting Dallas and Fort Worth—the property benefits from strong visibility and a daily traffic count of approximately 26,000 vehicles. It is grocery-anchored by Kroger and is positioned near major medical facilities, including Medical City Arlington and USMD Hospital at Arlington. Additionally, the surrounding area features a mix of national retailers and medical office buildings while also being adjacent to the Springfield Crossing Apartments, enhancing the long-term investment appeal of this asset.

Arlington, TX, is a prime investment market within the DFW Metroplex, offering a strong mix of economic growth, safety, and high-traffic entertainment hubs. Home to major attractions like AT&T Stadium (home of the Dallas Cowboys), Globe Life Field (Texas Rangers), and Six Flags Over Texas, Arlington benefits from a steady influx of visitors, driving demand for medical, retail, hospitality, and commercial real estate. Additionally, Arlington has a strong and growing healthcare sector, anchored by institutions like Texas Health Arlington Memorial Hospital and Medical City Arlington, which drive demand for medical office space. The city has experienced consistent population and job growth, supported by a strong local economy and business-friendly policies. With the University of Texas at Arlington enrolling over 40,000 students, ongoing infrastructure improvements, and a robust medical presence, Arlington continues to be a resilient and high-performing market for investors seeking stability and long-term appreciation.

The Dallas-Fort Worth Metroplex is the #1 real estate investment market in the nation, fueled by rapid population growth, a booming economy, and a diverse business landscape. DFW consistently ranks among the fastest-growing metros in the U.S., adding over 150,000 residents annually, with strong corporate relocations from major firms like Tesla, Caterpillar, and Goldman Sachs. The region's healthcare industry is a major driver of economic expansion, with top-tier hospital systems like Baylor Scott & White, UT Southwestern, and Texas Health Resources contributing to the increasing demand for medical office investments. The pro-business climate, low cost of living, and no state income tax make it a magnet for businesses, medical professionals, and individuals alike, ensuring sustained demand for healthcare real estate.

Investment Highlights



Newly Signed Lease – 8 Years of Primary Term Remaining



Absolute NNN Lease - Zero Landlord Responsibilities



Desirable Location – Strong retailers, healthcare operators, hospitals, and multi-family properties in close proximity



Grocery Anchored – Site is grocery anchored by Krogers



Strong Visibility – Property is situated on W Pioneer Pkwy, one of the main thoroughfares between Dallas and Ft. Worth metroplexes, with strong traffic counts at ~26,000 VPD



#1 Investment Market – DFW Metroplex is the highest rated and most desirable real estate investment market in the country



Nearby Traffic Generators – Arlington is an entertainment hub with multiple attractions (AT&T Stadium, Dallas Cowboys Football, Globe Life Field Texas Rangers Baseball, and Six Flags Over Texas)



Zero Income Tax – Texas is an Income tax Free State

Tenant Overview & Lease Summary

1800 W. Pioneer Parkway | Arlington, Texas 76013

Preventive Care Medical Clinic

Company Profile

Preventive Care Medical Clinic, located at 1800 W Pioneer Parkway in Arlington, Texas, is a healthcare practice specializing in internal medicine. Led by Dr. Jeanine Thomas, DO, the clinic offers comprehensive preventive care services to the community.

Dr. Thomas is board-certified in internal medicine and geriatric medicine, bringing extensive experience to patient care. The clinic accepts new patients and a variety of insurance plans, including Medicare and Medicaid. Languages spoken at the clinic include English and Spanish, ensuring accessible communication for diverse patients.

Lease Overview	
Lease Commencement Date	September 12, 2022
Lease Expiration Date	September 11, 2032
Term Initial (Years)	10.0
Term Remaining (Years)	7.5
Lease Type	Absolute NNN
Current Base Rental Rate	\$20.81
Escalations	2% Annual Increases
Renewal Options	Three (3) Five (5)-Year Options
Landlord Responsibilities	Roof & Structure
Lease Guarantor	Personal



Rent Schedule

1800 W. Pioneer Parkway | Arlington, Texas 76013

Preventive Care Medical Clinic

TOTAL RSF	3,574
TOTAL OCCUPANCY	100%
REMAINING LEAST TERM	7.5
AVG BASE RENT	\$21.90

Tenant Name	RSF	Lease	Lease Term		Rental Rates					Reimbursement
	Pro Rata %	Status	Start Date	End Date	Begin	Monthly	Annually	\$/SF	% Increase	Structure
Preventive Care Medical Clinic	3,574	Contract	9/12/2022	9/11/2032	9/12/2022	\$5,956.67	\$71,480.04	\$20.00	-	Absolute NNN
	100.0%				9/12/2023	\$6,075.80	\$72,909.60	\$20.40	2.0%	
	Current - 9/12/2024				\$6,197.32	\$74,367.84	\$20.81	2.0%		
	9/12/2025				\$6,321.26	\$75,855.12	\$21.22	2.0%		
	9/12/2026				\$6,447.69	\$77,372.28	\$21.65	2.0%		
	9/12/2027				\$6,576.64	\$78,919.68	\$22.08	2.0%		
	9/12/2028				\$6,708.17	\$80,498.07	\$22.52	2.0%		
	9/12/2029				\$6,842.34	\$82,108.04	\$22.97	2.0%		
	9/12/2030				\$6,979.18	\$83,750.20	\$23.43	2.0%		
	9/12/2031				\$7,118.77	\$85,425.20	\$23.90	2.0%		

Notes to Rent Schedule

1. *Priced NOI based off of 9/12/2025 Rental Increase



Pricing Details

Purchase Price

\$1,079,999
(\$302.18/psf)

Cap Rate
7.03%

*Pricing is based off of 9/12/2025 Rental Increase



Offering Instructions

1800 W. Pioneer Parkway | Arlington, Texas 76013

Offers should be submitted via email to:

Geoff.Ficke@colliers.com , **Zack.Ficke@colliers.com** & **William.Paredes@colliers.com**

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Property Tours

By Appointment Only

Form of PSA

TBD

Title & Escrow

TBD

Thank you.



Colliers | Dallas-Fort Worth
1717 McKinney Avenue, Suite 900
Dallas, Texas 75202

Exclusive Investment Advisory Team

Geoff Ficke

Executive Vice President
+1 972 759 7814
geoff.ficke@colliers.com

Zack Ficke

Vice President
+1 972 759 7854
zack.ficke@colliers.com

William Paredes

Associate
+1 214 695 1441
william.paredes@colliers.com

Sydney Gonzalez

Sr. Client Services Specialist
+1 972 759 7840
sydney.gonzalez@colliers.com

Rokas Samas

Marketing Specialist
+1 972 759 7850
rokas.samas@colliers.com

Simon Affi

Financial Analyst
+1 214 706 6032
simon.affi@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

colliers.com