

# TOWN EAST TOWER

18601 LBJ FREEWAY - MESQUITE, TX

YOUNGER  
PARTNERS



HIGH YIELD, DIVERSIFIED SMALL TENANT OFFICE WITH 15 YEAR HISTORY OF OCCUPANCY OVER 90%

# THE OPPORTUNITY

Younger Partners, as exclusive advisor, is pleased to present the opportunity to acquire Town East Tower (the “Property”). Defined by consistent occupancy and revenue diversity, Town East Tower sets the standard for office space in east Dallas. Offering strong in-place cash flows, the building has a leasing track record that is the envy of the market. With more than 15 years of occupancy over 90%, the building delivers stable income with steady, predictable growth.

A prominent fixture on Interstate Highway 635 (LBJ Freeway), Town East Tower is one of just a few office buildings in the submarket. Leased to a loyal base of small tenants, the building is currently 97% leased with an average suite size of about 1,300 square feet. The tenant base has long histories in the building and offers future upside through mark-to-market renewals with limited tenant improvement costs. The most recent lease agreed to at the building has a start rate of \$27.63/sf, which is more than \$2.00/sf higher than the average, in-place rate.

With the momentum of strong regional growth, a limited supply of competing office product and a strategic location in a thriving suburb, Town East Tower is poised to capture sustained demand from professional, medical, and service-oriented tenants. Available at a fraction of replacement cost, Town East Tower represents a compelling opportunity to acquire a high profile asset with established income and the upside of small tenant leasing in a thriving live-work-play environment.

# THE SPECIFICS

|                        |                                      |
|------------------------|--------------------------------------|
| ADDRESS                | 18601 LBJ FREEWAY - DALLAS, TX 75150 |
| BUILDING SIZE          | 89,267 SF                            |
| LAND AREA              | 2.82 ACRES                           |
| YEAR BUILT / RENOVATED | 1976 / 2012 / 2024                   |
| BUILDING HEIGHT        | SEVEN STORY                          |
| PARKING                | 2.7 / 1,000 SF (239 SURFACE)         |





TOWNE CENTRE DRIVE

200,000 CARS PER DAY

THE MARKETPLACE @  
TOWNE CENTRE  
  
KOHL'S  
FAMOUS FOOTWEAR  
CARTER'S  
SUPREME HAIR & BEAUTY  
JOANN  
ROSS  
POPSHELF  
PETSMART

APPLEBEE'S

CAVENDER'S

HOME DEPOT

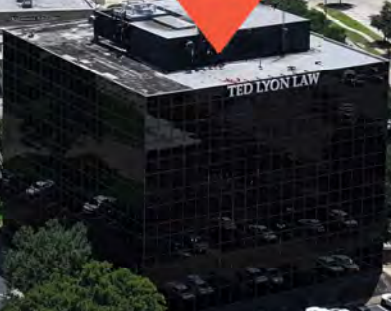
MCDONALD'S

PANERA BREAD  
FEDEx  
FIREHOUSE SUBS  
AT&T

BEST BUY

DSW

HAVERTY'S



# THE HIGHLIGHTS

- 90% + OCCUPANCY FOR OVER 15 YEARS.
- STRONG IN-PLACE CASH FLOW AND YIELD FROM DIVERSE ESTABLISHED TENANTS.
- OVERWHELMING MARKET DEMAND FOR SMALL TENANT OFFICE AMONGST LIMITED COMPETITION.
- UPSIDE THROUGH MARK-TO-MARKET RENEWALS.
- DYNAMIC FREEWAY LOCATION AMONGST AND ARRAY OF RETAIL AND RESIDENTIAL DEVELOPMENTS.
- WALKABLE DINING AND RETAIL DESTINATIONS.
- OUTSTANDING ACCESS TO AREA TRANSPORTATION NETWORKS VIA IH-635, IH-30 AND US-80.
- BENEFITED BY DALLAS / FORT WORTH'S STATUS AS A TOP U.S. MARKETPLACE WITH A DIVERSIFIED ECONOMY, NATION LEADING POPULATION AND JOB GROWTH.
- SIZEABLE DISCOUNT TO REPLACEMENT COST OF APPROXIMATELY \$450/SF.



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## TOWN EAST TOWER



## DALLAS-FORT WORTH

- #1 BACK-TO-WORK CITY IN THE UNITED STATES.
- NATION LEADING JOB AND POPULATION GROWTH.
- #1 REAL ESTATE MARKET FOR 2026 (ULI).
- THREE FORTUNE 10 COMPANY HQ'S.
- LOW COST OF DOING BUSINESS.
- OVER 1,000,000 JOBS ADDED SINCE 2010.
- TOP MARKET FOR INVESTMENT.
- 8.3 MILLION RESIDENTS.
- 345 NEW RESIDENTS DAILY.
- NO ECONOMIC SECTOR ACCOUNTS FOR MORE THAN 20% OF EMPLOYMENT.



FOR ADDITIONAL BUILDING INFORMATION PLEASE CONTACT:

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Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners 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 sale or withdrawal notice.



## Information About Brokerage Services

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

### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental 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.

|                                                  |                |                                          |                      |
|--------------------------------------------------|----------------|------------------------------------------|----------------------|
| <u>Younger Partners Dallas, LLC</u>              | <u>9001486</u> |                                          | <u>(214)294-4400</u> |
| Licensed Broker /Broker Firm Name or             | License No.    | Email                                    | Phone                |
| Primary Assumed Business Name                    |                |                                          |                      |
| <u>Moody Younger</u>                             | <u>420370</u>  | <u>moody.younger@youngerpartners.com</u> | <u>(214)294-4412</u> |
| Designated Broker of Firm                        | License No.    | Email                                    | Phone                |
|                                                  |                |                                          |                      |
| Licensed Supervisor of Sales Agent/<br>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](http://www.trec.texas.gov)  
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