

PRESTON AND BROADWAY

PLANO, TEXAS



OFFERING MEMORANDUM

Multi-Tenant Retail brought to you by

DuWest
INVESTMENT SERVICES



STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the retail property known as Broadway Drive at SEC of Preston Road & Broadway Drive in Plano, Texas being approximately 6,500 square feet of improvements and situated on 0.6814 acres of land ("the "Property"). It is not to be used for any other purpose or made available to any other person without the express written consent of Seller or DuWest Realty, LLC ("DW"). The material herein is based in part upon information supplied by the Seller and in part upon information obtained by DW from sources it deems reliable. No representation or warranty, expressed or implied, is made by the Seller, DW, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation, conduct their own due diligence, and form their own conclusions without reliance upon the material contained herein. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase and Sale Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or DW or any of their affiliates or any of their respective officers, directors, owners, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from DW or Seller or their affiliates or any of their respective officers, directors, owners, or agents as legal, tax, or other advice. Prior to forming their acquisition value of the Property, prospective purchasers should consult with their own legal counsel and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



EXECUTIVE SUMMARY

DuWest Realty Investment Services is pleased to present the opportunity to acquire a two-tenant retail property known as Preston and Broadway ("the Property"), in Plano, Texas. Strategically located along one of DFW's most populous north/south thoroughfares, Preston Road (63,306 VPD), this newly constructed building is in the epicenter of North Dallas' Corporate Headquarters corridor.

The 7,000 square foot, two tenant asset is situated amongst Fortune 500 corporate headquarters featuring companies such as Toyota, Frito Lay, JCPenney, JP Morgan and Yum! Brands. This retail and office corridor is the heart and home known as the Platinum Corridor and features trophy assets Legacy West, Shops at Legacy, The Star, and Frisco Station to name a few. This area has seen rapid development in recent years and is nestled in one of the most demanding areas along the Dallas North Tollway.

This best-in-class Property is 100% leased to two strong tenants. Qamaria Yemeni Coffee is a rapidly growing coffee concept founded in Michigan in 2021. As of 2024, there are 16 locations across several states with plans for more store openings. The second tenant featured at the Property is Indian Restaurant called Ulavacharu. This is the third store (California based) and first Texas location. For over a decade, Ulavacharu has been serving authentic Indian cuisine and offers takeout, catering and custom sweets to celebrate special occasions.

Broadway Drive offers an investor a partly stabilized, newly constructed retail featuring long term tenants with embedded cash flow increases. This epic retail location will continue to serve the ever-growing demographics as the area continues to be a top sub-market in Dallas, Fort-Worth.

**SEC OF PRESTON ROAD &
BROADWAY DRIVE**

ADDRESS

PLANO, TEXAS

CITY

DALLAS

COUNTY

2025

CONSTRUCTION YEAR

7,000

BUILDING SIZE

\$275,000

IN-PLACE NOI

\$4,583,000

PRICE

6.00%

CAP

0.681 ACRES

SIZE

2

TENANTS

100%

OCCUPANCY

NNN

LEASE STRUCTURE

**PRESTON RD: 63,306 VPD
HEADQUARTERS DR: 17,803 VPD**

TRAFFIC COUNTS

INVESTMENT HIGHLIGHTS

BRAND NEW CONSTRUCTION, MULTI-TENANT RETAIL

- 100% occupied 7,000 SF two-tenant center
- NNN leases with contractual annual rent growth
- Established and expanding food & beverage tenant line up



INFILL PLANO LOCATION AMONGST FORTUNE 500 CORPORATIONS

- Plano is home to major corporate headquarters such as Frito Lay (6,500 employees), Liberty Mutual (11,000), Toyota (4,000), Nokia, Ericsson (3,400), and Hewlett Packard (1,300)
- Plano provides offers a high quality of life, excellent schools, desirable neighborhoods and close proximity to corporate campuses
- Property positioned along Preston Road, a major north/south thoroughfare that sees over 63,000 VPD with direct access to Sam Rayburn Tollway (140,000 VPD)



LEGACY WEST SUBMARKET

- The area hosts a variety of high-end retailers such as Tory Burch, Chanel, Lululemon
- 106,766 people within 3 miles with Average HH Income of \$165,657



CONTRACTUAL RENT GROWTH

- Each tenant features annual growth that continues into options
- This embedded cash flow creates passive cash flow growth
- Two, Brand New 10 Year Term Leases each with 2, five year options

LOCATION OVERVIEW



Broadway Drive

289
TEXAS

Preston Road | 63,306 VPD



RENT ROLL

PRESTON AND BROADWAY RETAIL			NEC OF PRESTON ROAD & BROADWAY DRIVE, PLANO, TEXAS 75024									
			CURRENT TERM		CURRENT BASE RENT			RENTAL INCREASES				
TENANT	SIZE (SF)	% OF TOTAL (SF)	START	EXPIRE	PSF	ANNUAL	MONTHLY	DATE	PSF	ANNUAL	CAM RECOVERY	RENEWAL OPTIONS
UlavacharU Indian Restaurant	4,500	61.5%	4/1/2026	1/31/2036	\$40.00	\$180,000	\$15,000	Apr-27	\$40.80	\$183,600	NNN	Two, Five-Year Options @ 2% annual increases
								Apr-28	\$41.62	\$187,272		
								Apr-29	\$42.45	\$191,017		
								Apr-30	\$43.30	\$194,837		
								Apr-31	\$44.16	\$198,734		
								Apr-32	\$45.05	\$202,709		
								Apr-33	\$45.95	\$206,763		
								Apr-34	\$46.87	\$210,898		
Qamaria Yemeni Coffee	2,500	38.5%	4/1/2026	6/30/2036	\$38.00	\$95,000	\$7,916	Jul-27	\$38.00	\$95,000	NNN	Two, Five-Year Options @ FMV 3% annual increases
								Jul-28	\$40.66	\$101,650		
								Jul-29	\$41.87	\$104,675		
								Jul-30	\$43.14	\$107,850		
								Jul-31	\$44.43	\$111,075		
								Jul-32	\$45.76	\$114,400		
								Jul-33	\$47.13	\$117,825		
								Jul-34	\$48.55	\$121,375		
								Jul-35	\$50.00	\$125,000		
Total GLA	7,000	100%			\$39.23	\$275,000	\$22,916					
Total Vacant	0	0										
Total GLA	7,000											

*UlavacharU Indian Restaurant commencement is the earlier (i) 120th day after delivery date of the tenant opens for business.
Qamaria Yemeni Coffee commencement is the earlier (i) 180 days after delivery or (ii) the date tenant opens for business.

**Seller to provide credits at closing for rent credit if necessary.

TENANT OVERVIEW

Qamaria Yemeni Coffee Company

Qamaria Yemeni Coffee Co. uses a unique method of brewing - made to order. Each cup is prepared using a traditional Yemeni method to bring out flavors and notes that a coffee machine would never do. This results in a cup of coffee and an experience a customer has never had before. We engage with the customer about the bean's origin, Yemen's coffee history, and our roasting facility. Amazing customer service, and a few fun facts that make their order that much more special. Thanks to the popularity we have gained, and support from our community, we're ready to expand! If you're interested in our concept, complete the fields below to find out more information about our franchising opportunities.

Guaranty	Personal
Store Locations	29



Ulavacharu Indian Restaurant

Established since 2014 in California, Ulavacharu focuses on authentic Indian cuisine, particularly strong in South Indian style dishes. They emphasize using fresh ingredients, a wide variety of curries, biryanis/pulaos, and South Indian street snacks. Buffet + thali + catering gives multiple revenue streams and caters to the strong Asian demographic in North Dallas. Ulavacharu offers a true taste of South India, and the buffet is a fantastic way to explore it all - authentic, delicious, and full of heart.

Guaranty	Personal
Store Locations	3



INCOME & EXPENSE

NEC OF PRESTON ROAD & BROADWAY DRIVE, PLANO, TEXAS 75024

YEAR ONE PROJECTED EXPENSES

	IN-PLACE	PSF
CAM	\$22,750	\$3.50
Insurance	\$7,150	\$1.10
Taxes	\$17,562	\$2.70
Management Fee (4%)	\$13,000	\$2.00
TOTAL EXPENSES	\$60,462	\$9.30

IN-PLACE NOI

	IN-PLACE	PSF
Base Rent	\$275,000	\$39.39
Expense Reimbursements	\$60,462	\$9.30
Gross Revenue	\$335,462	\$49.01
Operating Expenses	(\$60,462)	(\$9.30)
NET OPERATING INCOME	\$275,000	\$39.71

PRICING

\$4,583,000

PRICE

7,000 SF

SIZE

\$275,000

NOI

0.681

SITE SIZE

6.00%

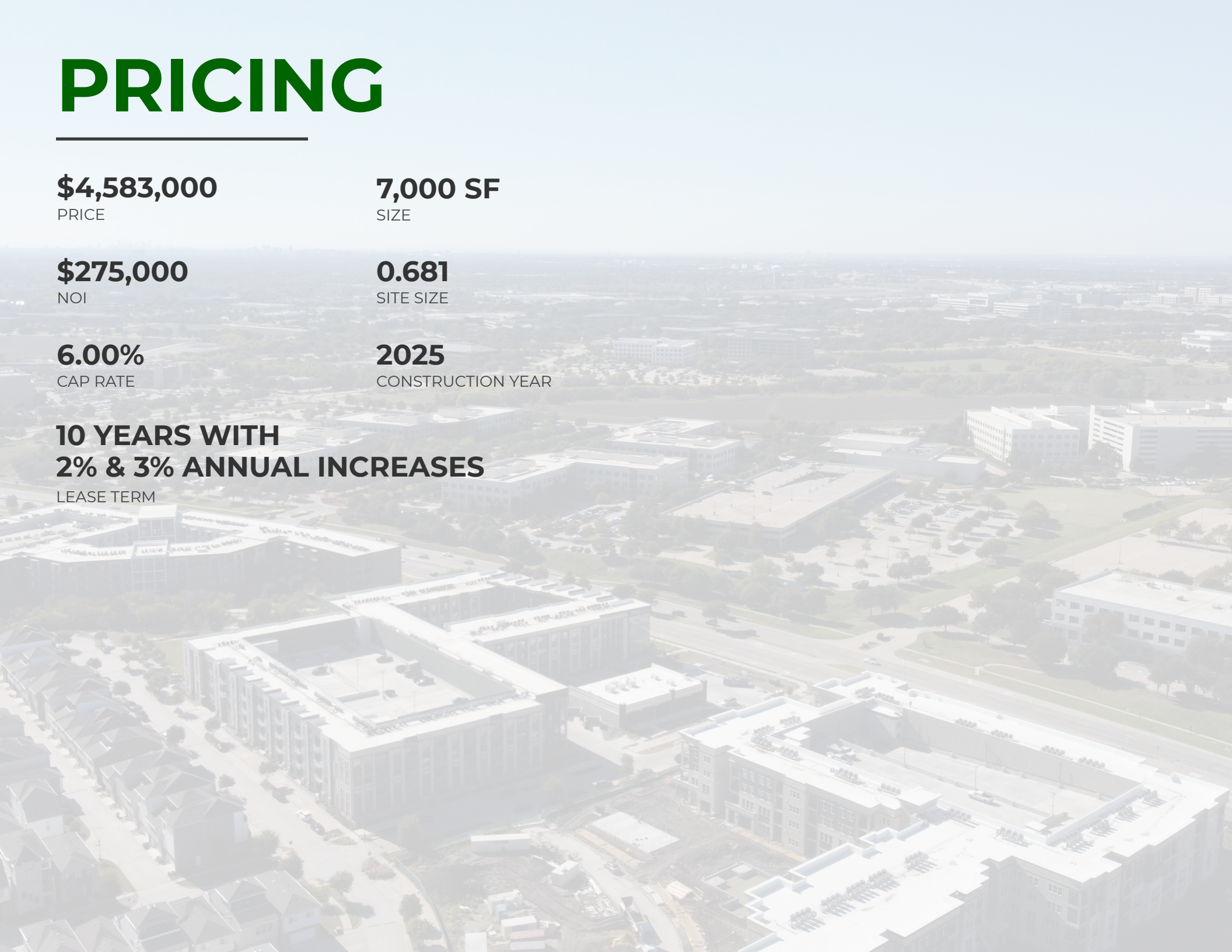
CAP RATE

2025

CONSTRUCTION YEAR

**10 YEARS WITH
2% & 3% ANNUAL INCREASES**

LEASE TERM





**MORE THAN 75% OF POPULATION
HAS A BACHELOR'S DEGREE OR
HIGHER**



**RANKED #1 IN JOB GROWTH IN
THE U.S.**



**SPORTS CITY, USA HOME TO
PRO, COLLEGIATE, ELITE
ATHLETES AND FACILITIES**



**NORTH PLATINUM CORRIDOR ALSO
KNOWN AS THE BILLION DOLLAR
MILE JUST MINUTES TO DALLAS**



**3,000% POPULATION INCREASE
OVER THE LAST 30 YEARS**



**THE FIELDS (\$10 BILLION)
UNIVERSAL STUDIOS (100 ACRES)
THE MIX AT WADE PARK (\$3
BILLION) TO NAME A FEW**



TEXAS MARKET OVERVIEW



**2ND
FASTEST GROWING
ECONOMY IN THE U.S.**



**TOP
STATE FOR JOB GROWTH**



**NO STATE
INCOME TAX**



**FORTUNE 500
COMPANIES CALL
TEXAS HOME**



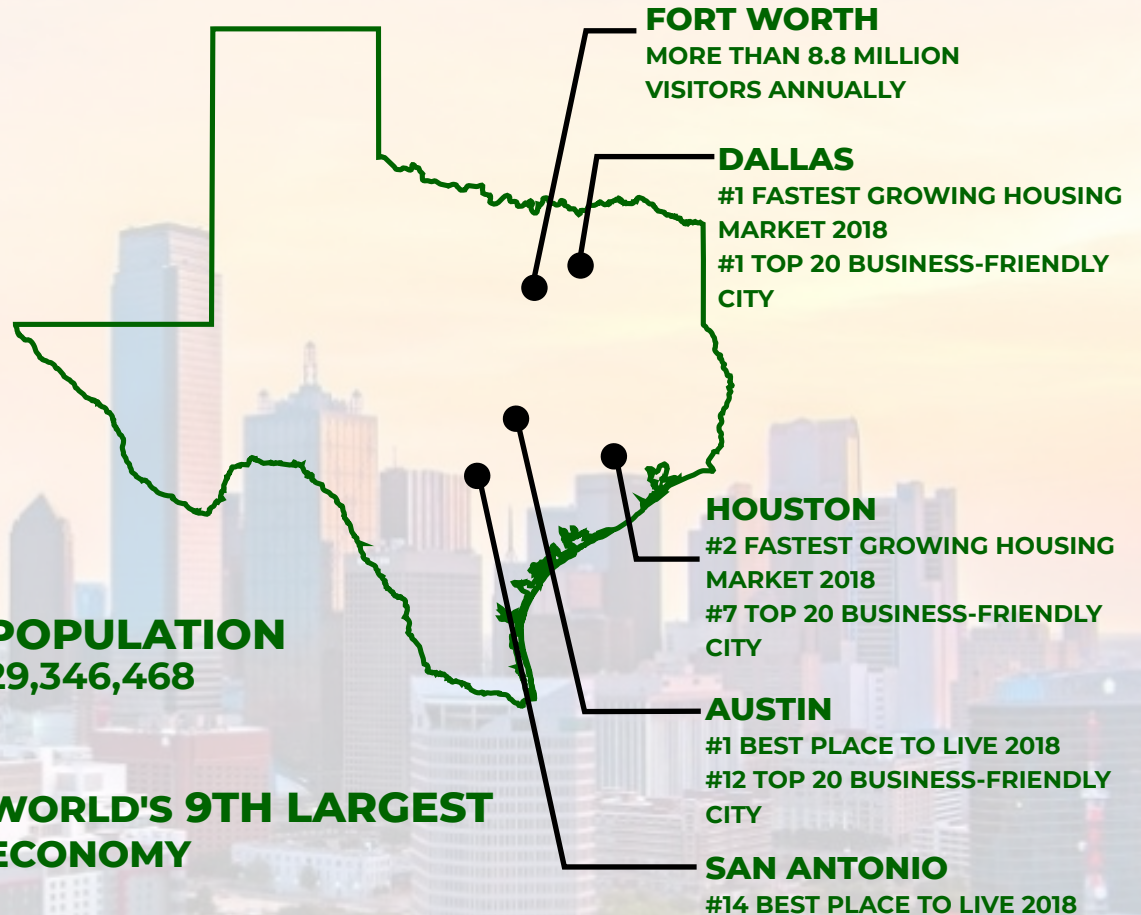
**POPULATION
29,346,468**



**WORLD'S 9TH LARGEST
ECONOMY**



**BEST STATE
FOR BUSINESS
FOR THE 17TH YEAR IN A ROW
BY CHIEF EXECUTIVE MAGAZINE**



**DALLAS/FORT WORTH
INTERNATIONAL AIRPORT**
2ND MOST PASSENGER VOLUME IN THE WORLD

**DALLAS LOVE FIELD
INTERNATIONAL AIRPORT**
HOME TO THE NATIONS LARGEST DOMESTIC
AIRLINE

DEMOGRAPHICS

WITHIN 3-MILES



41,817
HOUSEHOLDS



45,191
HOUSING UNITS



\$165,657
AVERAGE HOUSEHOLD
INCOME (WITHIN 1 MILE)



\$666,863
AVERAGE HOME VALUE
(WITHIN 1 MILE)



64.4%
HOLD A BACHELOR'S
DEGREE OR HIGHER



106,766
POPULATION
DAYTIME POPULATION: 116,113



PRESTON RD: 63,306 VPD
HEADQUARTERS DR: 17,803 VPD
TRAFFIC COUNTS

PRESTON AND BROADWAY

PLANO, TEXAS

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