



AIRPORT PLAZA

2306 Jefferson Ave, Mount Pleasant, Texas 75455



MERRITT-CAPITAL.COM



MCP
REALTY SERVICES, LLC

AIRPORT PLAZA

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Mount Pleasant, TX 75455

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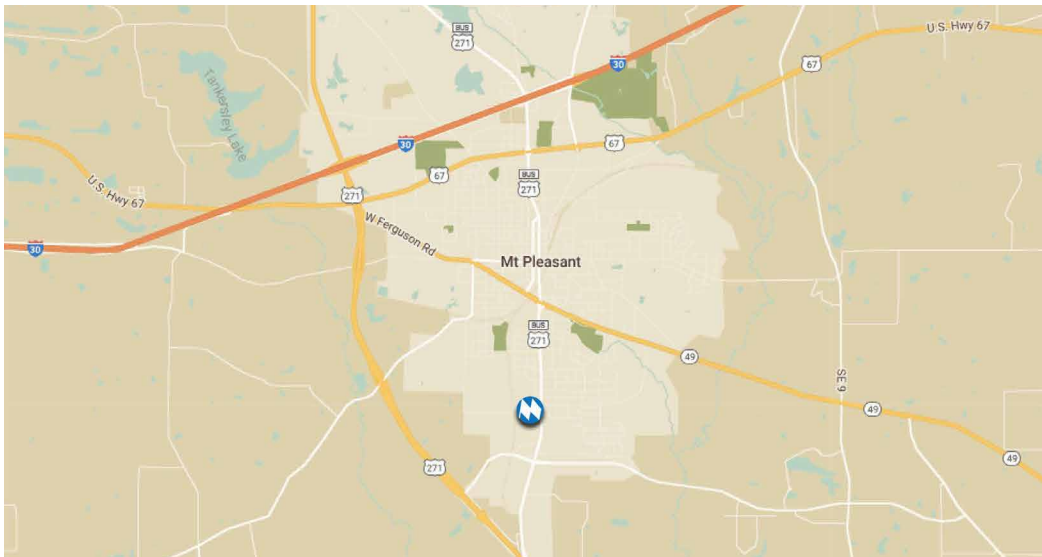
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PRICING & FINANCIAL ANALYSIS

OFFERING SUMMARY

PRICE	\$8,509,932
CAP RATE	7.00%
NET OPERATING INCOME	\$595,695
PRICE PSF	\$131
YEAR BUILT	1984
GROSS LEASABLE AREA	64,789
ACRES	4.36





OPERATING STATEMENT

GROSS ANNUAL INCOME

1. BASE ANNUAL RENT Based on current occupancy of 100% and includes HTeaO Easement Income and Hibbett Sports 2025 Percentage Rent			\$628,932.24
2.	TENANT REIMBURSEMENTS		
	RE Taxes, Insurance, Common Area Maint. Admin Fee	\$145,308.84 \$5,492.99	
	Year-End Reimbursements (Tenant Shortfalls)	\$7,893.27	
Total Tenant Reimbursements			\$158,695.10
TOTAL GROSS ANNUAL INCOME			\$787,627.34

ANNUAL OPERATING EXPENSES

3.	REAL ESTATE TAXES	2025 actual	\$64,782.57
4.	INSURANCE	2025 actual	\$32,245.94
5.	COMMON AREA MAINTENANCE & UTILITIES	2025 actual	\$64,005.96
6.	MANAGEMENT	2025 actual	\$30,897.61
TOTAL ANNUAL OPERATING EXPENSES			\$191,932.08
NET OPERATING INCOME			\$595,695.26

NOTES

1. Base Annual Rent is the current monthly rent collected from Tenants on an annualized basis. This income includes \$1,200 from HTeaO's easement. Refer to Rent Roll. This amount also included the Percentage Rent of \$8,537.64 from Hibbett Sports.
2. Tenant Reimbursements are the 2025 annualized amounts escrowed monthly by the Tenants for their pro rata share of Real Estate Taxes, Insurance, and Common Area Maintenance. This amount includes management pass-throughs and administrative fees. Year-End Reimbursements are additional shortfalls owed by Tenants at year-end, after reconciliation of the annualized NNN reimbursements.
3. Expense shown for Real Estate Taxes is the actual amount paid for 2025.
4. Insurance expense shown is the actual amount paid for 2025, and includes property, liability, and umbrella liability. A prospective purchaser should obtain its own insurance estimate.
5. Common Area Maintenance & Utilities expenses include common area repairs, maintenance, utilities, cleaning, landscaping, & parking lot repairs. CAM expenses shown are actual expenses for 2025.
6. The Management Fee shown is the actual 2025 cost to manage the Center. This figure is not a guarantee from the current management company. Management costs vary depending on the degree of services required by the Property Owner. The amount shown is approximately 4% of the Gross Annual Income.



RENT ROLL

Tenant	Suite	Sq. Ft.	Pro Rata Share	Lease Dates	Monthly Rent	Rent Per SF	Monthly NNN Charges	NNN PSF	Rent Increase	Renewal Options	Comments
Bealls	100	20,000	30.87%	Start: 8.16.2002 End: 4.30.2030	\$15,000.00	\$9.00	\$3,983.33	\$2.39	5.1.2028: \$15,833.33/ month	Two 5-year options to extend: Option 1 \$16,666.67/month Option 2: \$17,500.00/month	*Used to be Burkes. As of May 1, 2023 it is now Bealls Exclusive Use: for the sale of men's, women's, and children's apparel, general merchandise, gifts, domestics, housewares, and related items.
WingStop	110	2,700	4.17%	Start: 11.27.2018 End: 11.30.2028	\$3,375.00	\$15.00	\$562.50	\$2.50		Two 5-year options to extend: Option 1 \$3,600.00/month Option 2 \$3,825.00/month	5% cap on CAM over prior year. Responsible for HVAC
OneMain Financial	112	2,700	4.17%	Start: 4.12.2005 End: 7.31.2027	\$3,375.00	\$15.00	\$641.00	\$2.85		None	Tenant is responsible for HVAC; all NNN are reimbursed at \$641.00 per month; 5% cap on CAM
Hibbett Sports	120	11,570	17.86%	Start: 8.26.2002 End: 12.31.2027	\$7,231.25	\$7.50	\$1,597.82	\$1.66		One 5-year option to extend at \$9,159.58/month	Tenant shall get reimbursed HVAC costs in the event of not renewing on a 5 year straight-line method CAM Fee is 5% cap per year. Utility and Management are not part of CAM Insurance is \$0.21/sf - prorated (\$383.15) Tenant pays Utilities. Management fee is not reimbursed Reports Sales



RENT ROLL (CONT.)

Aldi	130	19,209	29.65%	Start: 10.22.2018 End: 10.31.2028	\$12,005.63	\$7.50	\$3,201.50	\$2.00
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5 x 5 options to extend -
\$0.50 increase per option

CAM Charges includes trash removal for the common area, lighting, sewer, water, gas, and electricity furnished at the common area, ordinary repairs, cleaning, pest control and maintenance of the common area, the costs of parking lot repairs, re-sealing, and re-striping made no sooner than 5 years after the Effective Date (excluding re-pavement and re-surfacing and anything over \$10,000 on any single occurrence), costs of repainting the center (not to exceed \$10,000 on any single occurrence), landscaping maintenance and replacement, maintenance of the Common Sign, snow and ice removal, management/admin fee not in excess of 5% of all other CAM charges (calculated exclusive of utilities, Insurance Costs, and the portion of any single expenditure that exceeds \$10,000 in any single occurrence or project). CAM charge is capped 5% annually

Tenant Obligations: plate glass, doors, locks, signage, and canopy, plumbing, wiring, pipes, conduits, HVAC, dumpsters, pay all water, sanitary sewer, gas, heat, air conditioning, electricity, power, telephone, and other utility charges



RENT ROLL (CONT.)

Lee's China	140	3,200	4.94%	Start: 8.15.2007 End: 3.31.2029	\$3,466.00	\$13.00	\$800.00	\$3.00	One 5-year option to extend at market rate as determined by Landlord	5% admin fee
Livingston Hearing Aids	142	1,010	1.56%	Start: 4.4.2018 End: 2.28.2029	\$1,346.67	\$16.00	\$235.67	\$2.80	None	5% admin fee 5% CAM cap
Great Clips	144	1,200	1.85%	Start: 6.1.2025 End: 5.30.2030	\$1,800.00	\$18.00	\$321.00	\$3.21	Two 5-year options to extend: Option 1 \$1,980.00/month Option 2 \$2,178.00/month	CAM for year 2025 not to exceed \$1.66 per ft; annual increases over prior year CAM not to exceed 5%; Management/Administration fee 4% of minimum rent & expenses. Tenant maintains HVAC after months 1-12. After months 1-12, Tenant is required to maintain, at its expense
VIP Nails & Spa	146	1,600	2.47%	Start: 11.1.2011 End: 10.31.2028	\$2,000.00	\$15.00	\$400.00	\$3.00	One 5-year option to extend at market rate as determined by Landlord	Tenant maintains HVAC
Jackson Hewitt	148	1,600	2.47%	Start: 9.18.2011 End: 10.31.2028	\$2,000.00	\$15.00	\$400.00	\$3.00	None	5% administration fee
Totals		64,789	100%		\$51,599.55	\$9.56	\$12,142.82	\$2.25		
Yearly:					\$619,194.60					
Plus HTeO Easement of \$1,200/Year:					\$620,394.60					



PROPERTY HIGHLIGHTS

- ALDI Anchored Shopping Center in Mount Pleasant, TX
- Low Price PSF – Only \$131/SF
- High Sales Performing Tenants
- Located Right Across the Street from a Top Performing Walmart Supercenter which Drives a Core Amount of Traffic to the Center
- Brand New HTeaO Built on an Out Parcel
- Local Tenants include Walmart, Home Depot, Whataburger, Starbucks, Aspen Dental, Verizon, Chili's, Dollar Tree, Marshalls, Panda Express, McDonalds, Tractor Supply, HTeaO, Pizza Hut, Chick-fil-A, Chicken Express, Goodwill, and Many More
- Low Rent/SF – Average Rent is \$9.56/SF
- Massive Reach for Retail – This Shopping Center is in One of the Only Retail Trade Areas for 56 Miles in East Texas. Many Consumers Rely off The Goods and Services Provided in this Retail Trade Area
- Dense Thoroughfare – Over 25,000 Vehicles Per Day Drive in Front of the Center (S Jefferson Ave) and over 28,000 VPD on I-30





TENANT PROFILES

bealls

DBA
ENTITY ON LEASE
CORPORATE/FRANCHISE
LOCATIONS
CREDIT RATING
PARENT COMPANY
PUBLIC/PRIVATE
LINE OF BUSINESS

Bealls
Burke's Outlet Stores, LLC
Corporate
650+
--
BrandX
Private

Bealls has a wide selection of clothing, shoes, and home décor. They're proud to offer a diverse range of products that cater to the unique needs and tastes of their customers. In search of the newest trends in clothing for women, men, or kids? Look no further! At their store, you'll find apparel for all, ranging from petite to plus size, juniors, men's big & tall, and even babywear. Moreover, their shoe collection spans from laid-back flip-flops to sporty footwear. Beyond attire and shoes, their Home Store offers a plethora of home goods and decorations to enhance a customer's living environment. Whether a customer is in the market for bathroom accessories or wall decor, Bealls have items that mirror an individual's unique taste.



DBA
ENTITY ON LEASE
CORPORATE/FRANCHISE
LOCATIONS
CREDIT RATING
PUBLIC/PRIVATE
LINE OF BUSINESS

WingStop
Tiger Wings, LLC
Franchise
9 (2,500 Locations Globally)
--
Private

What began as a small buffalo-style chicken wing restaurant in Garland, Texas, continues to soar to great heights. Today there are more than 2,500 restaurants open across the globe. Wingstop quickly became a fan favorite when they first opened their doors in 1994. Their proprietary recipes, outstanding food and superior customer service created a demand that could only be satisfied by more locations. And in 1997 they began offering franchises. Today they are one of the fastest-growing concepts in the country, attracting top entrepreneurs and operators with the drive and passion to own their own business.



TENANT PROFILES



DBA
ENTITY ON LEASE
CORPORATE/FRANCHISE
LOCATIONS
CREDIT RATING
PUBLIC/PRIVATE
LINE OF BUSINESS

OneMain Financial
OneMain Financial Group, LLC
Corporate
1,300
BB+
Public (NYSE: OMF)

OneMain Financial is the leader in offering nonprime customers responsible access to credit. They are committed to being the partner of choice and empowering our customers to reach a better financial future. Their team helps customers meet critical financial needs, including debt consolidation, home and auto repair, medical procedures, and other major expenses.



DBA
ENTITY ON LEASE
CORPORATE/FRANCHISE
LOCATIONS
CREDIT RATING
PARENT COMPANY
PUBLIC/PRIVATE
LINE OF BUSINESS

Hibbett Sports
Hibbett Retail, Inc.
Corporate
1,000+
--
JD Sports
Private

Hibbett Sports (now operating as Hibbett | City Gear) is a sporting goods retailer specializing in athletic-inspired fashion, footwear, apparel, and accessories, with a focus on brands like Nike, Jordan, and adidas. Headquartered in Birmingham, Alabama, the company operates nearly 1,100 stores across the U.S. in small to mid-sized markets and offers an omni-channel shopping experience.



DBA
ENTITY ON LEASE
CORPORATE/FRANCHISE
LOCATIONS
CREDIT RATING
PUBLIC/PRIVATE
LINE OF BUSINESS

Aldi
Aldi (texas) LLC
Corporate
13,243
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Private

Aldi is a German-founded international discount grocery store chain known for its “no-frills” model, which lowers prices by offering mostly private-label brands, using efficient labor practices, and providing a smaller selection of items in smaller stores. Founded by the Albrecht family in 1946 and expanding to the US in 1976, Aldi has become the fastest-growing grocery chain in the United States due to its focus on low prices and value, especially during times of high inflation.



TENANT PROFILES

LEE'S CHINA

DBA
ENTITY ON LEASE
CORPORATE/FRANCHISE
LOCATIONS
CREDIT RATING
PUBLIC/PRIVATE
LINE OF BUSINESS

Lee's China
SH Nam Corporation
Corporate
1
--
Private

Located in Mount Pleasant, Texas, Lees China Restaurant is a beloved Chinese dining spot that has garnered praise for its consistent service and delectable cuisine. Offering a range of Chinese dishes, from sizzling rice soup to sesame chicken, this restaurant caters to a variety of tastes.



DBA
ENTITY ON LEASE
CORPORATE/FRANCHISE
LOCATIONS
CREDIT RATING
PUBLIC/PRIVATE
LINE OF BUSINESS

Livingston Hearing Aids
Livingston Hearing Aids Center, Inc
Corporate
100+
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Private

Livingston Hearing Aids refer to the products and services offered by Livingston Hearing Aid Center (LHAC), a large independent chain of hearing care centers with over 100 locations across Texas, Arizona, Colorado, and New Mexico. The company provides a range of hearing solutions, including custom-fitted in-the-ear (ITE) hearing aids and other styles, along with accessories like Bluetooth technology and remote controls. LHAC focuses on personalized care, comprehensive testing, and ongoing support to help patients manage their hearing loss and improve their quality of life.



TENANT PROFILES



DBA
ENTITY ON LEASE
CORPORATE/FRANCHISE
LOCATIONS
CREDIT RATING
PUBLIC/PRIVATE
LINE OF BUSINESS

Great Clips
Radhe Kishan II Inc.
Franchise
1 (4,530 Locations Globally)
--
Private

Great Clips is a franchise of hair salons offering affordable haircuts for men, women, and children at locations across the U.S. and Canada. The salons are 100% franchised and are known for their convenient "Online Check-In" feature, which allows customers to add their names to a waitlist via the Great Clips app or website. Stylists receive ongoing training to stay updated on the latest trends and techniques for all hair types and textures.

VIP NAILS & SPA

DBA
ENTITY ON LEASE
CORPORATE/FRANCHISE
LOCATIONS
CREDIT RATING
PUBLIC/PRIVATE
LINE OF BUSINESS

VIP Nails & Spa
Manny Phan
Corporate
1
--
Private
Nail and Beauty Salon.



DBA
ENTITY ON LEASE
CORPORATE/FRANCHISE
LOCATIONS
CREDIT RATING
PUBLIC/PRIVATE
LINE OF BUSINESS

Jackson Hewitt
Tax Services of America, Inc.
Franchisee
1 (5,200+ Locations Globally)
--
Private

Jackson Hewitt is an American tax preparation company that provides federal and state income tax preparation services. Operating for over 40 years, it is one of the largest tax service providers in the United States.

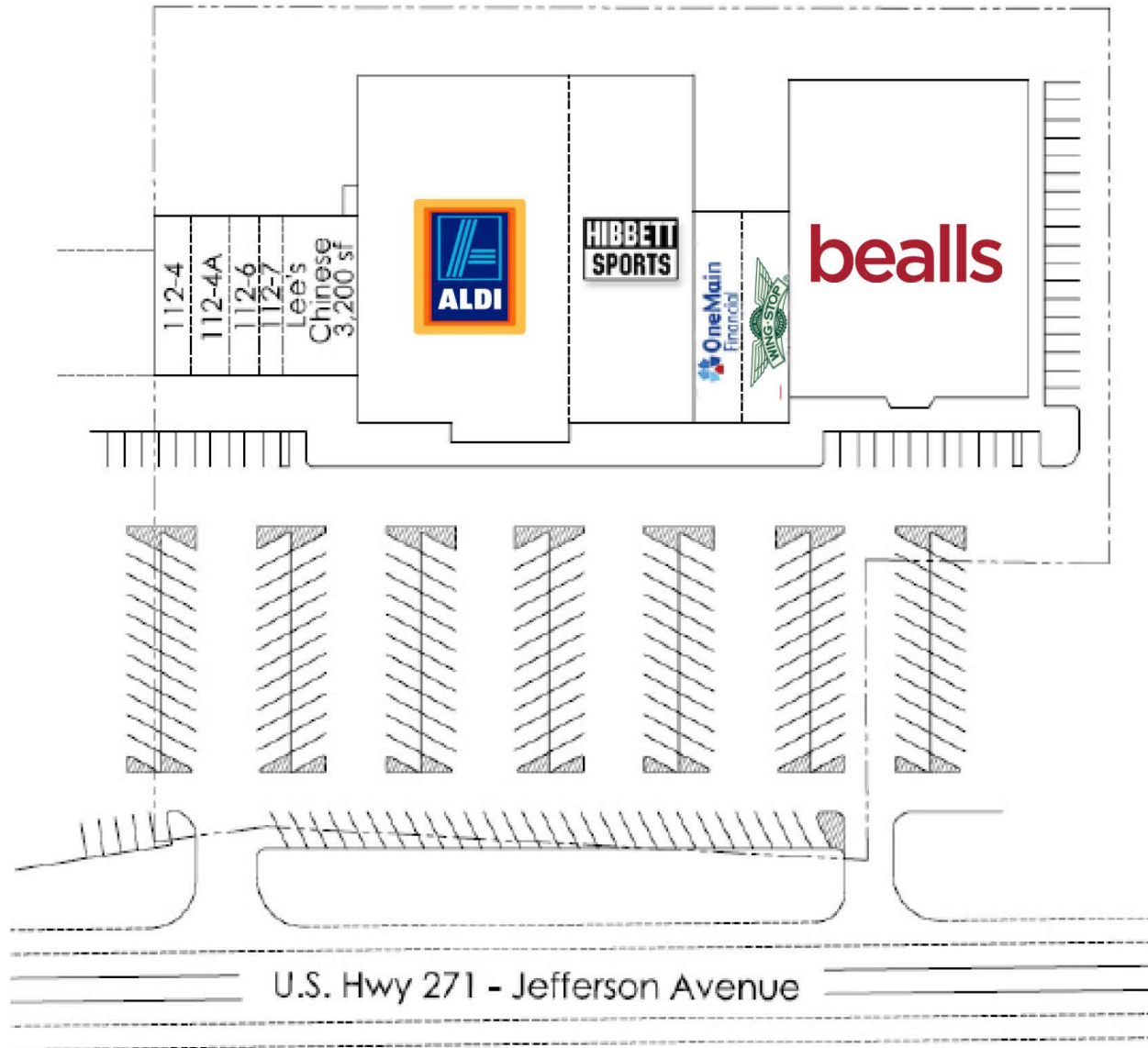


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SITE PLAN





AIRPORT PLAZA

2306 Jefferson Ave, Mount Pleasant, TX 75455





AIRPORT PLAZA

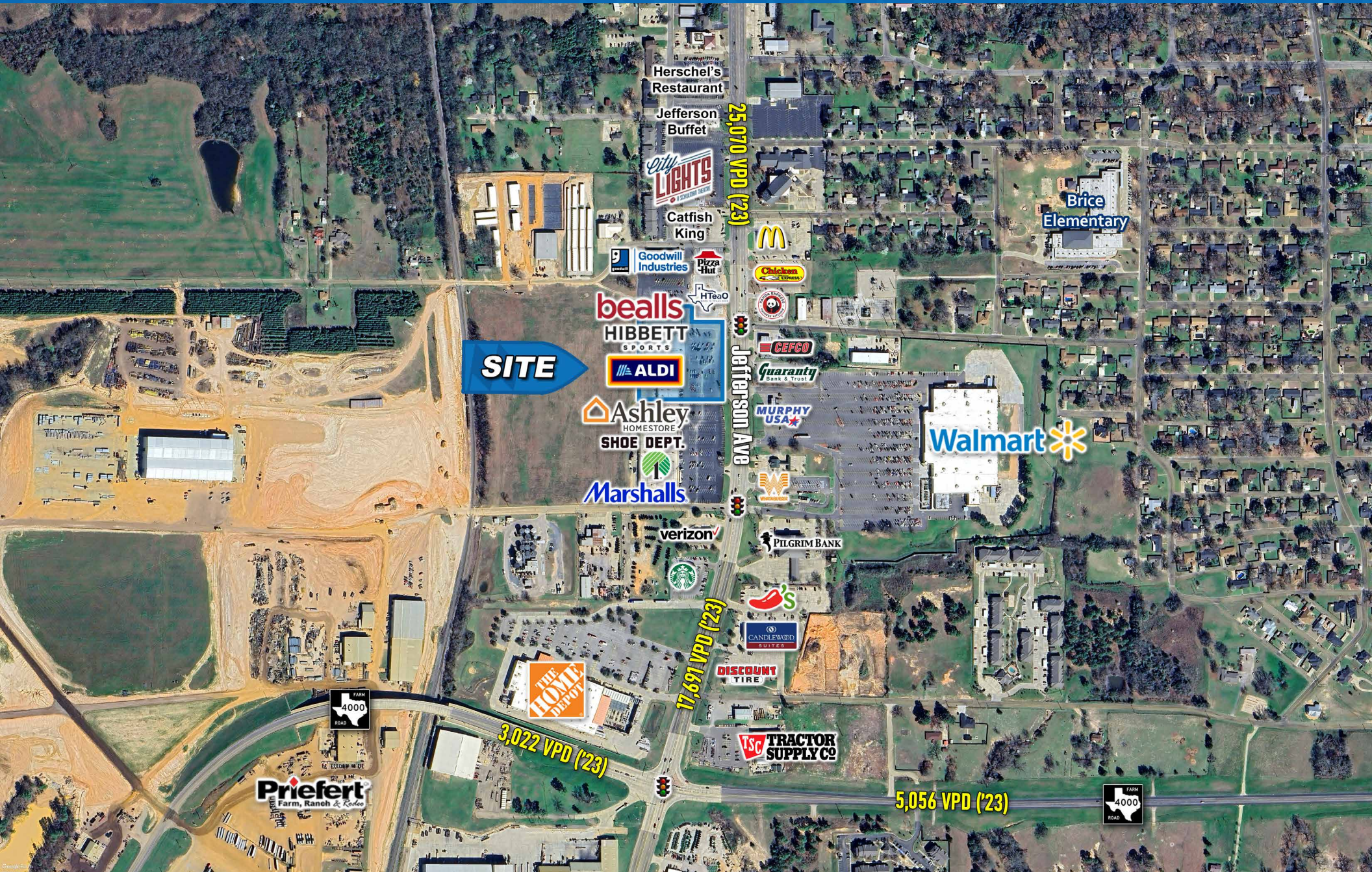
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AIRPORT PLAZA

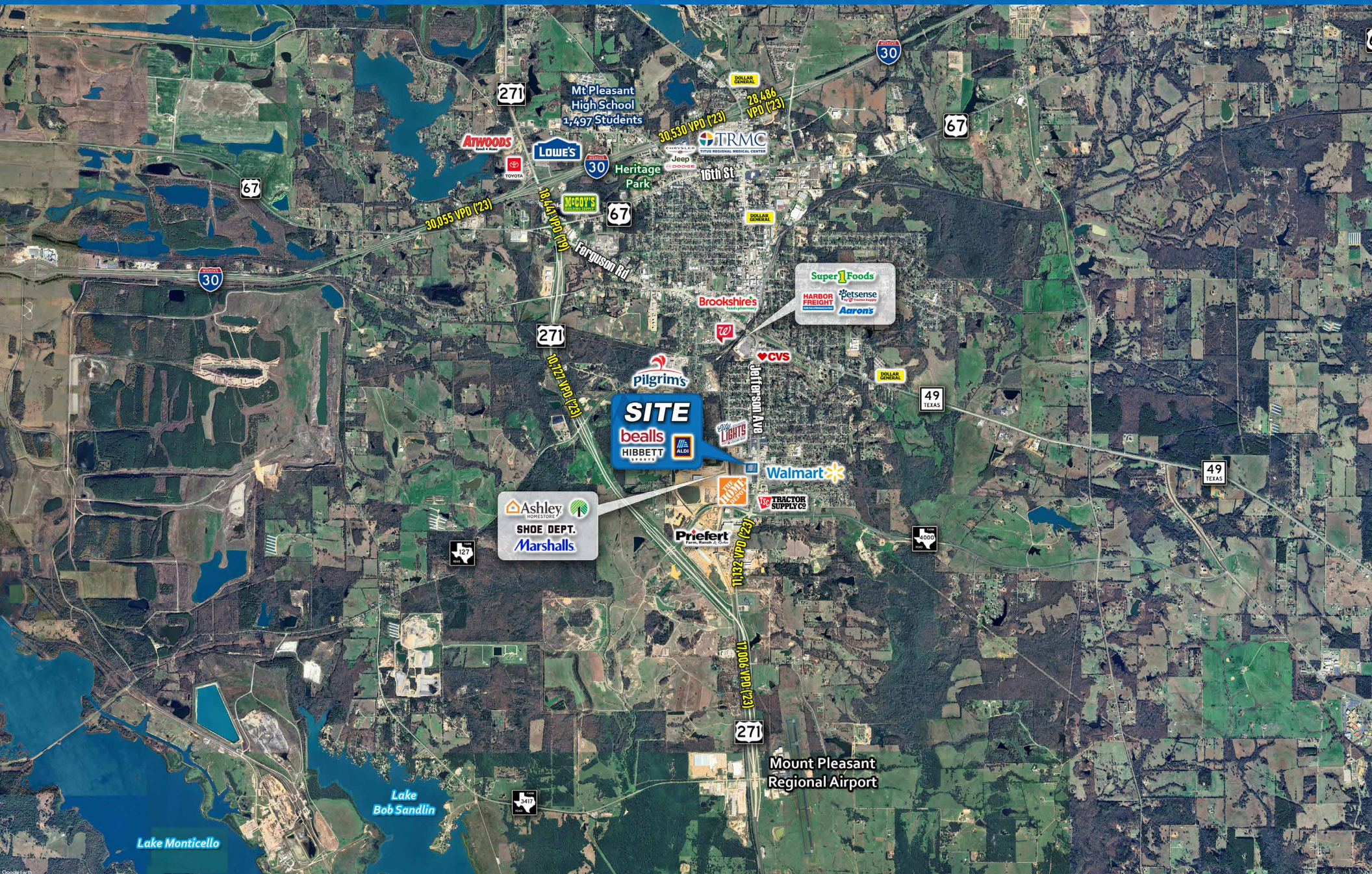
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MOUNT PLEASANT MARKET SUMMARY

Mount Pleasant, Texas offers a rich blend of opportunities for retailers considering expansion or relocation. With a population of approximately 16,200 in the city and about 32,000 in the broader county, it serves as the commercial hub for a five-county region and draws from a retail trade area of over 100,000 people. Its relatively low cost of living—housing rent around \$820 (compared to the US average of \$1,430)—means local residents have disposable income to spend in new retail ventures.

Mount Pleasant's strategic location along Interstate 30 and State Highway 271 ensures high visibility and accessibility for both locals and travelers. This positioning not only supports walk-in traffic but also captures business from commuters and tourists passing through the Northeast Texas region, which is just an hour from Dallas.

Additionally, Mount Pleasant's historic downtown—designated a Texas Main Street City since 1993 and a Nationally Recognized program since 2010—offers a charming retail environment supported by façade grants, vendor events, and strong local engagement. The Main Street Program fosters economic vitality, design, promotions, and partnerships to revitalize the 42-block core, benefiting new and existing retail tenants.

The Mount Pleasant Economic Development Corporation (MPEDC) actively supports retailers through resources like incentives, site selection assistance, retail analysis, and workforce training links. Combined with the city's entrepreneurial spirit—evident in its manufacturing, agriculture, and transport sectors—Mount Pleasant offers a welcoming and supportive environment for retail investment in a growing micropolitan center.

In addition, the city also offers outdoor activities within the 10 city parks, including the new 150-acre Mount Pleasant Sports Complex. Within minutes of the city is acclaimed Lake Bob Sandlin State Park, a 9,000-acre lake and 639-acre state park that serves as a major tourist attraction for boating, hiking, camping, and fishing.

The city's combination of population, strategic location, cultural vitality, and economic investment makes it an excellent choice for restaurants and retailers looking to succeed in a thriving and supportive market.





MOUNT PLEASANT: INDUSTRIAL & COMMERCIAL

MOUNT PLEASANT BUSINESS PARK

Mount Pleasant Business Park, a new development of 200-acre business park is located along Interstate 30 and will feature over 500,000 square feet of new construction office and industrial.



CYPRESS INDUSTRIAL PARK

In addition, the town is developing Cypress Industrial Park that will spread across 50-acres and feature over 100,000 square feet of industrial and will host major national employers like Frito Lay Distribution, G-Morr International, Newly Weds Foods and Diamond C Trailer Manufacturing.





MOUNT PLEASANT: MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES	INDUSTRY
Pilgrim's Pride	3,142	Poultry Processing
Priefert Manufacturing, Inc.	942	Farm & Ranch Equipment
Mount Pleasant ISD	919	Education
Titus Regional Medical Center	640	Healthcare
Big Tex Trailer Manufacturing, Inc.	520	Trailer Manufacturing
Diamond C Trailers	342	Trailer Manufacturing
Newly Weds Foods, Inc.	309	Manufacturing
Walmart	246	Retail
City of Mount Pleasant	173	Government
American Electric Power	150	Energy
Guaranty Bank & Trust	139	Retail
Titus County	137	Government
Chapel Hill ISD	127	Education
Texas Bragg Enterprises	98	Manufacturing
Best Fender Products	78	Manufacturing
Performance Trailers	72	Manufacturing
Marmon Industrial Energy & Infrastructure	54	Industrial
IMFAB	54	Manufacturing



MOUNT PLEASANT: HISTORIC HOUSING NUMBERS & VALUATION

YEAR	TOTAL VALUATION - SF HOUSING	TOTAL # UNITS	ANNUAL % CHANGE IN # OF UNITS	AVERAGE VALUE PER HOME
2024	\$879,401,297	4,522	3.11%	\$137,570
2023	\$830,296,324	4,508	1.05%	\$123,711
2022	\$639,979,337	4,461	0.49%	\$115,601
2021	\$512,517,002	4,439	0.83%	\$105,472
2020	\$471,002,028	4,402	0.50%	\$99,932
2019	\$444,467,805	4,380	0.59%	\$93,800
2018	\$411,576,891	4,354	0.18%	\$89,633
2017	\$356,896,223	4,346	1.35%	\$84,021
2016	\$371,674,689	4,287	0.58%	\$86,195
2015	\$352,207,526	4,287	0.70%	\$82,157

Source: Titus County Appraisal District, February 2025



CHRISTUS HEALTH BREAKS GROUND

CHRISTUS HEALTH BREAKS GROUND IN MOUNT PLEASANT, TEXAS

The new \$33 million site will be a single story building with more than 30,000 square feet, freestanding emergency department, 12 provider medical offices, diagnostic imaging and testing, a lab and a physical and occupational therapy center. CHRISTUS also retains land on its campus for any future expansion projects. The goal for completion is May/June 2026. Expected employment is 50 new medical and office jobs.

Welcome to Mount Pleasant, Texas!





MPEDC WELCOMES ALUMINZ CORPORATION



ALUMINZ ANNOUNCES AMERICA'S FIRST ZERO-LANDFILL ALUMINUM PRODUCTION FACILITY

Highlights:

- In partnership with Mount Pleasant City Council and the Mount Pleasant Economic Development Corporation (MPEDC), Aluminz has secured a 155-acre site and signed a 30-year lease to develop a state-of-the-art facility.
- The company will create 130+ manufacturing jobs in Titus County, Texas.
- 1V1sion Capital serves as financial partner and advisor to Aluminz

Aluminz Corporation, a new entrant in sustainable aluminum processing, announced a major milestone in its mission to redefine aluminum recovery in North America. With unanimous support from the Mount Pleasant City Council and the Mount Pleasant Economic Development Corporation (MPEDC), the company has secured a 155-acre site and signed a 30-year lease and performance agreement to develop the nation's first zero-landfill aluminum tolling facility. Aluminz is a portfolio company of 1V1sion Capital, a New York City based private investment firm.

Why It Matters:

- **Critical Metal:** Aluminum underpins the aerospace, automotive, electronics, consumer and renewable-energy sectors—yet the U.S. imports a substantial amount of the raw material. Aluminz adds a homegrown, ultra-low-carbon supply.
- **Economic Impact:** 130+ full-time, above-market-wage careers in operations, maintenance and administration; 75+ construction positions; partnerships with local technical colleges for workforce development.
- **Environmental Leadership:** True zero-landfill processing, a 7.5 MW solar array, and best-in-class emissions controls reduce greenhouse gas footprint by over 90% vs. other secondary aluminum producers.

(Continued on Next Page)



MPEDC WELCOMES ALUMINZ CORPORATION (CONT.)

Additional Project Highlights:

- Substantial investment in state-of-the-art aluminum recovery technology.
- 140,000 MT/year conversion capacity.
- Zero-landfill model enabled by advanced technology, averting ~60,000 MT a year of material from landfill.
- Direct rail access to Union Pacific (UNP) and Canadian Pacific Kansas City (CPKC) lines via NETEX Rail and proximity to Interstate I-30. greenhouse gas footprint by over 90% vs. other secondary aluminum producers.

About Aluminz:

Aluminz is North America's first zero-landfill aluminum recovery company. Through its tolling model, Aluminz enables producers to convert dross and scrap into high-grade secondary aluminum while drastically reducing carbon emissions. Headquartered in Texas, Aluminz is creating scalable, circular solutions for the global aluminum industry.

About 1V1sion Capital:

1V1sion Capital is a New York City based investment and investment banking firm focused on generating transformative growth for its portfolio companies and partners. Learn more at www.1v1sion.com.

Source: Mount Pleasant EDC Website





NXG TRUCK BODIES GRAND OPENING

NXG TRUCK BODIES CUT RIBBON

EDC board members and staff had the pleasure of attending the grand opening of NXG Truck Bodies' new, 120,000-square-foot facility located at 2305 County Road 3210 in Mount Pleasant, Texas.

Built on decades of industry experience and shaped by the voice of the customer, NXG Truck Bodies is setting a bold new standard in truck body manufacturing. NXG Truck Bodies is raising the bar with a relentless commitment to innovation, craftsmanship, and customer-driven solutions.

The grand opening event offered an exciting look inside the facility, with opportunities to meet the NXG team, learn more about their vision, and witness firsthand the advanced capabilities that will drive their future growth. It was an inspiring reminder of the economic momentum building in our region.

We're proud to welcome NXG Truck Bodies to Mount Pleasant and look forward to the opportunities and jobs their presence will bring to our community. Congratulations to the NXG Truck Bodies & team on this major milestone!

Source: Mount Pleasant EDC Website





LOCAL BOUNTI INDOOR FACILITY TOUR



LOCAL BOUNTI®

Local Bounti believes LOCAL is the best kind of business and we do too!

[Here's a peek](#) inside their facility AND all grown right here in Mount Pleasant, Texas- where innovation meets sustainability!

Check out these exclusive images and see firsthand how Local Bounti is growing the future of farming right here in our community.

[Visit Local Bounti Website](#)



CHICK-FIL-A BREAKS GROUND

CHICK-FIL-A BREAKS GROUND IN MOUNT PLEASANT, TEXAS

The MPEDC, Mount Pleasant Texas Chamber of Commerce, & City of Mount Pleasant, Texas – Government all thought creatively, worked hard, & sacrificed to maximize the highest & best use of real estate at a key city intersection, the NE corner of Jefferson Ave & US Hwy 67. MPEDC appreciates & values everyone's participation & effort on this project. Teamwork makes the dream work!

Executive Director, Nathan Tafoya, was privileged to interview Chick-fil-A's Mt. Pleasant franchise owner, Chuck Howard, on-site. Listen to the video below to learn more about the grand opening, restaurant layout, job opportunities, and more.



Source: Mount Pleasant EDC Website





DEMOGRAPHIC STATISTICS - 30 MILE RADIUS OF THE PROPERTY

Summary	Census 2020	2025	2030
Total Population	112,538	114,109	116,095
Total Households	42,860	44,456	45,933
Family Households	29,993	30,250	31,067
Average Household Size	2.59	2.53	2.49
Owner Occupied Housing Units	31,323	32,906	34,745
Renter Occupied Housing Units	11,537	11,550	11,188
Median Age	41.2	41.7	42.4


Trends 2025 - 2030	Area	State	National
Population	0.3%	1.1%	0.4%
Households	0.7%	1.4%	0.6%
Family Population	0.5%	1.3%	0.5%
Owner Occupied Housing Units	1.1%	1.8%	0.0%
Median Household Income	1.7%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	6,522	5.8%	6,481	5.7%	6,522	5.6%
5-9	7,238	6.4%	6,854	6.0%	6,576	5.7%
10-14	8,452	7.5%	7,222	6.3%	6,964	6.0%
15-19	7,770	6.9%	7,763	6.8%	6,743	5.8%
20-24	6,025	5.3%	6,704	5.9%	6,753	5.8%
25-29	5,988	5.3%	6,572	5.8%	7,385	6.4%
30-34	6,244	5.5%	6,542	5.7%	6,838	5.9%
35-39	6,515	5.8%	6,596	5.8%	6,907	6.0%
40-44	6,510	5.8%	6,803	6.0%	6,892	5.9%
45-49	6,608	5.9%	6,787	6.0%	7,115	6.1%
50-54	6,883	6.1%	6,867	6.0%	6,965	6.0%
55-59	7,741	6.9%	6,926	6.1%	6,894	5.9%
60-64	7,821	7.0%	7,584	6.7%	6,942	6.0%
65-69	7,062	6.3%	7,577	6.6%	7,513	6.5%
70-74	6,060	5.4%	6,290	5.5%	6,929	6.0%
75-79	4,190	3.7%	5,041	4.4%	5,422	4.7%
80-84	2,723	2.4%	3,151	2.8%	3,899	3.4%
Age 85+	2,185	1.9%	2,348	2.1%	2,836	2.4%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	2,460	5.5%	2,342	5.1%
\$10,000-14,999	2,390	5.4%	2,197	4.8%
\$15,000-19,999	1,636	3.7%	1,430	3.1%
\$20,000-24,999	2,113	4.8%	1,924	4.2%
\$25,000-29,999	1,982	4.5%	1,782	3.9%
\$30,000-34,999	2,184	4.9%	2,033	4.4%
\$35,000-39,999	1,952	4.4%	1,864	4.1%
\$40,000-44,999	2,063	4.6%	2,041	4.4%
\$45,000-49,999	1,899	4.3%	1,902	4.1%
\$50,000-59,999	3,541	8.0%	3,484	7.6%
\$60,000-74,999	4,808	10.8%	4,902	10.7%
\$75000-99999	5,672	12.8%	6,056	13.2%
\$100,000-124,999	3,958	8.9%	4,448	9.7%
\$125,000-149,999	2,661	6.0%	3,254	7.1%
\$150000-199999	2,835	6.4%	3,456	7.5%
\$200,000-249,999	881	2.0%	1,127	2.5%
\$250,000-299,999	393	0.9%	502	1.1%
\$300,000-399,999	362	0.8%	409	0.9%
\$400,000-499,999	303	0.7%	355	0.8%
\$500,000+	364	0.8%	426	0.9%

Median Household Income	\$60,021	-	\$65,245	-
Average Household Income	\$80,397	-	\$87,170	-
Per Capita Income	\$31,374	-	\$34,543	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	76,515	68.0%	76,359	66.9%	75,550	65.1%
Black Alone	10,865	9.7%	10,781	9.4%	11,033	9.5%
American Indian	1,023	0.9%	1,073	0.9%	1,095	0.9%
Asian Alone	773	0.7%	943	0.8%	1,041	0.9%
Pacific Islander	42	0.0%	55	0.1%	60	0.1%
Some Other Race	11,770	10.5%	12,575	11.0%	13,997	12.1%
Two or More Races	11,550	10.3%	12,323	10.8%	13,318	11.5%
Hispanic (Any Race)	24,618	21.9%	26,970	23.6%	29,701	25.6%

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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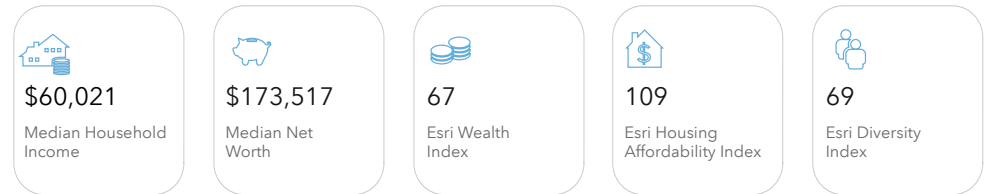


DEMOGRAPHIC STATISTICS - 30 MILE RADIUS OF THE PROPERTY

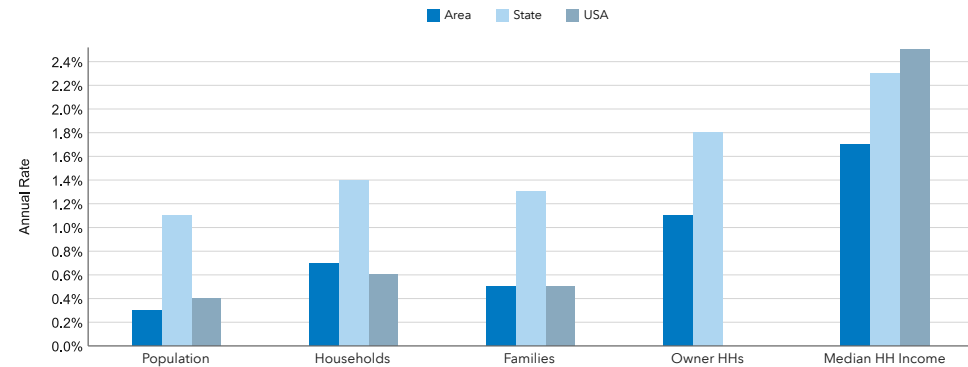
Key Indicators for 2025



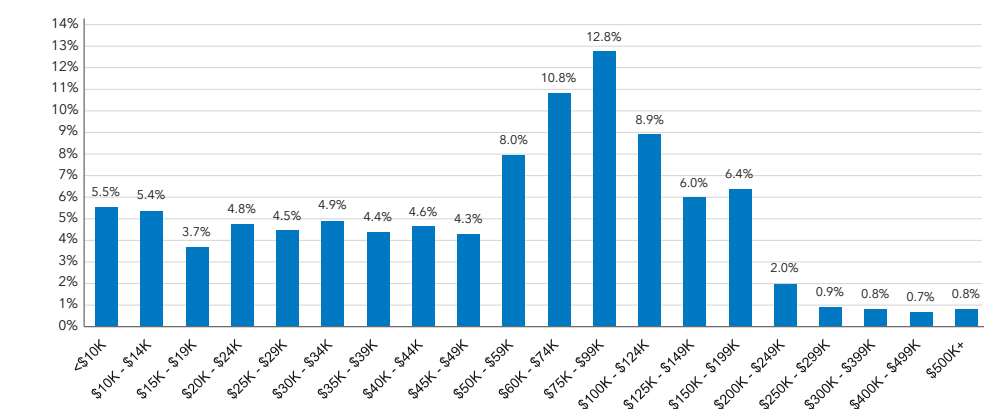
Key Indicators for 2025



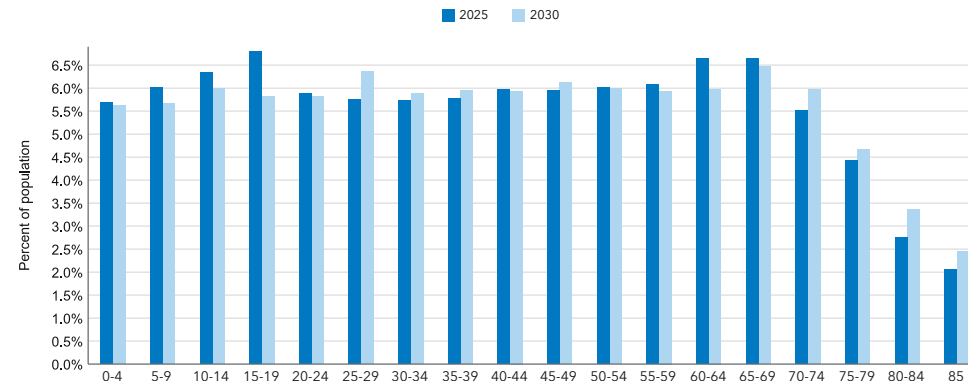
Trends: 2025 - 2030 Annual Rate



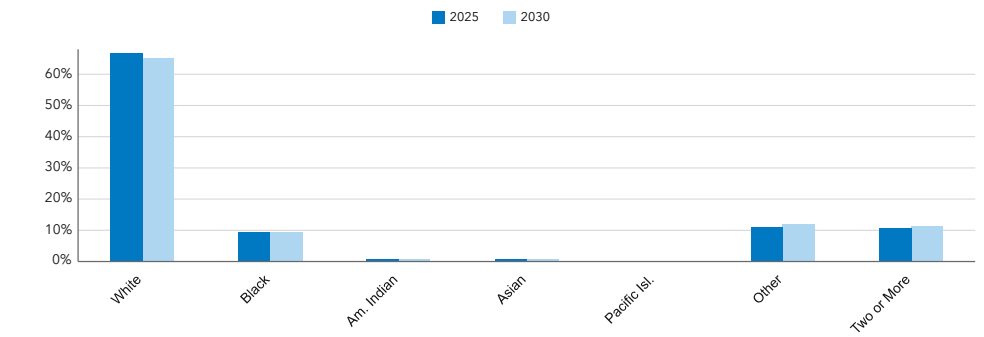
Households by Income for 2025



Population by Age



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MCP REALTY SERVICES, LLC and it should not be made available to any other person or entity without the written consent of MCP REALTY SERVICES, LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to MCP REALTY SERVICES, LLC.

This offering memorandum has been prepared to provide a summary, of unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MCP REALTY SERVICES, LLC has not made any investigation and makes no warranty or representation concerning the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, MCP REALTY SERVICES, LLC has not verified, and will not verify, any of the information contained herein, nor has MCP REALTY SERVICES, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT MCP REALTY SERVICES, LLC AGENT FOR MORE DETAILS.



COMMERCIAL DISCLAIMER

MCP REALTY SERVICES, LLC hereby advises all prospective purchasers of commercial property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, MCP REALTY SERVICES, LLC has not and will not verify any of this information, nor has MCP REALTY SERVICES, LLC conducted any investigation regarding these matters. MCP REALTY SERVICES, LLC makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a commercial property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. MCP REALTY SERVICES, LLC expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions, or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a commercial property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any commercial property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenants and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of the tenant's history and lease guarantees, the Buyer is responsible for conducting his/her investigation of all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any of the current tenants should default or abandon the property, and the lease terms that Buyer may be able to negotiate with any potential replacement tenants considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release MCP REALTY SERVICES, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.



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.

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.

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.

MCP Realty Services, LLC	9013268	will@merritt-capital.com	214-987-9808
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Merritt	622216	will@merritt-capital.com	214-987-9808
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

IABS 1-0



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