

EVENT VENUE FOR SALE

10841 Composite Drive, Dallas, TX 75220



Offering Memorandum

Rami Mustafa
Broker

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Proformans
REAL ESTATE
COMMERCIAL | RESIDENTIAL | LAND

Address:

10841 Composite Drive, Dallas, TX 75220

Building Size: 19,077 SF

Lot Size: 2.027 Acres

Year Built: 2024

Parking

Approx. 177 spaces includes
10 handicap spaces

Construction

New construction, gated property with
private parking.

Signage

Highway pole signage with visibility to
Interstate 35 (I-35E).



**CALL BROKER
FOR PRICE**

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- Brand New Construction, built in 2024
- Flexible Use: Weddings, Banquets, Conventions, Engagement Parties, Graduation Parties, any private events
- FFE valued at 225K, Turn key and ready to operate
- Prime Location off I-35 with highly visible pole signage, Traffic Counts: 199K+ VPD
- Restaurant equipment included in kitchen, ready to operate
- Fully gated, private parking 177+ spaces

Executive Summary

Proformans Real Estate is pleased to offer 10841 Composite Drive for sale. Built in 2024, this newly constructed Event Venue is a one of a kind opportunity with optimal highway pole signage and visibility to Interstate 35 (I-35E). The property encompasses approximately 19,077 Square Feet on 2.027 acres in a bustling area of Dallas, TX. This prime commercial real estate property offers an exceptional investment opportunity to hold and self-operate as well as an outstanding leasable opportunity. The property includes restaurant equipment in the fully-stocked kitchen ready for operations, swing folding patio exterior doors and furniture, fixtures, and equipment ("FFE") to name a few of its highlights. With a strategic location and modern construction, this attractive building presents a great location for an event user that wants amazing pole signage and easy access from everywhere in DFW. This offering provides a future buyer the opportunity to have a multipurpose facility with flexible uses for weddings, banquets, conventions or any private events. The two levels in the interior include the Banquet hall, kitchen, men's changing room, women's changing room, restrooms, office, four community rooms, lobby, and storage. The property has excellent visibility with strong traffic counts of 199,590

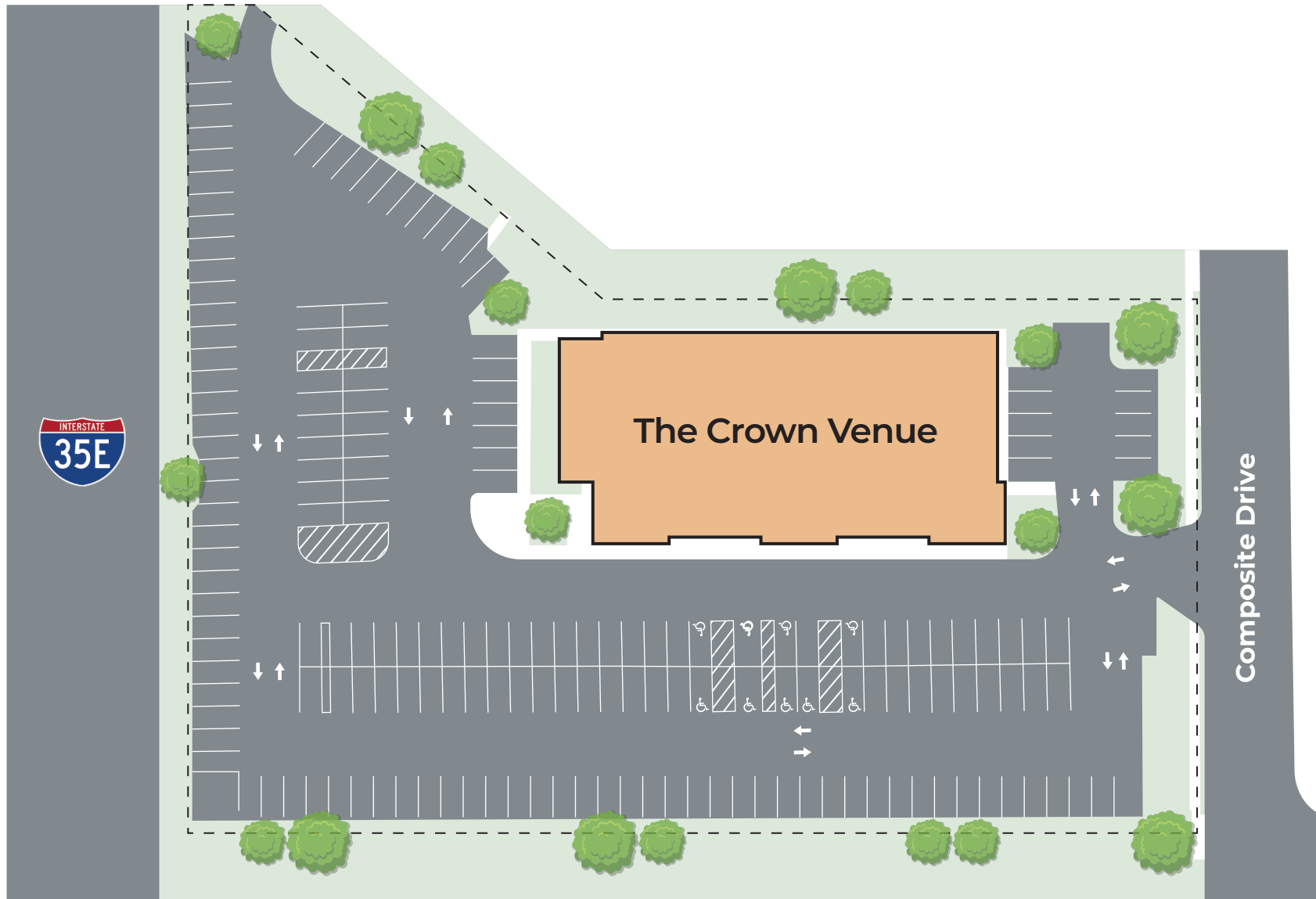
vehicles per day off I-35 & Walnut Hill Ln, along with ease of access to I-35E Highway. Appraisal report obtained with a value of \$6.13 MM. Schedule a tour and let us help guide you through the purchase process.

(The information provided herein was obtained from sources believed reliable; however, Proformans Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. The lot at 10841 Composite Dr, Dallas, TX 75220-1209 was historically used as a landfill, before sellers ownership and preceding any construction. It was a parking lot when the owners purchased the lot. Pier & Beam foundation was utilized accordingly. According to FEMA flood hazard map, 48113C0170K dated July 7, 2014, approximately 35% of the parcel footprint is determined to have base flood elevations within the 100-year floodplain, being within Zone 'AE'. Drainage of the site appears graded and improved. Copyright © 2025 Proformans Real Estate.)

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I - 35 E / Stemmons Fwy

Walnut Hill Lane

Composite Drive

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Before Tax Cash Flow Analysis | 10841 Composite Drive, Dallas, TX 75220

Before Tax Cash Flows								
Year	Potential Rental Income (PRI)	Vacancy & Collection Loss	Effective Rental Income (ERI)	Gross Operating Income	Operating Expenses	Net Operating Income (NOI)	Annual Debt Service (ADS)	Before Tax Cash Flow (BTCF)
Year 1	\$1,776,000	\$(888,000)	\$888,000	\$888,000	\$(152,203)	\$735,797	\$(401,987)	\$333,810
Year 2	\$1,847,040	\$(923,520)	\$923,520	\$923,520	\$(158,291)	\$765,229	\$(401,987)	\$363,242
Year 3	\$1,920,922	\$(960,461)	\$960,461	\$960,461	\$(164,623)	\$795,838	\$(401,987)	\$393,851
Year 4	\$1,997,758	\$(998,879)	\$998,879	\$998,879	\$(171,208)	\$827,671	\$(401,987)	\$425,684
Year 5	\$2,077,669	\$(1,038,834)	\$1,038,834	\$1,038,834	\$(178,056)	\$860,778	\$(401,987)	\$458,791
Year 6	\$2,160,776	\$(1,080,388)	\$1,080,388	\$1,080,388	\$-	\$1,080,388		

Before Tax Sale		
Sales Price	Year 6 NOI ÷ Disposition Cap Rate (10.00%)	\$10,803,878
-Selling Costs	Sales Price × 6%	\$(648,233)
-Mortgage Balance	Remaining loan balance	\$(3,507,466)
SPBT (sale price before tax)	Sales Price - Selling Costs - Mortgage Balance	\$6,648,179

Investment Data	
Purchase Price	\$6,100,000
Other Acquisition Costs	
Total Investment Value	\$6,100,000
Costs of Sale EOY 5	6.00%
Disposition Cap Rate	10.00%

Before Tax IRR & MIRR	
BTIRR	44.61%
CF0	\$(1,756,000)
CF1	\$333,810
CF2	\$363,242
CF3	\$393,851
CF4	\$425,684
CF5	\$7,106,970

Before Tax NPV	
Description	Value
Discount Rate	10%
Investment Value	\$5,603,186
NPV	\$3,847,186

Financing Data	
LTV	75.00%
DSCR	1.83
Loan Points	
Loan Interest Rate	7.99%
Loan Amort	25
Loan Term	10
Payments per year	12

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AFTER-TAX CASH FLOW ANALYSIS					
Year	Yr1	Yr2	Yr3	Yr4	Yr5
NOI	\$735,797	\$765,229	\$795,838	\$827,671	\$860,778
Interest	\$(345,030)	\$(340,308)	\$(335,196)	\$(329,659)	\$(323,664)
Depreciation	\$(122,708)	\$(127,844)	\$(127,844)	\$(127,844)	\$(122,708)
Loan Points Amort	\$-	\$-	\$-	\$-	\$-
Taxable Income	\$268,059	\$297,076	\$332,798	\$370,168	\$414,406
Tax Rate (37%)	37.0%	37.0%	37.0%	37.0%	37.0%
Taxes Due	\$(99,182)	\$(109,918)	\$(123,135)	\$(136,962)	\$(153,330)
BTCF	\$333,810	\$363,242	\$393,851	\$425,684	\$7,106,970
Taxes Due (positive = tax credit)	\$(99,182)	\$(109,918)	\$(123,135)	\$(136,962)	\$(1,121,696)
ATCF	\$234,628	\$253,323	\$270,715	\$288,722	\$5,985,274

Sale Price Yr 6	\$10,803,878
Net Sale Price after costs of sale	\$10,155,645
Original Cost	\$6,100,000
Adjust Basis	\$5,471,053

After Tax Sale Proceeds	
Description	Value
Sales Price Yr 6	\$10,803,878
-Selling Costs	\$(648,233)
-Mtg Bal	\$(3,507,466)
SPBT	\$6,648,179
-Tax on Sale	\$(968,366)
SPAT	\$5,679,813

Calculation of Gain & Tax	
Description	Value
Sales Price Yr 6	\$10,803,878
-Selling Costs	\$(648,233)
-Adjusted Basis	\$(5,471,053)
Total Gain	\$4,684,592
Depreciation (25.0%)	\$(157,237)
Net Capital Gain (20.0%)	\$(811,129)
Total Tax	\$(968,366)

After Tax IRR & MIRR	
ATIRR	36.58%
CF0	\$(1,756,000)
CF1	\$234,628
CF2	\$253,323
CF3	\$270,715
CF4	\$288,722
CF5	\$5,985,274

Calculation of Adjusted Basis	
Description	Value
Original Basis	\$6,100,000
-Depreciation	\$(628,947)
+ Capital Imps	\$-
Adj Basis	\$5,471,053

After Tax NPV	
Description	Value
Discount Rate	10.00%
Investment Value	\$4,539,634
NPV	\$2,783,634

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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.

11-2-2015



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.

AS 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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rami Mustafa	0660161	rami@proformans.com	940-642-8150
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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