

SHOP ^{cos.}

OFFERING MEMORANDUM



SPROUTS FARMERS MARKET (NAP)

WEST TOWNE CENTER (SPROUTS FARMERS MARKET SHADOW ANCHORED) NWQ ELDORADO PARKWAY & TEEL PARKWAY, FRISCO, TEXAS



SHOP^{CO.}

OFFERING MEMORANDUM

WEST TOWNE CENTER

(SPROUTS FARMERS MARKET SHADOW ANCHORED)

LOCATION

12255 TEEL PARKWAY,
2440 ELDORADO PARKWAY,
12205 ELDORADO PARKWAY,
FRISCO, TEXAS 75034

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SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire West Towne Center (the “Property”), a 37,772 SF shopping center shadow anchored by Sprouts Farmers Market grocer in the thriving DFW submarket of Frisco, Texas. Built in 2016, the Property is 100% leased to a relevant mix of retail, service and restaurant tenants. West Towne Center benefits from exceptional population growth of over 3,800% since year 2000 in a 3-mile radius and average, combined traffic volumes of 55,900 VPD and average household income in excess of \$261,100 and \$197,400 in a one and three mile radii, respectively.

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

- 100% Leased Sprouts Farmers Market Shadow Anchored Shopping Center in the High-Growth, Affluent Northern DFW Submarket of Frisco, TX
- High-Growth, Affluent Northern DFW Submarket of Frisco, TX
- Average Rents of \$34.61 PSF NNN while Comparable Retail Space in the Area is Leasing in the High \$30's to Low \$40's PSF NNN
- Average Household Income Exceeds \$261,100, \$197,400 & \$184,400 within a 1, 3 & 5-Mile Radii, Respectively
- 55,900+ VPD at the Intersection of Eldorado Parkway & Teel Parkway
- Population Growth of Over 3,800% Since 2000 in a 3-Mile Radius
- Proximity to The Star, \$2B Dallas Cowboys Headquarters, PGA Headquarters, \$550M, 600+ Acre Mixed Use Development & Fields West Master Planned Community, Among Several Other New High-Profile Development Projects
- Frisco Ranked the #1 Best City for Remote Workers in the U.S. by ExpressNews in 2025; #1 Best Dallas Suburbs by Livability in 2024 & #1 Safest City in the US by SmartAsset in 2023
- Shadow Anchored by Sprouts Farmers Market; Ranked #7 of 53 Sprouts Locations in Texas (Placer.ai)

West Towne Center is a 37,772 square foot shopping center shadow anchored by Sprouts Farmers Market located in the affluent, high-growth DFW submarket of Frisco, Texas. Situated at the signalized intersection of Eldorado Parkway and Teel Parkway, the Property is thirty minutes north of Downtown Dallas in the highly-desirable and affluent, west Frisco submarket. West Towne Center is 100% leased to a complementary mix of retail, service and restaurant tenants including Pet Supplies Plus, Club Pilates, Emler Swim School, Grand Lux Nail Salon, Loft 22, Frisco Vet Care and Smoke Art, among others. Built in 2016 the Property is a 5.27-acre parcel with frontage to Eldorado Parkway, and serves as a primary destination for surrounding neighborhoods.

Located in west Frisco, TX, West Towne Center is situated in one of the most affluent regions of Texas. The Property is well positioned along Eldorado Parkway, which boasts traffic volumes in excess of 40,000 vehicles per day and just minutes from Dallas North Tollway which experiences over 114,000 vehicles per day. Dallas North Tollway is home to the Frisco North Platinum Corridor, providing direct access to major DFW destinations including the PGA Headquarters, Fields West, The Star, FireFly Park, and Hall Park among others. West Towne Center is located minutes from The Star, the \$2 billion state-of-the-art World Corporate Headquarters and multi-use event center for the Dallas Cowboys. The Star sits on over 91-acres and is a first-of-its-kind partnership between the City of Frisco and Frisco ISD. Additionally, minutes north of the Property is the PGA Headquarters. The \$550 million project spans 600+ acres and is set to feature two 18-hole championship golf courses, a 510-room Omni luxury resort, a 30-acre practice facility, a performance center and create over 250 jobs over time. Other neighboring developments include Grandscape,

a 400-acre mixed-use destination with 3,900,000 SF of retail, dining, and entertainment that attracts over 12 million visitors annually and Frisco Station and The Gate, live-work-play developments for locals and tourists alike, with 5,000,000 SF of office, 2,400 multifamily units, and 1,300 hotel rooms. West Towne Center is strategically located near numerous employment hubs including Toyota North America (4,000 employees over a 100-acre campus), JP Morgan Chase (6,000 employees), and Liberty Mutual (5,000 employees over a 1,100,000 SF campus).

As a booming DFW submarket, Frisco has consistently ranked among the fastest growing suburbs in the United States with a 3,800% population increase within a 3-mile radius from 2000 - 2004. The area has experienced meaningful growth due to high-quality schools, housing, employers and access to major transportation routes, which have attracted numerous major corporate headquarters to the area. Within a 3-mile radius of West Towne Center, families have access to 7 elementary schools, 2 middle schools, and 1 high school within the Frisco Independent School District, which often ranks among the top 2% of school districts across the U.S. (U.S. News & World Report). The Property benefits from compelling demographics in which average household income exceeds \$261,100, \$197,400 and \$184,400 within one, three and five mile radii, respectively. Frisco was ranked the #1 Best City for Remote Workers in the United States in 2025 (ExpressNews) and the #1 Best Dallas Suburbs in 2024 (Livability). Overall, West Towne Center offers an investor a retail asset with long term positioning in an extremely desirable location in an affluent and high growth DFW submarket.

EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION

12255 Teel Parkway,
2440 Eldorado Parkway,
12205 Eldorado Parkway,
Frisco, Texas 75034

YEAR BUILT

2016

PERCENT LEASED

100%

BUILDING SIZE

37,772 SF

LAND AREA

5.27 Acres

PRICE

\$21,787,000

CAP RATE

6.00%

TRAFFIC COUNTS

Eldorado Parkway
Teel Parkway

40,824 VPD-25
15,116 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Frisco Vet Care	2,400 SF	6.35 %	September 2032
Smoke Art	1,087 SF	2.88%	February 2029
Emler Swim School	5,000 SF	13.24%	February 2028
Loft 22	3,738 SF	9.90%	May 2030
Lucky Goat Coffee	1,450 SF	3.84%	November 2029
Club Pilates	2,062 SF	5.46%	November 2029
Grand Lux Nail Salon	4,194 SF	11.10%	September 2027
Pet Supplies Plus	6,421 SF	17.00%	September 2027
M&M African Kitchen	1,873 SF	4.96%	March 2030
Mountain Taekwondo	1,650 SF	4.37%	March 2028
Sunbrite Academy	1,157 SF	3.06%	October 2027
Top Cleaner	1,575 SF	4.17%	September 2027
Donut Factory	1,227 SF	3.25%	September 2027
Mirchi Indian Cuisine	3,938 SF	10.43%	October 2029

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	15,887	109,138	243,462
2025 Avg. Household Income	\$261,100	\$197,406	\$184,488
2025 Total Households	4,701	36,589	84,507

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ADDITIONAL INFORMATION



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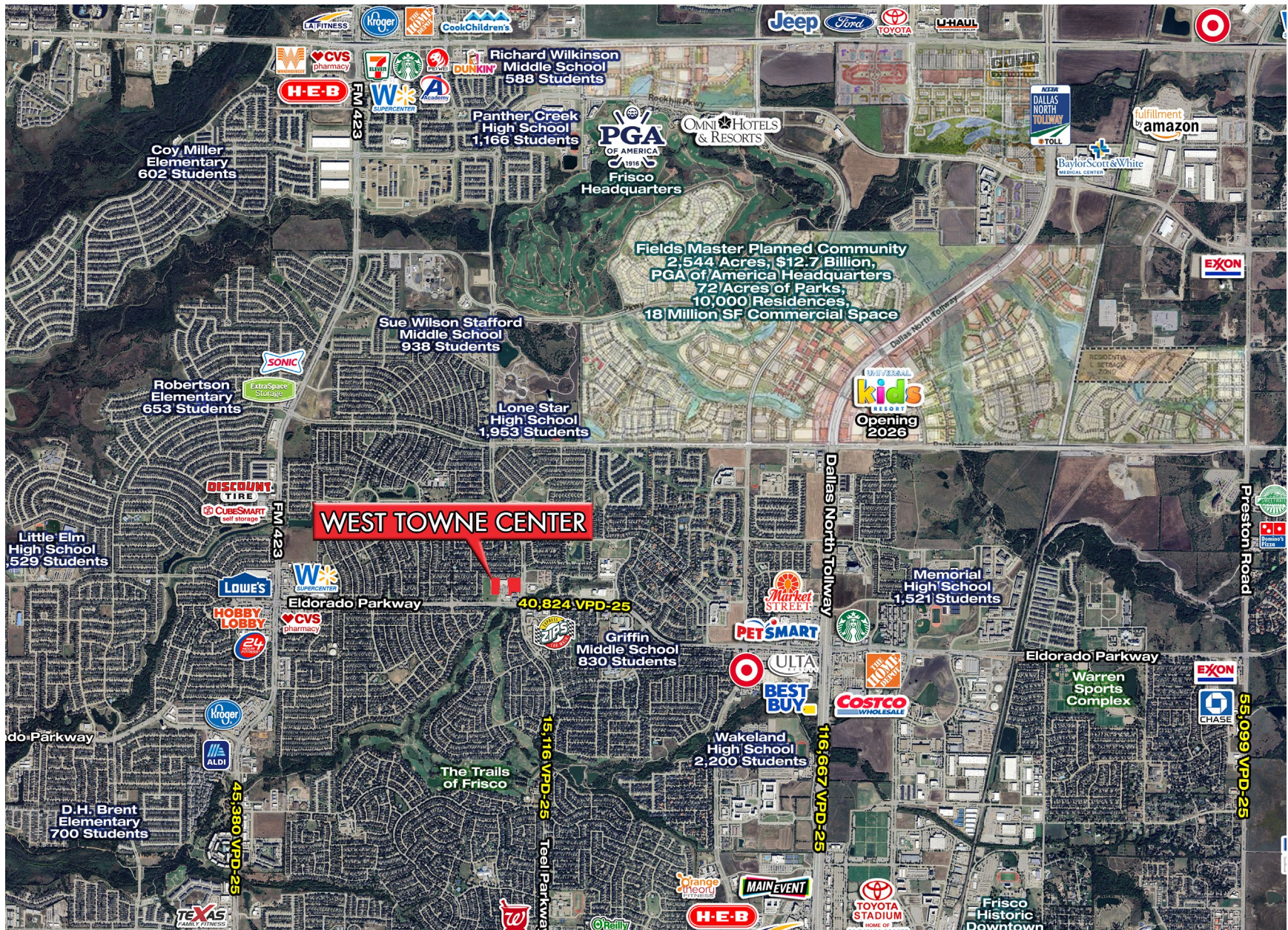


PROPERTY OVERVIEW



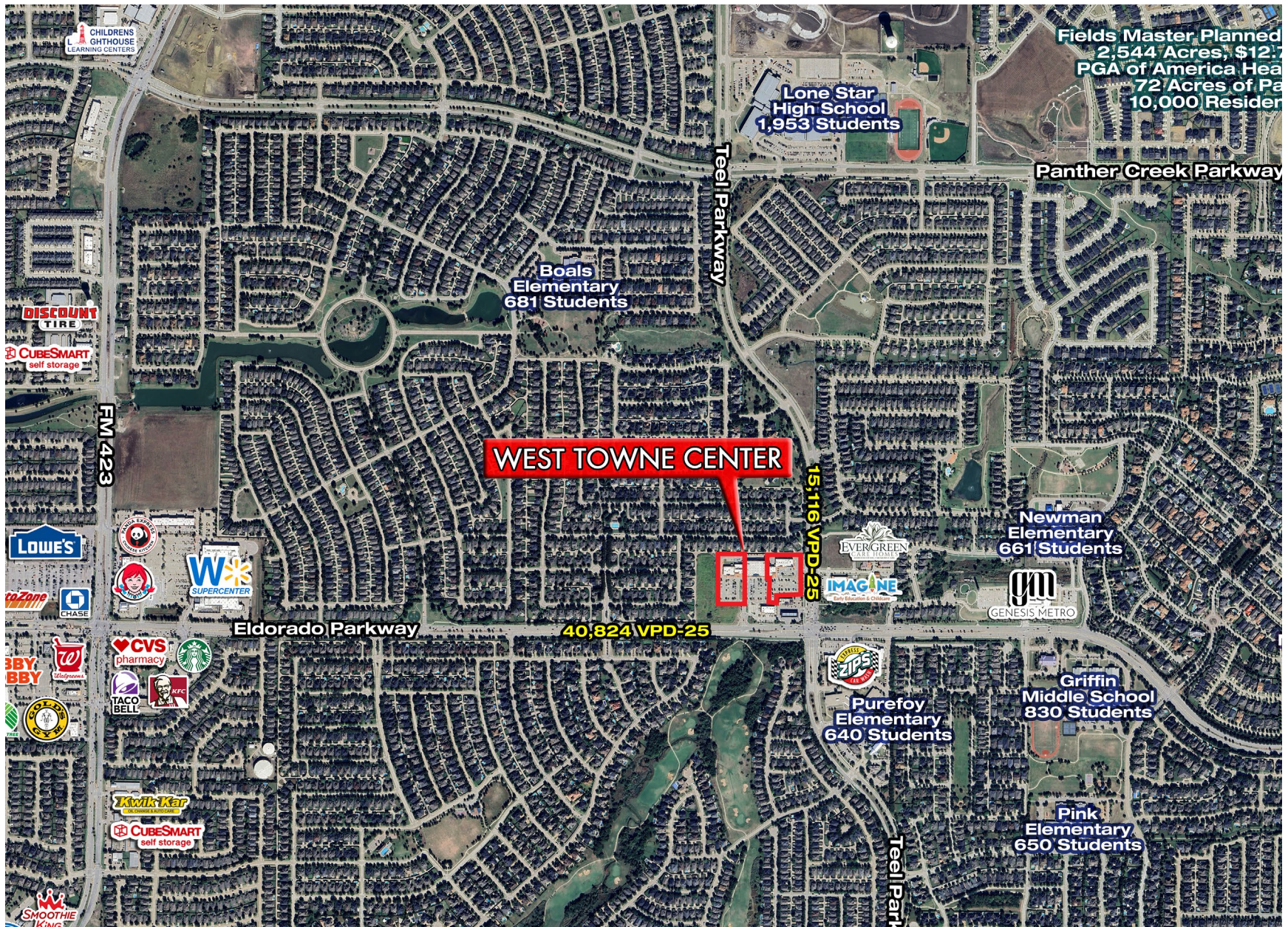
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PROPERTY OVERVIEW



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PROPERTY OVERVIEW



PROPERTY OVERVIEW



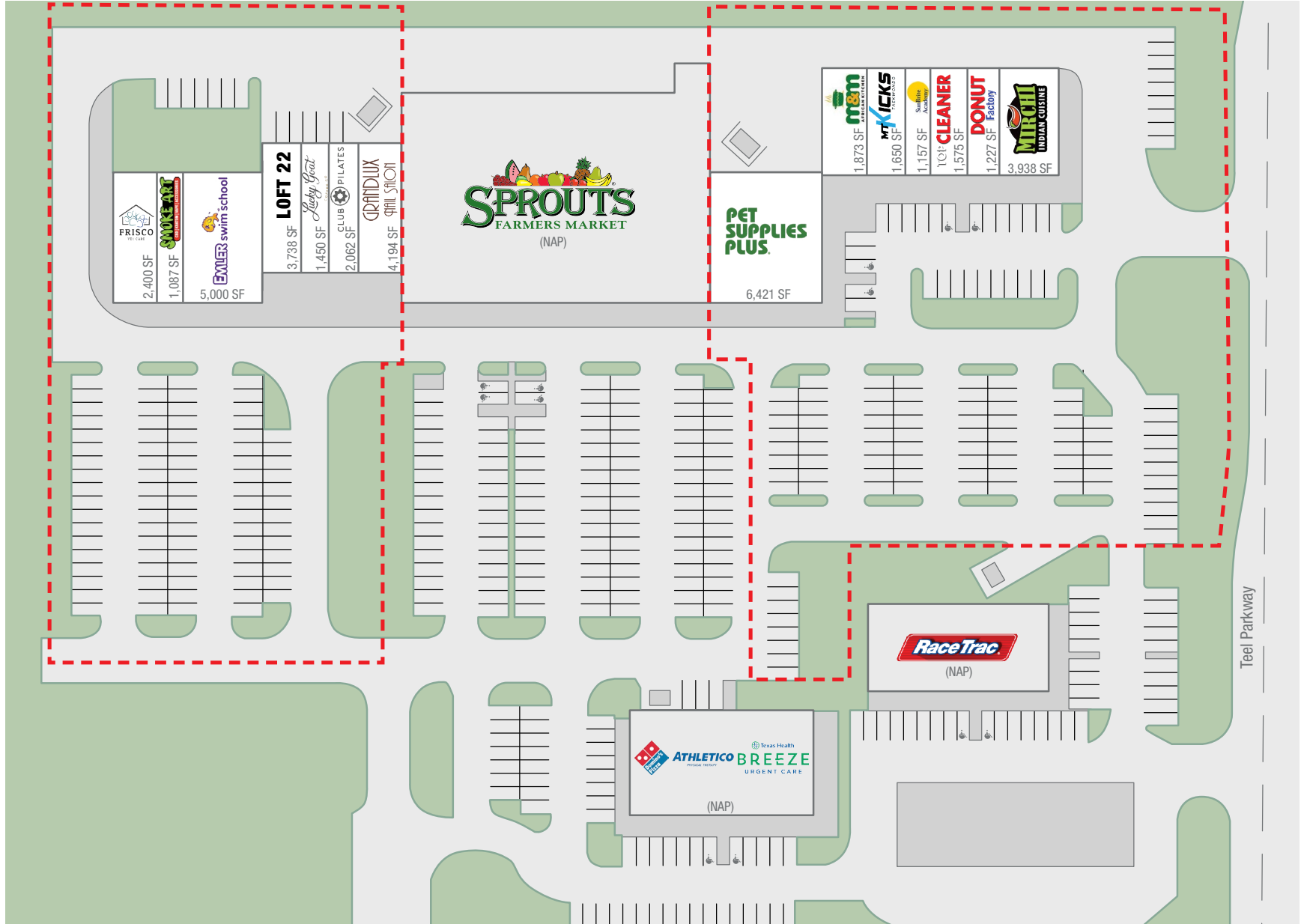
PROPERTY OVERVIEW



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PROPERTY OVERVIEW

SITE PLAN



PROPERTY OVERVIEW

ADJACENT SPROUTS FARMERS MARKET



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PROPERTY OVERVIEW

MONUMENT SIGNS

The Property benefits from two (2) highly-visible monument signs fronting Eldorado Parkway and Teel Parkway (see photo exhibit below).



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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
West Towne Center	37,772 SF	100%	\$1,307,227

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



FINANCIAL OVERVIEW

RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments	
				Start	End	PSF	Total	Date	PSF	Total			
100	Frisco Vet Care	2,400	6.35%	Oct-22	Oct-32	\$28.65	\$68,760	Oct-26	\$29.23	\$70,152	NNN	Two 5-year options at: 1st: Market; 2nd: Market	
								Oct-27	\$29.81	\$71,544			
								Oct-28	\$30.41	\$72,984			
								Oct-29	\$31.01	\$74,424			
								Oct-30	\$31.63	\$75,912			
				Oct-31	\$32.27	\$77,448							
110	Smoke Art	1,087	2.88%	Dec-19	Feb-29	\$33.00	\$35,871				NNN		
120	Emler Swim School	5,000	13.24%	Mar-18	Mar-28	\$36.30	\$181,500				NNN	Four 5-year options at: 1st: \$39.93; 2nd: \$43.92; 3rd: \$48.32; 4th: \$53.15	
200	Loft 22	3,738	9.90%	Mar-25	Mar-31	\$30.00	\$112,140				NNN	One 5-year option at \$33.00	
210	Lucky Goat Coffee	1,450	3.84%	Sep-24	Nov-29	\$30.00	\$43,500	Sep-26	\$30.75	\$44,588	NNN	One 5-year option at \$36.28	
								Sep-27	\$31.50	\$45,675			
								Sep-28	\$32.25	\$46,763			
220	Club Pilates	2,062	5.46%	Oct-19	Nov-29	\$35.65	\$73,510				NNN	One 5-year option at Market	
240	Grand Lux Nail Salon	4,194	11.10%	Oct-17	Oct-27	\$42.90	\$179,923				NNN	Three 5-year options at: 1st: Market; 2nd: Market; 3rd: Market	
TOTAL AREA:		37,772						\$1,304,659					
TOTAL LEASED AREA:		37,772	100.00%										
TOTAL VACANT AREA:		0	0.00%										

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FINANCIAL OVERVIEW

RENT ROLL CONTINUED

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
300	Pet Supplies Plus	6,421	17.00%	Sep-17	Sep-27	\$33.00	\$211,893				NNN	Three 5-year options at: 1st: \$36.30; 2nd: \$39.93; 3rd: \$43.92
410	M&M African Kitchen	1,873	4.96%	Jan-25	Jan-30	\$32.00	\$59,936				NNN	Two 5-year options at: 1st: Market; 2nd: Market
420	Mountain Taekwondo	1,650	4.37%	Apr-18	Mar-28	\$37.14	\$61,281	Apr-26	\$37.89	\$62,519	NNN	One 5-year option at Market
								Apr-27	\$38.64	\$63,756		
430	Sunbrite Academy	1,157	3.06%	Oct-17	Oct-27	\$33.00	\$38,181				NNN	One 5-year option at Market
440	Top Cleaner	1,575	4.17%	Sep-17	Sep-27	\$36.30	\$57,173				NNN	One 5-year option at \$39.93
450	Donut Factory	1,227	3.25%	Sep-17	Sep-27	\$36.30	\$44,540				NNN	One 5-year option at \$39.93
460	Mirchi Indian Cuisine	3,938	10.43%	Nov-19	Oct-29	\$34.65	\$136,452				NNN	
TOTAL AREA:		37,772					\$1,304,659					
TOTAL LEASED AREA:		37,772	100.00%									
TOTAL VACANT AREA:		0	0.00%									

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FINANCIAL OVERVIEW

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	\$235,224	\$6.23
Insurance	\$15,161	\$0.40
Common Area Maintenance		
Porter Service	\$19,644	\$0.52
Landscaping	\$25,452	\$0.67
Pest Control	\$855	\$0.02
Repairs & Maintenance	\$12,627	\$0.33
Parking Lot	\$5,175	\$0.14
Elevator Monitoring	\$1,842	\$0.05
Electric & Gas	\$10,663	\$0.28
Water & Sewer & Irrigation	\$27,785	\$0.74
Refuse & Dumpster	\$13,297	\$0.35
Meter Reading	\$883	\$0.02
Total Common Area Maintenance	\$118,223	\$3.13
Management Fee	\$79,267	\$2.10
TOTAL EXPENSES	\$447,874	\$11.86

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$1,307,227	\$34.61
GROSS POTENTIAL RENT	\$1,307,227	\$34.61
Expense Reimbursements		
Real Estate Taxes	\$235,224	\$6.23
Insurance	\$15,161	\$0.40
Common Area Maintenance	\$118,223	\$3.13
Management Fee	\$79,267	\$2.10
Total Expense Reimbursements	\$447,874	\$11.86
GROSS POTENTIAL INCOME	\$1,755,101	\$46.47
EFFECTIVE GROSS INCOME	\$1,755,101	\$46.47
Expenses		
Real Estate Taxes	\$235,224	\$6.23
Insurance	\$15,161	\$0.40
Common Area Maintenance	\$118,223	\$3.13
Management Fee	\$79,267	\$2.10
Total Expenses	\$447,874	\$11.86
NET OPERATING INCOME	\$1,307,227	\$34.61

*Seller is responsible for maintaining the Common Areas of the Shopping Center, including the Sprouts Tract. Sprouts reimburses Seller for its pro rata share of CAM costs, which are paid in equal monthly installments and reconciled annually.

FINANCIAL OVERVIEW

PRICING

PRICE	\$21,787,000	GLA	37,772 SF
CAP RATE	6.00%	NOI	\$1,307,227
LAND SIZE	5.27 Acres	AVG RENT	\$34.61 NNN



FINANCIAL OVERVIEW

LEASE EXPIRATION SCHEDULE

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
2026							
Total for Year Ending 2026				0	0.00%	0	
2027							
	Grand Lux Nail Salon	240	Oct-27	4,194	11.10%		
	Pet Supplies Plus	300	Sep-27	6,421	17.00%		
	Top Cleaner	440	Sep-27	1,575	4.17%		
	Donut Factory	450	Sep-27	1,227	3.25%		
	Sunbrite Academy	430	Oct-27	1,157	3.06%		
Total for Year Ending 2027				14,574	38.58%	14,574	38.58%
2028							
	Emler Swim School	120	Mar-28	5,000	13.24%		
	Mountain Taekwondo	420	Mar-28	1,650	4.37%		
Total for Year Ending 2028				6,650	17.61%	21,224	56.19%
2029+							
	Smoke Art CBD	110	Feb-29	1,087	2.88%		
	Mirchi Indian Cuisine	460	Oct-29	3,938	10.43%		
	Lucky Goat Coffee	210	Nov-29	1,450	3.84%		
	Club Pilates	220	Nov-29	2,062	5.46%		
	M&M African Kitchen	410	Mar-30	1,873	4.96%		
	Loft 22	200	May-30	3,738	9.90%		
	Frisco Vet Care	100	Oct-32	2,400	6.35%		
Total for Year Ending 2029+				16,548	43.81%	37,772	100.00%
TOTAL LEASED SQUARE FOOTAGE:				37,772	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				37,772	100.00%		

FINANCIAL OVERVIEW
TENANT PROFILES



Pet Supplies Plus	
Square Feet:	6,421 SF
% of Building GLA:	17.00%
In-Place Rent PSF:	\$33.00
Lease Expiration:	September 2027
Company Website:	petsuppliesplus.com

Pet Supplies Plus is a prominent retailer in the pet industry, specializing in affordable, convenient, and community-oriented pet care products and services. Founded in 1988, Pet Supplies Plus is dedicated to providing easier access to high-quality products for your pets. With over 675 locations across 41 states, Pet Supplies Plus features a streamlined layout that makes it simple to explore a wide selection of natural pet foods, essential supplies, and pet services.



Emler Swim School	
Square Feet:	5,000 SF
% of Building GLA:	13.24%
In-Place Rent PSF:	\$36.30
Lease Expiration:	February 2028
Company Website:	elmersswimschool.com

Founded in 1975 and headquartered in Dallas, TX, Emler Swim School operates 41 locations across 8 states, offering lifesaving swim instruction for children as young as 2 months old. The award-winning lessons focus on safety, skill development, and fun in small class sizes, creating a nurturing environment. With a curriculum covering 11 progressive levels, Emler has helped over a million children gain water safety skills and confidence.



Club Pilates	
Square Feet:	2,062 SF
% of Building GLA:	5.46%
In-Place Rent PSF:	\$35.65
Lease Expiration:	November 2029
Company Website:	clubpilates.com

With over 1,000 studios across four continents, Club Pilates is the world's largest Pilates brand and studio network. It offers a full-body, low-impact workout through Reformer-based Pilates classes tailored for all fitness levels. Incorporating specialized equipment like the EXO-chair, TRX® springboard, and TriggerPoint, the classes enhance strength, flexibility, and balance. Expert instructors at Club Pilates foster a supportive environment.

FINANCIAL OVERVIEW

TENANT PROFILES



Mirchi Indian Cuisine	
Square Feet:	3,938 SF
% of Building GLA:	10.43%
In-Place Rent PSF:	\$34.65
Lease Expiration:	October 2029
Company Website:	N/A

Mirchi Indian Cuisine offers a delightful culinary experience that showcases the rich flavors and traditions of Indian cooking. With a commitment to quality, the restaurant serves freshly prepared meals made from high-quality ingredients, ensuring that each dish is both authentic and flavorful. Mirchi Indian Cuisine is dedicated to providing not just a meal, but a memorable dining experience for all patrons.



Frisco Vet Care	
Square Feet:	2,400 SF
% of Building GLA:	6.35%
In-Place Rent PSF:	\$28.09
Lease Expiration:	September 2032
Company Website:	friscovetcare.com

Frisco Vet Care provides comprehensive, compassionate medical services for pets in Frisco, Little Elm, and surrounding areas. As a locally owned practice, Frisco Vet Care offers personalized care, including routine check-ups, vaccinations, diagnostics, dental procedures, surgery, and hospice services. The experienced veterinarians focus on promoting pet health through preventive care and client education, ensuring every pet receives attentive and tailored treatment.



Smoke Art	
Square Feet:	1,087 SF
% of Building GLA:	2.88%
In-Place Rent PSF:	\$33.00
Lease Expiration:	February 2029
Company Website:	N/A

Smoke Art is a Texas-based specialty retailer operating as a trusted neighborhood shop with a focus on compliance, integrity, and customer service. The brand has built a strong local presence by offering legal, Texas-compliant products and a consistent in-store experience. The store offers a diversified product mix including nicotine vapes, free-base and salt-based e-liquids, coils and mods, CBD and hemp-derived products, kratom, hookah and flavored tobacco, cigars, rolling papers, and accessories. Knowledgeable staff and strict regulatory adherence help drive repeat traffic.

FINANCIAL OVERVIEW
TENANT PROFILES



Grand Lux Nail Salon	
Square Feet:	4,194 SF
% of Building GLA:	11.10%
In-Place Rent PSF:	\$42.90
Lease Expiration:	September 2027
Company Website:	grandluxnailsalon.com

Grand Lux Nail Salon offers a luxurious and relaxing experience with a wide range of nail care services, including manicures, pedicures, and nail enhancements. With a focus on customer satisfaction, Grand Lux Nail Salon creates a soothing environment where clients can unwind while receiving top-notch treatments. Using safe products, Grand Lux Nail Salon is dedicated to delivering exceptional service that leaves customers feeling rejuvenated and pampered.



Mountain Kicks Taekwondo	
Square Feet:	1,650 SF
% of Building GLA:	4.37%
In-Place Rent PSF:	\$36.41
Lease Expiration:	March 2028
Company Website:	mtkicks.com

Mountain Kicks Taekwondo offers top-quality martial arts training for all ages, focusing on building confidence, fitness, and self-defense skills. The programs cater to young children, families, teens, and adults, using a structured curriculum to develop both physical and mental strength. Mountain Kicks Taekwondo emphasizes personal growth and discipline, helping students achieve their goals both inside and outside the dojo.



Lucky Goat Coffee	
Square Feet:	1,450 SF
% of Building GLA:	3.84 %
In-Place Rent PSF:	\$30.00
Lease Expiration:	November 2029
Company Website:	luckygoatcoffee.com

Lucky Goat Coffee is a coffee roaster passionate about creating great coffee experiences. Founded on the principle of delivering high-quality, freshly roasted beans, Lucky Goat Coffee offers a wide variety of coffee blends, single-origin roasts, and cold brews, available for purchase both online and in the cafes. Committed to sustainability and community, Lucky Goat Coffee has built a loyal customer base by focusing on flavor and freshness.

FINANCIAL OVERVIEW
TENANT PROFILES



SunBrite Academy	
Square Feet:	1,157 SF
% of Building GLA:	3.06%
In-Place Rent PSF:	\$33.00
Lease Expiration:	October 2027
Company Website:	sunbrite.org

SunBrite Academy is a nonprofit organization founded in 2014, dedicated to helping students of all ages and abilities achieve their full potential. It offers personalized educational programs, tutoring, developmental services, and enrichment activities. With a mission to maximize learning, the academy focuses on supporting students' academic success and personal growth. The organization's programs are designed to meet the unique needs of each student.



M&M African Kitchen	
Square Feet:	1,873 SF
% of Building GLA:	4.96%
In-Place Rent PSF:	\$32.00
Lease Expiration:	March 2030
Company Website:	mandmak.com

M&M African Kitchen, based in Frisco, TX, specializes in Nigerian cuisine with a fusion of American and Asian influences. Open daily for takeout and delivery, M&M African Kitchen offers a diverse menu that showcases authentic African flavors, providing a unique culinary experience. M&M African Kitchen brings the rich traditions of African cooking to the local community in a convenient and accessible way.



Donut Factory	
Square Feet:	1,227 SF
% of Building GLA:	3.25%
In-Place Rent PSF:	\$36.30
Lease Expiration:	September 2027
Company Website:	N/A

Donut Factory is a donut shop renowned for its wide selection of freshly made donuts, offering both classic and innovative flavors to satisfy every sweet tooth. Donut Factory takes pride in using high-quality ingredients, ensuring that each donut is crafted to perfection. Donut Factory also provides a variety of pastries and coffee drinks, making it an ideal spot for breakfast or a sweet treat any time of day. Donut Factory has become a destination for donut lovers.



Top Cleaner	
Square Feet:	1,575 SF
% of Building GLA:	4.17%
In-Place Rent PSF:	\$36.30
Lease Expiration:	September 2027
Company Website:	N/A

Top Cleaner is a professional dry cleaning business dedicated to providing high-quality garment care and exceptional customer service. Top Cleaner specializes in a range of services, including dry cleaning, laundry, and stain removal. With a focus on convenience and efficiency, Top Cleaner offers quick turnaround times and personalized service to meet the unique needs of each customer.



TRADE AREA OVERVIEW

DALLAS / FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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TRADE AREA OVERVIEW
DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	15,887	109,138	243,462
2030 Total Population (Esri)	16,321	128,764	274,442
2010 Total Population (U.S. Census)	10,298	50,556	105,466
2000 Total Population (U.S. Census)	30	2,772	19,251
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	36.32%	19.22%	12.64%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.54%	3.36%	2.42%
2025 Total Daytime Population (Esri)	11,921	99,603	202,476
2025 Median Age (Esri)	38.5	35.9	36.4
2025 Total Households (Esri)	4,701	36,589	84,507
2030 Total Households (Esri)	4,935	44,146	97,173
2010 Total Households (U.S. Census)	3,019	15,333	34,400
2000 Total Households (U.S. Census)	12	885	6,606
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.97%	3.73%	2.65%
2025 Average Household Income (Esri)	\$261,100	\$197,406	\$184,488
2025 Median Household Income (Esri)	\$207,285	\$155,219	\$143,913
2025 Per Capita Income (Esri)	\$76,207	\$66,199	\$63,790
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	1%	1%	2%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	2%	3%	2%
2025 Population Age 25+: High School Diploma (Esri) (%)	6%	12%	12%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	11%	13%	14%
2025 Population Age 25+: Associate's Degree (Esri) (%)	7%	8%	9%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	47%	38%	37%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	27%	23%	22%
2025 Total (SIC01-99) Businesses	246	3,657	6,570
2025 Total (SIC01-99) Employees	1,782	28,962	50,338

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. An owner’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for informational purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP Investment Sales, LLC	9003219		214-960-4545
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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