

GREEN STREET NAVO

1518 NAVO ROAD, AUBREY, TEXAS 76227

- > ±54,777 SF value-add small-bay industrial asset located just off Highway 380 in Aubrey (DFW), Texas
- > In-place rents of \$16.24/SF vs. rent comps of \$19–\$21/SF NNN, presenting significant mark-to-market rental upside
- > 7.0% in-place cap rate with strong value-add potential through increasing rents as leases roll to market levels
- > 8.8% Year-6 pro forma cap rate with a Weighted Average Lease Term (WALT) of less than 23 months
- > Tight market with few competing properties, limited new supply, and no nearby available industrial zoned land
- > 12 prospective tenants currently on the leasing broker's waiting list seeking space at the Property
- > Built in 2022 featuring 38 grade-level doors, 15'7" clear height, and approximately 85% of suites fully air-conditioned
- > ±2,739 SF average suite size with approximately 10% office and 90% warehouse finish-out
- > North DFW location less than one mile north of Highway 380, minutes from the affluent City of Frisco, Texas



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY
TY UNDERWOOD

214.520.8818 x 4
tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com

LITTLE ELM

Population: 54,867
Average Household Income: \$148,095
Median Home Value: \$444,860

LEWISVILLE LAKE

US HWY 380
±45,000 VPD

OAK POINT

Population: 6,289
Average Household Income: \$151,286
Median Home Value: \$563,170

UNION PARK SENIOR LIVING
Est. Completion May 2027

NAVO MIDDLE SCHOOL
Denton ISD
Enrollment: 698

PALOMA CREEK ELEMENTARY SCHOOL
Denton ISD
Enrollment: 516

PROVIDENCE VILLAGE
Population: 11,044
Average Household Income: \$130,728
Median Home Value: \$368,579

NAVO RD



Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

TABLE OF CONTENTS

4 EXECUTIVE OVERVIEW

Executive Summary
Investment Highlights

7 PROPERTY OVERVIEW

Property at a Glance
Building Design & Construction
Suite Infrastructure Specifications
Site Plan
Aerials

15 TENANT OVERVIEW

Lease Plan & Leasing Broker Information
Tenant Profiles

19 FINANCIAL OVERVIEW

Pricing
Rent Roll
Operating Statement
Cash Flow
Underwriting Assumptions
Financing Options

26 MARKET OVERVIEW

Market Aerial
Lease Comps
Sale Comps
Aubrey Area
Demographics
Submarket Statistics



EXECUTIVE OVERVIEW

EXECUTIVE SUMMARY
INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

Green Street Business Park (the “Property”) is a ±54,777 square foot multi-tenant small-bay industrial asset located in Aubrey, Texas along the rapidly growing Highway 380 corridor. Built in 2022, the Property consists of 20 suites averaging ±2,739 square feet and features 38 grade-level doors, 15’7” clear height, and approximately 85% of suites are fully air-conditioned.

The Property is positioned less than one mile north of Highway 380 and is surrounded by high-income residential subdivisions with average household incomes exceeding \$134,200 and median home values above \$326,400 within a three-mile radius. This location provides convenient access to major transportation corridors connecting the northern suburbs of Dallas-Fort Worth while benefiting from the significant residential and commercial growth occurring throughout Denton and Collin Counties.

Green Street Business Park presents a compelling value-add investment opportunity with average in-place rents of \$16.24/SF compared to verified market rent comps ranging from \$19/SF to \$21/SF NNN. Retail rents along Highway 380 exceed \$38/SF plus NNNs of more than \$10/SF, highlighting the strength of the surrounding trade area. Currently, the Property’s leasing broker has 12 prospective tenants on a waiting list seeking space at the Property.

The Property is offered at a 7.0% in-place cap rate with an 8.8% Year-6 pro forma cap rate and a Weighted Average Lease Term (WALT) of less than 23 months, allowing investors the opportunity to capture meaningful rental rate increases as leases roll to market levels.

The building’s recent 2022 construction reduces the potential for near-term capital expenditures while providing modern, functional facilities that are highly desirable to tenants. The Property’s efficient suite configuration, high percentage of 100% air-conditioned space, and grade-level loading support a broad range of light industrial and service-oriented uses.

The Property also benefits from the tight small-bay industrial/flex market along the Highway 380 corridor with few competing properties, limited new supply, and no nearby available land zoned for industrial.

Overall, Green Street Business Park offers investors a value-add small-bay industrial asset with significant mark-to-market rental upside, strong underlying market fundamentals, and a location positioned to benefit from continued growth across the North Dallas–Fort Worth region.





INVESTMENT HIGHLIGHTS



North DFW Growth Location: ±54,777 SF value-add small-bay industrial asset located just off Highway 380 in Aubrey (DFW), Texas.



Significant Mark-to-Market Rental Upside: In-place rents of \$16.24/SF vs. verified small-bay market rent comps of \$19–\$21/SF NNN.



Attractive In-Place Yield: 7.0% in-place cap rate with strong value-add potential through increasing rents as leases roll to market levels.



Strong Stabilized Return Potential: 8.8% Year-6 pro forma cap rate with a Weighted Average Lease Term (WALT) of less than 23 months.



2022 Small-Bay Construction: Built in 2022 featuring 38 grade-level doors, 15'7" clear height, and approximately 85% of suites fully air-conditioned.



Functional Small-Bay Suite Sizes: ±2,739 SF average suite size with approximately 10% office and 90% warehouse finish-out.



Limited Competing Supply: Tight small-bay industrial market with few competing properties, limited new supply, and no nearby available land zoned for industrial.



Demonstrated Tenant Demand: 12 prospective tenants currently on the leasing broker's waiting list seeking space at the Property.



Strong Retail Corridor Economics: Retail rents along Highway 380 exceed \$38/SF with NNNs of \$10+/SF being the only viable alternative space for service-oriented tenants along Highway 380.



Minutes from Frisco: North DFW location less than one mile north of Highway 380 and minutes from the affluent City of Frisco, Texas.



High-Income Surrounding Demographics: \$134,200+ average household income and \$326,400+ median home values within a 3-mile radius.

PROPERTY OVERVIEW

PROPERTY AT A GLANCE
BUILDING DESIGN & CONSTRUCTION
SUITE INFRASTRUCTURE SPECIFICATIONS
SITE PLAN
AERIALS





PROPERTY AT A GLANCE



ADDRESS

1518 Navo Rd, Aubrey, TX 76227



YEAR BUILT

2022



LAND AREA

±4.54 Acres



NET RENTABLE AREA

±54,777 Square Feet



PERCENT FINISHED

±10% Office
±90% Warehouse



PARKING

±107 Surface Spaces
(1.95:1,000 SF)



PERCENT LEASED

100.00%



CLEAR HEIGHT

14'2" - 15'7"



APN

230940

BUILDING DESIGN & CONSTRUCTION

ACCESS	There is one point of direct access to Navo Rd from the Property.	LOADING DOOR	38 grade-level doors
SIGNAGE	Building signage	INSULATION	Yes
FAÇADE DESCRIPTION	Metal	TENANT FINISHES	Varies by tenant
FOUNDATION	Concrete slab	RESTROOMS / OFFICES	Property contains individual restroom facilities and offices for each suite with varying build outs except Suites B1-2 & B6-7 have a shared restroom facility in Building B.
BAY DEPTH	50 Feet	UTILITIES	Electric: Separately metered Water: Master meter Gas: None
ROOF	Metal, installed 2022	ZONING	Unincorporated Denton County
FIRE SYSTEM	100% fire sprinklered		
ELECTRICAL CAPACITY	3-phase / 120/208V / 225 Amp		



SUITE INFRASTRUCTURE SPECIFICATIONS

SUITE	# OF DOORS	DOOR SIZE	WAREHOUSE HVAC
A1-3	2	14'x12'	Yes
A4	1	10'x10'	Yes
A5	1	10'x10'	Yes
A6	1	10'x10'	Yes
A7-8	2	10'x10'	Yes
A9	1	10'x10'	Yes
A10	1	10'x10'	No
A11	1	10'x10'	Yes
A12	1	10'x10'	Yes
A13-16	4	10'x10'	Yes
B1-2	2	10'x10'	Yes
B3	1	10'x10'	Yes
B4	1	10'x10'	Yes
B5	1	10'x10'	No
B6-7	2	10'x10'	Yes
B8-9	2	10'x10'	Yes
B10-11	5	(2) 10'x10', (2) 12'x10', (1) 12'x9.5'	No
C1-3	6	(2) 10'x10', (4) 14'x10'	Yes
C4	1	10'x10'	Yes
C5	2	10'x10'	Yes



SITE PLAN

Gravel Parking &
Outside Storage



 Grade-Level
Roll-up Door

Navo Rd



LEWISVILLE LAKE

US HWY 380
±45,000 VPD

DENTON
Population: 178,433
Average Household Income: \$103,992
Median Home Value: \$347,893

AUBREY
Population: 10,427
Average Household Income: \$141,371
Median Home Value: \$563,738

PROVIDENCE VILLAGE
Population: 11,044
Average Household Income: \$130,728
Median Home Value: \$368,579



AUBREY
Population: 10,427
Average Household Income: \$141,371
Median Home Value: \$563,738

CELINA
Population: 68,583
Average Household Income: \$187,057
Median Home Value: \$478,000

PROSPER
Population: 40,848
Average Household Income: \$237,195
Median Home Value: \$748,411

SAVANNAH
Population: 8,828
Average Household Income: \$175,637
Median Home Value: \$403,472



NAVO RD



US HWY 380
±45,000 VPD

FRISCO
Population: 236,070
Average Household Income: \$197,695
Median Home Value: \$637,411

PROSPER
Population: 40,848
Average Household Income: \$237,195
Median Home Value: \$748,411

SAVANNAH
Population: 8,828
Average Household Income: \$175,637
Median Home Value: \$403,472

NAVO MIDDLE SCHOOL
Denton ISD
Enrollment: 698

NAVO RD

PALOMA CREEK
ELEMENTARY SCHOOL
Denton ISD
Enrollment: 516



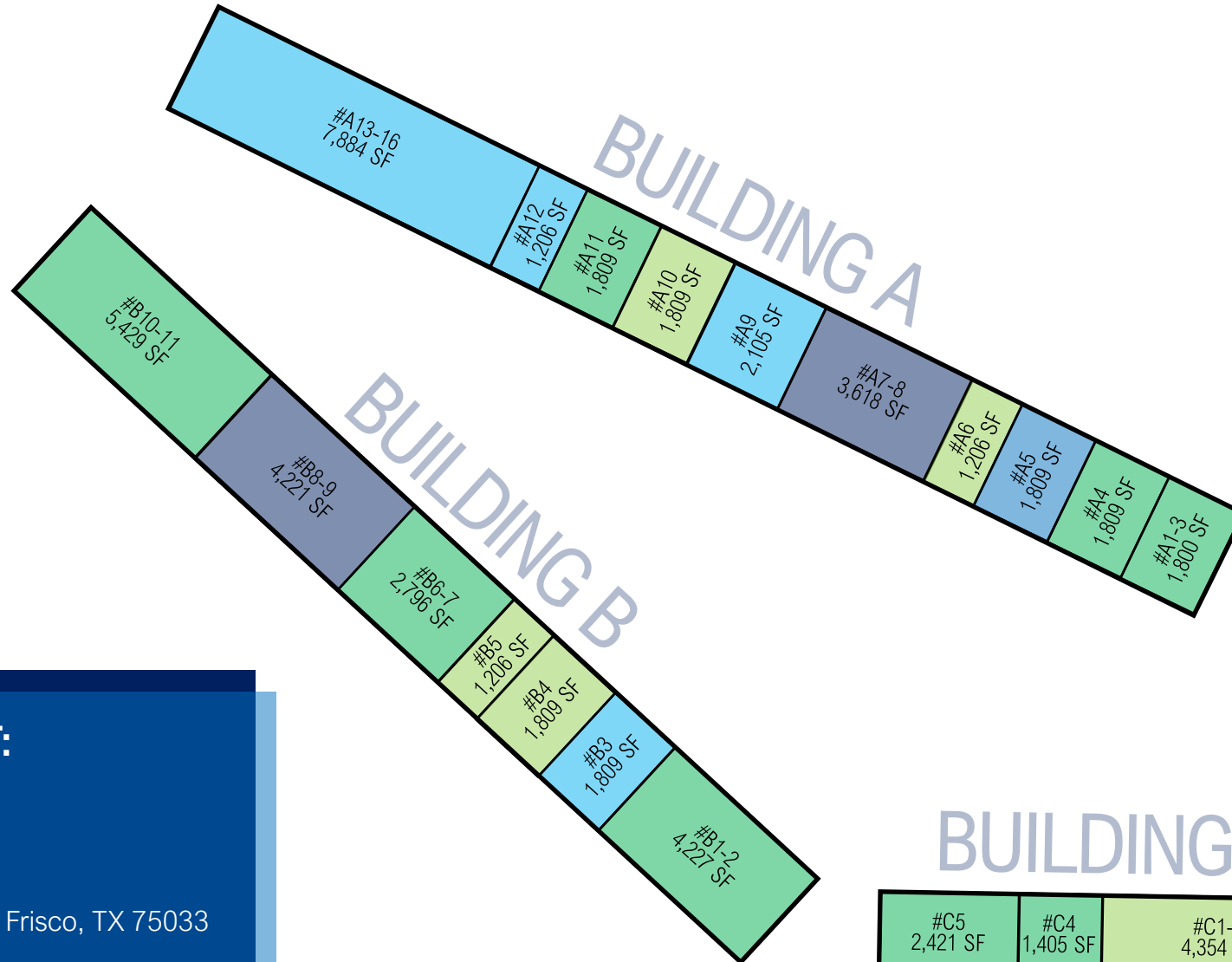
TENANT OVERVIEW

LEASE PLAN & LEASING BROKER INFORMATION
TENANT PROFILES

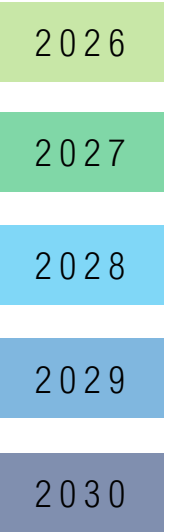


LEASE PLAN & LEASING BROKER INFORMATION

Suite	Tenant	Square Feet
A1-3	The Spanish Daycare Center	1,800
A4	Tiny Adventurez	1,809
A5	DJL Group LLC	1,809
A6	Mumitas Bakery	1,206
A7-8	S-Tier Auto Repair	3,618
A9	SF Technology	2,150
A10	Dilkush Family Dhaba	1,809
A11	We Are Nations Inc.	1,809
A12	Salty Dog Salon	1,206
A13-16	Cross Fellowship Church	7,884
B1-2	KMS Auto Group	4,227
B3	380 Youth Sports	1,809
B4	Meet UR Fish	1,809
B5	Lunsford Ventures Corporation	1,206
B6-7	Weddings By Jade	2,796
B8-9	Tri-Cities Church of Christ	4,221
B10-11	Benchmark Gardens	5,429
C1-3	Fenton Athletics	4,354
C4	The Blind Experts DFW	1,405
C5	Phat Chau	2,421
Total		54,777



EXPIRATIONS



LEASING BROKER CONTACT:

ASHLEY MCCULLOCH

PRESIDENTIAL REALTY

Mobile: 972-837-9792

Email: ashley@txpresidential.com

Address: 1525 US Hwy 380, Suite 500, Frisco, TX 75033

TENANT PROFILES



THE SPANISH DAYCARE CENTER

WEBSITE	thespanishhomedaycare.com
SQUARE FEET	1,800 SF
% OF PROJECT	3.29%
ANNUAL RENT STEPS	None

The Spanish Daycare Center is a Spanish-immersion early childhood education center that provides bilingual childcare and preschool programs for infants through pre-kindergarten. The program integrates Spanish language instruction into daily activities and curriculum. The center offers full-time childcare and structured early learning programs designed to promote social development, kindergarten readiness, and a supportive environment for young children and working families.



S-TIER AUTO REPAIR

WEBSITE	s-tierautorepair.com
SQUARE FEET	3,618 SF
% OF PROJECT	6.60%
ANNUAL RENT STEPS	3%

S-Tier Auto Repair is an independent automotive service and repair company specializing in maintenance, diagnostics, and general mechanical repair for passenger vehicles and light trucks. The business provides a range of routine and corrective services designed to keep vehicles operating safely and efficiently. Serving customers throughout Aubrey and the greater North Denton County area, S-Tier Auto Repair focuses on dependable service, experienced technicians, and high-quality automotive care.



NATIONS

WE ARE NATIONS INC.

WEBSITE	wearenations.com
SQUARE FEET	1,809 SF
% OF PROJECT	3.30%
ANNUAL RENT STEPS	None

We Are Nations Inc. is a global esports merchandise company specializing in the design, manufacturing, and distribution of licensed apparel and consumer products for professional esports teams and gaming organizations. The company provides end-to-end merchandise solutions including product design, production, e-commerce fulfillment, and global distribution. Through partnerships with leading esports brands, We Are Nations delivers high-quality apparel and fan merchandise to customers and gaming communities worldwide.



SALTY DOG SALON

WEBSITE	thesaltydogsalon.com
SQUARE FEET	1,206 SF
% OF PROJECT	2.20%
ANNUAL RENT STEPS	4%

The Salty Dog Salon is a locally operated pet grooming business providing professional grooming and care services for dogs of all breeds and sizes. The salon offers a range of services including bathing, haircuts, nail trimming, and coat maintenance. Serving pet owners throughout Aubrey and the surrounding North Denton County communities, The Salty Dog Salon focuses on attentive care, experienced groomers, and a comfortable environment for pets.



TENANT PROFILES

CROSS FELLOWSHIP CHURCH



CROSS FELLOWSHIP CHURCH		380 YOUTH SPORTS		MEET UR FISH		THE BLIND EXPERTS DFW	
WEBSITE	crossfellowship380.com	WEBSITE	380youthsports.org	WEBSITE	meeturfish.com	WEBSITE	theblindexpertsdfw.com
SQUARE FEET	7,884 SF	SQUARE FEET	1,809 SF	SQUARE FEET	1,809 SF	SQUARE FEET	1,405 SF
% OF PROJECT	14.39%	% OF PROJECT	3.30%	% OF PROJECT	3.30%	% OF PROJECT	2.56%
ANNUAL RENT STEPS	None	ANNUAL RENT STEPS	3%	ANNUAL RENT STEPS	None	ANNUAL RENT STEPS	None

Cross Fellowship Church is a local Christian congregation providing worship services, community gatherings, and faith-based programs for individuals and families in the Aubrey area. The church offers weekly services, small group ministries, and outreach activities designed to support spiritual growth and community connection. Serving the surrounding North Denton County community, Cross Fellowship Church focuses on faith development, fellowship, and opportunities for service.

380 Youth Sports is a community-based athletic organization providing youth sports programs, training, and recreational leagues for children in the Aubrey area. The organization offers structured programs designed to promote skill development, teamwork, and physical activity in a supportive environment. Serving families throughout North Denton County, 380 Youth Sports focuses on youth development, organized competition, and positive sports experiences for young athletes.

Meet Ur Fish is a specialty seafood market offering a selection of fresh fish, shellfish, and prepared seafood products for customers in the Aubrey area. The business focuses on sourcing high-quality seafood and providing a wide variety of options for home cooking, grilling, and meal preparation. Serving customers throughout North Denton County, Meet Ur Fish emphasizes freshness, product variety, and a reliable local source for seafood.

The Blind Experts DFW is a window covering company specializing in the sales and installation of custom blinds, shades, shutters, and other window treatments. The business provides product consultation, measurement, and professional installation services for residential and commercial properties. Serving customers throughout Aubrey and North Denton County, The Blind Experts DFW focuses on quality products, craftsmanship, and dependable service.



FINANCIAL OVERVIEW

PRICING
RENT ROLL
OPERATING STATEMENT
CASH FLOW
UNDERWRITING ASSUMPTIONS
FINANCING OPTIONS



PRICING

PRICE	\$12,750,000	GROSS LEASABLE AREA	54,777 SF
CAP RATE	7.0%	NOI	\$889,321
AVERAGE RENT PER SF	\$16.24	PRICE PER SF	\$232.76
PRO FORMA CAP RATE (YEAR-6)	8.8%	PRO FORMA NOI (YEAR-6)	\$1,117,100



RENT ROLL

SUITE	TENANT	SF	% OF PROPERTY	LEASE TERM		ANNUAL BASE RENT		ESCALATIONS			LEASE TYPE	RENEWAL OPTIONS	TENANT SINCE	ASSIGNED MLA	NOTES
				START	END	PSF	TOTAL	DATE	PSF	TOTAL					
A1-3	The Spanish Daycare Center	1,800	3.29%	2/9/2026	2/8/2027	\$18.50	\$33,300				NNN	None	2/9/2026	\$19.00/SF NNN	
A4	Tiny Adventurez	1,809	3.30%	11/1/2025	10/31/2027	\$17.84	\$32,273				NNN	None	11/1/2025	\$19.00/SF NNN	
A5	DJL Group LLC	1,809	3.30%	3/1/2026	2/28/2029	\$18.50	\$33,467	3/1/2027	\$18.86	\$34,118	NNN	None	3/1/2026	\$19.00/SF NNN	
								3/1/2028	\$19.42	\$35,131					
A6	Mumitas Bakery	1,206	2.20%	1/1/2026	12/31/2026	\$18.50	\$22,311				NNN	None	1/1/2026	\$19.00/SF NNN	
A7-8	S-Tier Auto Repair	3,618	6.60%	11/1/2025	10/31/2030	\$18.02	\$65,196	11/1/2027	\$18.56	\$67,150	NNN	Two 2-year options at market	11/1/2025	\$19.00/SF NNN	
								11/1/2028	\$19.11	\$69,140					
								11/1/2029	\$19.68	\$71,202					
A9	SF Technology	2,150	3.93%	1/23/2026	1/22/2028	\$18.50	\$39,775	1/23/2027	\$19.05	\$40,958	NNN	Two 2-year options at market	1/23/2026	\$19.00/SF NNN	
A10	Dilkush Family Dhaba	1,809	3.30%	7/1/2025	12/31/2026	\$16.50	\$29,849				NNN	None	7/1/2025	\$19.00/SF NNN	
A11	We Are Nations Inc.	1,809	3.30%	3/1/2026	2/28/2027	\$18.50	\$33,467				NNN	None	3/1/2026	\$19.00/SF NNN	
A12	Salty Dog Salon	1,206	2.20%	11/1/2025	10/31/2028	\$18.20	\$21,949	11/1/2027	\$18.92	\$22,818	NNN	None	11/1/2023	\$19.00/SF NNN	
A13-16	Cross Fellowship Church	7,884	14.39%	9/1/2023	8/31/2028	\$14.52	\$114,476				NNN	One 2-year option at \$16.68/SF NNN	9/1/2023	\$19.00/SF NNN	
B1-2	KMS Auto Group	4,227	7.72%	11/1/2024	10/31/2027	\$13.56	\$57,312				NNN	Two 3-year options with CPI Increase	11/1/2024	\$19.00/SF NNN	
B3	380 Youth Sports	1,809	3.30%	8/1/2025	7/31/2028	\$19.41	\$35,113	8/1/2027	\$19.99	\$36,162	NNN	None	8/1/2025	\$19.00/SF NNN	
B4	Meet UR Fish	1,809	3.30%	4/16/2025	4/15/2026	\$16.07	\$29,067				NNN	One 1-year option at \$16.55/SF NNN	4/16/2025	\$19.00/SF NNN	
B5	Lunsford Ventures Corporation	1,206	2.20%	7/1/2024	6/30/2026	\$15.42	\$18,597				NNN	Two 1-year options: 1 st - \$16.05/SF NNN & 2 nd - \$16.65/SF NNN	7/1/2024	\$19.00/SF NNN	
B6-7	Weddings By Jade	2,796	5.10%	4/1/2026	3/31/2027	\$18.50	\$51,726				NNN	None	4/1/2026	\$19.00/SF NNN	
B8-9	Tri-Cities Church of Christ	4,221	7.71%	3/1/2025	2/28/2030	\$15.60	\$65,848				NNN	Two 2-year options: 1 st - \$15.91/SF NNN & 2 nd - \$16.23/SF NNN	3/1/2025	\$19.00/SF NNN	NNN reimbursements capped at \$7.11/SF
B10-11	Benchmark Gardens	5,429	9.91%	3/1/2025	2/28/2027	\$15.60	\$84,692				NNN	None	3/1/2023	\$19.00/SF NNN	
C1-3	Fenton Athletics	4,354	7.95%	9/1/2023	8/31/2026	\$13.95	\$60,720				NNN	Two 2-year options: 1 st - \$15.35/SF NNN & 2 nd - \$16.88/SF NNN	9/1/2023	\$19.00/SF NNN	
C4	The Blind Experts DFW	1,405	2.56%	6/11/2025	6/10/2027	\$16.99	\$23,871				NNN	None	6/11/2025	\$19.00/SF NNN	
C5	Phat Chau	2,421	4.42%	2/1/2025	1/31/2027	\$15.00	\$36,315				NNN	Two 2-year options: 1 st - \$15.45/SF NNN & 2 nd - \$15.91/SF NNN	2/1/2025	\$19.00/SF NNN	NNN reimbursements capped at \$8.48/SF

TOTAL 54,777 100.00% \$16.24 \$889,321

TOTAL OCCUPIED 54,777 100.00%
VACANT 0 0.00%
TOTAL RENTABLE 54,777 100.00%

*Total Annual Rent is calculated on the future base rent of \$889,321 as of 11/1/2026. Seller shall credit Buyer the monthly rent differential on a pro rata basis at closing.

OPERATING STATEMENT

INCOME & EXPENSES	ACTUAL	\$/SF
INCOME		
Base Rent	\$889,321	\$16.24
GROSS POTENTIAL RENT	\$889,321	\$16.24
EXPENSE REIMBURSEMENTS		
Expense Reimbursements	\$303,084	\$5.53
TOTAL EXPENSE REIMBURSEMENTS	\$303,084	\$5.53
GROSS POTENTIAL INCOME	\$1,192,405	\$21.77
EFFECTIVE GROSS INCOME	\$1,192,405	\$21.77
EXPENSES		
Real Estate Taxes	\$182,906	\$3.34
Insurance	\$36,715	\$0.67
Repairs & Maintenance	\$17,236	\$0.31
Management Fees	\$47,600	\$0.87
Waste Disposal	\$10,601	\$0.19
Utilities	\$8,025	\$0.15
TOTAL EXPENSES	\$303,084	\$5.53
NET OPERATING INCOME	\$889,321	\$16.24

*Expenses are based on Seller's trailing 12 months of operating expenses as of 1/31/2026



CASH FLOW

FOR THE YEARS ENDING	YEAR 1 JUL-2027	YEAR 2 JUL-2028	YEAR 3 JUL-2029	YEAR 4 JUL-2030	YEAR 5 JUL-2031	YEAR 6 JUL-2032	YEAR 7 JUL-2033	YEAR 8 JUL-2034	YEAR 9 JUL-2035	YEAR 10 JUL-2036	YEAR 11 JUL-2037
RENTAL REVENUE											
Potential Base Rent	908,902	944,094	995,342	1,022,673	1,111,837	1,155,828	1,182,466	1,256,822	1,328,788	1,365,228	1,407,579
Absorption & Turnover Vacancy	-24,994	-7,410	-8,103	0	-32,571	-29,834	-10,905	-28,193	0	-37,758	-31,597
Scheduled Base Rent	883,908	936,684	987,238	1,022,673	1,079,266	1,125,993	1,171,561	1,228,629	1,328,788	1,327,470	1,375,983
TOTAL RENTAL REVENUE	883,908	936,684	987,238	1,022,673	1,079,266	1,125,993	1,171,561	1,228,629	1,328,788	1,327,470	1,375,983
OTHER TENANT REVENUE											
Total Expense Recoveries	300,136	315,530	325,541	338,043	338,991	350,732	367,705	374,183	396,314	395,276	409,646
TOTAL OTHER TENANT REVENUE	300,136	315,530	325,541	338,043	338,991	350,732	367,705	374,183	396,314	395,276	409,646
TOTAL TENANT REVENUE	1,184,045	1,252,214	1,312,780	1,360,717	1,418,257	1,476,725	1,539,266	1,602,812	1,725,102	1,722,746	1,785,629
POTENTIAL GROSS REVENUE	1,184,045	1,252,214	1,312,780	1,360,717	1,418,257	1,476,725	1,539,266	1,602,812	1,725,102	1,722,746	1,785,629
EFFECTIVE GROSS REVENUE	1,184,045	1,252,214	1,312,780	1,360,717	1,418,257	1,476,725	1,539,266	1,602,812	1,725,102	1,722,746	1,785,629
OPERATING EXPENSES											
Real Estate Taxes	151,000	155,530	160,196	165,002	169,952	175,050	180,302	185,711	191,282	197,021	202,931
Insurance	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44,337	45,667	47,037
Direct Expenses	86,000	88,580	91,237	93,975	96,794	99,698	102,688	105,769	108,942	112,210	115,577
Management	35,521	37,566	39,383	40,821	42,548	44,302	46,178	48,084	51,753	51,682	53,569
TOTAL OPERATING EXPENSES	307,521	317,226	327,948	338,043	348,686	359,624	370,960	382,610	396,314	406,581	419,114
NET OPERATING INCOME	876,523	934,488	984,832	1,022,673	1,069,571	1,117,100	1,168,306	1,220,202	1,328,788	1,316,165	1,366,515





UNDERWRITING ASSUMPTIONS

GLA	54,777 SF
COMMENCEMENT DATE	August 1, 2026
END DATE	July 31, 2036
TERM	10 Years
EXPENSE GROWTH RATE	3% per year
AVAILABLE SPACE	0 SF
ABSORPTION PERIOD	3 months
MARKET RENT	\$19.00/SF NNN
RENT ESCALATION	4% Annual Increases
TENANT IMPROVEMENTS (NEW LEASE/RENEWAL)	\$2.00/SF / \$0.00/SF
LEASING COMMISSION (NEW LEASE/RENEWAL)	6.75% / 4.50%
LEASE TERM	5 Years
RETENTION RATIO	75%
EXPENSE RECOVERY TYPE	NNN

FINANCING OPTIONS

We enlisted Eli Gershenson, who we have successfully worked with on past transactions, to provide debt quotes for Green Street Business Park.

Eli is an experienced mortgage banker providing reliable debt and equity solutions for commercial real estate encompassing all sizes and geographies.

Please contact Eli for more information.

CONTACT:

ELI GERSHENSON

Mobile: 214-354-8267

eligershenson@gmail.com



MARKET OVERVIEW

MARKET AERIAL
LEASE COMPS
SALE COMPS
AUBREY AREA

DEMOGRAPHICS
SUBMARKET STATISTICS



AUBREY
Population: 10,427
Average HH Income: \$141,371
Median Home Value: \$563,738

PROSPER
Population: 40,848
Average HH Income: \$237,195
Median Home Value: \$748,411

PROVIDENCE VILLAGE
Population: 11,044
Average HH Income: \$130,728
Median Home Value: \$368,579

SAVANNAH
Population: 8,828
Average HH Income: \$175,637
Median Home Value: \$403,472

DENTON
Population: 178,433
Average HH Income: \$103,992
Median Home Value: \$347,893

OAK POINT
Population: 6,289
Average HH Income: \$151,286
Median Home Value: \$563,170

LITTLE ELM
Population: 54,867
Average HH Income: \$148,095
Median Home Value: \$444,860

MCKINNEY
Population: 242,534
Average HH Income: \$147,315
Median Home Value: \$497,700

CORINTH
Population: 25,296
Average HH Income: \$141,200
Median Home Value: \$400,737

LAKEWOOD VILLAGE
Population: 851
Average HH Income: \$179,962
Median Home Value: \$563,907

LAKE DALLAS
Population: 8,012
Average HH Income: \$97,996
Median Home Value: \$279,672

Lewisville Lake

HIGHLAND VILLAGE
Population: 16,229
Average HH Income: \$185,265
Median Home Value: \$687,900

THE COLONY
Population: 46,459
Average HH Income: \$141,707
Median Home Value: \$405,187

FRISCO
Population: 236,070
Average HH Income: \$197,695
Median Home Value: \$637,411

LEASE COMPS



BREEZEWAY BUSINESS PARK

15118 King Rd, Frisco, TX 75036
 Type: Small Bay Industrial
 Suite Size: 2,400 SF
 Rate: \$21.00/SF NNN
 NNN's: \$6.00/SF
 Notes: Confirmed Comp



HACKBERRY BUSINESS PARK

207 King Rd, Frisco, TX 75036
 Type: Small Bay Industrial
 Suite Size: 2,000 SF
 Rate: \$18.50/SF NNN
 NNN's: \$6.00/SF
 Notes: Confirmed Comp



LAKESIDE SHOPS & BUSINESS PARK

1767 Old State Highway 24, Little Elm, TX 75068
 Type: Small Bay Industrial
 Suite Size: 2,173, 1,980, 3,043 SF
 Rate: \$19.00/SF NNN
 NNN's: \$5.00/SF
 Notes: Confirmed Comp



AIP FRISCO

10400 Frisco St, Frisco, TX 75033
 Type: Small Bay Industrial
 Suite Size: 2,900 SF
 Rate: \$19.00/SF NNN
 NNN's: \$8.50/SF
 Notes: Confirmed Comp



LEASE COMPS



5
26735 E UNIVERSITY DR
26735 E University Dr, Aubrey, TX 76227
Type: Retail
Suite Size: 1,800 SF
Rate: \$40.00/SF NNN
NNN's: \$12.00/SF
Notes: Confirmed Comp



6
PLAZA 380 RETAIL CENTER
26785 E University Dr, Aubrey, TX 76227
Type: Retail
Suite Size: 2,016 SF
Rate: \$40.00/SF NNN
NNN's: \$10.00/SF
Notes: Confirmed Comp



7
PROVIDENCE SHOPS
26621 US Highway 380 E, Providence Village, TX 76227
Type: Retail
Suite Size: 1,780 SF
Rate: \$38.00/SF NNN
NNN's: \$14.35/SF
Notes: Confirmed Comp



SALE COMPS

1



COLLEYVILLE BUSINESS CENTER

Address: 1900 & 1904 Industrial Blvd, Colleyville, TX 76034
Type: Small Bay Industrial Sale Price: \$6,010,193 (\$222.23/SF)
GLA: 27,033 SF Cap Rate: 6.50%
Year Built: 2000 Sale Date: 10/13/2023

2



CORPORATE CENTRAL INDUSTRIAL/FLEX BUSINESS PARK

Address: 1600 & 1650 Corporate Dr, McKinney, TX 75069
Type: Small Bay Industrial Sale Price: \$11,275,000 (\$217.27/SF)
GLA: 51,893 SF Cap Rate: 6.50%
Year Built: 2023 Sale Date: 10/24/2024

3



HACKBERRY BUSINESS PARK

Address: 207 King Rd, Frisco, TX 75036
Type: Small Bay Industrial Sale Price: \$12,500,000 (\$260.96/SF)
GLA: 47,900 SF Cap Rate: 6.00%
Year Built: 2016 Sale Date: 12/14/2021



AUBREY AREA

INTRODUCTION

Aubrey, Texas is a rapidly growing community in northern Denton County within the Dallas–Fort Worth metroplex, one of the fastest-growing metropolitan regions in the United States. Located along the highly active U.S. Highway 380 growth corridor between Denton and Frisco, Aubrey has become an increasingly attractive destination for residential and commercial development as population growth continues to expand north across North Texas. The Highway 380 corridor connects several of the region’s fastest-growing communities—including Prosper, Little Elm, and McKinney—and has emerged as a major focus of new housing, retail expansion, and infrastructure investment.

Historically known for its ranching and equestrian heritage, Aubrey continues to maintain a small-town atmosphere while benefiting from the rapid suburban expansion occurring throughout Denton and Collin Counties. Numerous master-planned communities and residential developments have been delivered in the surrounding area in recent years as families seek more attainable housing options within commuting distance of major employment centers in Frisco, Plano, and Denton. This sustained residential growth has driven increasing demand for neighborhood retail, services, and community-serving businesses throughout the Aubrey trade area.

Supported by strong population growth, rising household incomes, and continued infrastructure improvements along the U.S. 380 corridor, the Aubrey area is emerging as a high-growth suburban market positioned to benefit from the long-term expansion of the Dallas–Fort Worth metroplex. As development continues to move north from the Frisco and Prosper submarkets, Aubrey is well positioned to capture continued residential and commercial growth within one of the most dynamic regions in the country.

2026 TRADE AREA POPULATION	2026 AVERAGE HOUSEHOLD INCOME	2026 MEDIAN HOME VALUE	2026 MEDIAN AGE
24K	\$101K	\$370K	33.3





1 MILE
3 MILE
5 MILE

2026 DEMOGRAPHICS

# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
135	1,129	124,428

EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
77.8%	51.7%	27.4%

POPULATION	HOUSEHOLDS	MEDIAN AGE
150K	48K	35.8

PROJECTED POP. GROWTH 2024-2029	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE
21.5%	\$139K	\$346K



SUBMARKET STATISTICS

“Flex properties in the Outlying Denton County submarket are showing durable performance as tenants prioritize functionality and affordability. Limited small-bay supply and steady local demand continue to support strong occupancy across flex assets. ”
(CoStar)

OUTLYING
 DENTON COUNTY
 SUBMARKET

2026 AVERAGE
 FLEX
 RENT GROWTH

2.7%

SUBMARKET
 FLEX
 RENTABLE SF

377K

CURRENT AVERAGE
 FLEX
 VACANCY RATE

4.3%

SUBMARKET
 FLEX CONSTRUCTION
 RATIO

0.5%

AVERAGE 2025 FLEX
 SALES CAP RATE

6.5%

AVERAGE 2025
 FLEX SALE PSF

\$245.32



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

www.sljcompany.com



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alicia M Dunn	821776	adunn@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date