

610 N Town East Blvd
MESQUITE · TEXAS · 75150

partners



ASSET CLASS
Multi-Tenant Net Lease Office

BUILDING
6,101 SF · 2.95 AC

OCCUPANCY
100% Leased

THE TEAM



Ryan McCullough SIOR

PARTNER & MANAGING DIRECTOR

512 580 6225

ryan.mccullough@partnersrealestate.com



William Kane

ASSOCIATE

214 223 3393

william.kane@partnersrealestate.com

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A stabilized two-tenant asset with a freshly extended anchor and 20-year tenure in place.



Partners is pleased to offer for sale 610 N Town East Blvd — a 100%-leased, two-tenant net-leased asset anchored by MyEyeDr., a national optometry platform of approximately 900 locations.

MyEyeDr. has just exercised its renewal option, locking in another five years of term. The second suite is occupied by an independent wealth-management firm that has been in the building since 2006 — a deeply rooted local credit with two decades of payment history at this address.

LIST PRICE	\$1,925,000
PRICE / SF	\$315.52
IN-PLACE NOI	\$136,025
CAP RATE	7.07%
BUILDING SIZE	6,101 SF
LAND SIZE	2.87 AC
OCCUPANCY	100%
TENANTS	2
LEASE TYPE	NNN
YEAR BUILT	2004
STORIES	1



Five reasons this asset rewards a long-term medical office investor

01

900+ Location National Anchor

MyEyeDr occupies 71% of the building on a long-term NNN lease through April 2031 with one 5-year renewal option remaining. With over 900 locations across 30 states, the tenant brings national brand stability and consistent patient-driven foot traffic to the asset.

02

Stabilized Day-One Cash Flow

Both tenants are on true NNN leases, delivering \$136,025 in annual NOI with zero landlord expense exposure. MyEyeDr just exercised a 5-year renewal, confirming long-term commitment and eliminating near-term rollover risk.

03

3% Annual Escalations

Both leases carry 3% annual escalations, compounding NOI growth throughout the hold period. This built-in rent growth protects against inflation and steadily improves returns without any landlord action required.

04

Two Decades of Co-Tenancy Stability

James A. Wade Wealth Management has occupied the building since 2006 — nearly 20 years of demonstrated locational commitment. Multi-tenant assets with this length of co-tenancy carry significantly lower re-leasing risk than typical retail investments.

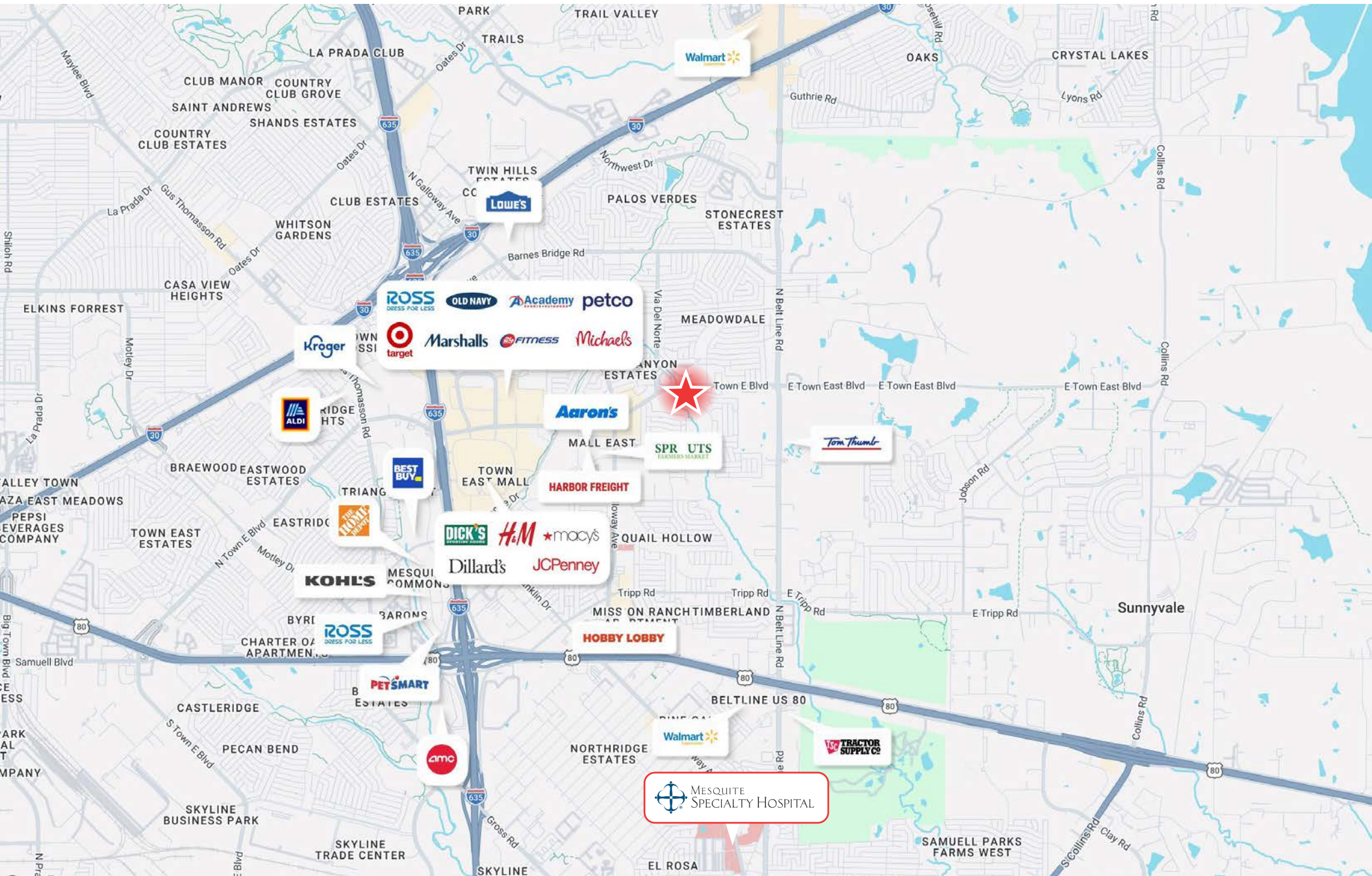
05

Established Location

Situated along North Town East Boulevard in one of the DFW Metroplex's most established suburban retail corridors, the property benefits from strong daytime population, consistent consumer traffic, and a dense surrounding residential base that supports both tenants' business models.

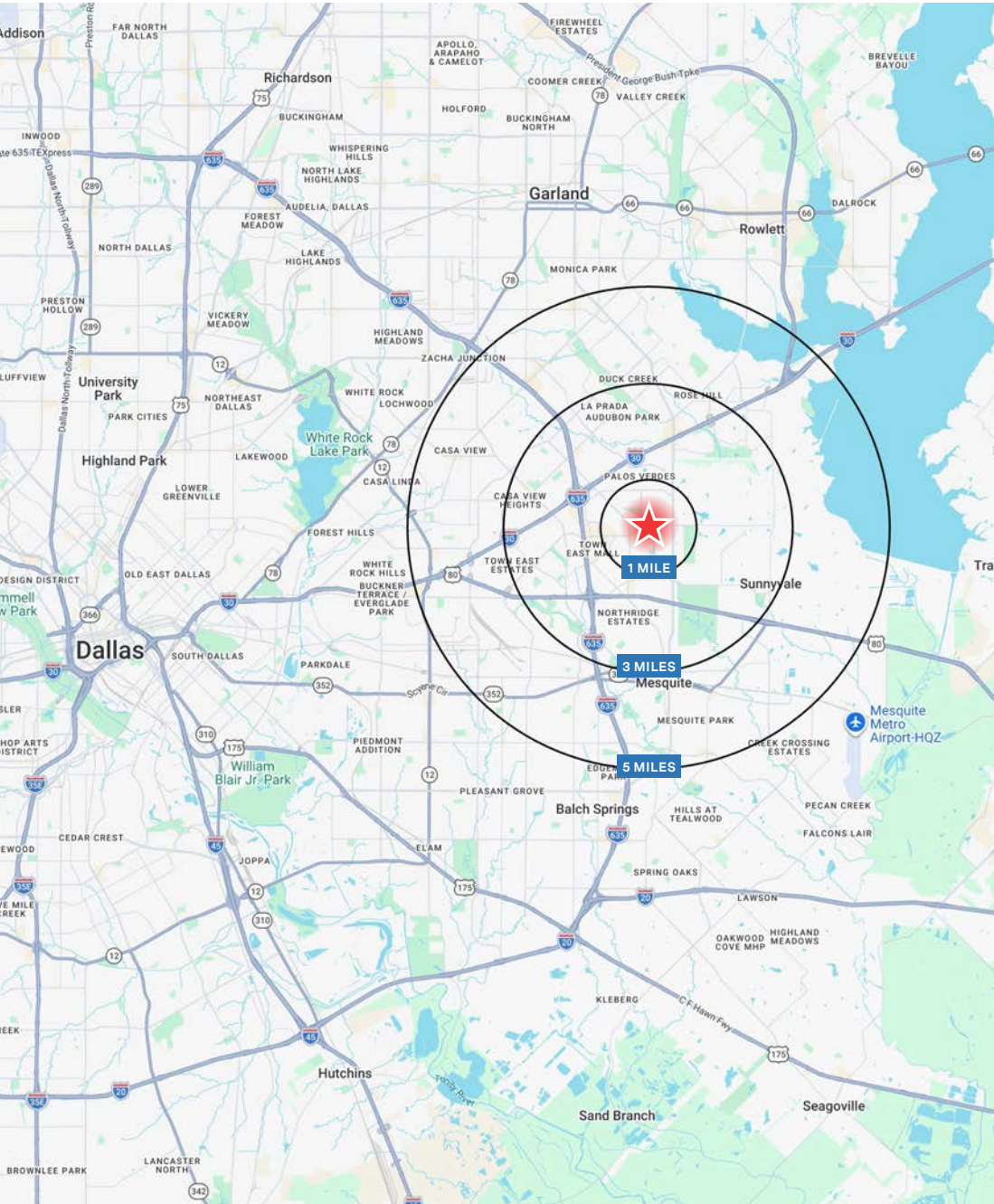
LOCATION

610 N TOWN EAST BLVD · MESQUITE, TX 75150



DEMOGRAPHICS

610 N TOWN EAST BLVD · MESQUITE, TX 75150



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	12,480	102,425	270,870
2030 Population Projection	12,662	104,341	276,725
Median Age	37.7	34.8	34.7
HOUSEHOLDS			
2025 Households	4,385	35,693	91,642
2030 Household Projection	4,446	36,346	93,615
Avg Household Income	\$104,866	\$87,588	\$85,684
Median Household Income	\$89,653	\$69,914	\$68,603
EMPLOYMENT			
Employees	4,661	35,493	76,757
Businesses	689	4,153	8,642

RENT ROLL

610 N TOWN EAST BLVD · MESQUITE, TX 75150

TENANT	RENTABLE SF	% OF TOTAL	TERM	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/ YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
MyEyeDr Anchor Tenant	4,301	71%	60 Months	NNN	5/1/21	4/30/31	\$23.18	\$8,327.00	\$99,924.00	3% Annually	One 5 Year
Jame A. Wade, Wealth Management	1,791	29%	60 Months	NNN	10/11/06	8/31/29	\$20.16	\$3,008.45	\$36,101.36	3% Annually	None
Total	6,101							\$11,335.45	\$136,025.36		

LIST PRICE

\$1,925,000

\$315.52 / SF

IN-PLACE NOI

\$136,025

100% Reimbursed Expenses

BUILDING

6,101 SF

± 2.95 AC · Built 2004

GOING-IN CAP RATE

7.07%

In-place · Year 1





A NATIONAL OPTOMETRY PLATFORM

900
US LOCATIONS

30+
STATES SERVED

2001
FOUNDED

4,310 SF
AT THIS ADDRESS

MyEyeDr. is a national optometry and eyewear platform offering full-service eye care, prescription lenses, contacts, and frames — accepting all major vision plans and most major medical insurance.

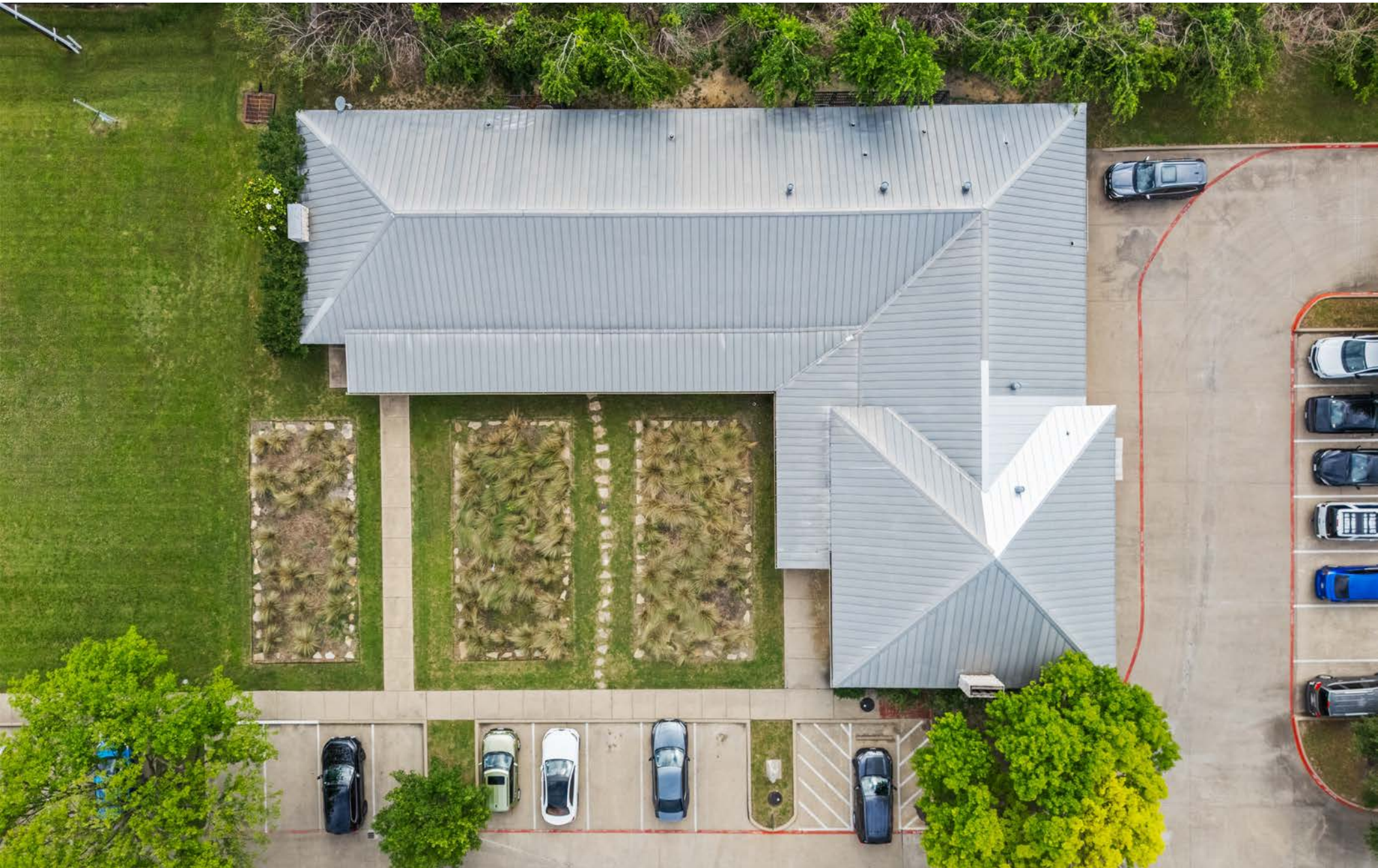
Founded in 2001 by Dr. Sue Downes in Vienna, Virginia, MyEyeDr. has grown via aggressive consolidation of one of the most fragmented categories in U.S. retail healthcare. Atlas Partners and CDPQ acquired a majority stake in 2015, and Goldman Sachs Asset Management led a 2019 recapitalization to take the majority position — backing the platform's expansion to approximately 900 offices across 30+ states today.

Recurring, insurance-driven demand makes vision care one of the more recession-resilient corners of retail healthcare — and MyEyeDr.'s scale, payor relationships, and integrated supply chain make it one of the most defensible operators in the category.



PREMISES	4,310 SF · 70.6%
LEASE TYPE	NNN
ORIGINAL TERM	Apr 2021 -Apr 2026
RENEWAL	5 -Yr Option Exercised
LEASE EXPIRATION	April 2031
BASE RENT	\$23.18 / SF
YEAR-1 RENT	\$99,924
ESCALATOR	3% Annually







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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	90039950	licensing@partnersrealestate.com	713-620-0500
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-275-9608
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____