

CONFIDENTIAL PROPERTY EVALUATION

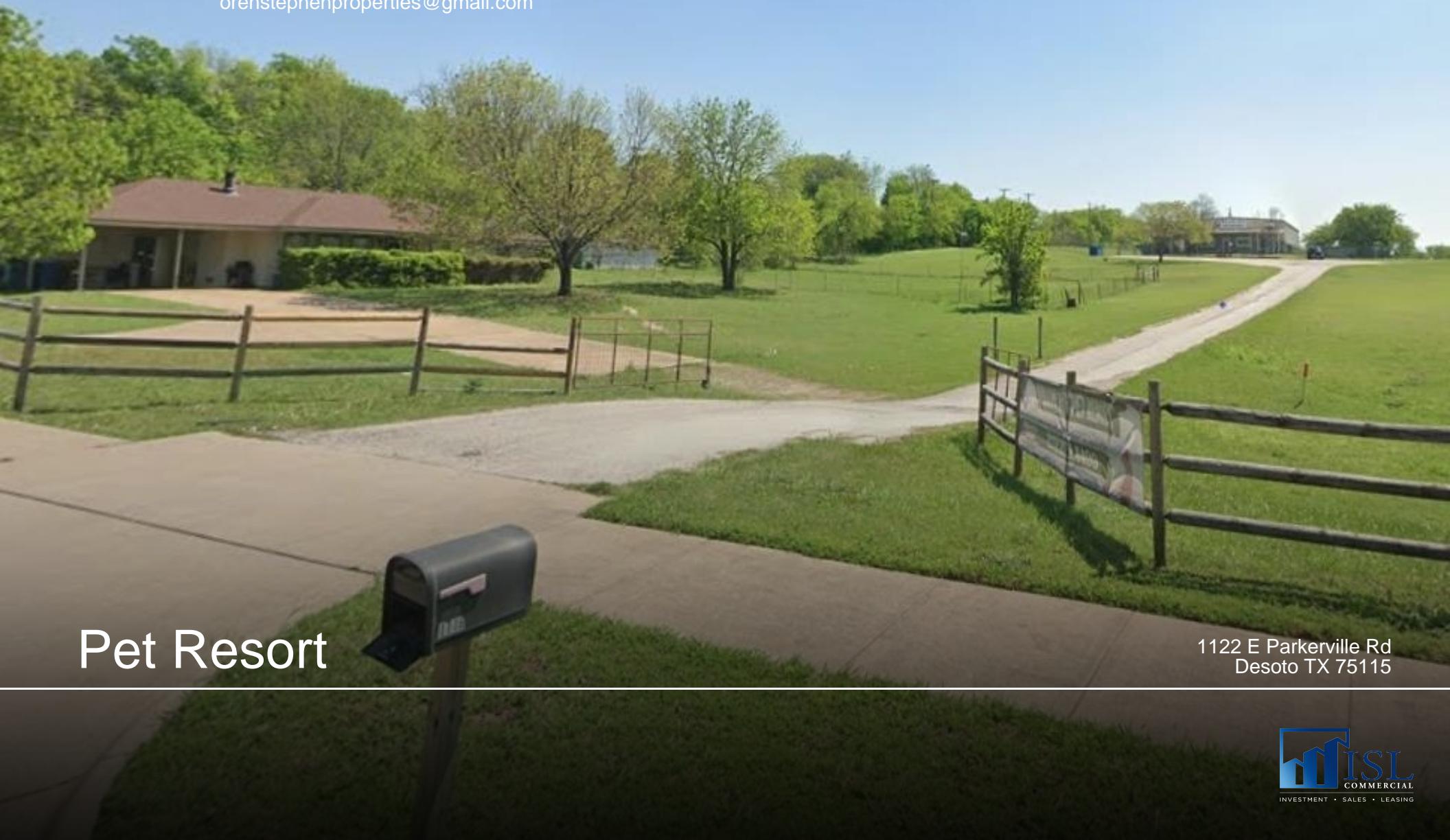
Prepared By: **Oren Stephen**

ISL Commercial

Principal

(407) 777-3133

orenstephenproperties@gmail.com



Pet Resort

1122 E Parkerville Rd
Desoto TX 75115

Pet Resort

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Aerial View Map

Traffic Counts

Drive Times (Heat Map)

05 Sale Comps

Sale Comps

Sale Comps Summary

Sale Comps Charts

Sale Comps Map

06 Demographics

General Demographics

Race Demographics

07 Company Profile

Advisor Profile

03 Property Description

Property Features

Property Images

04 On Market Comps

On Market Comps

On Market Comps Summary

On Market Comps Charts

On Market Comps Map

Exclusively Marketed by:

Oren Stephen

ISL Commercial

Principal

(407) 777-3133

orenstephenproperties@gmail.com



PET RESORT

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1122 E Parkerville Rd Desoto TX 75115
COUNTY	Dallas County
MARKET	Dallas
SUBMARKET	Desoto
NET RENTABLE AREA (SF)	6,984 SF
LAND ACRES	10.59
LAND SF	366,770 SF
YEAR BUILT	1982
APN	65112939010060000; 65112939010060100; 651129390100
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,400,000
PRICE PSF	\$200.46

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	6,906	65,864	149,044
2026 Median HH Income	\$89,748	\$85,256	\$84,982
2026 Average HH Income	\$113,139	\$103,574	\$105,237

Investment Summary: Real Estate + Operating Entity

- This offering presents a rare opportunity to acquire an established, revenue-generating pet services business, supported by real estate across three contiguous parcels totaling approximately 10.58 acres.

A separate Confidential Information Memorandum (CIM) detailing the operating business, financial performance, and management structure is being prepared and will be made available to qualified buyers upon execution of a Non-Disclosure Agreement (NDA).

Additionally there is a home located on the property connecting to E Parkerville Road.

- Business Overview (Primary Value Driver)

At the center of the assemblage is a purpose-built warehouse facility that houses a fully operational dog boarding, training, and care business. The business provides multiple diversified revenue streams, including:

- Overnight dog boarding
- Daycare services
- Professional grooming
- Dog training programs

The operation benefits from existing infrastructure, zoning compatibility, and a large land footprint, allowing for scalability, service expansion, or future redevelopment strategies. The business is currently operating on-site, making this a turnkey acquisition for an owner-operator, investor, or strategic buyer seeking entry or expansion within the pet services industry.

Summary

This investment is best suited for buyers seeking both cash-flowing operations and long-term real estate appreciation.

PET RESORT

02

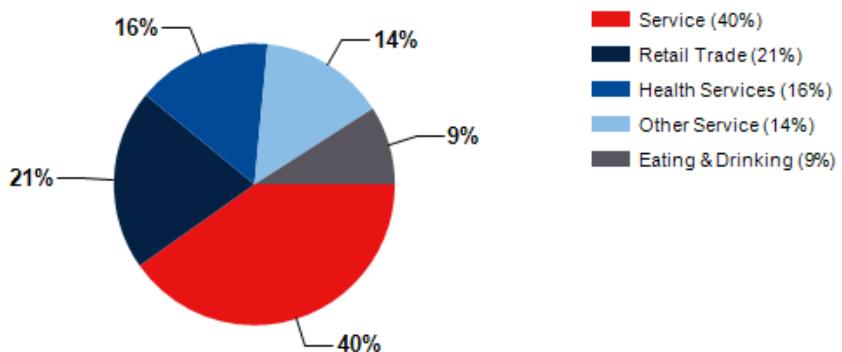
Location

- Location Summary
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

Location Summary:

- The subject property is located along E Parkerville Road in DeSoto, Texas, a corridor that is experiencing ongoing land assemblage and development activity.
- This concentration of available land positions the area for future commercial, light industrial, or service-oriented development, supporting both near-term operational use and long-term appreciation potential.
- The property also benefits from strong retail and employment anchors along the same roadway network, including a large Walmart distribution and retail presence within the trade area, reinforcing daily traffic counts and commercial viability. In addition Desoto ISD is located to the South of the property with a high surrounding residential demographic.

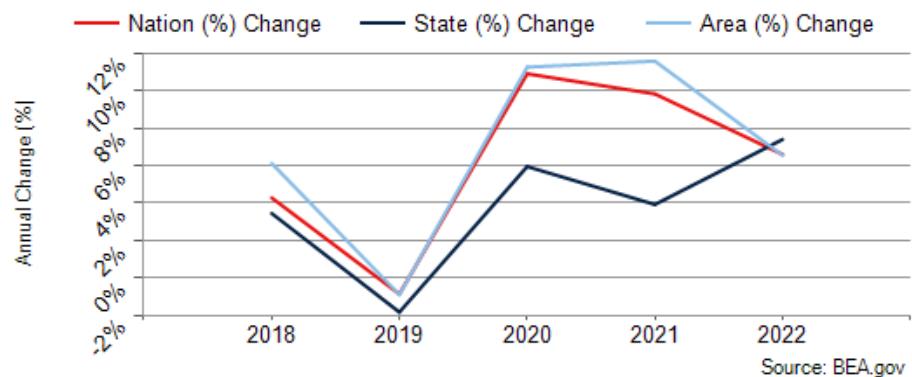
Major Industries by Employee Count

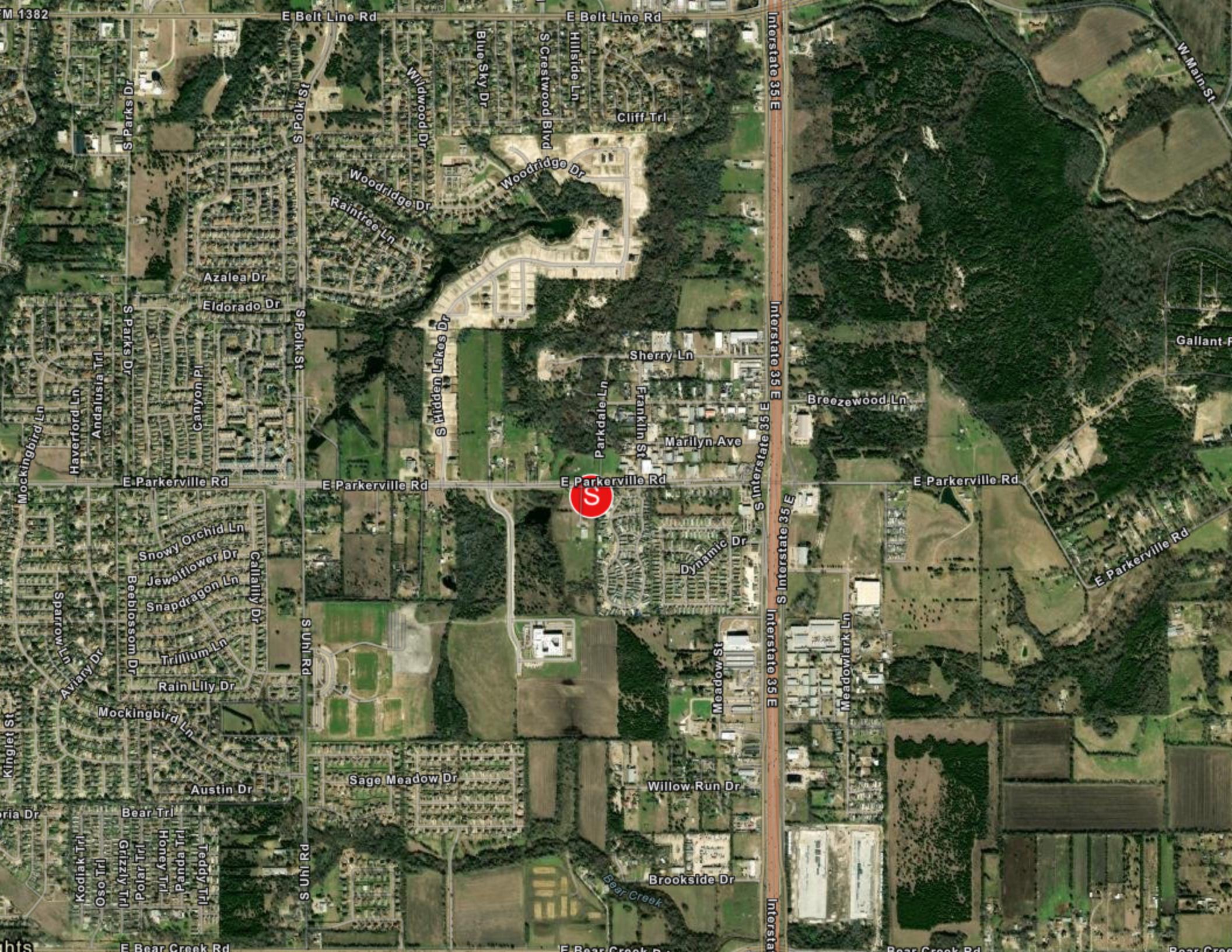


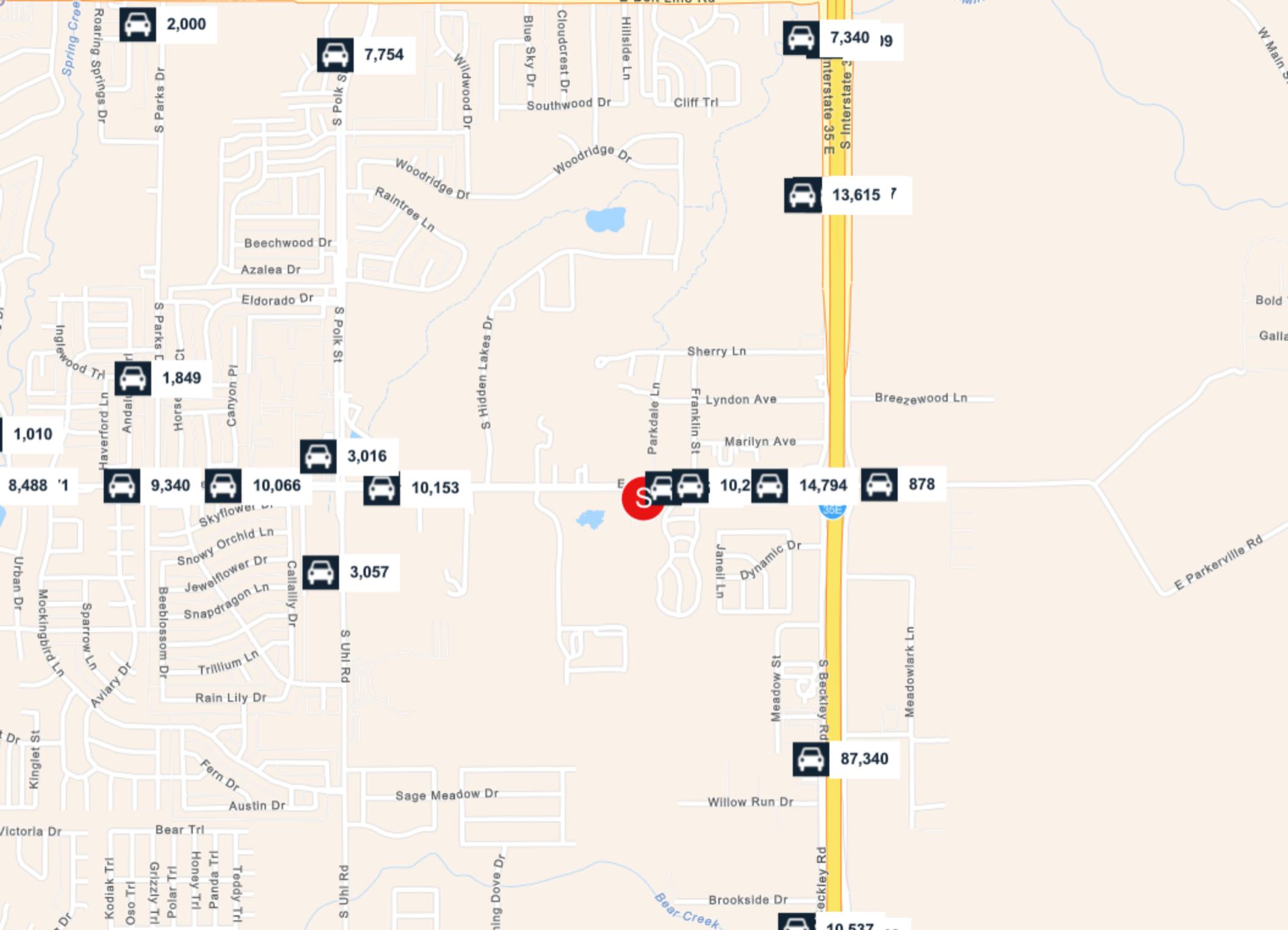
Largest Employers

DeSoto Independent School District	1,004
Kohl's e-Commerce	800
City of DeSoto	468
Solar Turbines	350
Williamsburg Village	350
GlasFloss Industries	300
Marten Transport	250
Wal Mart Distribution	250

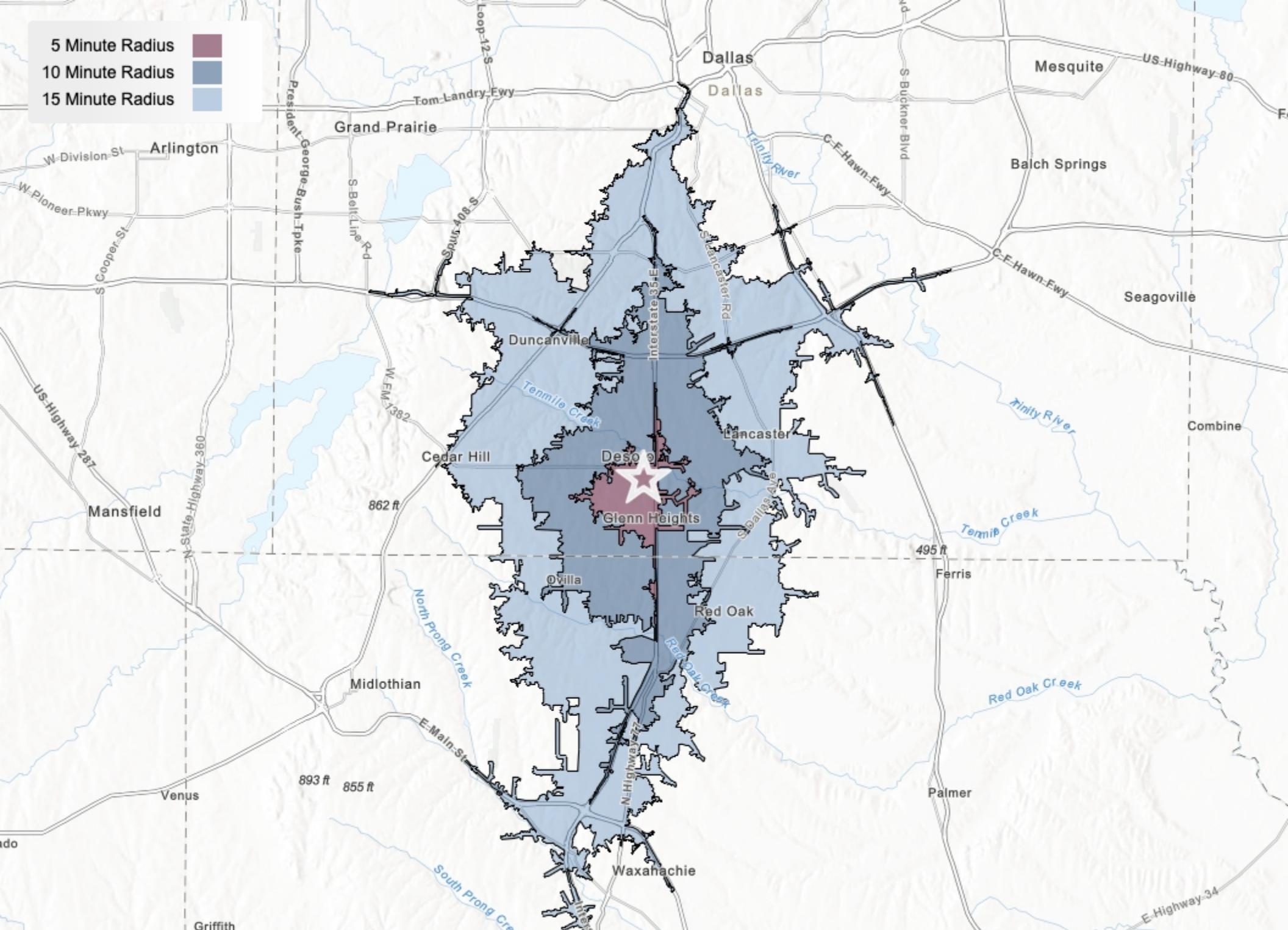
Dallas County GDP Trend







5 Minute Radius
10 Minute Radius
15 Minute Radius



PET RESORT

03 **Property Description**

[Property Features](#)
[Property Images](#)

PROPERTY FEATURES

NUMBER OF UNITS	2
NET RENTABLE AREA (SF)	6,984
LAND SF	366,770
LAND ACRES	10.59
YEAR BUILT	1982
# OF PARCELS	3
ZONING TYPE	Agricultural District
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	Rectangle
NUMBER OF PARKING SPACES	30
RAIL SPOTS / RAIL LINES	N/A
DOCK HIGH DOORS	No
GRADE LEVEL DOORS	No
FENCED YARD	Yes

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Good
LIGHTING	Good

CONSTRUCTION

FOUNDATION	Good
FRAMING	Metal
EXTERIOR	Brick
PARKING SURFACE	Great
ROOF	Metal
LANDSCAPING	Ideal

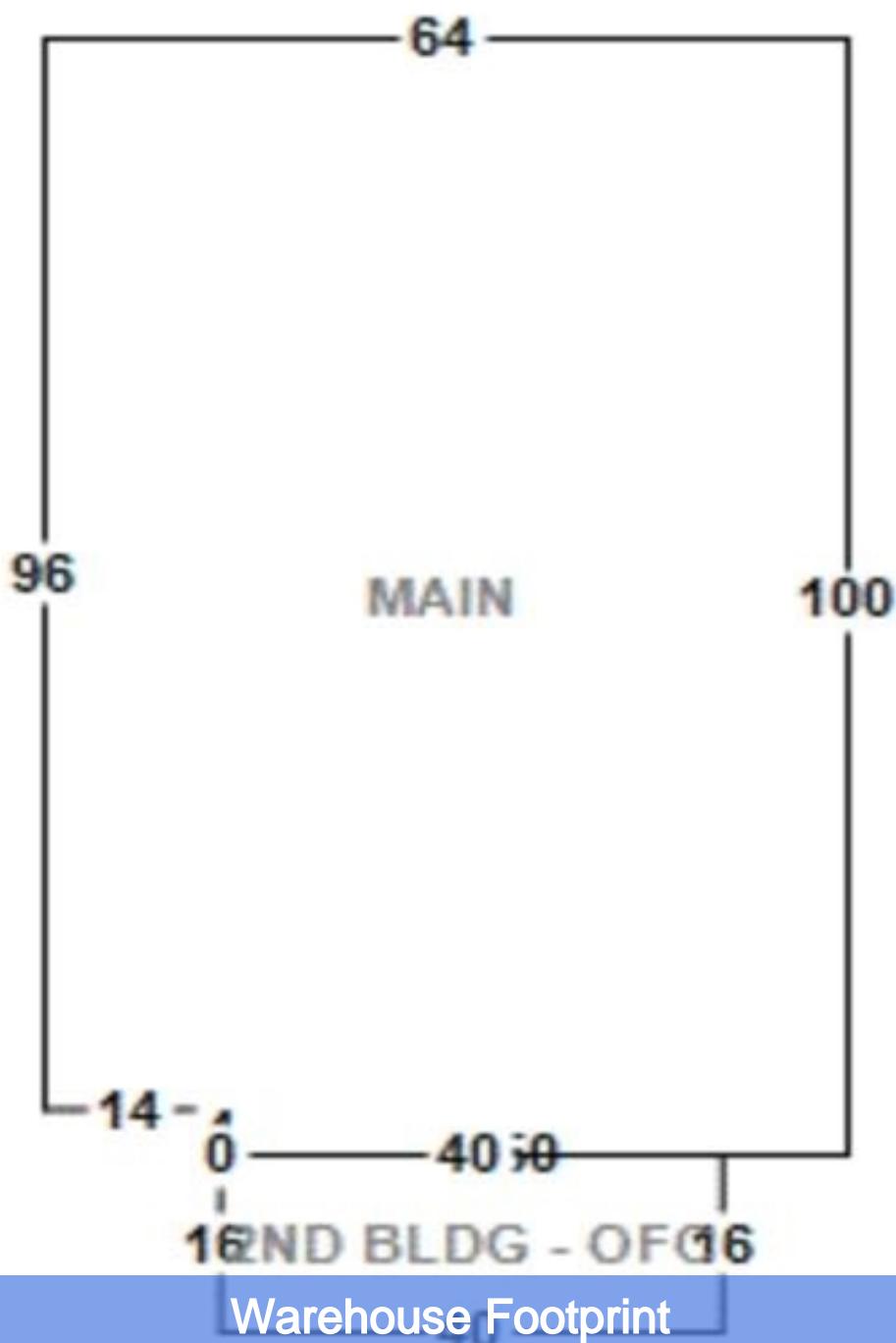
TENANT INFORMATION

MAJOR TENANT/S	Pet Storage and Training School
LEASE TYPE	NNN

NEIGHBORING PROPERTIES

NORTH	E Parkerville Rd
SOUTH	Katherine Johnson Academy
EAST	I 35 East
WEST	Hidden Lake Dr

Building Footprint (Current 2026)



PET RESORT

- 04 **On Market Comps**
 - On Market Comps
 - On Market Comps Summary
 - On Market Comps Charts
 - On Market Comps Map

1



BUILDING SF	5,000
LAND SF	30,492
LAND ACRES	.7
YEAR BUILT	1985
ASKING PRICE	\$795,000
PRICE PSF	\$159.00
LAND PSF	\$26.07
LEASE TYPE	NNN
DAYS ON MARKET	546
DISTANCE	18.3 miles

Bldg Price/SF

\$159 - \$163

LOW



HIGH

10426 C F Hawn Fwy, Dallas,
TX 75217

10426 C F Hawn Fwy,
Dallas, TX 75217

2



BUILDING SF	6,000
LAND SF	12,632
LAND ACRES	0.29
YEAR BUILT	2015
ASKING PRICE	\$975,000
PRICE PSF	\$162.50
LAND PSF	\$77.18
LEASE TYPE	NNN
DAYS ON MARKET	210
DISTANCE	12.5 miles

Bldg Price/SF

\$159 - \$163

LOW



HIGH

211 S Austin St, Hutchins, TX
75141

211 S Austin St,
Hutchins, TX 75141

S

BUILDING SF	6,984
LAND SF	366,770
LAND ACRES	10.59
YEAR BUILT	1982
ASKING PRICE	\$1,400,000
PRICE PSF	\$200.46
LAND PSF	\$3.82
LEASE TYPE	NNN

Bldg Price/SF**\$159 - \$163**

LOW

HIGH

Land Price/SF**\$26 - \$77**

LOW

HIGH

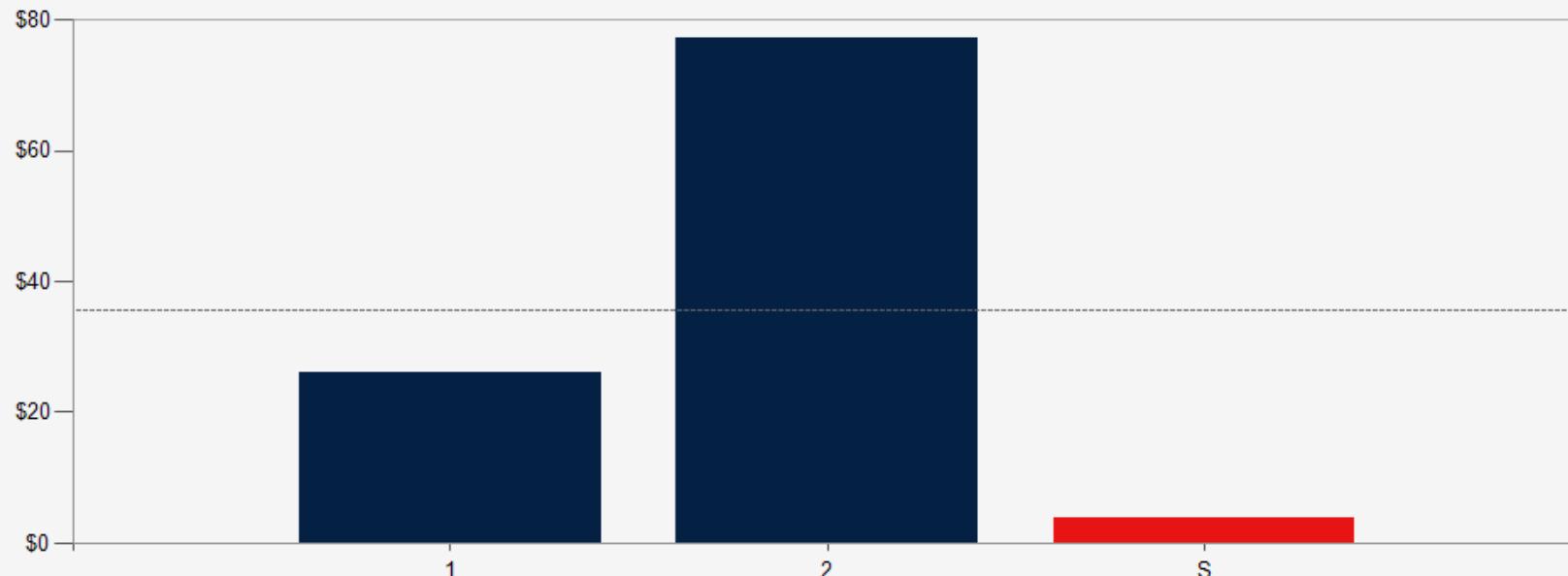
Pet Resort

1122 E Parkerville Rd
Desoto, TX 75115

	PROPERTY	BLDG SF	ASK PRICE	PSF	BUILT	DISTANCE (mi)
1	 10426 C F Hawn Fwy, Dallas, TX 75217	5,000	\$795,000	\$159.00	1985	18.30
2	 211 S Austin St, Hutchins, TX 75141	6,000	\$975,000	\$162.50	2015	12.50
AVERAGES		5,500	\$885,000	\$160.75		
S	 Pet Resort 1122 E Parkerville Rd Desoto, TX 75115	6,984	\$1,400,000	\$200.46	1982	

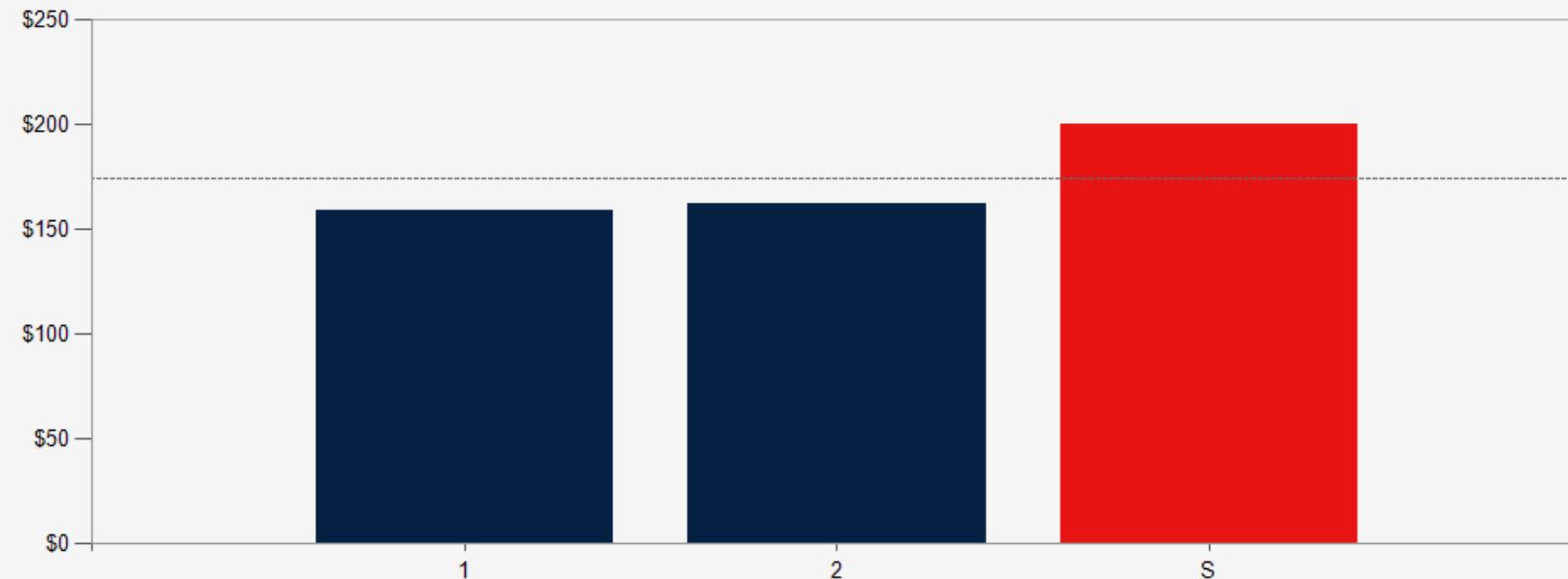
Land PSF

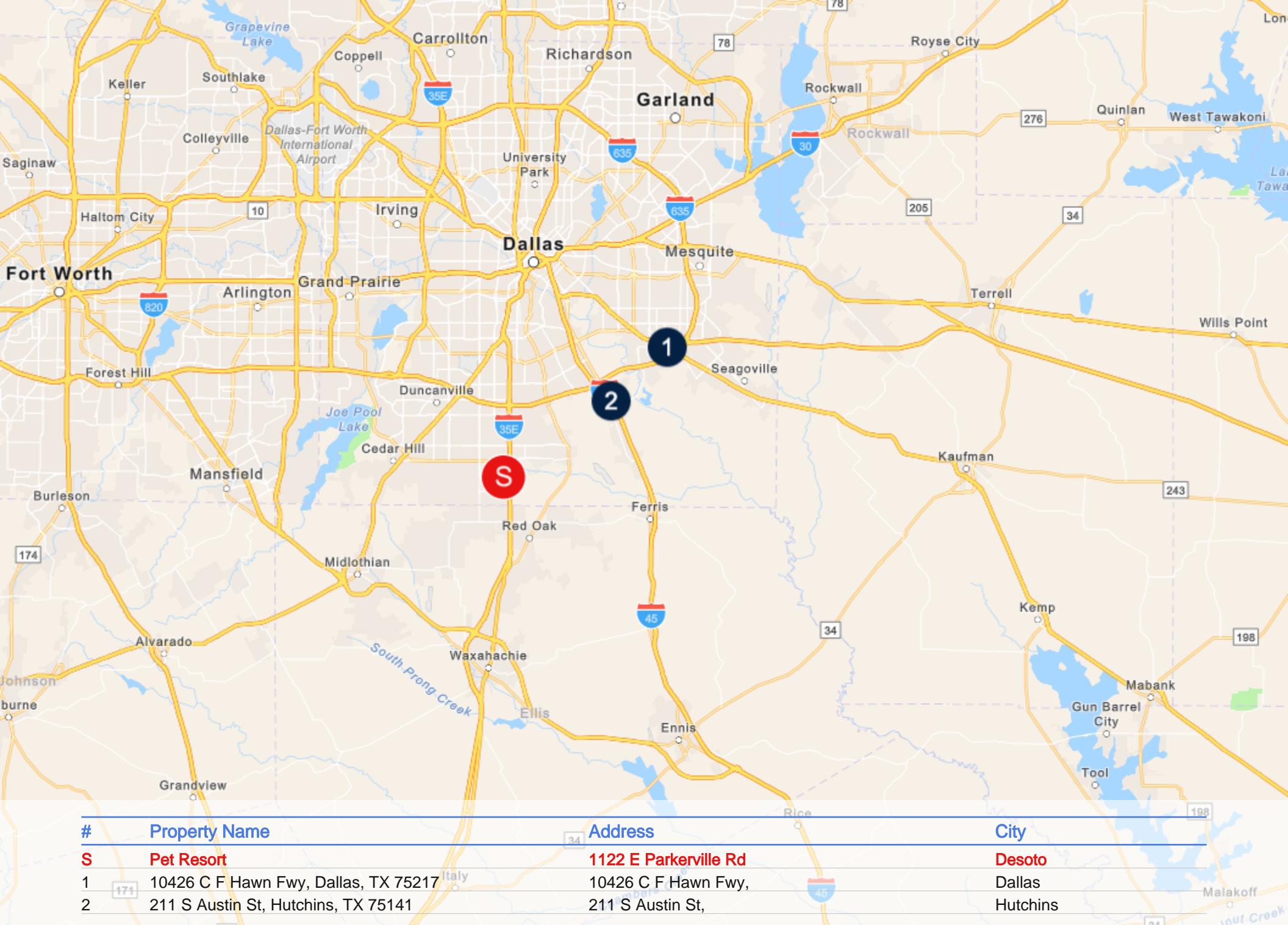
Average: \$35.69



Price/SF

Average: \$173.99





PET RESORT

05 Sale Comps

- Sale Comps
- Sale Comps Summary
- Sale Comps Charts
- Sale Comps Map

1



BUILDING SF	7,000
LAND SF	224,770
LAND ACRES	5.16
YEAR BUILT	2006
SALE PRICE	\$656,250
PRICE PSF	\$93.75
LAND PSF	\$2.92
LEASE TYPE	NNN
CLOSING DATE	10/31/2024
DISTANCE	18.8 miles

Bldg Price/SF

LOW



\$80 - \$255

HIGH

Land Price/SF

LOW



\$3 - \$46

HIGH

4309 S PeachTree Rd, Balch Springs, TX 75180

4309 S PeachTree Rd
Balch Springs, TX 75180

2



BUILDING SF	5,971
LAND SF	30,000
LAND ACRES	0.69
YEAR BUILT	2000
SALE PRICE	\$1,130,500
PRICE PSF	\$189.33
LAND PSF	\$37.68
LEASE TYPE	NNN
CLOSING DATE	2/1/2024
DISTANCE	16.0 miles

Bldg Price/SF

LOW



\$80 - \$255

HIGH

Land Price/SF

LOW



\$3 - \$46

HIGH

545 Jealouse Way, Cedar Hill, TX 75104

545 Jealouse Way
Cedar Hill, TX 75104

3



BUILDING SF	7,560
LAND SF	41,500
LAND ACRES	.95
YEAR BUILT	2017
SALE PRICE	\$1,928,500
PRICE PSF	\$255.09
LAND PSF	\$46.47
LEASE TYPE	NNN
CLOSING DATE	3/28/2024
DISTANCE	11.4 miles

Bldg Price/SF

LOW

\$80 - \$255

HIGH

Land Price/SF

LOW

\$3 - \$46

HIGH

4843 Sunnyvale St, Dallas, TX 75216

4843 Sunnyvale St
Dallas, TX 75216

4



BUILDING SF	5,000
LAND SF	43,560
LAND ACRES	1
YEAR BUILT	2000
SALE PRICE	\$399,000
PRICE PSF	\$79.80
LAND PSF	\$9.16
LEASE TYPE	NNN
CLOSING DATE	3/8/2024
DISTANCE	7.7 miles

Bldg Price/SF

LOW

\$80 - \$255

HIGH

Land Price/SF

LOW

\$3 - \$46

HIGH

115 Industrial St, Lancaster, TX 75134

115 Industrial St,
Lancaster, TX 75134

S

BUILDING SF	6,984
LAND SF	366,770
LAND ACRES	10.59
YEAR BUILT	1982
ASKING PRICE	\$1,400,000
PRICE PSF	\$200.46
LAND PSF	\$3.82
LEASE TYPE	NNN

Bldg Price/SF**\$80 - \$255**

LOW



HIGH

Land Price/SF**\$3 - \$46**

LOW



HIGH

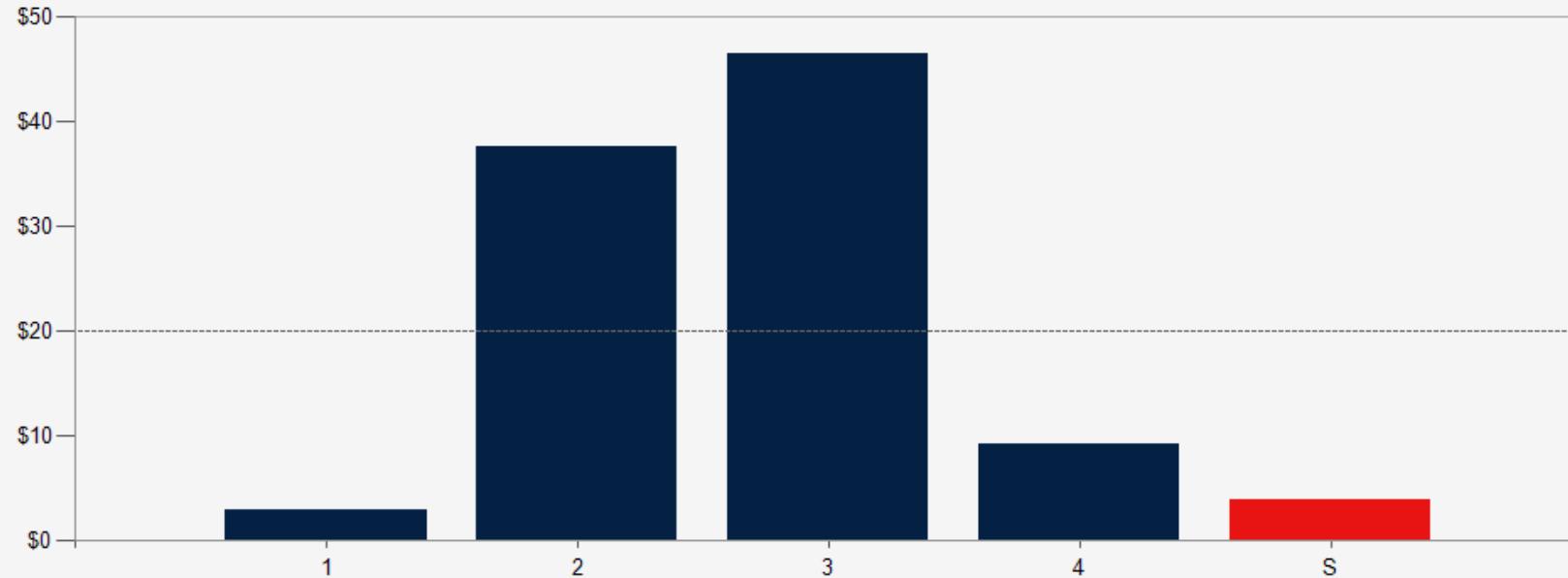
Pet Resort

1122 E Parkerville Rd
Desoto, TX 75115

	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1	 4309 S PeachTree Rd, Balch Springs, TX 75180 4309 S PeachTree Rd Balch Springs, TX 75180	7,000	\$656,250	\$93.75	2006	10/31/2024	18.80
2	 545 Jealouse Way, Cedar Hill, TX 75104 545 Jealouse Way Cedar Hill, TX 75104	5,971	\$1,130,500	\$189.33	2000	2/1/2024	16.00
3	 4843 Sunnyvale St, Dallas, TX 75216 4843 Sunnyvale St Dallas, TX 75216	7,560	\$1,928,500	\$255.09	2017	3/28/2024	11.40
4	 115 Industrial St, Lancaster, TX 75134 115 Industrial St, Lancaster, TX 75134	5,000	\$399,000	\$79.80	2000	3/8/2024	7.70
AVERAGES		6,383	\$1,028,562	\$154.49			
S	 Pet Resort 1122 E Parkerville Rd Desoto, TX 75115	6,984	\$1,400,000	\$200.46	1982		

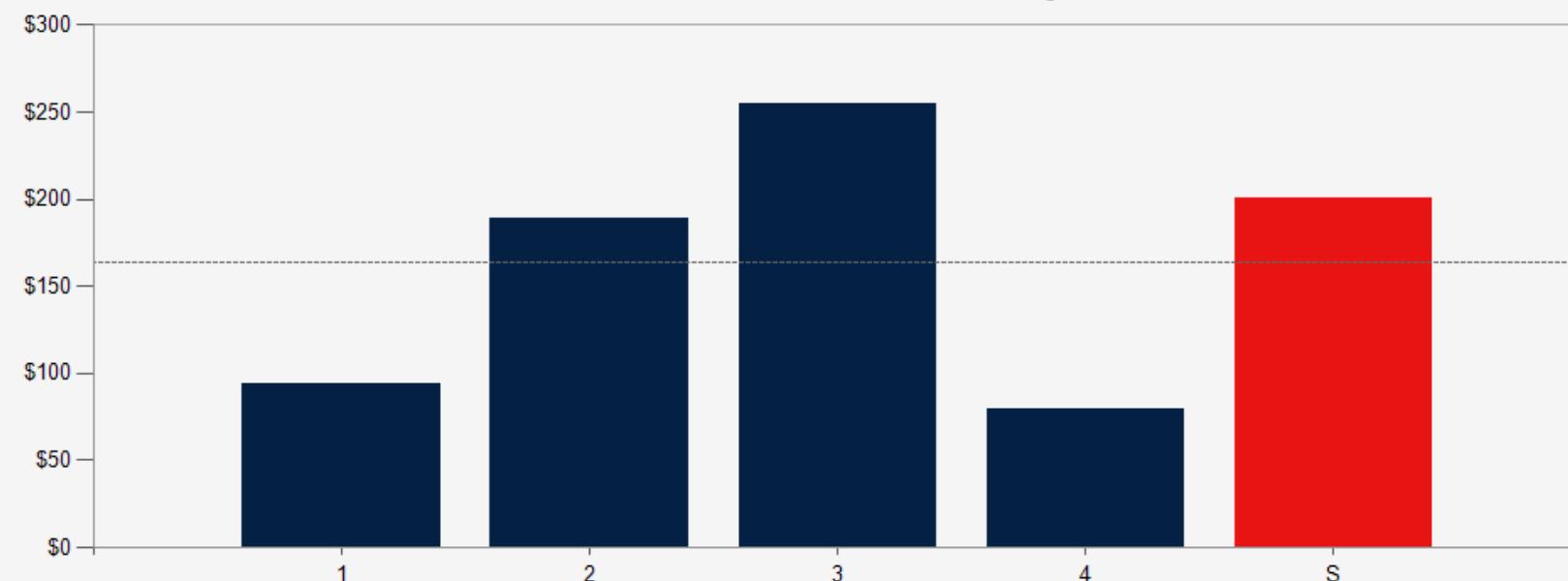
Land PSF

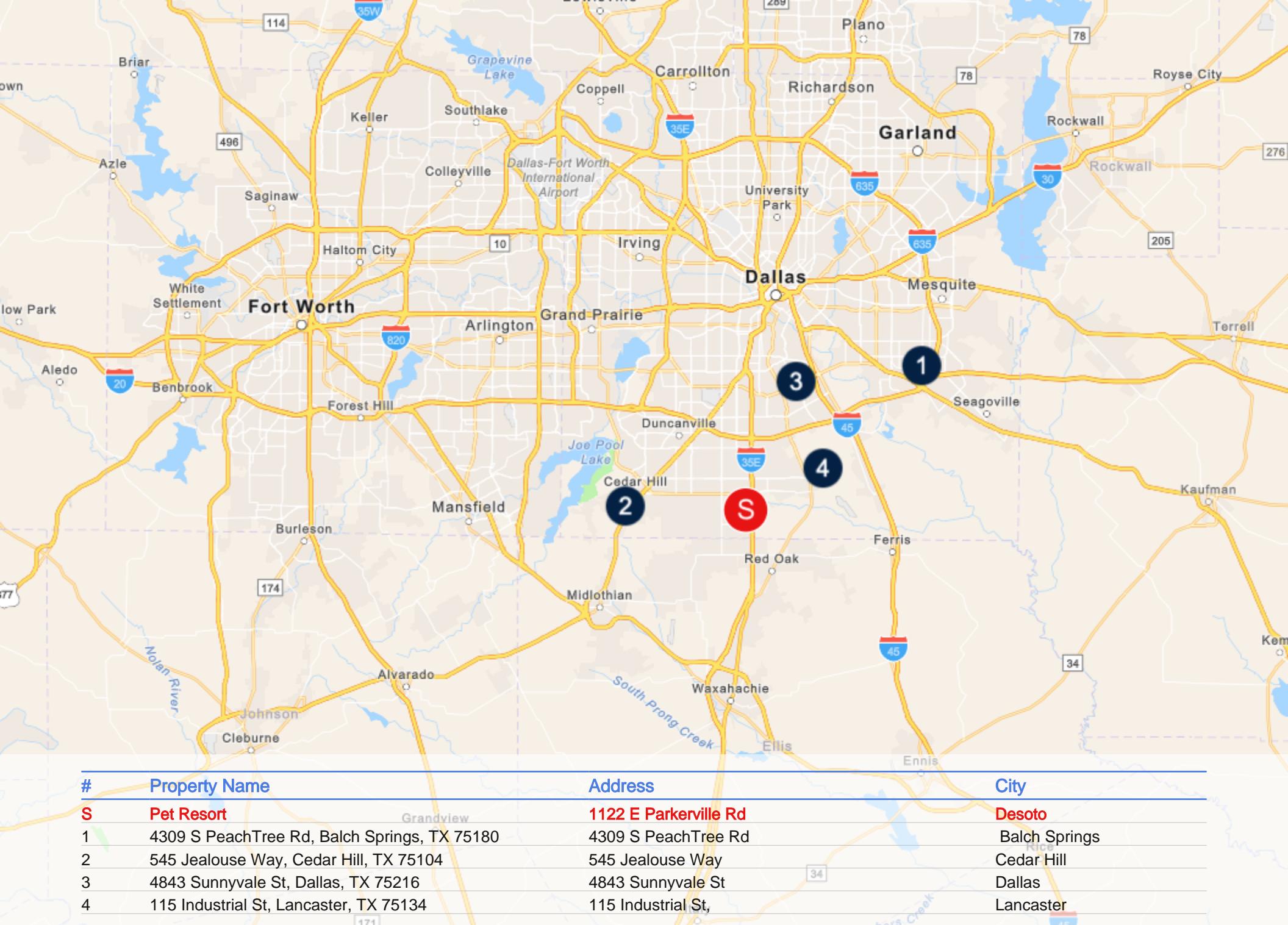
Average: \$20.01



Price/SF

Average: \$163.69





#	Property Name	Address	City
S	Pet Resort	1122 E Parkerville Rd	Desoto
1	4309 S PeachTree Rd, Balch Springs, TX 75180	4309 S PeachTree Rd	Balch Springs
2	545 Jealouse Way, Cedar Hill, TX 75104	545 Jealouse Way	Cedar Hill
3	4843 Sunnyvale St, Dallas, TX 75216	4843 Sunnyvale St	Dallas
4	115 Industrial St, Lancaster, TX 75134	115 Industrial St,	Lancaster

PET RESORT

06

Demographics

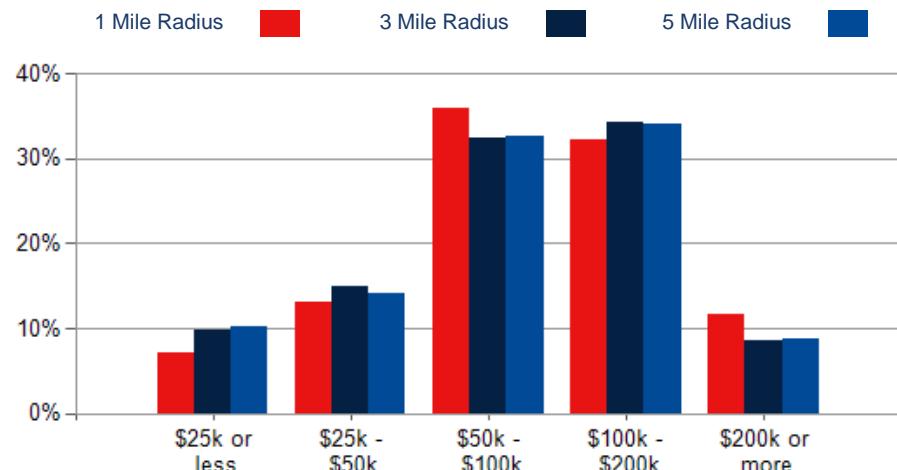
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,986	39,828	84,195
2010 Population	5,741	52,351	116,685
2026 Population	6,906	65,864	149,044
2031 Population	6,776	66,619	152,466
2026 African American	4,296	42,180	88,515
2026 American Indian	56	454	1,100
2026 Asian	44	426	1,089
2026 Hispanic	1,878	15,166	35,447
2026 Other Race	932	6,981	15,803
2026 White	804	9,318	27,049
2026 Multiracial	773	6,474	15,427
2026-2031: Population: Growth Rate	-1.90%	1.15%	2.30%

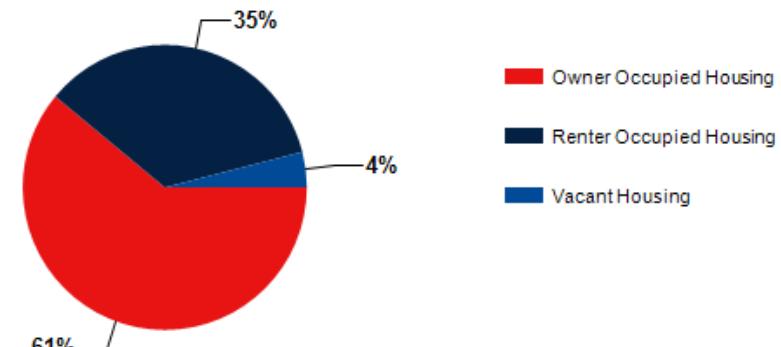
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	60	1,369	3,087
\$15,000-\$24,999	108	872	2,161
\$25,000-\$34,999	65	984	2,357
\$35,000-\$49,999	244	2,418	4,934
\$50,000-\$74,999	425	4,226	10,014
\$75,000-\$99,999	425	3,123	6,773
\$100,000-\$149,999	624	5,204	10,907
\$150,000-\$199,999	141	2,579	6,651
\$200,000 or greater	277	1,959	4,553
Median HH Income	\$89,748	\$85,256	\$84,982
Average HH Income	\$113,139	\$103,574	\$105,237



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

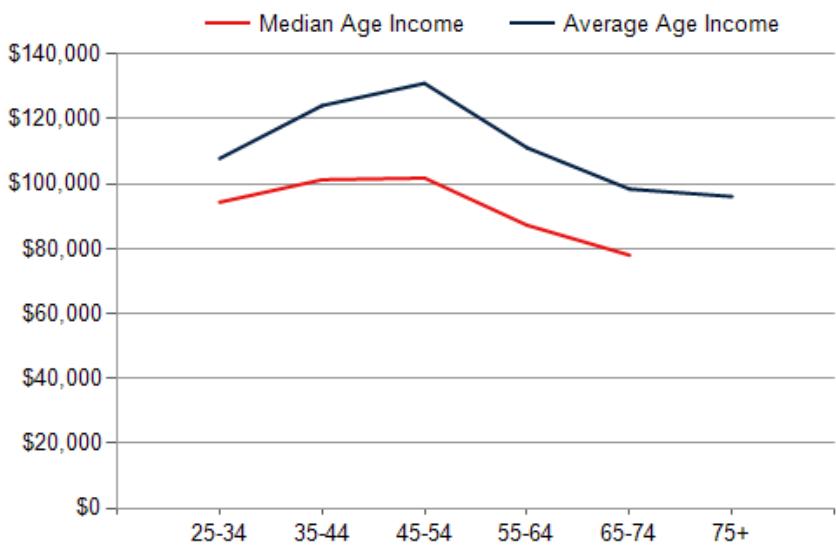
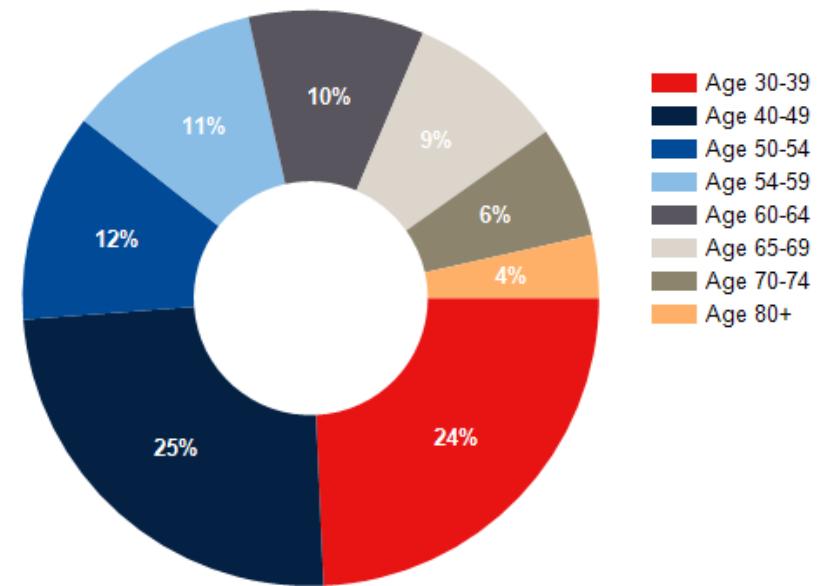


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	469	4,296	9,500
2026 Population Age 35-39	466	4,273	9,435
2026 Population Age 40-44	503	4,428	9,882
2026 Population Age 45-49	441	4,184	9,406
2026 Population Age 50-54	453	4,302	10,060
2026 Population Age 55-59	421	4,113	9,234
2026 Population Age 60-64	379	3,823	8,863
2026 Population Age 65-69	339	3,382	8,095
2026 Population Age 70-74	242	2,603	6,180
2026 Population Age 75-79	136	1,843	4,521
2026 Population Age 80-84	92	945	2,378
2026 Population Age 85+	40	669	1,595
2026 Population Age 18+	5,192	50,235	114,471
2026 Median Age	36	37	38
2031 Median Age	37	38	38

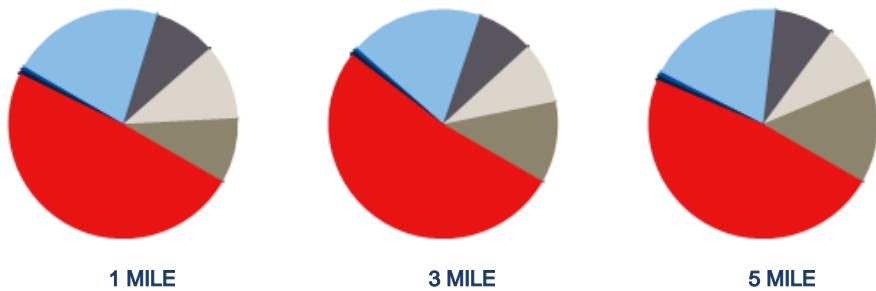
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,322	\$83,308	\$85,401
Average Household Income 25-34	\$107,810	\$100,237	\$103,581
Median Household Income 35-44	\$101,269	\$102,909	\$102,412
Average Household Income 35-44	\$124,119	\$118,536	\$118,969
Median Household Income 45-54	\$101,787	\$104,020	\$105,046
Average Household Income 45-54	\$130,992	\$119,217	\$121,959
Median Household Income 55-64	\$87,240	\$91,279	\$93,568
Average Household Income 55-64	\$111,140	\$107,931	\$111,706
Median Household Income 65-74	\$77,988	\$67,276	\$67,244
Average Household Income 65-74	\$98,395	\$87,106	\$89,107
Average Household Income 75+	\$96,087	\$68,253	\$66,311

Population By Age



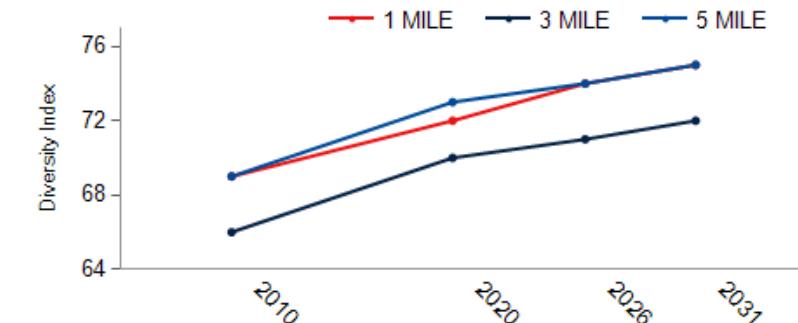
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	75	72	75
Diversity Index (current year)	74	71	74
Diversity Index (2020)	73	70	73
Diversity Index (2010)	69	66	69

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	49%	52%	48%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	21%	19%	19%
Multiracial	9%	8%	8%
Other Race	11%	9%	9%
White	9%	12%	15%

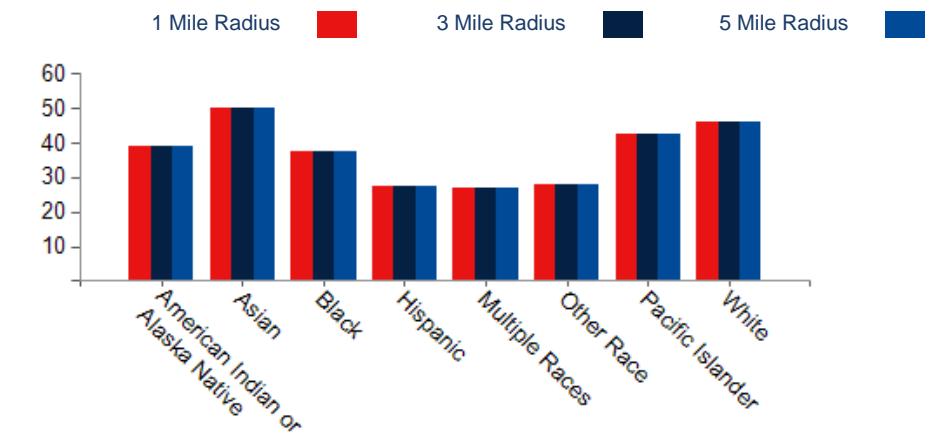
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	31	34
Median Asian Age	50	45	45
Median Black Age	38	38	39
Median Hispanic Age	27	28	28
Median Multiple Races Age	27	30	29
Median Other Race Age	28	29	30
Median Pacific Islander Age	43	43	40
Median White Age	46	47	47

2026 MEDIAN AGE BY RACE



PET RESORT

07 **Company Profile**
 Advisor Profile



Oren Stephen
Principal

AGENTS

Oren Stephen
Principal

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years.

Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

Pet Resort

CONFIDENTIALITY and DISCLAIMER

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 ISL Commercial and it should not be made available to any other person or entity without the written consent of ISL Commercial.

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 recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ISL Commercial. This offering memorandum has been prepared to provide summary, 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. ISL Commercial has not made any investigation, and makes no warranty or representation with respect to 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 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 reliable; however, ISL Commercial has not verified, and will not verify, any of the information contained herein, nor has ISL Commercial 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.

Exclusively Marketed by:

Oren Stephen
ISL Commercial
Principal
(407) 777-3133
orenstephenproperties@gmail.com



ISLcommercial.com