



MELISSA  
DENTAL &  
ORTHODONTICS



Goldfish  
Pediatrics

# MELISSA DENTAL & ORTHODONTICS (MB2)

NEW RARE 15 YEAR NNN LEASE | 700+ UNIT DENTAL OPERATOR  
MULTI-TENANT MEDICAL | BOOMING DFW MARKET | 11+ YR WALT

2302 SAM RAYBURN HWY | MELISSA, TX 75454



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MELISSA  
DENTAL &  
ORTHODONTICS



2302 SAM RAYBURN HWY | MELISSA, TX 75454

## EXCLUSIVELY LISTED BY

### POINT OF CONTACT

#### **ANTONIO DIONA**

SENIOR ASSOCIATE

DIR +1 (818) 923-6366  
antonio.diona@matthews.com  
Lic No. 02037030 (CA)

#### **RAHUL CHHAJED**

SVP & SENIOR DIRECTOR

DIR +1 (949) 432-4513  
rahul.chhajed@matthews.com  
Lic No. 01986299 (CA)

#### **THOR ST JOHN**

VP & ASSOCIATE DIRECTOR

DIR +1 (310) 955-1774  
thor.stjohn@matthews.com  
Lic No. 02051284 (CA)

#### **PATRICK GRAHAM**

BROKER OF RECORD

Lic No. 9005919(TX)

#### **MICHAEL MORENO**

SVP & SENIOR DIRECTOR

DIR +1 (949) 432-4511  
michael.moreno@matthews.com  
Lic No. 01982943 (CA)

*Antonio Diona, Rahul Chhajed, and Michael Moreno (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)*



# MELISSA DENTAL & ORTHODONTICS (MB2)

## EXECUTIVE OVERVIEW

section 1

## THE OPPORTUNITY



**PROPERTY**  
Melissa Dental and  
Orthodontics (MB2)



**TOTAL NOI**  
\$168,810.07



**LIST PRICE**  
\$2,700,961



**PRICE PSF**  
\$389.30



**YEAR BUILT**  
2018



**CAP RATE**  
6.25%



**GLA**  
±6,938 SF



**ADDRESS**  
2302 Sam Rayburn Hwy  
Melissa, TX 75454



# INVESTMENT HIGHLIGHTS

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**RARE NEW 15-YEAR NNN LEASE EXTENSION:** The tenant, MB2, is in the process of executing a new 15-year NNN lease, effective upon the close of escrow. This further establishes the tenant's continued success and commitment to the location going forward.

**MB2 (700+ LOCATIONS) | DSO TENANCY | CORPORATE LEASE || 1,500+ DOCTORS | SUCCESSFUL OPERATING HISTORY:** Melissa Dental and Orthodontics is part of the **MB2 Dental organization. MB2 is one of the largest networks of dental practices across the country, with over 700 locations in 42+ states.** MB2 was founded in 2007 as America's first and fastest-growing Dental Partnership Organization (DPO). They partner with hundreds of dentists and specialists across the country and are always looking for the right doctors to join their movement.

This practice affiliated with MB2 in 2019 – the partnership is a testament to the success of this location and the tenant's commitment to the site going forward.

**IDEAL LOCATION | PROXIMITY TO NATIONAL TENANTS | MAJOR RETAILERS EXPANDING INTO MELISSA | NEW WALMART AND HEB STORES:** Renowned brands are tapping into Melissa's rapidly growing market. **Walmart is set to open its first Melissa location just one mile from the property - a 200,000-square-foot supercenter**

**featuring a micro-fulfillment center to enhance online order efficiency. H-E-B is also bringing its first location to Melissa, a ±131,000 square foot facility only about two miles from the property.**

The location is positioned between a dense area of high-income residential communities and down the street from other national retailers like Kroger, Buc-ee's CVS, Starbucks, McDonald's, etc.

**TOP GROWING CITY IN NORTH TEXAS | EXPONENTIAL GROWTH | 58% INCREASE:** Positioned about 41 miles north of downtown Dallas and eight miles north of McKinney, Melissa is one of North Texas's fastest-growing cities. It enjoys prime connectivity along U.S. 75 and State Highway 121 (Sam Rayburn Highway). **The population within three miles of the subject property boomed between 2020 and 2023, increasing 58% from 20,239 to 31,978.**



# INVESTMENT HIGHLIGHTS

## **BOOMING DEVELOPMENT | CLOSE PROXIMITY TO NEW MULTI-FAMILY AND SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS:**

Notable nearby housing developments include Farmhouse 121 Apartments (284 Units), Avilla Springs (212 Units), both built in the last year alone. Nearby residential developments include Military Ranch (238 Lots), Hunter's Creek (429 Lots), Brookside (308 Lots), Trails of Melissa (418 Lots), Hines Development (238 Lots), Meadow Run (133 Lots) and countless others.

## **GOLDFISH PEDIATRICS AND URGENT CARE | NNN LEASE | 100% MEDICAL TENANCY:**

Beyond the class-A tenancy of MB2, the property is also tenanted by Goldfish Pediatrics & Urgent Care, which prides itself for providing an updated model to the routine 9-5 pediatric practices. They are founded on providing excellent quality pediatric care during and after hours, easing the great burden of many parents in finding consistent quality care after hours.

## **NNN LEASE STRUCTURES | MINIMAL LANDLORD RESPONSIBILITIES | 11+ YEAR WALT:**

Both tenants at the property are on NNN leases, offering a passive investment opportunity for both local and national investors. The weighted average lease term for the asset is over 11 years, offering a reliable long-term cash flow.

## **SYNERGISTIC LOCATION | TOP QUALITY CONSTRUCTION | STICKY INVESTMENT:**

The location is fittest with the upmost quality construction (2018) and is positioned along Sam Rayburn Hwy, surrounded by dozens of new construction retail facilities, creating a synergy which the tenant benefits from.

Beyond the class-A build-out, ownership reaps the benefits of a specialized healthcare tenancy and a further layer of security as dental and healthcare facilities rarely relocate due to the difficulty of retaining the same patients in a new location, and the high cost of moving.

**HIGH TRAFFIC LOCATION | DIRECT ACCESS AND HIGH VISIBILITY:** The property benefits from high exposure on Sam Rayburn Hwy, the main thoroughfare running through Melissa, TX. This generates direct visibility of the asset, crucial to the success of outpatient healthcare facilities like a dental office that relies and brand awareness and walk-in business.

## **TOP MSA (DALLAS-FORT WORTH, TX) | HIGH GROWTH AND ROBUST DEMOGRAPHICS | 4TH LARGEST MSA IN THE COUNTRY | EXTREMELY AFFLUENT AREA:**

The average household income is over \$130,000 in a 1, 3, and 5-mile radius of the property. Dallas-Fort Worth is the 4th largest MSA in the United States and is rated the fastest-growing MSA in the country, expected to grow by 2.6 million people by 2030. DFW ranked first in the country for total job growth – adding 322,200 jobs in 2020, recording an impressive 9.3% growth rate.

**\$145+ BILLION INDUSTRY | ~\$300 BILLION BY 2032:** The U.S. dental services market size was exhibited at \$147.3 billion in 2022 and is projected to hit around USD 295.23 billion by 2032, growing at a CAGR of 7.2% during the forecast period 2023 to 2032.





**SUBJECT  
PROPERTY**

121

± 19,700 VPD







**NORTH CREEK ELEMENTARY**  
723 STUDENTS



**BLOOMFIELD HOMES AT LIBERTY**

**MELISSA MIDDLE**  
1,116 STUDENTS



**THE LANDING AT WILLOW GROVE**  
336 UNITS | YEAR BUILT: 2024

**HARRY MCKILLOP ELEMENTARY**  
955 STUDENTS



**MCKINNEY ST ±10,800 VPD**

**±19,700 VPD**



**MELISSA HIGH SCHOOL**  
1,485 STUDENTS

**WILLOW GROVE HOMES**

**TRAILS OF MELISSA**



**GALA AT MELISSA**  
85 UNITS | YEAR BUILT: 2019

**SUBJECT PROPERTY**



**SUMEER ELEMENTARY**  
797 STUDENTS



**IMPRESSION HOMES AT BRYANT FARMS**



**MEADOW RUN BY ASHTON WOODS HOMES**



# MELISSA DENTAL & ORTHODONTICS (MB2)

## FINANCIAL OVERVIEW

section 2



# INVESTMENT SUMMARY

List Price	\$2,700,961
NOI	\$168,810.07
Cap Rate	6.25%
Price PSF	\$389.30
Average Rent/SF	\$24.33

Property Name	Melissa Dental and Orthodontics (MB2)
Address	2302 Sam Rayburn Hwy   Melissa, TX 75454
Year Built	2018
GLA of Building	±6,938 SF
Lot Size	±0.80 AC



**FOR FINANCING OPTIONS REACH OUT TO:**

COREY RUSSELL

(972) 636-5280

[corey.russell@matthews.com](mailto:corey.russell@matthews.com)

# RENT ROLL

TENANT NAME	LEASE START	LEASE END	SIZE (SF)	% OF NRA	CONTRACT RENTAL RATE		RENT PSF	RENTAL INCREASES	OPTIONS REMAINING	TERM REMAINING	LEASE STRUCTURE
					ANNUAL RENT	MONTHLY RENT					
Melissa Dental & Orthodontics (MB2)	Close of Escrow*	15 Years from COE*	4,149	59.80%	\$108,432.00	\$9,036.00	\$22.06	2% Annually	1 x 5 Year	±15.00 Years*	NNN
Goldfish Pediatrics and Urgent Care	01/20/21	01/20/31	2,789	40.20%	\$60,378.07	\$5,031.51	\$24.50	2% Annually	2 x 5 Years	±6.15 Years	NNN
<b>Totals</b>			<b>6,938</b>	<b>100.00%</b>	<b>\$168,810.07</b>	<b>\$14,067.51</b>	<b>\$24.33</b>			<b>±11 Year WALT</b>	

*Note: MB2 currently finalizing lease extension*



## LEASE ABSTRACTS

<b>Tenant Name</b>	Melissa Dental and Orthodontics
<b>Ownership Type</b>	Fee Simple (MB2)
<b>Lease Entity Name</b>	MB2 Dental Solutions, LLC
<b>Lease Type</b>	NNN
<b>SF Leased</b>	±4,149 SF
<b>Occupancy</b>	59.80%
<b>Initial Term*</b>	15 Years
<b>Rent Commencement</b>	Close of Escrow
<b>Lease Expiration</b>	15 Years from COE
<b>Lease Term Remaining*</b>	±15 Years
<b>Base Rent</b>	\$108,432
<b>Rental Increases</b>	2.00% Annually
<b>Renewal Options</b>	Two, 5-Year Options
<b>Expense Structure</b>	NNN
<b>Landlord Responsibilities</b>	Roof and Structure
<b>Tenant Responsibilities</b>	Taxes, Insurance, CAM
<b>Insurance</b>	Tenant
<b>Taxes</b>	Tenant

*Note: MB2 currently finalizing lease extension per above*

<b>Tenant Name</b>	Goldfish Pediatrics and Urgent Care
<b>Ownership Type</b>	Fee Simple
<b>Lease Entity Name</b>	Goldfish Pediatric Urgent Care PC
<b>Lease Type</b>	NNN
<b>SF Leased</b>	±2,789 SF
<b>Occupancy</b>	40.20%
<b>Initial Term</b>	10 Years
<b>Rent Commencement</b>	1/20/2021
<b>Lease Expiration</b>	1/20/2031
<b>Lease Term Remaining</b>	±6.17 Years
<b>Base Rent</b>	\$60,378
<b>Rental Increases</b>	2.00% Annually
<b>Renewal Options</b>	Two, 5-Year Options
<b>Expense Structure</b>	NNN
<b>Landlord Responsibilities</b>	Roof and Structure (Reimbursable by Tenant)
<b>Tenant Responsibilities</b>	Taxes, Insurance, Maintenance
<b>Insurance</b>	Tenant
<b>Taxes</b>	Tenant

MELISSA DENTAL  
& ORTHODONTICS

Goldfish  
Pediatrics  
& URGENT CARE



MELISSA  
DENTAL &  
ORTHODONTICS



Goldfish  
Pediatrics

# MELISSA DENTAL & ORTHODONTICS (MB2)

# TENANT OVERVIEWS

section 3



**Website**  
**mb2dental.com**



**Locations**  
**700+**



**Headquarters**  
**Carrollton, TX**



**Doctors**  
**1,500+**



Founded in 2007, MB2 Dental (“MB2” or the “Company”) is a leading dental partnership organization (“DPO”) with affiliated practices across more than 40 states. Since its 2007 inception, MB2 has partnered with over 250 doctor owners operating more than 700 dental practices. Given their unique doctor-centric culture and joint-venture partnership model, MB2 has become one of the country’s fastest-growing dental platforms, affiliating with more than 450 practices since 2018. Doctor owners who choose to partner with the Company are entrepreneurial and focused on accelerating the growth of their businesses. MB2 has demonstrated an ability to add value post-acquisition by providing best-in-class support to practices, alleviating administrative burdens, and expanding specialty dentistry services.

## TENANT OVERVIEW

Goldfish Pediatrics and Urgent Care, located in Melissa, Texas, offers comprehensive pediatric services to children from birth through adolescence. Led by Dr. Amr Hilal, who brings over 30 years of pediatric experience, the clinic emphasizes child-friendly care in both primary and urgent care settings. Goldfish Pediatrics provides a range of services, including wellness visits, same-day sick appointments, vaccinations, and specialized care such as COVID-19 testing and management of chronic conditions like asthma. The facility also supports telemedicine consultations for added convenience. Their integrative approach focuses on optimizing health while ensuring visits are as comfortable as possible for children and their families

The company has seen significant growth, supported by a business model that prioritizes customer satisfaction and national reach. They are part of the Goldfish Swim School franchise network, which achieved notable growth in recent years, with 39 new locations and an impressive revenue of \$146 million in 2019. This financial success can be indicative of trends for related businesses under their brand.



### HEADQUARTERS

Melissa, TX

### YEAR FOUNDED

2020







# MELISSA DENTAL & ORTHODONTICS (MB2)

## AREA OVERVIEW

section 4





## MELISSA, TX

Melissa, Texas is a rapidly growing city located in Collin and Grayson counties, about 40 miles north of Dallas. Known for its suburban charm, Melissa offers a family-friendly atmosphere with a strong sense of community. The city is part of the Dallas-Fort Worth metropolitan area, providing residents access to big-city amenities while maintaining a quieter, suburban lifestyle. Melissa is home to excellent schools, parks, and recreational facilities, making it an attractive location for families. The city's growth has been fueled by its proximity to major highways, making it an ideal place for commuters seeking a more affordable, peaceful living environment outside of the hustle and bustle of Dallas.



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	3,575	20,239	37,349
2024 Population	5,479	31,978	56,014
2029 Population Projection	6,906	40,415	70,430
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,115	6,362	11,820
2024 Households	1,708	10,103	17,856
2029 Household Projection	2,157	12,799	22,522
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$130,029	\$139,708	\$127,572



# MSA OVERVIEW

## DALLAS/FORTWORTH

The Dallas-Fort Worth Metropolitan Statistical Area (DFW MSA) stands as a powerhouse in North Texas, encompassing a sprawling region with over seven million residents, making it one of the largest and fastest-growing metro areas in the United States. Anchored by the vibrant cities of Dallas and Fort Worth, the DFW MSA boasts a diverse economy, with major corporations spanning sectors such as technology, finance, healthcare, and energy. With over 20 Fortune 500 companies headquartered within its boundaries, including giants like ExxonMobil and AT&T, the region is a magnet for business and innovation, generating billions of dollars in economic output annually. Beyond its economic might, the DFW MSA offers a rich cultural tapestry, with world-class museums, theaters, and performing arts venues. Additionally, the region is home to two major airports—Dallas/Fort Worth International Airport and Dallas Love Field—facilitating connectivity and trade on a global scale. With its dynamic blend of opportunity, diversity, and cultural richness, the DFW MSA continues to captivate residents and visitors alike, shaping the future of Texas and beyond.

The Dallas-Fort Worth Metropolitan Statistical Area (DFW MSA) boasts a population exceeding seven million residents, making it one of the largest and fastest-growing metro areas in the United States. Additionally, the region attracts millions of tourists annually, drawn by its diverse attractions, including world-class museums, vibrant cultural scene, and dynamic culinary offerings. With its strategic location and bustling airports, such as Dallas/Fort Worth International Airport and Dallas Love Field, the DFW MSA serves as a major gateway for travelers from around the globe, solidifying its position as a premier destination for both business and leisure.



# CONFIDENTIALITY DISGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2302 Sam Rayburn Hwy, Melissa, TX 75454** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Bang Realty, Inc., Inc. The material and information in the Offering Memorandum is unverified. Bang Realty, Inc., Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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SENIOR ASSOCIATE

DIR +1 (818) 923-6366  
antonio.diona@matthews.com  
Lic No. 02037030 (CA)

#### **THOR ST JOHN**

VP & ASSOCIATE DIRECTOR

DIR +1 (310) 955-1774  
thor.stjohn@matthews.com  
Lic No. 02051284 (CA)

#### **MICHAEL MORENO**

SVP & SENIOR DIRECTOR

DIR +1 (949) 432-4511  
michael.moreno@matthews.com  
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