



NEIGHBORHOOD RETAIL INVESTMENT OPPORTUNITY

*2380 Firewheel Parkway
Garland, TX 75040*





EXPERT RESULTS, LOCAL SPIRIT

www.inroadsrealty.com

PROPERTY DESCRIPTION

Inroads Realty is excited to bring to market - Oak Park Village, a 17,273 SF neighborhood shopping center. The property is located on 1.98 acres with Firewheel Parkway frontage. Oak Park Village benefits from excellent visibility along one of Garland's high-traffic thoroughfares and easy access to President George Bush Turnpike. Just minutes from the center is Firewheel Towne Center, a major regional shopping destination, positioning the property to capture steady traffic from its' visitors, nearby schools, and residential neighborhoods surrounding the area.

Oak Park Village features a reliable mix of medical, wellness and service-oriented tenants that include Anytime Fitness, Centrum Health, Rooms For Change, and Parkway Dental Care. This mix of tenants provides every day care and services for the Garland, Rowlett and Sachse markets ensuring consistent foot traffic and reliable income.



INVESTMENT HIGHLIGHTS



17,273 SF on 1.98 AC, along a major thoroughfare connecting Garland & Rowlett



Reliable mix of medical, wellness & service-oriented tenants providing consistent traffic & income



Located on high-traffic Firewheel Parkway with over 35,000 VPD



Excellent location to capture Northeast Garland, Rowlett, and Sachse markets.

SITE PLAN



FIREWHEEL PARKWAY

Naaman Forest
High School

AREA OVERVIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	10,553	87,662	259,746
Daytime Population	905	21,567	54,158
2010 Census	11,541	89,676	260,929
2029 Projection	10,315	86,886	265,030
Average Age	37.3	37.7	37.5
HOUSEHOLDS			
Total Households	3,495	28,160	85,229
Average Household Income	\$97,275	\$100,960	\$105,078
Median Household Income	\$74,861	\$81,191	\$82,887
Median Home Value	\$239,129	\$245,484	\$264,235
Owner Occupied	2,418	20,737	60,075
Renter Occupied	989	7,085	26,781

FINANCIAL OVERVIEW



PRICE

\$5,424,000



CAP

6.5%

OVERVIEW

Year Built	2007
Lot Size	1.98 AC
Gross Square Feet	17,273 SF
Scheduled Gross Income	\$490,777
Total Operating Expenses	\$138,209
Net Operating Income	\$352,568

TOTAL EXPENSES

Property Taxes	\$64,476
Insurance	\$14,073
Common Area Maintenance	\$27,720
Management Fee	\$13,500
Utilities	\$15,605
Repairs/Dues	\$2,835
Total Operating Expenses	\$138,209

RENT ROLL

SUITE	SF	TENANT	LEASE FROM	LEASE TO	RENT PSF	BASE RENT	NNN	TOTAL RENT PSF	GROSS RENT	OPTIONS
100	4,559	Centrum Health	11/1/21	12/31/26	\$22.00	\$100,298.00	\$7.25	\$29.25	\$133,350.75	4-5 year at market rate minimum 110%
700	1,195	Zar Wellness	1/1/20	11/30/25	\$24.00	\$28,680.00	\$7.25	\$31.25	\$37,343.75	1-5 year at market rate
800	2,232	Parkway Dental	12/1/11	11/30/27	\$22.00	\$49,104.00	\$7.25	\$29.25	\$65,286.00	Tenant has previously extended 5 year options - renewal at market rate
900	1,210	Rooms for Change	1/1/23	3/31/28	\$23.50	\$28,435.00	\$7.25	\$30.75	\$37,207.50	1-5 year at market rate minimum 110%
1100	2,880	Family Allergy	9/1/21	8/31/26	\$21.38	\$61,574.40	\$7.25	\$28.63	\$82,454.40	Tenant has previously extended 5 year options - renewal at market rate
1200	5,148	Anytime Fitness	1/1/22	2/28/27	\$19.00	\$97,812.00	\$7.25	\$26.25	\$135,135.00	1-5 year at marketing rate, minimum 110%
	49	Riser Room - Unrentable								
TOTAL	17,273					\$365,903.40			\$490,777.40	

TENANT PROFILE: ANYTIME FITNESS

Anytime Fitness is a leading fitness club with over 20 years of expertise in the industry offering 24/7 access, personalized fitness plans, and expert coaching to support members at every stage of their wellness journey. With more than 2,300 locations in the U.S.—over 10% of which are in Texas—and a global footprint of 5,200+ gyms across all seven continents, Anytime Fitness provides unmatched convenience and accessibility. The brand is committed to enriching the health, wealth, and well-being of its franchisees, members, and employees through purpose-driven wellness services and a supportive, community-based environment.



2,300 locations in the United States



Reported \$1.5B in annual revenue 2024



Positioned among the top global fitness chains by revenue



TENANT PROFILE: CENTRUM HEALTH

Centrum Health is a growing healthcare provider offering high-quality and affordable care through a wide range of services including primary care, telehealth, dental, mental health, and lab testing. With 43 locations, 22 in Texas, Centrum Health is committed to meeting patients needs, offering same-day appointments and a holistic approach to care that is tailored to each individual's unique needs and circumstances. Built on a foundation of strong doctor-patient relationships, Centrum Health focuses on delivering accessible and compassionate care to the communities it serves.



43 locations across the United States



Reported annual revenue of \$70.1M in 2024



Strong presence in Texas market



TENANT PROFILE: ROOMS FOR CHANGE

Rooms for Change is a trusted provider of therapy and counseling services, offering a compassionate space for growth through both in-person and online care. With five locations across North Texas, Rooms for Change delivers a wide range of mental health services, including talk therapy, Intensive Outpatient Programs (I.O.P), and many others. Guided by the philosophy that healing should empower independence, their mission is not to create lifelong clients, but to guide individuals through treatment so they can thrive on their own. Rooms for Change offers a holistic, purpose-driven approach to mental wellness.



5 locations across North Texas and growing



Wide range of flexible services to meet the needs of their customers



Therapy & Mental Health services are a strong and growing sector estimated to be over \$90B (2023)

TENANT PROFILE: PARKWAY DENTAL

Parkway Dental Care & Orthodontics is a trusted dental practice located in Garland, Texas. Led by Dr. Hooman Lohrasbi, the clinic offers a comprehensive range of services, including general dentistry, dental implants, and cosmetic treatments like teeth whitening and veneers. The practice emphasizes a minimally invasive approach to dentistry, ensuring patient comfort. The clinic boasts a 4.9-star rating from over 400 reviews, reflecting its dedication to quality care and patient satisfaction.



Highly rated dental service



Offers wide range of services for its' clients



TENANT PROFILE: FAMILY ALLERGY

Family Allergy Clinic is a well-established practice led by Dr. Richard A. Page, a board-certified allergist and pediatrician with over 30 years of experience. The clinic specializes in diagnosing and treating a wide range of allergy and asthma conditions for both adults and children, including nasal allergies, asthma, and sinus issues. Patients benefit from services such as allergy testing and immunotherapy, with convenient appointment scheduling and a streamlined check-in process for allergy injections.



Highly experienced doctor with an established practice



Over 50M Americans suffer from allergies, Dallas ranking 4th worst city for seasonal allergies (Houston Chronicle, 2025)



TENANT PROFILE: ZAR

ZAR Wellness is a veteran-owned and operated Texas-based wellness company specializing in premium hemp-derived products. With over 20 retail locations across Texas and a robust e-commerce platform, the company provides accessible CannaTherapy solutions tailored to address ailments such as pain, sleep issues, anxiety, and PTSD. ZAR Wellness is dedicated to serving veterans and the broader community to improve lives through natural, high-quality wellness products.



Over 20 locations across Texas



Hemp is estimated at \$5.5B in annual sales within Texas





BROKERS

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INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the

broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K