



2271 FM 663
MIDLOTHIAN, TX

DENTAL CARE
at Autumn Run

**OFFERED
FOR SALE**
\$3,984,000 | 5.25% CAP

CONFIDENTIAL
OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Midlothian, TX. The Premises is leased to Heartland Dental for a 12 year initial term with 10% rental increases in year 6, 11 and in each option. The Asset was recently constructed and is located off of the busy FM 663 highway in the Dallas-Fort Worth MSA, the 4th most populous MSA in the country.



**12-YR
LEASE**



**ADJACENT
TO KROGER**



**AFFLUENT
TEXAS MARKET**

| LEASE YEARS | TERM | ANNUAL RENT |
|-----------------|-------|-------------|
| Current Term | 1-5 | \$209,151 |
| Rent Escalation | 6-10 | \$230,066 |
| Rent Escalation | 11-12 | \$253,073 |
| 1st Option Term | 13-17 | \$278,380 |
| 2nd Option Term | 18-22 | \$306,218 |
| 3rd Option Term | 23-27 | \$336,840 |
| 4th Option Term | 28-32 | \$370,524 |

| | |
|--------------|--------------------|
| NOI | \$209,151 |
| CAP | 5.25% |
| PRICE | \$3,984,000 |

ASSET SNAPSHOT

| | |
|---------------------------|---|
| Tenant Name | Heartland Dental |
| Address | 2271 FM 663, Midlothian, TX 76065 |
| Building Size (GLA) | 4,260 SF |
| Land Size | 2.05 Acres |
| Year Built/Renovated | 2024 |
| Signator/Guarantor | Heartland Dental (Corporate) |
| Rent Type | Abs. NNN |
| Landlord Responsibilities | None |
| Rent Commencement Date | 9/27/2024 |
| Lease Expiration Date | 9/30/2036 |
| Remaining Term | 11.7 years |
| Rent Escalations | 10% in Year 6, 10% in Year 11, and 10% in Each Option |
| Current Annual Rent | \$209,151 |



41,118 PEOPLE
IN 5 MILE RADIUS

\$136,535 AHHI
IN 5 MILE RADIUS

32,053 VPD
ON FM 663





RARE LEASE STRUCTURE

One of the first Abs. NNN Leased Heartland Dentals | Zero landlord responsibilities | 12 Years lease with four (4) five (5) year extensions | 10% rental Increases every 5 years and in option periods



LARGEST DENTAL ORGANIZATION GUARANTY

Heartland Dental is the largest dental support organization in the United States | Over 1,800 Locations | 2023 Total Revenue was \$3B



DALLAS-FORT WORTH MSA

Dallas-Fort Worth-Arlington, TX MSA is the fourth most populous MSA in the Country at over 8 Million people | Per the U.S. Census Bureau, the Dallas-Fort Worth MSA is the fastest growing metro area in the Country | According to a report by Henley and Partners, the Dallas-Fort Worth area was the 18th wealthiest city in the world in 2022



POSITIONED NEAR MAJOR CONSUMER DRIVERS

Site is surrounded by schools and universities | Located under half a mile is Navarro College - Midlothian, 1,000+ students and almost 5,000 employees | Just under a mile from Jean Coleman Elementary School with 600+ students and Methodist Midlothian Medical Center, a \$90 million dollar facility with 80+ beds



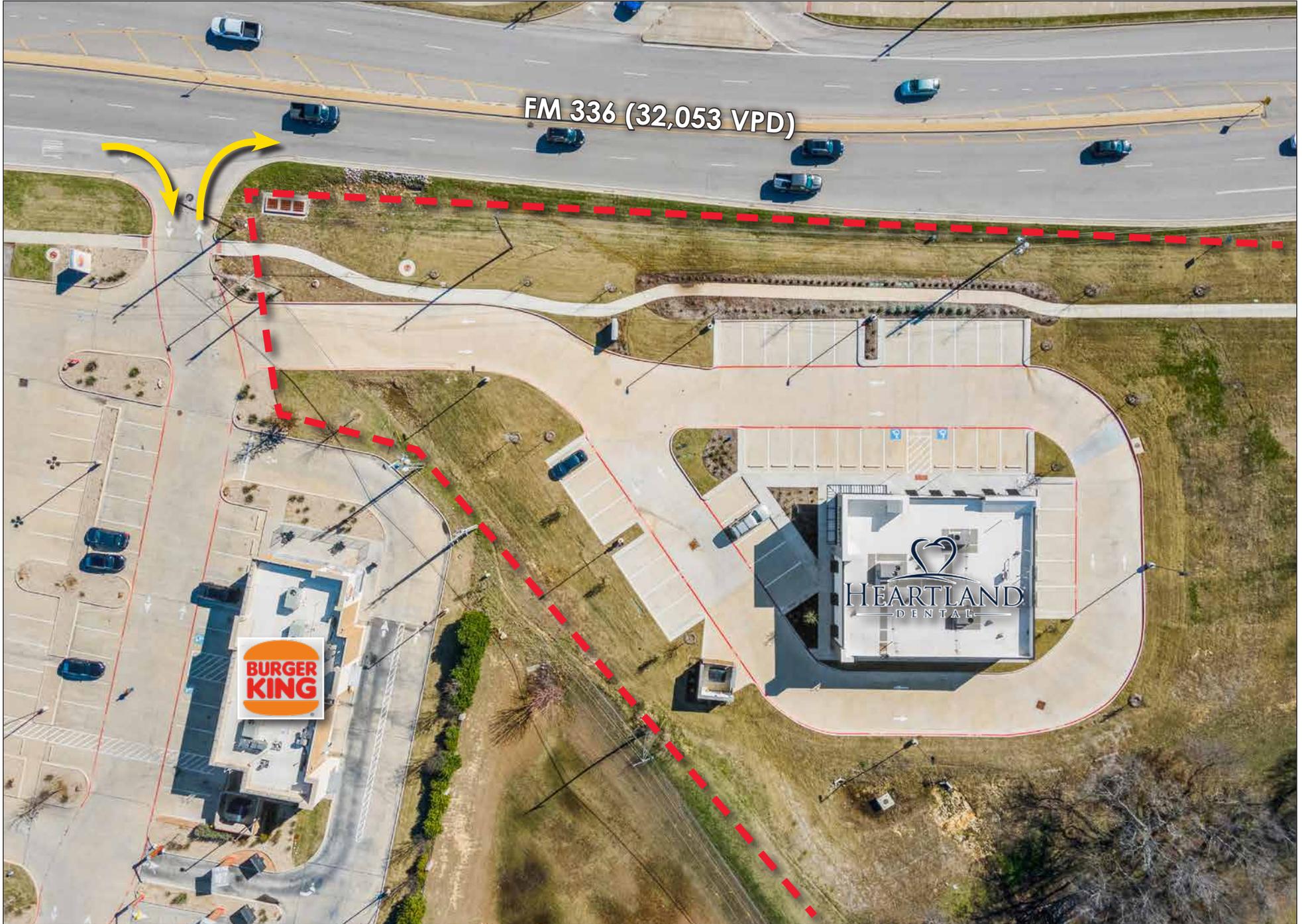
NEW CONSTRUCTION

The Building has recently been built to suit the tenant's specifications | Tenant has paid to add specific capital improvements to enhance operational performance



GREAT VISIBILITY ON HIGH TRAFFICKED RETAIL CORRIDOR

Fronting FM 663 (32,053 AADT) and approximately a quarter mile to Hwy 287 (62K AADT) | Over 483K SF of retail space within a 1-mile radius boasting a 1.1% vacancy rate (costar data) | Nearby National Tenants include: Kroger Marketplace, Aldi, Petco, Ross Dress for Less, and more





Methodist Midlothian Medical Center

Midlothian ISD Multi-Purpose Stadium

Midlothian Conference Center

COURTYARD Marriott



bealls OUTLET

JOANN

ULTA BEAUTY

Famous Footwear



petco

Pinnacle FINANCIAL PARTNERS



ROSS



QT QuikTrip



AT&T

Chick-fil-e



Wendy's



Bank of America

BURGER KING

FM 336 (32,053 VPD)



Midlothian High
1,940 Students

Hwy 287 (62,000 VPD)

T-Mobile

CLUB PILATES

ALDI

DISCOUNT TIRE

BURGER KING

Bank of America

QuikTrip

Wendy's

HEARTLAND DENTAL

FM 336 (32,053 VPD)





The Dallas Metropolitan Statistical Area (MSA), located in North Texas, is a dynamic and rapidly growing economic hub that encompasses Dallas, Fort Worth, and numerous surrounding cities. Renowned for its diverse economy, the Dallas MSA boasts a thriving job market and a robust business landscape, with key sectors including technology, finance, healthcare, and manufacturing. It is consistently ranked among the top U.S. MSAs for job creation and population growth. The region's economic strength is driven by a pro-business environment, a well-developed infrastructure, and a low cost of living, making it an attractive destination for both businesses and individuals seeking economic opportunities and a high quality of life.



HEARTLAND DENTAL

Heartland Dental is the largest dental support organization in the United States, with over 1,800 supported dental offices in 38 states. Founded in 1997, Heartland Dental supports over 2,700 dentists and over 10,000 team members nationwide. Based in Effingham, IL, Heartland Dental offers supported dentists and team members continuing education and leadership training, along with a variety of non-clinical administrative services. Heartland Dental partners with its supported dentists to deliver high-quality care across the full spectrum of dental services and is majority owned by KKR, a leading global investment firm.

KKR

Heartland Dental's parent company, KKR (NYSE: KKR), is a leading global investment firm that manages multiple alternative asset management, capital markets, and insurance solutions. KKR has approximately \$207 billion in assets under management and more than 103 companies in their portfolio



20,000+
Team Members in
the HD Family



2,700+
Support Doctors
Nationally



1,800+
Support Offices
Nationally

HEARTLAND DENTAL QUICK FACTS

| | |
|---------------------|---------------|
| Founded | 1997 |
| Ownership | Private (KKR) |
| Number of Locations | 1,800+ |
| Headquarters | Effingham, IL |
| Guaranty | Corporate |



**OFFERED
FOR SALE**

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HEARTLAND
DENTAL

**2271 FM 663
MIDLOTHIAN, TX**

Exclusively Offered By



PRIMARY DEAL CONTACTS

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