Slap Burger
1533 W Hebron Pkwy, Carrollton, TX 75010

FOR SALE

6.92 % CAP RATE

$1,750,000 PRICE

TEXAS LEGACY REALTY

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OVERVIEW

Strategically positioned at the southeast quadrant of Sam Rayburn Tollway (SH-121) and Hebron Parkway, 1533 W Hebron Parkway is a highly visible freestanding retail property in one of North Texas' strongest commercial corridors. The property benefits from exceptional accessibility via the SH-121 frontage road, a signalized intersection, and a nearby median break, providing convenient access for traffic traveling in both directions. The site also features prominent monument signage and a drive-thru configuration, making it well suited for high-volume quick-service restaurant operations. The property is surrounded by established residential communities, nationally recognized retailers, and major employment centers throughout Carrollton, Plano, Lewisville, and The Colony. Its proximity to dense residential neighborhoods, and regional retail destinations creates a consistent customer base throughout the day.

KEY HIGHLIGHTS

BRAND NEW LONG-TERM LEASE 10-year NN lease structure with 2% annual rent increases beginning in Year 6, providing built-in NOI growth and a hedge against inflation.

High Traffic Counts & Visibility Strategically positioned near the intersection of Sam Rayburn Tollway (107,960 VPD) and Hebron Parkway (21,767 VPD), offering excellent visibility and access to daily commuters.

Prime Retail Corridor Located in a dense, high-performing retail trade area surrounded by national brands including Popeyes, Starbucks, McDonald's, and Sonic, driving consistent consumer traffic.

OFFERING SUMMARY	
LISTING PRICE	$1,750,000
CAP RATE	6.92%
PROPERTY TYPE	NN
NET OPERATING INCOME	$121,128
PROPERTY SIZE	0.89 ACRES
PROPERTY SQUARE FOOTAGE	2,884 SF
YEAR BUILT	1999
EXPECTED TO OPEN*	OCTOBER 2026

AREA RETAILER

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TENANT INFORMATION

Locations:
Paterson, NJ
Clifton, NJ
Bronx, NY
Brooklyn, NY
Carrollton, TX *Coming Oct 2026*

Slap Burger was founded in 2023 by two brothers with a vision to create bold, high-quality food while building a brand centered around the communities it serves. What began as a single restaurant has rapidly expanded into a multi-city footprint across New Jersey and New York, driven by a commitment to premium ingredients, operational consistency, and exceptional customer experiences.

Today, Slap Burger operates with a flexible growth strategy that includes standalone restaurants, inline retail, drive-thru locations, shopping centers, food courts, and delivery-focused formats. Supported by standardized operating procedures, comprehensive franchise training, and scalable operations, Slap Burger is well positioned for continued expansion across new markets.

TENANT HIGHLIGHT

- Emerging Multi-Unit Restaurant Brand: Rapidly expanding fast-casual concept with multiple operating locations and an active franchise growth strategy.
- Multi-State Presence– Established locations across New Jersey and New York, demonstrating successful expansion beyond its original market.
- Positioned within the growing North Texas fast-casual dining market.
- Strong appeal among nearby residential, student, and professional demographics.

LEASE SUMMARY

Lease Term	10 Years
Lease Commencement	6/18/2025
Lease Expiration	6/30/2035
Remaining Term	9 Years
Lease Type [1]	NN
Roof & Structure [2]	Landlord
Increases	2% [3]
Options	2x5 FMV

NOTE
[1] Tax and insurance reimbursed by the tenant
[2] Roof replaced 2025 CAM is directly responsible by the tenant
[3] Annual 2% Increases after year 5

ANNUALIZED OPERATING DATA

Year 1-3	$121,128
Year 4-5	$125,454
Year 6	$127,963
Year 7	$130,530
Year 8	$133,125
Year 9	$135,808
Year 10	$138,519

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2025 POPULATION (Pop.)	13,759	84,300	268,543
2025 HOUSEHOLDS (HH)	5,207	32,225	105,291
2025 AVG. HH INCOME	$143,092	$142,283	$126,426
5YR. POP. GROWTH (Total%)	11.28%	11.55%	9.67%

TRAFFIC COUNTS	Header Label
Sam Rayburn Tollway	107,960 VPD
Hebron Parkway	21,767 VPD

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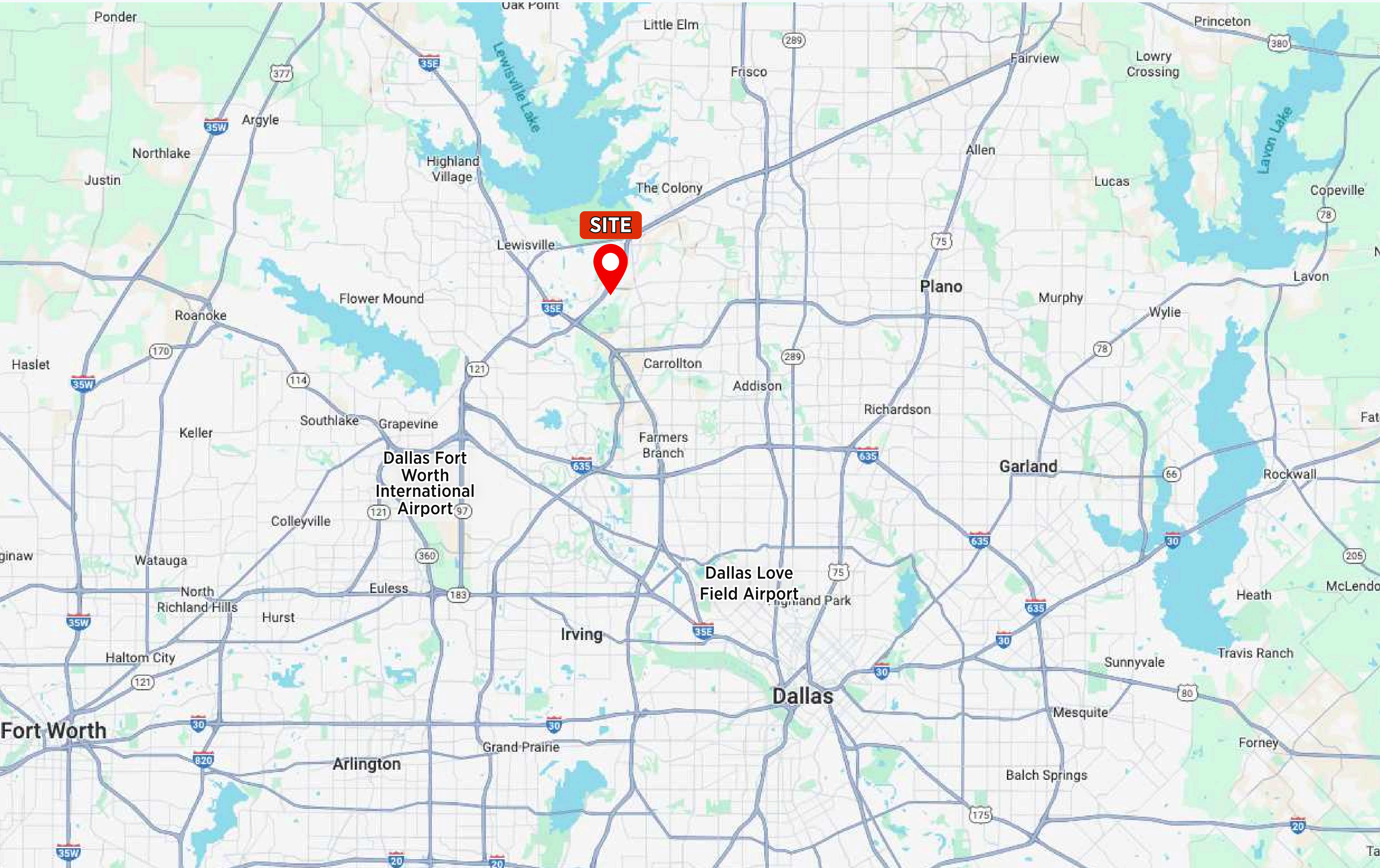
SITE
Ponder
Little Elm
Frisco
Princeton
Fairview
Lowry Crossing
Argyle
Northlake
Justin
Lewisville Lake
Highland Village
The Colony
Allen
Lucas
Lavon Lake
Copeville
Lewisville
Plano
Murphy
Lavon
Wylie
Flower Mound
Roanoke
Haslet
Carrollton
Addison
Richardson
Keller
Southlake
Grapevine
Farmers Branch
Garland
Rockwall
Dallas Fort Worth International Airport
Colleyville
Watauga
North Richland Hills
Euless
Hurst
Dallas Love Field Airport
Highland Park
Heath
McLendo
Irving
Haltom City
Sunnyvale
Travis Ranch
Dallas
Mesquite
Fort Worth
Grand Prairie
Arlington
Forney
Balch Springs

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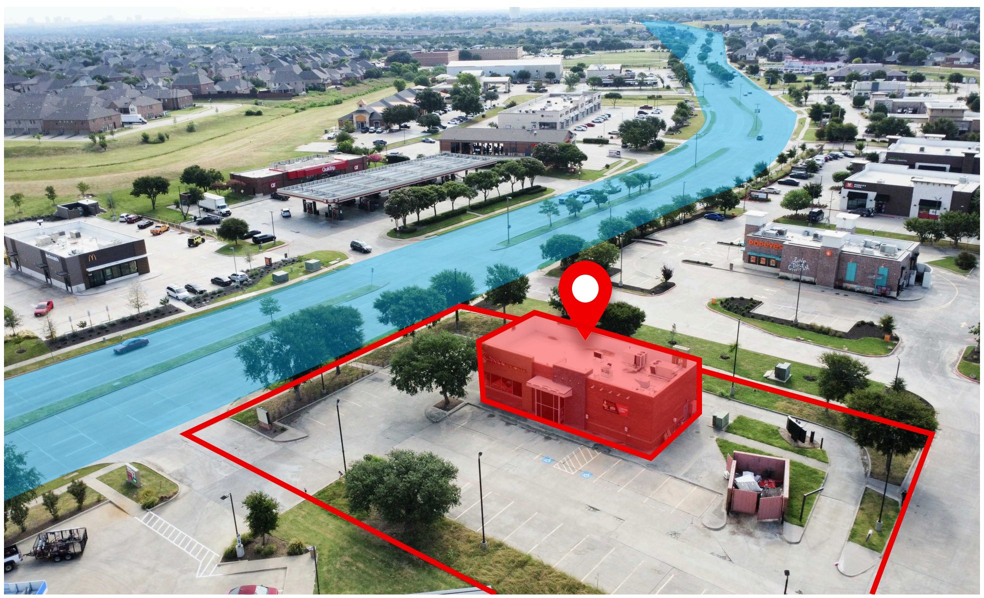

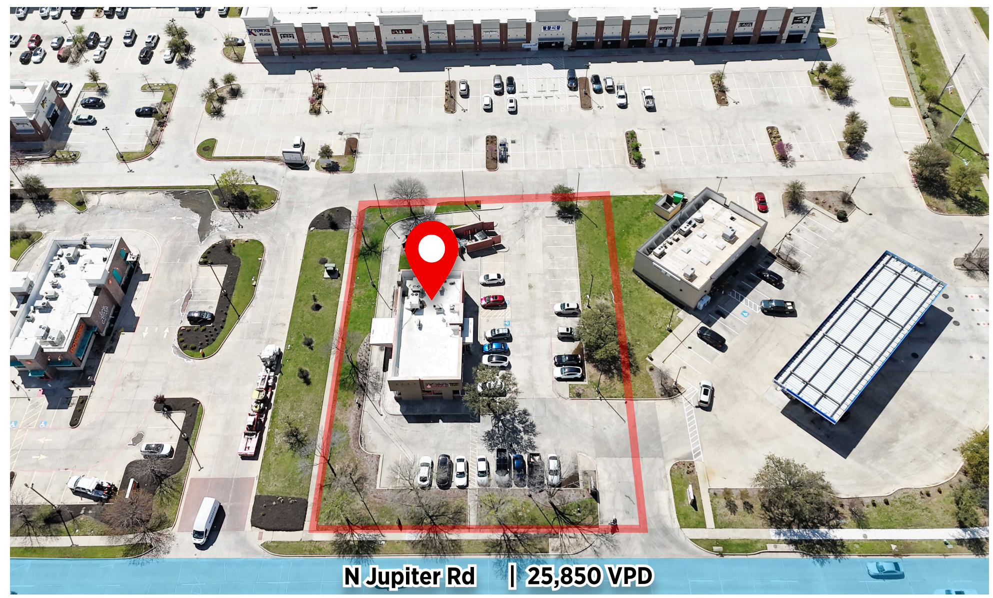

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Dallas–Fort Worth

North Texas Metroplex

8.5 Million
Metro population
4th largest U.S. metro

$825 Billion
Regional GDP (2024)
5th largest metro economy

24
Fortune 500 HQs
4th highest U.S. concentration

4.3 Million
Nonfarm jobs
BLS, May 2025

OVERVIEW

The Dallas–Fort Worth Metroplex is one of the nation's largest and fastest-growing metropolitan economies, home to approximately 8.5 million residents. As the fourth-largest metropolitan area in the United States, DFW has ranked among the country's leaders in annual population growth for more than a decade — expanding by approximately 11 percent since 2020 and adding roughly 124,000 residents each year, outpacing every other top-five metro in the country.

The region's economy generated $744.7 billion in gross domestic product in 2023, ranking fifth among all U.S. metropolitan areas. Over the past decade, DFW's real GDP has grown at a compound annual rate of 3.9 percent — significantly outpacing the 2.5 percent national metro average. A business-friendly regulatory environment and the complete absence of a state income tax continue to position Texas as the nation's leading destination for corporate relocation and expansion.

Dallas–Fort Worth is home to 24 Fortune 500 companies and 49 Fortune 1000 headquarters spanning 11 cities — the fourth-largest concentration of Fortune 500 companies in the nation. Collectively, DFW's Fortune 500 companies generated nearly $1.1 trillion in annual revenue, an economic output that approximates the gross domestic product of Poland. The Metroplex's corporate profile spans telecommunications, energy, financial services, aviation, healthcare, and technology.

With approximately 4.3 million nonfarm payroll jobs and a deeply diversified employment base, DFW continues to attract institutional capital, skilled talent, and major employers from across the country. Supported by robust demographic trends, sustained infrastructure investment, and a deepening concentration of corporate leadership, Dallas–Fort Worth stands as one of the most resilient and dynamic commercial real estate markets in the United States.

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11-03-2025

TREC
TEXAS REAL ESTATE COMMISSION

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information 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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jake Jeong	820122	Jake.jeong@txlegacyrealty.com	(214)680-8422
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date