



Properties for Sale

1 305 S Central Expy, Richardson, TX 75080



Price \$4,188,000
Gross Leasable Area 15,120 SF
Status Active

Property Notes

Sale Notes

Current tenant is moving.

Property Description

Awesome exposure opportunity for your business! Located just north of I-635 between Spring Valley Rd and Belt Line Rd. Heavy traffic count catching the eyes of drivers from Dallas to McKinney and beyond. Mostly showroom about 2,000 sf of storage/warehouse at back of building.

2 2552 Stonebrook Pky, Frisco, TX 75034



Price \$1,452,000
No. Spaces 1
Status Active

Property Notes

Units

#	Price	Size	Price/Size	Description
B402&502	\$1,452,000	3,630 SF	\$400.00	Partially vacant and ready to lease

Sale Notes

Prime retail area surrounded with homes with good household income

3 7401 Matlock Rd, Arlington, TX 76002



Price \$6,100,000
Gross Leasable Area 11,508 SF
Cap Rate 5.42%
Status Active

Property Notes

Sale Notes

Two Retail Building Portfolio 7301 & 7401 Matlock Rd Arlington Texas
Note: Data on Costar is for one building of the two property portfolio
Email: for copy of the offer memorandum

4 123 W Princeton Dr, Princeton, TX 75407



Price	\$2,204,800	Property Notes
No. Spaces	1	
Status	Active	

Units

#	Price	Size	Price/Size	Description
100	\$2,204,800	6,784 SF	\$325.00	Total main building size is 6,784sf. Units can be divided to accommodate various sizes.

Property Description

Own the most recognizable building in an extremely high growth area with multiple residential developments underway! Previously occupied by City Hall this is the most well known and recognizable building in all of Princeton making your business an easy destination to find. Main building is 6,784sf. Multiple uses are available for this property. 3786sf 5 year lease just signed (Sept 2022) that will transfer to new buyer.

5 11538 Harry Hines Blvd, Dallas, TX 75229



Price	\$1,400,000	Property Notes
No. Spaces	2	
Status	Active	

Units

#	Price	Size	Price/Size	Description
B5	\$1,400,000	7,000 SF	\$200.00	
B3		7,005 SF		

Property Description

Great opportunity to own and run your business or rental investment in the Harry Hines Trade Center. The Condo offers a large open floor plan currently divided in two units, high ceilings for great storage, epoxy flooring, 1 restroom, a designated office space, and three private fitting rooms. Currently All occupied. Easy flexibility of redesign for your Office, Retail Store, Salon, Wholesale and much more to mention. Plenty parking space and easy access to I-635 & I-35. Excellent property Bring your business here!

6 2805 E Grapevine Mills Cir, Grapevine, TX 76051



Price	\$7,450,000	Property Notes
Gross Leasable Area	26,050 SF	
Cap Rate	6.83%	
Status	Active	

Sale Notes

92% Leased Multi Tenant Retail Center. Excellent location as a pad site to the destination shopping center, Shops at Grapevine Mills



Price	\$6,788,000
Gross Leasable Area	11,890 SF
Cap Rate	5.50%
Status	Active

Property Notes

Sale Notes

Marketplace at Craig Ranch is an 11,827 square foot retail shopping center located in the booming Craig Ranch pocket of McKinney, Texas. The property is strategically positioned to service newly constructed multifamily and residential home residents in a high-income/high-growth submarket. Its superior location, ease of access and strong visibility allows the growing consumer base convenient access to the center. The Marketplace at Craig Ranch is 100% occupied and features long-term, regional credit leases with an weighted average lease term of 6.4 years. McKinney is an affluent city northeast of Dallas and is one of the fastest-growing cities in the country. McKinney has added over 100,000 new residents in the last decade. The area also has one of the highest median household incomes in the metroplex, coming in at just over \$100,000. These trends make McKinney a top target for developers, investors and tenants looking to take advantage of the favorable demographics in this area of the Dallas-Fort Worth metroplex. Vacancy rates remain under pressure from continuous supply, but most space is pre-leased. Net absorption in McKinney rose through 2021, registering 310,000 SF, a clear sign the area rebounded since the pandemic and recession. In turn, vacancy rates have begun to fall. Roughly 2 million SF has delivered since 2015, ranking the submarket as one of the most active in D-FW during that period. Though 300,000 SF is under construction, most space has been preleased, alleviating pressure to vacancy rates. Rents are low for a northern Dallas suburb, ranking below nearby West Plano, North Central Dallas Outlying, West Frisco, and Allen. Asking rents have appreciated more than 15% in the last decade.

LONG TERM LEASES The Property benefits from its long-term, triple-net leases with an impressive weighted average lease term of 6.4 years, making the asset a highly desirable opportunity for an investor seeking longterm, sustainable cash flow.

- **BUILT-IN UPSIDE** An investor can realize significant upside through the built-in step rent structure in each of the leases in the center; over an 10-yr holding period, the NOI is scheduled to increase roughly 20%.

- **NEW CONSTRUCTION** Built in 2018, the center benefits from its attractive façade and quality construction.

- **HIGH-GROWTH MARKET** The City of McKinney has experienced a 13% annual growth rate within 1-mile of the Property. Coupled with the demographics, the massive growth of the market creates a highly leasable environment to ensure sustainable cash flow.

- **ROBUST POPULATION WITH STRONG DEMOGRAPHICS** The Property benefits from its location within a robustly populated sub-market with high household incomes. Within a 1, 3, and 5-mile radius of the asset, there are 14,324, 128,428, and 331,559 citizens (respectively) with an average household income of \$141,561, \$142,177, and \$141,759 (respectively); McKinney is one of the highest income demographics in DFW.

- **APPRECIATING RENT ENVIRONMENT** Over the past 10 years, rents within the submarket have appreciated by an impressive 15%.

- **DESIRABLE POSITIONING** The Marketplace at Craig Ranch is highly visible and highly accessible along the Custer Rd/Stacy Rd. corridor; this allows quick and easy access to neighboring consumers.



Price	\$5,233,300
Gross Leasable Area	11,430 SF
Cap Rate	6%
Status	Active

Property Notes

Sale Notes

Jenah Plaza II is a 100 percent occupied, 11,430-square-foot, multi-tenant retail center located in Irving, Texas. Tenants are a complementary mix of internet-resistant, service-oriented businesses, including Envision Imaging, Studio Salons, and Inchin's Bamboo Garden. Envision Imaging recently executed a 10-year lease extension. All leases are triple-net and include scheduled rent escalations. Constructed in 2012, the building is situated on 1.11-acre lot with concrete parking.

The subject property is in a prime location, positioned near the intersection of Royal Lane and MacArthur Boulevard with close access to President George Bush Turnpike, Texas State Highway 114, and Interstate 635, all major north Texas thoroughfares. Traffic counts in front of the property on Royal Lane are approximately 11,988 vehicles per day. The center is located in a dense retail trade area, neighbored by numerous national and regional tenants including Kroger, Home Goods, Target, Total Wine & More, Whole Foods Market, Modern Market Eatery, CAVA, Nothing Bundt Cakes, Jamba Juice, Bread Zeppelin, Pie Five Pizza, Five Guys, la Madeleine, In-N-Out Burger, RaceTrac, Wingstop, Concentra, and many more.



Price	\$6,889,000
Gross Leasable Area	7,000 SF
Cap Rate	6.50%
Status	Active

Property Notes

Sale Notes

Shiloh Crossing is a 24,665-square-foot, multi-tenant neighborhood retail center that is well positioned in a densely populated area of Plano, Texas. The center is 100 percent leased with all triple-net leases. Tenants consists of Hound Therapy, Domino's Pizza, Pro Clips, Dr. Alexander M. Kasiri, DDS, Republic Finance, Hazel Sky Vape, Joli Nails, Farmer's Insurance, Tongue In Cheek Ice Cream, Donut Palace, and CWOK Asian Restaurant. Constructed in 2000, the subject property consists of two multi-tenant buildings, situated on a total of 2.65-acres with ample paved parking and highly visible pylon signs that provide exposure to the center.

The subject property is in line with a Walmart Neighborhood Market (not a part) and is strategically located at the signalized, hard corner of East Park Boulevard and East Spring Creek Parkway. Shiloh Crossing is approximately three miles east of a dense retail trade area of US Highway 75 and Parker Road. The property is easily accessible from multiple ingress and egress points from both East Park Boulevard and Spring Creek Parkway, with cumulative traffic counts of approximately 20,038 vehicles per day. The property benefits from strong demographics in the surrounding area with a population exceeding 271,813 residents within a five-mile radius, and an average household income within a one-mile radius of \$99,258; \$104,274 within a three-mile radius; and \$112,540 within a five-mile radius. Close proximity to Plano East Senior High School, Armstrong Middle School, and Bowman Middle School provide additional traffic to the area.



Price	\$4,075,000
Gross Leasable Area	35,213 SF
Cap Rate	7%
Status	Active

Property Notes

Sale Notes

Altamesa Court is a 100 percent occupied, 35,213-square-foot, multi-tenant retail center located in a densely populated area in the southern portion of Fort Worth, Texas. Tenants are a complementary mix of internet-resistant, service-oriented businesses and include Benjamin Winn, Gala Venue, Hair Doctor #2, CDMM Enterprises, Vital Signs and Graphics, and Caregiver, Inc. Approximately 88 percent of the gross leasable area has triple-net leases, providing an investor upside potential in converting all leases to triple-net. Constructed in 1986, the building is situated on a 3.02-acre lot with ample paved parking and a highly visible double-sided pylon sign that provides exposure to the center.

The subject property is located near the signalized intersection of Altamesa Boulevard and McCart Avenue. Traffic Counts on Altamesa Boulevard are approximately 15,718 vehicles per day, and over 32,681 vehicles per day on McCart Avenue. Neighboring national and regional retailers include Kroger, Walmart, ALDI, Albertsons, AT&T, dd's Discounts, Wingstop, Cato Fashions, Citi Trends, T-Mobile, Sally Beauty, Chick-fil-A, GameStop, McDonald's, CVS, Advance Auto Parts, Pet Supplies Plus, Cook Children's Neighborhood Clinic, Big Lots, Pizza Hut, Firestone Complete Auto Care, 7-Eleven, and more. The surrounding area benefits from strong demographics, serving a population of more than 265,100 residents within a five-mile radius and an average household income of \$83,225.

11 2568 State Highway 78, Wylie, TX 75098



Price	\$13,230,000
Building Size	37,800 SF
Cap Rate	6%
Status	Active

Property Notes

Sale Notes

Prime Investment Opportunity in the luxury, mixed-use, lifestyle community of the District in fast growing Wylie, Texas. This community will have 34 Townhomes and 144 apartments.

12 2813 N Commerce St, Fort Worth, TX 76106



Price	\$1,500,000
Gross Leasable Area	4,976 SF
Status	Active

Property Notes

Sale Notes

Fully Leased 4976 SF Strip Center, Located near Fort Worth Stockyards, adjacent to Fiesta Grocery and Multiple National Fast Food Stores. Brand New Roof Installed End of 2019.

13 760 N Interstate 35 E, Lancaster, TX 75146



Price	\$3,474,000
Gross Leasable Area	3,114 SF
Cap Rate	4.75%
Status	Active

Property Notes

Sale Notes

- Absolute NNN ground lease | Landlord has zero Landlord responsibilities
 - Strong guarantee | Corporately backed by Bojangles Restaurants, Inc.
 - Long-Term Lease | New, 20-year lease
 - Strong hedge against inflation | There are 10% rent increases every 5 years, allowing the investment to keep up with rising market rents
 - Great access and visibility from I-35E | ±139,500 VPD
 - Located within two blocks of Home Depot and Walmart Supercenter
 - Income tax-free state investment
 - About ¼ of a mile from Crescent Regional Hospital | 84 beds
 - Less than 2 miles south of Brownlee Park, a huge industrial area
 - Less than 4 miles from Dallas College Cedar Valley Campus (6,000 students) and Lancaster High School (1,350+ students)
 - Ideal demographics | 164,000+ residents with an Avg HH Income exceeding \$80,500 within a 10-minute drive
 - Bojangles is one of the most popular and fastest-growing quick service restaurant brands in the Southeast | Operates over 760 restaurants throughout 14 states
-

14 3207 Kirnwood Dr, Dallas, TX 75237



Price \$8,225,000
Gross Leasable Area 24,125 SF
Status Active

Property Notes

Sale Notes

Fully stabilized retail center.

15 3601 N Beltline Rd, Sunnyvale, TX 75182



Price \$5,950,000
Gross Leasable Area 12,900 SF
Cap Rate 6.09%
Status Active

Property Notes

Sale Notes

Absolute Net Bond Lease | No Landlord Responsibilities
Texas is a Tax Free State
Lease is Corporately Guaranteed by CVS, the largest pharmacy chain in the U.S | S&P "BBB+"
Busy Intersection With Combined Traffic Counts In Excess of 43,874+ VPD
Sunnyvale is Part of the Dallas-Fort Worth MSA | 4th Largest MSA in The Country
Dallas-Fort Worth MSA Population Exceeds 7.75M+
Dense Residential Infill | 5 Mile Population Exceeds 237,851+
Affluent Community With AHHI of \$91,181+
Subject Property is Located 1.5 Miles West of Town East Mall | 1.2M+ SF Mall Which is Home to 164 Tenants
Less than 5 Miles Away From Dallas College Eastfield Campus | Current Student Enrollment of 16,505+
Within 5 Miles of Baylor Scott & White Medical Center & Dallas Regional Medical Center | 270+ Combined Bed Count

16 2678 Myrtle Springs Ave, Dallas, TX 75220



Price \$1,875,000
Rentable Building Area 12,250 SF
Status Active

Property Notes

Sale Notes

Completed in 1985, this manufacturing facility rest on 0.79 acres of land. The 12,250-sf building is freestanding and has fenced, paved secured outside storage with 4 oversized grade level doors. It's ideal usage include service contractors, auto wholesalers, landscape companies, construction companies to name a few.



Price	\$2,950,000
Gross Leasable Area	33,000 SF
Status	Active

Property Notes

Sale Notes

Utilities available. Zoned "J" Medium Industrial on N. Main Street frontage and "B" Residential on the 2 lots (approximately 12,134 SF) on N. Commerce Street. Traffic Counts of N. Main Street – 23,187 vehicles per day (Per COSTAR) and Northside Drive – 19,583 vehicles per day (Per COSTAR). Subject site it improved with an approximate 33,000 SF (ground floor of 25,087 SF) structure with the original portion constructed in 1927. Sales Price: \$2,950,000 (\$70.34 PSF – on land size), (\$89.39 PSF – on building size).



Price	\$8,500,000
Gross Leasable Area	21,298 SF
Cap Rate	6.75%
Status	Active

Property Notes

Sale Notes

Lake Vista Center is a 100 percent leased, 21,298-square-foot retail center located in Lewisville, Texas. All leases are triple-net. Tenants are a complementary mix of internet-resistant, service-oriented businesses, including Arcturus Investments, Infinity Smile Center, Lewisville Salon Suites and Spa, USCR Taekwondo, Tiff's Treats, and 4Thirteen Kitchen and Sports Bar. The property consists of two multi-tenant buildings that were constructed in 2007, situated on two land parcels totaling 3.66 acres. Additional income is provided by a long-term lease with Clear Channel for a double-sided digital billboard. The offering includes a pad site for potential future development.

Situated near two major thoroughfares, Texas Highway 121 and Interstate 35E, the subject property is strategically located to maximize freeway visibility with combined traffic counts in excess of 220,737 vehicles per day. The center is located near many national and regional retailers, including Costco, LA Fitness, Starbucks, Chipotle, Red Lobster, Best Buy, Ross, 7-Eleven, Sonic, Bed Bath & Beyond, DSW, Burkes Outlet, Walmart, Harbor Freight Tools, McAlister's Deli, Verizon, and many more.



Price	\$6,000,000
Gross Leasable Area	51,220 SF
Status	Active

Property Notes

Sale Notes

Pose a striking presence in the Mid-Cities submarket and forge a DFW destination with this unique opportunity presented by 2100 Plaza Parkway. The former 24 Hour Fitness spans 51,220 square feet and boasts all the features of a premier fitness facility. Upon entering the gym, guests are welcomed by an inviting reception desk aglow from the skylights with a second-floor deck and glass walls nurturing an open feel that lends itself to even more uses than just fitness. Features include typical gym spaces for weightlifting, cardio equipment, stretching, and upscale amenities like a pool, sauna, steam room, childcare area, and basketball court. This premier building outfit is poised to make for a stunning environment no matter what the use, but the abounding location ensures high traffic from a prime consumer pool.

Situated directly between Dallas and Fort Worth, 2100 Plaza Parkway is a crossroads for thousands of daily commuters and visitors. The Mid-Cities submarket draws some of the most affluent residents, with nearby DFW International Airport bringing operations for top aerospace organizations like American Airlines and Bell Helicopter Textron. Texas Health Harris Hospital and Shops at Central Park across Airport Freeway provide a built-in consumer base. Customers will enjoy easy travel to the gym with direct access to TX-183 and ample parking on the approximately 6.5-acre lot. Meet your next clients at this unmatched opportunity at 2100 Plaza Parkway today.



Price	\$6,302,000
Gross Leasable Area	14,490 SF
Cap Rate	5.85%
Status	Active

Property Notes

Sale Notes

- » Ideal location at the signalized four-way intersection of West Lamar Boulevard and North Davis Drive (combined 39,072 AADT)
- » Beneficial proximity to major Texas thoroughfares, including Interstate 30 (124,000 AADT)
- » Surrounded by notable national tenants such as Walmart Supercenter, The Home Depot, Kroger, Walmart Neighborhood Market, Whole Foods Market, Chick-fil-A, Raising Cane's, McDonald's, and many more
- » Located near major Texas employers and community hubs, including The University of Texas at Arlington (39,714 students, \$17.1 billion annual economic impact) and Dallas Fort Worth Airport, the second-busiest airport in the world with 62.5 million passengers in 2021
- » 289,482 residents live within five miles of the property, creating an extremely large and reliable customer base for the site
- » Average annual household income of \$120,828 within a one-mile radius of the site, providing an affluent customer base
- » Projected population and income increases within 1-, 3-, and 5-mile radii over the next five years poise Walgreens and Arlington for steady concurrent growth
- » Centrally located between Downtown Dallas and Fort Worth, allowing the property to capture immense amounts of commuter traffic
- » Arlington is the entertainment capital of North Texas which has 48.9 million visitors annually (North Texas tourists create an estimated economic impact of \$1.4 billion)
- » Located in an income tax-free state

21 3459 W Fm 544, Wylie, TX 75098



Price	\$5,211,000
Gross Leasable Area	4,958 SF
Cap Rate	5%
Status	Active

Property Notes

Sale Notes

Offered for sale is the opportunity to acquire an absolute net lease QuikTrip in Wylie, Texas. The property consists of a 4,958-square-foot, freestanding building that sits on approximately 1.19 acres of land.

22 2221 State Highway 121, Euless, TX 76039



Price	\$6,707,695
Gross Leasable Area	8,800 SF
Cap Rate	6.50%
Status	Active

Property Notes

Sale Notes

Trinity Real Estate Investment Services is pleased to present the opportunity to acquire a Walk-On's Restaurant in Euless, TX. The subject property is on a large 1.56-acre lot adjacent to the DFW airport. Euless is part of the Dallas/Fort Worth metropolitan area the 4th most populous MSA in the Nation.

23 500 Fort Worth Dr, Denton, TX 76201



Price	\$5,900,000
Gross Leasable Area	13,388 SF
Cap Rate	6.57%
Status	Active

Property Notes

Sale Notes

NAI Robert Lynn's Capital Markets Team, as the exclusive marketing advisor, is pleased to present the opportunity to acquire Viridian Marketplace (the "Property"), a 13,388 square foot retail shopping center located in the rapidly growing city of Denton, Texas.

The property is strategically positioned to service newly constructed multifamily home residents within the submarket. Its superior location, ease of access, and multiple access points allows for convenient access to a shopping center that caters well to local residents. Viridian Marketplace is 100% occupied and features a complimentary tenant line-up consisting of Medical, Coffee and Boutique users with long-term leases and built-in step rents.

24 10001 Custer Rd, Plano, TX 75025



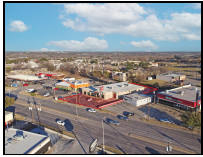
Price	\$6,309,304
Gross Leasable Area	12,900 SF
Cap Rate	5.75%
Status	Active

Property Notes

Sale Notes

Absolute Net Bond Lease | No Landlord Responsibilities Texas is a Income Tax-Free State
 Plano is Part of the Dallas Fort-Worth MSA | 4th Largest MSA in The Country | Population Exceeds 7.75M+
 Extremely Affluent Community With Average Household Income Exceeding \$154K Within a 3 Mile Radius
 Located Across the Street From Trails at Creekside Apartment Complex | 444 Luxury Apartment Units | 5.7% Vacancy
 Surging Population Growth With 4%+ Expected Annual Population Growth Within a 1/3/5 Mile Radius
 Steadily Growing Community | 1/3/5 Mile Population Annual Growth of 4%+ Since 2010
 Within 5 Miles of Collin College | Student Enrollment Exceeds 52,812+
 Within 3 Miles of Baylor Scott & White Medical Center | 118 Beds
 30 Miles Outside of Downtown Dallas
 Within 25 Miles of Dallas Fort Worth International Airport Prototypical Freestanding CVS Equipped With Drive-Thru
 Lease is Corporately Guaranteed by CVS, the largest pharmacy chain in the U.S | S&P "BBB+"
 The location is promising with the surrounding areas home value upwards of \$416,271 within 10 miles

25 7038 Greenville Ave, Dallas, TX 75231



Price	\$2,650,000
Gross Leasable Area	9,680 SF
Status	Active

Property Notes

Sale Notes

Greenville Avenue Value Add is a freestanding, 9,680 SF asset situated on approximately 22,071 SF (0.51 acres) of urban infill land on the desirable Greenville Avenue corridor in Dallas, Texas. Currently occupied by Furniture One, the Property will be delivered vacant at closing, allowing immediate occupancy and/or repositioning capability. Boasting extremely coveted Greenville Avenue frontage and a large, highly visible pylon sign, Greenville Avenue Value Add is positioned in a dense submarket with over 6,700,000 SF of office GLA, 5,100,000 SF of retail GLA and more than 13,000 multifamily units within a 1 mile radius (CoStar). Additionally, the Property sits just seconds from Texas Health Presbyterian Hospital Dallas, one of the largest hospitals in North Texas, and 2 minutes from NorthPark Center, one of the top shopping destinations in the nation. Average household income exceeds \$140,700 and \$138,800 in 3 and 5 mile radii, respectively. Further, Greenville Avenue Value Add has a commuter friendly location with quick access to major North Texas thoroughfare US Highway 75 (North Central Expressway) and the Park Lane DART Light Rail Station. The Property is priced below replacement cost at just \$273.76 PSF.

26 1017 N Saginaw Blvd, Saginaw, TX 76179



Price	\$7,313,088
Gross Leasable Area	5,142 SF
Cap Rate	5.75%
Status	Active

Property Notes

Sale Notes

Marcus & Millichap is pleased to present the exclusive listing for this Take 5 Car Wash located at 1017 N Saginaw Blvd in Saginaw, TX. The site consists of roughly 5,142 rentable square feet of building space on estimated 1.17-acre parcel of land. This Car Wash is subject to a 20-year absolute triple-net (NNN) lease, which commenced December 28th, 2020. The current annual rent is \$420,503 and is scheduled to increase by 1.85% Annually Starting in Year 7 and continuing throughout the base term and in each of the 4, 5-year renewal options.

27 2775 E Trinity Mills Rd, Carrollton, TX 75006



Price \$2,050,000
Gross Leasable Area 3,874 SF
Status Active

Property Notes

Sale Notes

Carrollton Hard Corner Opportunity is a freestanding, 3,874 SF vacant retail asset located in the desirable North Dallas submarket of Carrollton, Texas. Situated at the signalized hard corner of Trinity Mills Road and Marsh Lane, the Property features excellent visibility, strong demographics, stone and masonry construction and multiple ingress/egress points. Carrollton Hard Corner Opportunity sits approximately 5 minutes northwest of Addison Airport, less than 20 minutes northeast of DFW Airport and 30 minutes north of Downtown Dallas. Additionally, the Property benefits from close proximity to the Dallas North Tollway and President George Bush Turnpike, allowing convenient access to virtually anywhere in DFW. Average household income exceeds \$108,200 and \$120,300 within 3 and 5 mile radii, respectively. Further, the population is over 22,800, 147,900 and 369,600 in 1, 3 and 5 mile radii, respectively, complemented by a daytime population of more than 455,500 in a 5 mile radius. There are over 8,300 multifamily units within 5 minutes (CoStar) and approximately 900 additional units planned or under construction. Built in 2005, Carrollton Hard Corner Opportunity sits on approximately 27,400 SF of land (0.63 acres) and contains 17 individual office/salon suites, 3 jacuzzi tub rooms and a utility room with washer and dryer connections. The Property represents a rare opportunity for a user or investor to acquire a freestanding hard corner retail asset in a highly sought-after North Dallas submarket.

28 2531 W Ledbetter Dr, Dallas, TX 75233



Price \$1,650,000
Gross Leasable Area 5,249 SF
Status Active

Property Notes

Sale Notes

Broker of Record | Kyle Matthews | Matthews Real Estate Investment Services, Inc | License No. 9005919 (TX)| (866) 889-0550 | 8300 Douglas Ave., Ste. 750, Dallas, TX 75225

29 3300 Unicorn Lake Blvd, Denton, TX 76210



Price \$2,500,000
Gross Leasable Area 13,100 SF
Status Active

Property Notes

Sale Notes

Great building priced below replacement cost in Unicorn Lake. Brickhouse Gym has been operating in the building since 2007. Business not included in Real Estate sale. Leaseback and/or business sale possible.



Price	\$3,200,000
Gross Leasable Area	11,175 SF
Cap Rate	5.39%
Status	Active

Property Notes

Sale Notes

Galloway North Plaza is an 11,175 square foot neighborhood services retail center currently 100% leased with a well rounded and stable tenant mix. The property is located in the eastern DFW suburb of Mesquite, Texas. The building sits on approximately 1.16 acres of land and is zoned THN (Truman Heights Neighborhood) which provides for a mixed-use district.



Price	\$2,500,000
Gross Leasable Area	3,000 SF
Cap Rate	5%
Status	Active

Property Notes

Sale Notes

The Snyder Carlton National Net Lease Team is pleased to present to qualified investors an opportunity to purchase a new flagship brand Smoothie Factory Café in North Richland Hills, TX with a 15-year absolute NNN ground lease. The 2,800 SF facility is located on Davis Blvd which sees over 23,700 VPD and is positioned in a major retail area with tenants including Walmart Supercenter, Target, ALDI, Chick-fil-A, LA Fitness, and McDonald's. North Richland Hills is one of the most desirable and affluent suburbs in the Dallas-Fort Worth MSA which has over 6.5 million residents. Strong demographics and neighboring retailers make this an excellent location for a healthy quick service restaurant. This is a rare opportunity to acquire a corporate guaranteed new 2023 remodel asset in the Dallas-Fort Worth market, with a new 15 year lease and zero landlord responsibilities providing long term passive income with 10% rental increases.



Price	\$5,326,000
Gross Leasable Area	4,103 SF
Cap Rate	4.75%
Status	Active

Property Notes

Sale Notes

Mixed use retail building. Sites available from 3 to 11 acres for retail, hotel, restaurant, office and medical office.



Price	\$4,553,000
Gross Leasable Area	5,181 SF
Cap Rate	5.35%
Status	Active

Property Notes

Sale Notes

INVESTMENT HIGHLIGHTS

- Brand new construction
- Absolute NNN lease - zero landlord responsibilities
- Corporate Guaranty with extremely strong credit (GB Auto Service, Inc.)

TENANT HIGHLIGHTS

- GB Auto Service, Inc., boasts a portfolio of more than 350 retail locations and 10 brands throughout the United States
- Leading provider of quality aftermarket automotive repair, maintenance, and tire services
- GB Auto Service, Inc., is a subsidiary of Leonard Green & Partners, a private equity group that operates and invests in 120 platform companies across multiple business sectors
- Leonard Green & Partners (parent company) has \$70 billion of assets under management
- www.leonardgreen.com
- www.mydriversedge.com
- www.sun.auto.com

LOCATION HIGHLIGHTS

- McKinney ranks as 4th fastest-growing city in the nation in 2020, with 51.9% population growth from 2000-2019
- Located in an affluent and growing area with an average household income of \$159,000 in a 1-mile radius of the property
- Texas is an income tax free state
- Located adjacent to a new Walmart center, that had an average of ±40,000 visits per month the last year (Placer. Ai)
- Over 11.2 million square feet of industrial, office, and retail within a 3-mile radius of the property



Price	\$1,750,000
Gross Leasable Area	11,757 SF
Cap Rate	6.50%
Status	Active

Property Notes

Sale Notes

Great Location, Next To VA Hospital, DART Station, 5 unit retail strip. Seller run the coin laundry in this property. Seller will sell the coin laundry together, It will be \$220,000 to sales price. It has \$20,000/month sale. It is not included in the building Price.



Price	\$3,069,000
Gross Leasable Area	3,287 SF
Cap Rate	4.75%
Status	Active

Property Notes

Sale Notes

7-Eleven is an absolute net, corporately leased convenience and fuel location in the affluent DFW submarket of Plano, Texas. Situated on a 0.92 acre hard corner on the going-to-work side of the road at the West 15th Street and Independence Parkway intersection, the Property offers significant residual value. 7-Eleven recently signed a 7-year lease extension that runs through March 2029 with four, 5-year renewal options at 10% rent escalations per option. The Property benefits from its position on a significant area corridor with more than 4,200,000 SF of retail GLA within a 2 mile radius. Additionally, average household income exceeds \$115,200, \$119,400 and \$130,200 within 1, 3 and 5 mile radii, respectively. 7-Eleven is centrally located in the DFW Metroplex only 30 minutes from Downtown Dallas, approximately 45 minutes from Downtown Fort Worth and 20 minutes from DFW Airport. The Property features of a 3,287 SF convenience store with 10 branded 7-Eleven fueling stations, two highly visible digital pylon signs and multiple ingress/egress points. 7-Eleven, Inc. corporate credit is rated "A" by S&P and "Baa2" by Moody's, both considered investment grade. Notable national retailers in the immediate area include CVS Pharmacy, Dollar General, O'Reilly Auto Parts, Subway, Jackson Hewitt, Take 5 Oil Change and Braum's Ice Cream & Dairy Store amongst others. Priced at \$3,069,000, the property is among the lowest price point 7-Eleven's available in DFW as of Q1 2023.



Price	\$4,749,000
Gross Leasable Area	8,009 SF
Cap Rate	5.25%
Status	Active

Property Notes

Sale Notes

Ridge Rock Plaza is a 8,009-square-foot, two-tenant retail center that is located in the Ridge Rock development, strategically located in a densely populated area of Fort Worth, Texas. The center is 100 percent occupied, and both of the leases are triple-net. The tenant base is comprised of credit tenants, including Freebirds World Burrito and Mattress Firm dba Sleep Experts. Both are established tenants at this location, having leases in place for approximately 20 years. Originally constructed in 1996, the building is situated on a 0.99-acre lot with ample paved parking.

The subject property is strategically located on Overton Ridge Boulevard in between two signalized hard intersections with River Ranch Boulevard and Rock Quarry Road. Ridge Rock Plaza benefits from multiple ingress and egress points, with cumulative traffic counts exceeding 25,000 vehicles per day. Ridge Rock Plaza is directly across from Hulen Mall, a diverse-scale shopping mall located at the southwestern quadrant of Interstate 20 and Hulen Street. Hulen Mall features more than 127 specialty shops and is anchored by Macy's and Dillard's. Shadow-anchored by the Ridge Rock Development, the center is located in a dense retail trade area, neighbored by numerous national and regional tenants including Michael's, Chair King, Bed Bath & Beyond, Hobby Lobby, Old Navy, Barnes & Noble, Floor & Décor, Total Wine & More, Guitar Center, Costco, Ashley Home Store, Target, Movie Tavern, Jason's Deli, Rosa's Cafe, and many more. The property is well positioned to serve a dense residential area with a population exceeding 281,389 residents within a five-mile radius, and an average household income within a one-mile radius of \$73,551; \$95,338 within a three-mile radius; and \$88,882 within a five-mile radius.

37 6830 Murphy Rd, Sachse, TX 75048



Price \$3,445,000
Gross Leasable Area 4,000 SF
Cap Rate 6%
Status Active

Property Notes

Sale Notes

The Kase Group is pleased to present the opportunity to acquire a fee simple single tenant Kwik Kar in Sachse, Texas. Kwik Kar is subject to a new 20 year absolute NNN lease with zero landlord obligations. The lease calls for four, 5 year options to renew with annual increases of 2% or CPI, a complete hedge against inflation. This property is well situated on a major commercial thoroughfare and neighboring retailers include Walmart Neighborhood Market, 7-Eleven, Walgreens, Kroger and more.

38 1420-1546 W Daniieldale Rd, Duncanville, TX 75137



Price \$5,200,000
Gross Leasable Area 32,173 SF
Status Active

Property Notes

39 3801 Lakeview Pky, Rowlett, TX 75088



Price \$8,813,200
Gross Leasable Area 28,119 SF
Cap Rate 7%
Status Active

Property Notes

Sale Notes

Stabilized Shopping Center at 100% Occupancy with Long-Term Triple Net Leases
Situated on Oversized 3.35 Acre Lot with Ample Concrete Parking
Strategically Located between a 175,000 SF Super Target, a 200,000 SF Walmart, and a 135,000 SF Home Depot
Excellent Synergistic Tenant Lineup - High-performing internet resistant food & service tenants that offer high-quality services to the surrounding Rowlett community
Dynamic Population Growth – The Rockwall County population is increasing by 2.59% per year which is over 5 times the national average of 0.50% (Source: U.S. Census)
Positioned Along the Main Thoroughfare of Rowlett, TX – Features excellent visibility & ingress/egress along Lakeview Parkway (39,599 VPD) and just off Rowlett Road (31,836 VPD) (Source: CoStar Analytics)
Densely Developed Residential Market with Ideal Consumer Demographics – There are over 414,111 residents within a 7-mile radius of the property with an average household income of \$108,007 (Source: CBRE Analytics)
Immediate Consumer Base - There are over 1,250 multi-family units within a 1-mile radius of the property (Source: CoStar Analytics)
Just 2-Miles from Lake Ray Hubbard – Spanning over 22,000 acres and seeing thousands of visitors each year, Lake Ray Hubbard is a premier boating & fishing destination
Business Friendly Climate – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations
Texas has NO State Income Tax

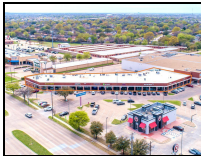


Price	\$4,123,000
Gross Leasable Area	6,508 SF
Cap Rate	5.65%
Status	Active

Property Notes

Sale Notes

SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire THR McKinney Retail Center (the "Property"), a recently constructed 6,508 square foot retail asset located just off Custer Road shadowed to a Sprouts Farmers Market in a high-growth, affluent submarket of McKinney, Texas. Built in 2021, the Property has tenants with an average base lease expiration of March 2030. THR McKinney Retail Center benefits from parallel positioning to the street, an average suite size of 2,169 SF, shallow bay depth, masonry construction and a 2-sided monument sign on Custer Road.



Price	\$4,100,000
Gross Leasable Area	26,148 SF
Cap Rate	7.15%
Status	Active

Property Notes

Sale Notes

Marcus & Millichap is pleased to present Sycamore Village Shopping Center, a 26,148-square-foot regional retail center located at 3515 Sycamore School Road in Fort Worth, Texas. The subject property is situated on 2.67 acres and is adjacent to Alberton's Grocery Store, and features a mixture of strong national and regional credit tenants. Current tenants have displayed a strong track record of operating history within the center, with additional upside in lease-up of the current vacancy. The subject property is located within a strong retail corridor featuring Walmart Supercenter and multiple national credit tenants within close proximity. The average household income exceeds \$89,000 within a five-mile radius of the subject property.

The city of Fort Worth, Texas is ranked the 13th largest and one of the fastest-growing cities in the United States, and home to over 935,000 residents. The city added more than 194,000 residents between 2010 and 2021, equating to 25 percent growth. Fort Worth is projected to be home to approximately 1,000,000 residents by 2028. The city features a current total employment of over 1,400,000 individuals with a projected employment of over 2,100,000 by 2045. The median family income for the city exceeds \$80,000. The city is also home to several large-scale corporations, including American Airlines Group (40,600 employees), Lockheed Martin

(22,950 employees), and many more. (fortworthtexas.gov)

Overall, the Sycamore Village Shopping Center provides a new investor the rare opportunity to acquire an in-fill value-add shopping center with immediate upside potential and well-positioned in a strong retail corridor. The subject property is priced well-below replacement costs and features recent renovations, including a new roof in 2018. The mix of national and regional credit tenants consist of multiple experiential retail concepts, major tenants within the subject property include The UPS Store, H&R Block, Metro PCS, and GNC.



Price	\$575,000
Gross Leasable Area	3,130 SF
Status	Active

Property Notes