



Crandall Plaza

1101 E HWY 175
Crandall, TX 75034

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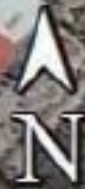
Subject

269

Lone Star Dr

Stage Rd

175



INVESTMENT SUMMARY

Reputed Brokerage is pleased to offer **Parks Plaza** in **Crandall, TX**. This is a **100 percent** leased, stabilized asset, that offers an investor the rare opportunity to acquire a well-constructed multi-tenant retail center. The property is a 9,900 square-foot inline center on Us Highway 175 Crandall, Tx 75114 consisting of 7 tenants.

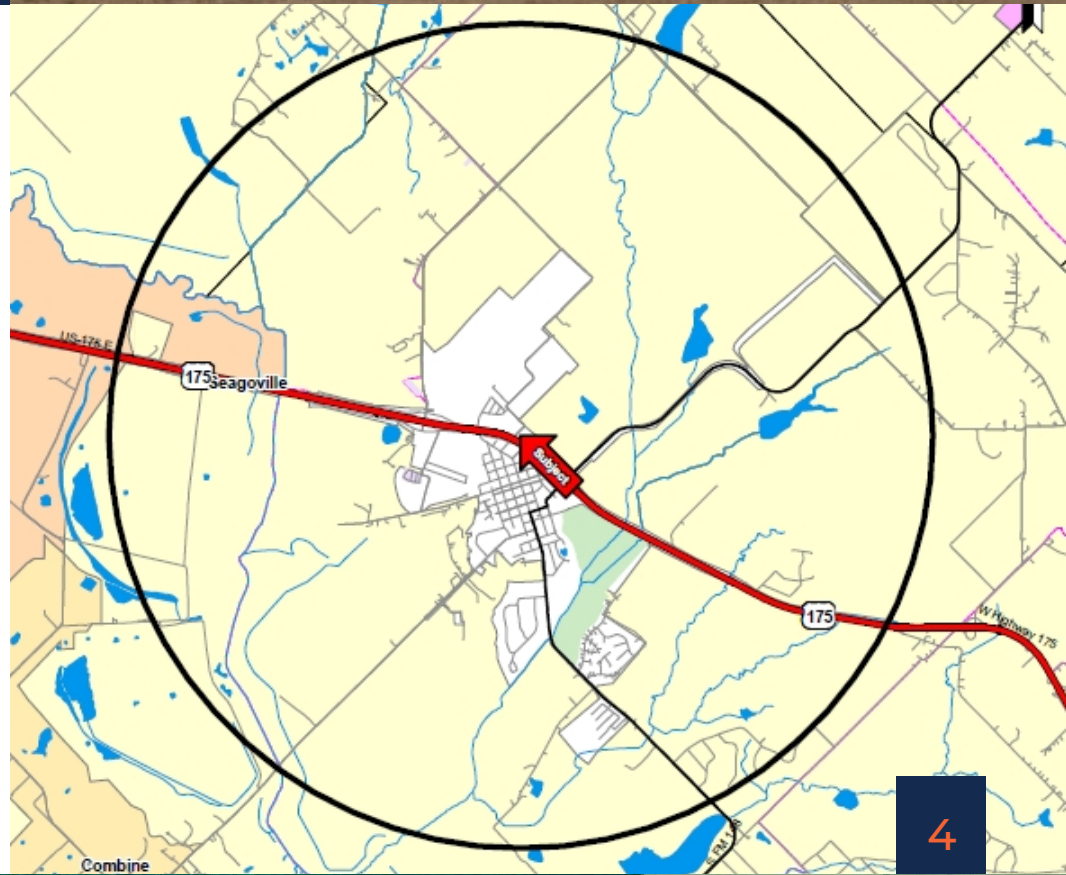
Parks Plaza offers investors an opportunity to acquire a high-quality retail strip center with a reliable and growing income stream and a unique ability to create value through continued lease-up. This is an ideal opportunity for out-of-state investors given that tenants pay a gross lease and the property requires negligible maintenance and administrative/management.

Crandall and Kaufman County have been experiencing explosive growth in the DFW Metroplex.



PROPERTY SUMMARY

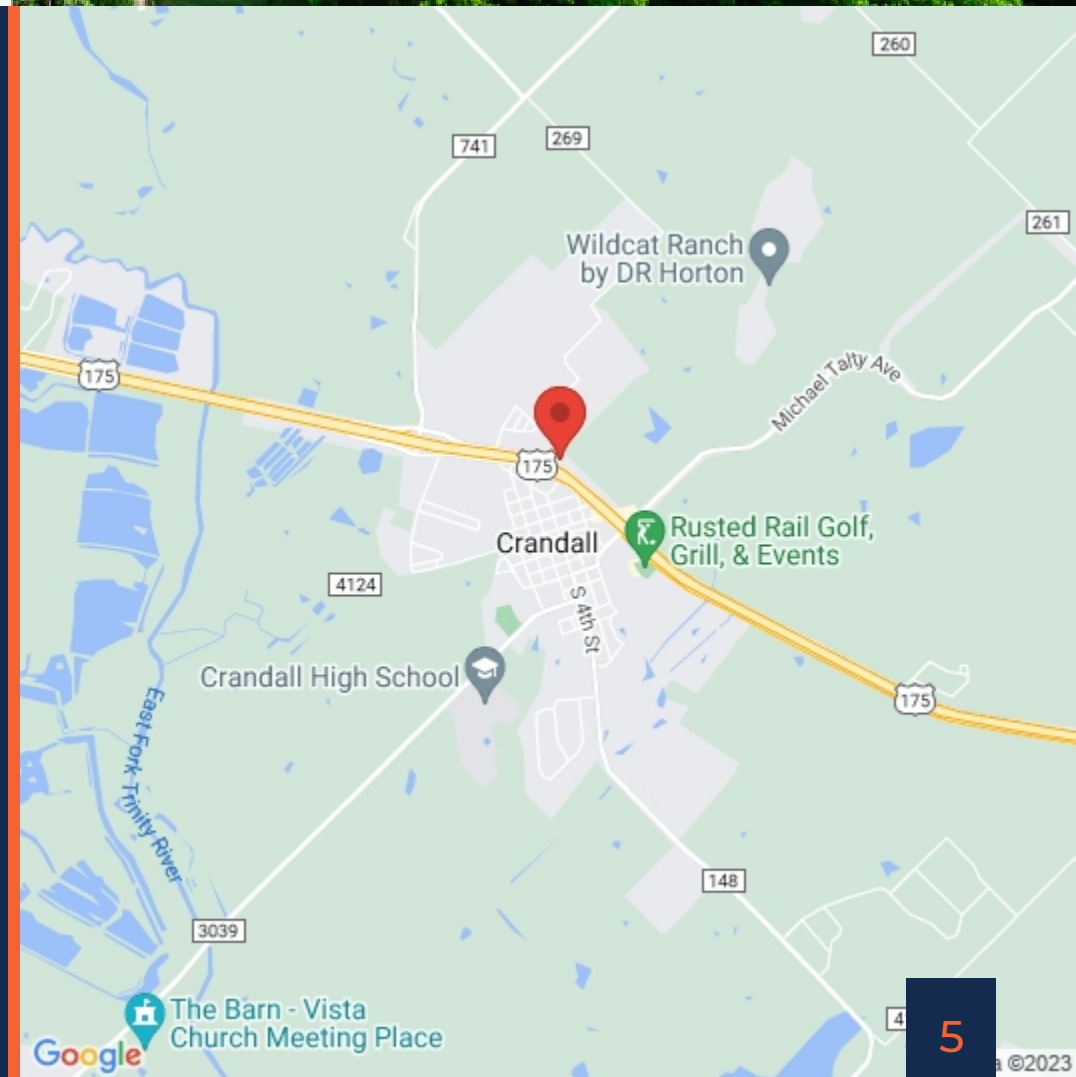
Offering Price	\$2,110,000.00
Building SqFt	9,900 SqFt
Year Built	2007
Lot Size (acres)	1.16
Parcel ID	99.0566.0000.0975.00.01.01
Zoning Type	Commercial
County	Kaufman
Frontage	0.00 Ft
Coordinates	32.633823,-96.454881





INVESTMENT HIGHLIGHTS

- High-performing retail plaza (100% Leased) strategically located in Crandall, TX with direct frontage and visibility on Highway 175.
- Mix of various kinds of Small Business Tenants - Bank, Custom Home Builder, Bakery, Hair Salon, Dentist, Party Hall etc.
- Well-lit parking lot with ample parking available for customers in the front and for tenants and employees in the back.
- Several multi-year leases with annual rent escalations in place, meaning no landlord responsibility and increasing returns.
- Strong operating history, with substantial upside potential. Offered at \$2,110,000.00 with a net operating income of over \$125K



1101
PARKS PLAZA



NOVA
EVENT SPACE

Tina's
Barbershop
Est. 2013



COMING SOON
New Business

 **Crandall
Dental**



OPEN



PIZZA



 **Crandall
Dental**

LOCATION HIGHLIGHTS

- Crandall Plaza's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.
- Excellent Frontage, Visibility, and Access.
- Irreplaceable location in the region's primary commercial corridor.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Located on Us Highway 175 Crandall, Tx 75114, a major thoroughfare and premier location in the submarket.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
100	Bank	2,200	\$48,000.00	\$21.82	Other Income - \$0.00	11/01/2022	4/30/24
200	Builder	1,200	\$18,000.00	\$15.00	Other Income - \$0.00	07/01/2022	6/30/27
300	Massage	800	\$13,800.00	\$17.25	Other Income - \$0.00	12/01/2022	11/20/27
400	Party Hall	1,200	\$20,400.00	\$17.00	Other Income - \$0.00	12/09/2021	12/8/31
500	Barber	1,300	\$22,248.00	\$17.11	Other Income - \$0.00	01/15/2022	1/31/2025
600	Bakery	1,200	\$26,400.00	\$22.00	Other Income - \$0.00	10/01/2022	9/30/27
700	Dentist	1,980	\$27,600.00	\$13.94	Other Income - \$0.00	01/01/2021	12/31/25
	Total Occupied	9880	\$176,448.00				
	TOTAL	9880	\$176,448.00		\$0.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$2,110,000.00
Price PSF	\$213.56
Year 1 NOI	\$142,664.90
Year 1 Cap Rate	6.76%
Year 1 Leveraged Cash / Cash Return	6.76%

GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	06/01/2023
Income Growth Rate	10.00%
Property Insurance Growth Rate	3.00%
CAM / Expense Growth Rate	3.00%
Property Tax Growth Rate	3.00%
Market Rent/SF	\$20.00

EXPENSE BREAKDOWN

Property Insurance	\$5,850.00
Property Tax	\$35,480.00
Utilities, Landscaping and Maintenance	\$8,600.00
Total Expenses	\$49,930.00



CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$176,448.00	\$194,092.80
SCHEDULED BASE RENTAL REVENUE	\$176,448.00	\$194,092.80
TOTAL POTENTIAL GROSS REVENUE	\$176,448.00	\$194,092.80
EFFECTIVE GROSS REVENUE	\$176,448.00	\$194,092.80
OPERATING EXPENSES		
PROPERTY TAX	\$35,480.00	\$36,544.40
INSURANCE	\$5,850.00	\$6,025.50
CAM	\$8,600.00	\$8,858.00
TOTAL OPERATING EXPENSES	\$49,930.00	\$51,427.90
NET OPERATING INCOME	\$126,518.00	\$142,664.90
CAP RATE		6.76%



• Denotes 1/2" iron rod found unless otherwise noted.

**PLAT OF SURVEY
SHOWING
PART OF THE
D. WILKERSON SUR. A - 566
KAUFMAN COUNTY, TEXAS**

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that the above plat and companion field notes were prepared from an actual survey made by me on the ground during the month of March, 2017.

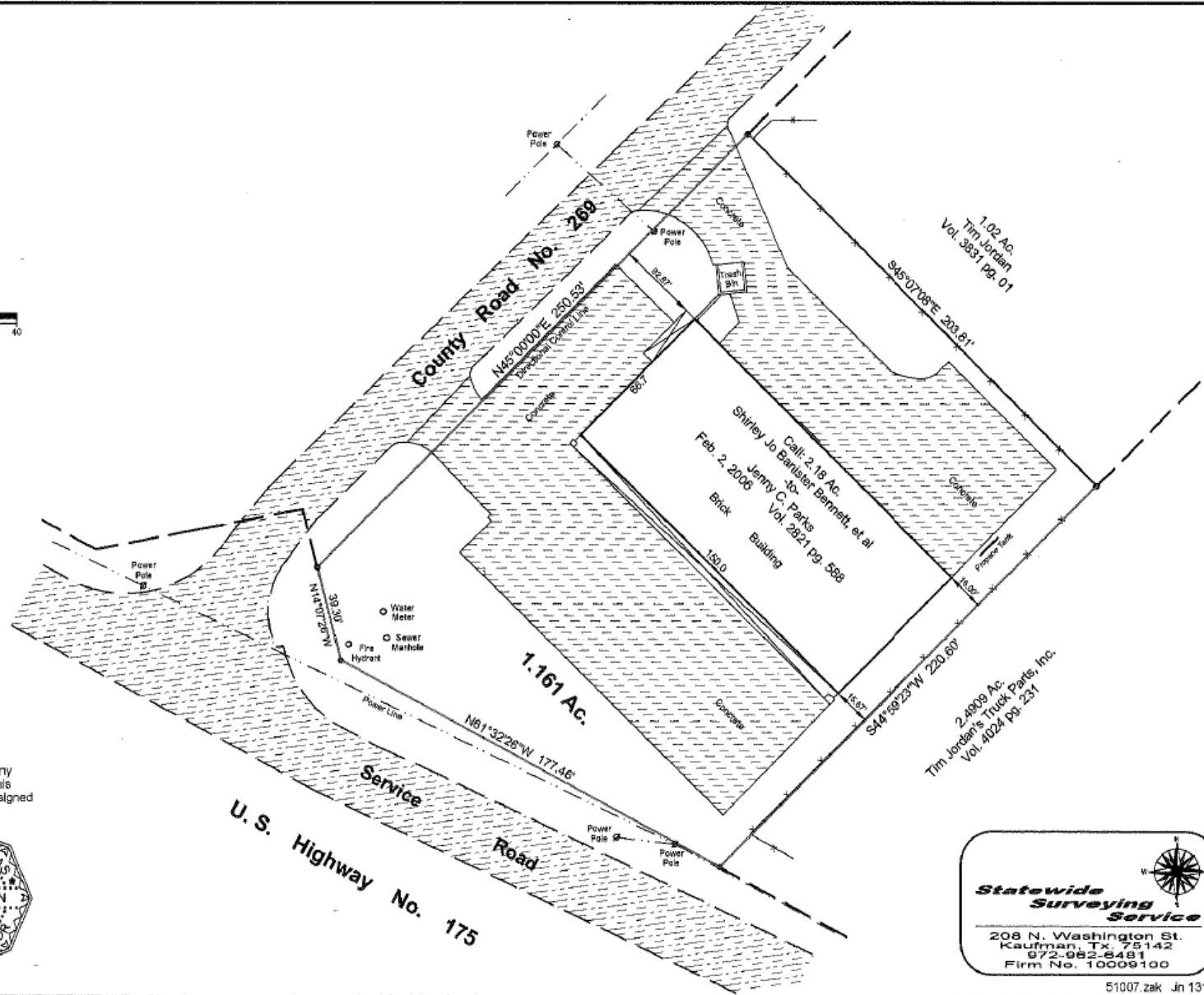
This survey meets the requirements of the General Rules of Procedures and Practices as defined by the Texas Board of Professional Land Surveying.

This survey was performed for the benefit of Akash Jain, Ranger Title Company (GF No. K170532K) and Fidelity National Title Insurance Company. Use of this plat by any other person or for any other purpose is prohibited and the undersigned is not responsible for any loss resulting therefrom.

GIVEN UNDER MY HAND AND SEAL
this the 22nd day of March, 2017.

NOTED BY: _____ BLUE
**UNOFFICIAL
COPY**

GREG SJERVEN, R. P. L. S. NO. 5244
Copyright 2017. All rights reserved.
Statewide Surveying Service



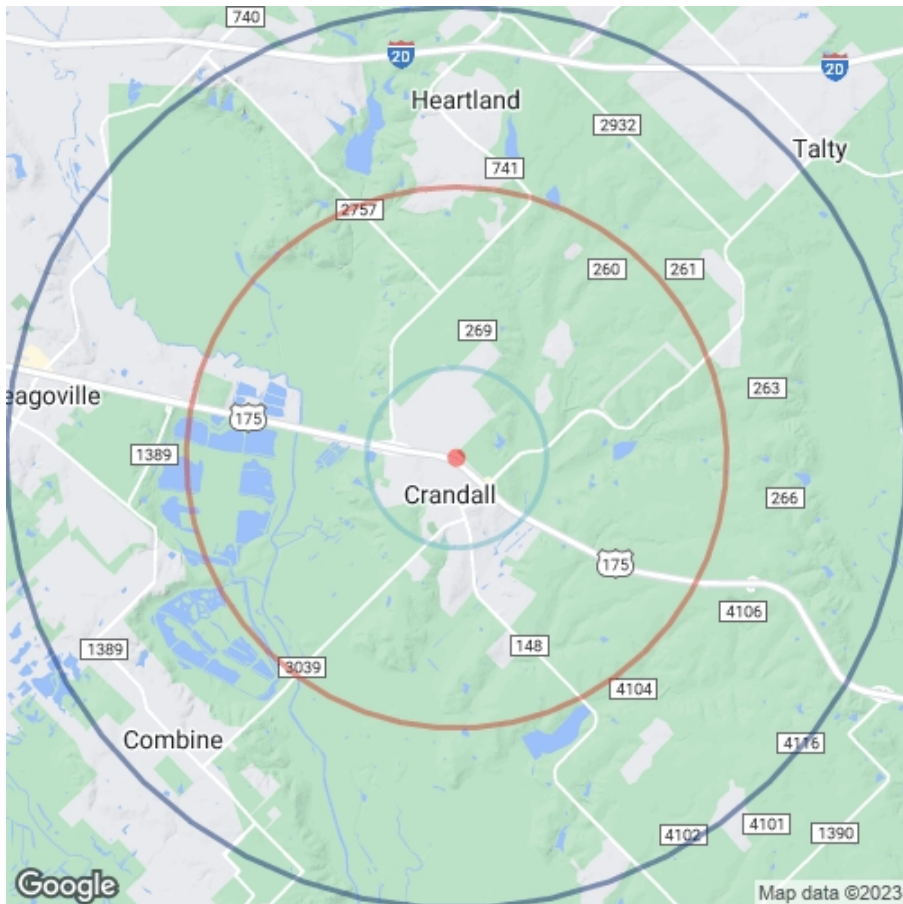
**Statewide
Surveying
Service**

208 N. Washington St.
Kaufman, Tx. 75142
972-982-6481
Firm No. 10009100

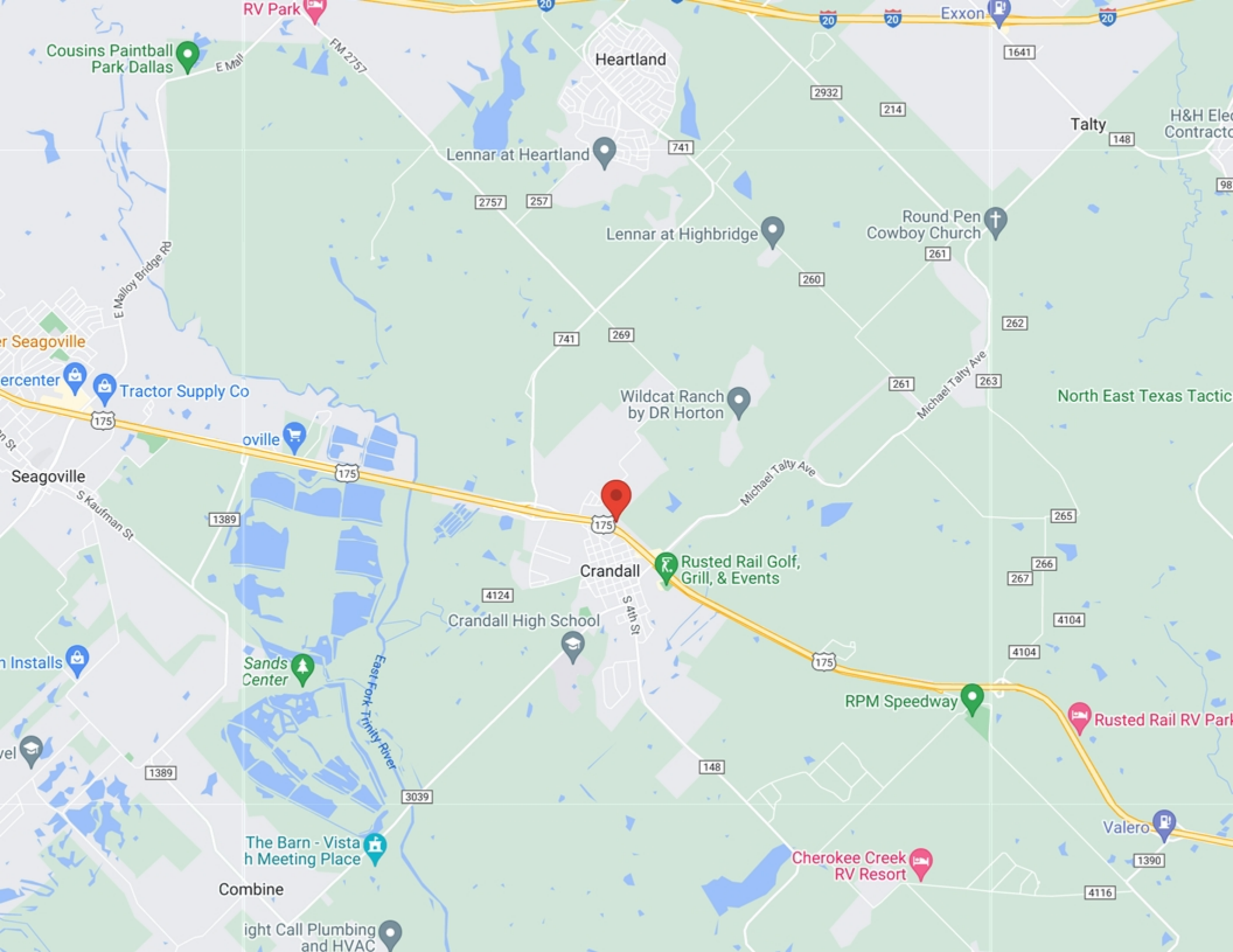
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,766	3,337	8,695
2010 Population	2,040	4,236	14,242
2022 Population	3,496	10,493	29,234
2027 Population	6,225	15,454	43,421
2022-2027 Growth Rate	12.23 %	8.05 %	8.23 %
2022 Daytime Population	3,241	7,920	22,122

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	53	184	556
\$15000-24999	49	118	303
\$25000-34999	94	234	530
\$35000-49999	114	393	1,269
\$50000-74999	240	626	1,563
\$75000-99999	214	584	1,451
\$100000-149999	272	828	2,042
\$150000-199999	97	280	869
\$200000 or greater	78	211	664
Median HH Income	\$ 79,996	\$ 80,862	\$ 80,478
Average HH Income	\$ 100,957	\$ 100,105	\$ 102,709



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	591	1,089	2,941
2010 Total Households	695	1,425	4,739
2022 Total Households	1,212	3,459	9,247
2027 Total Households	2,127	5,094	13,616
2022 Average Household Size	2.88	3.03	3.16
2022 Owner Occupied Housing	1,038	3,025	8,134
2027 Owner Occupied Housing	1,940	4,590	12,436
2022 Renter Occupied Housing	174	435	1,114
2027 Renter Occupied Housing	187	504	1,180
2022 Vacant Housing	55	246	443
2022 Total Housing	1,267	3,705	9,690



CITY OF CRANDALL

AREA

CITY	4.4 SQ MI
LAND	4.4 SQ MI
ELEVATION	423 FT

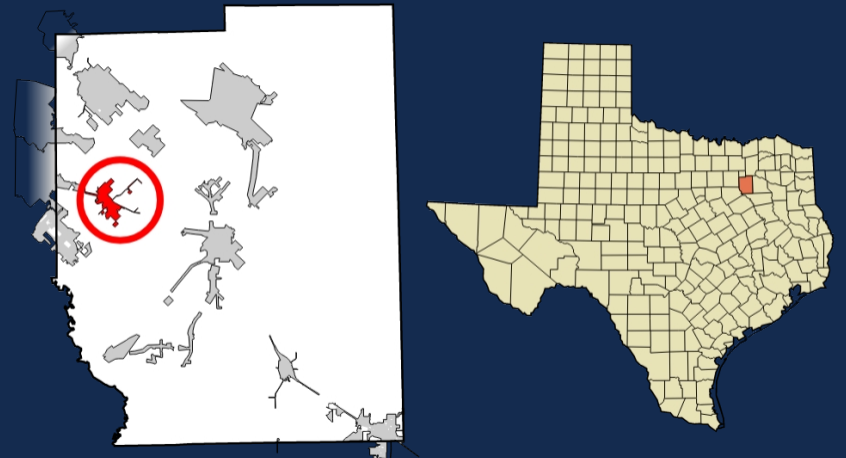
POPULATION

POPULATION	3,860
DENSITY	AUTO SQ MI



ABOUT CRANDALL

Crandall is a city in Kaufman County, Texas, United States. Its population was 3,860 in 2020. It is part of the Dallas-Fort Worth metroplex.



CONFIDENTIALITY STATEMENT

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

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 REPUTED BROKERAGE. 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. REPUTED BROKERAGE 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 of 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, REPUTED BROKERAGE has not verified, and will not verify, any of the information contained herein, nor has REPUTED BROKERAGE 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.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE REPUTED BROKERAGE ADVISOR FOR MORE
DETAILS.**

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