

1,198 SF Retail Condo FOR SALE

25691 Smotherman Rd Unit 160, Frisco TX 75034



Executive Summery

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Highly Sought-After Frisco Location

Rare opportunity to own a road-front retail condo in one of the fastest-growing and most affluent markets in North Texas. Positioned for strong visibility and long-term appreciation.

Property Highlights

1,198 SF Retail Condo; Fully built-out for Spa / Massage Business; Professional interior finish-out; Excellent frontage & signage exposure; Ample shared parking; Low-maintenance retail asset

Exclusive Use Advantage

Exclusive right to operate a massage business within the plaza, Protects tenant revenue and long-term stability; Competitive moat within the center

Investment Overview

Current 10-Year NNN Lease; Lease expiration: 2033; Established massage operator in place; Minimal landlord responsibilities. True passive income structure

Financial Highlights

Offered at 5.4% CAP Rate, 3% Annual Rental Increases, Projected to reach approximately 6.6% CAP Rate by year-end (based on escalations), Long-term stable cash flow, Ideal for 1031 exchange or passive investors

Why This Investment?

Strong demographic growth in Frisco, Medical / wellness retail demand continues to expand, Inflation-protected income via annual escalations, Limited inventory of road-front retail condos available, Below replacement cost investment opportunity

Ideal For:

1031 Exchange Buyers, Passive Investors, Owner-Operators looking for future flexibility, Long-Term Appreciation Investors

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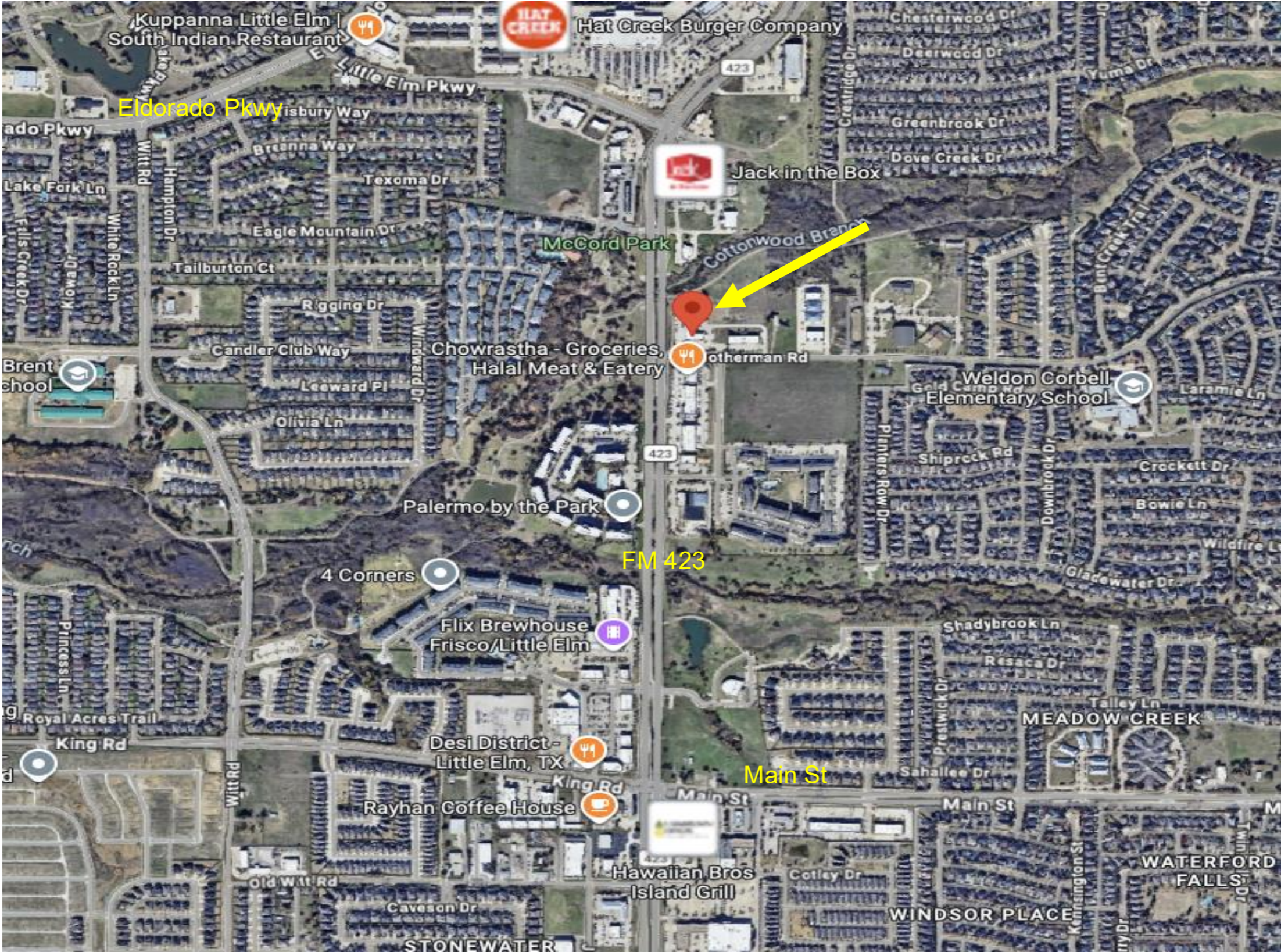


Property Details

Property Type	Commercial
Subtype	Retail
Net Rentable (sqf)	1198 (appraisal)
Tenant	Massage/Spa (exclusive)
Year Built	2022
Year Renovated	2023
Zoning	LC
Parking	1:200
Asking Price	\$750,000
NOI (2025)	\$40,374.52
CAP (2025)	5.4%
Lease Term	10 Year (2033)
Pro. CAP (2032)	6.6%

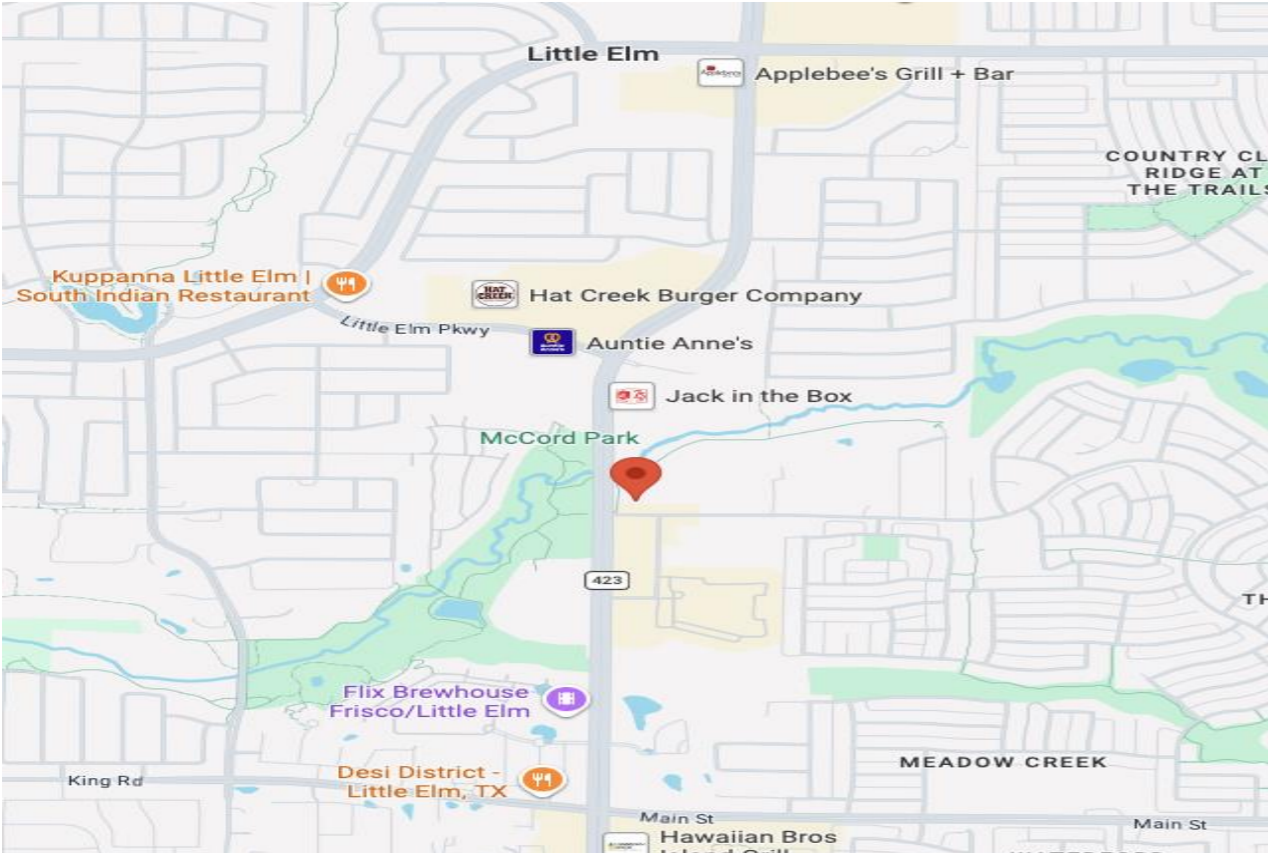
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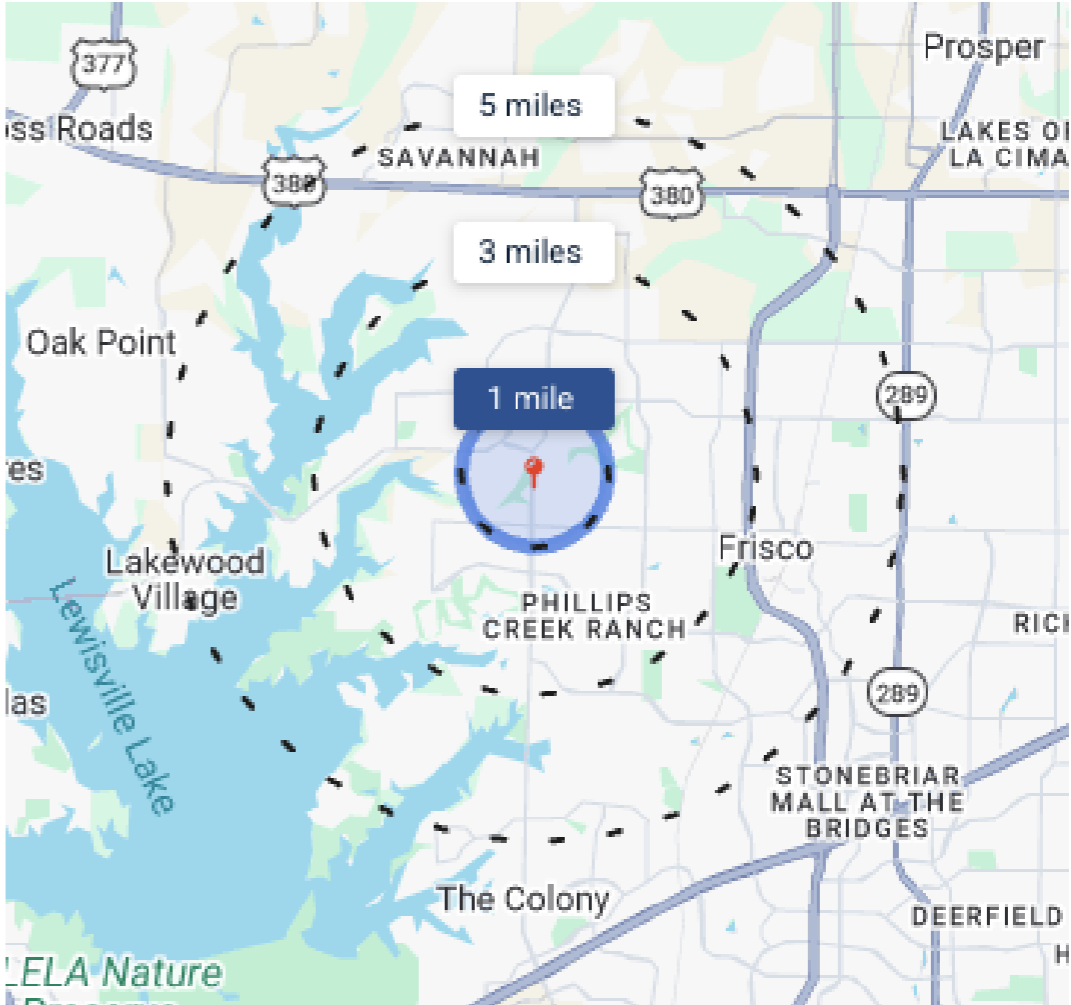
Demographic

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Traffic count		
FM 425	2024	50,120
	2023	49,624

	1 mile	3 mile	5 mile
Population 2026	41,500	159,100	299,900
Population Growth since 2020	5%	4%	22%
Household Income	\$151,200.00	\$147,400	\$136,300
HHI Growth since 2020	2%	9%	12%
Median Age	37	38	37
Number of Employees	30,700	120,200	229,000



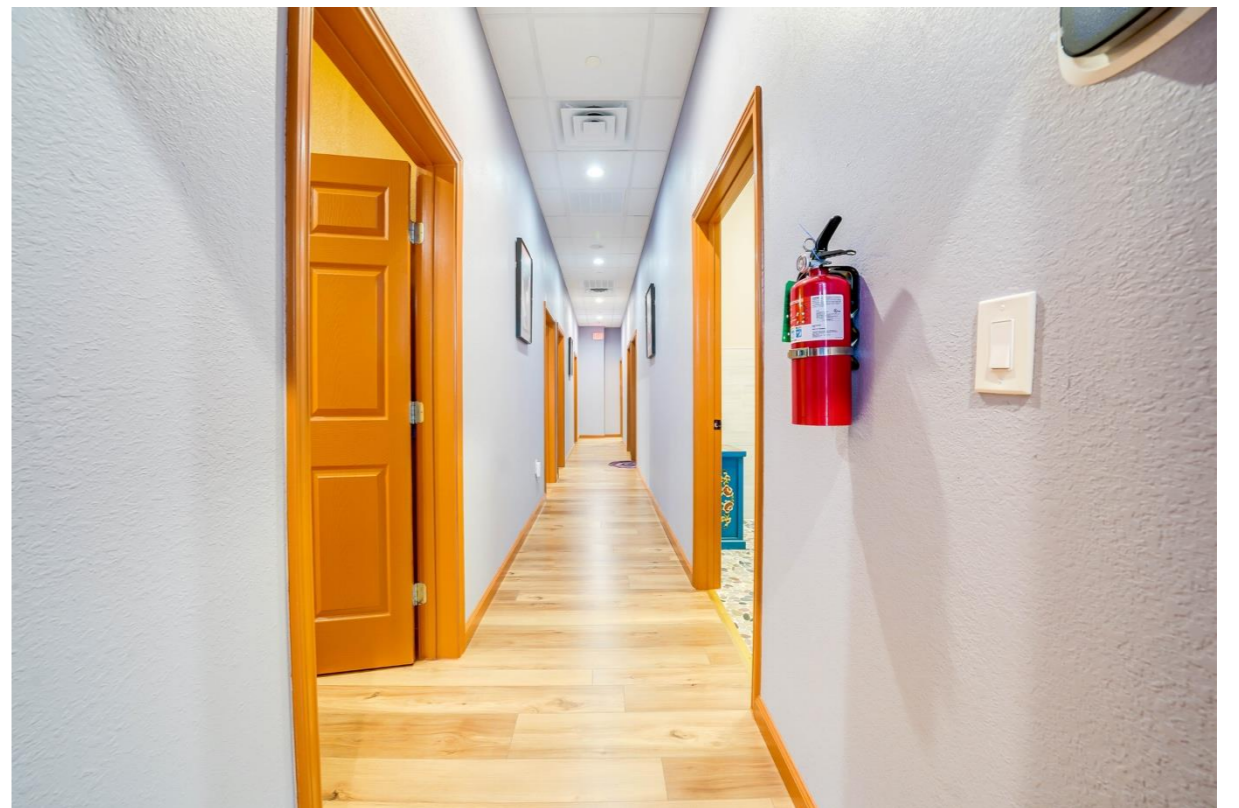
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Information About Brokerage Services

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

11/2/2015

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 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-0 Date

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