



[HIDDEN]
GYM

235

FOR SALE

235 N CENTRAL EXPY
RICHARDSON, TX 75080

14,056 SF SINGLE-TENANT BUILDING • <3 YEARS WITH BELOW-MARKET RENTS

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Investment Overview

Mohr Partners, Inc., is pleased to present an investment opportunity for a freestanding single-tenant building located at 235 N Central Expy, Richardson, TX 75080, within the Dallas-Fort Worth market. The property consists of a 14,056-square-foot building situated on 0.98 acres (42,689 SF) of land.

The property is currently leased to Hidden Gym, a fitness center, with an initial lease term of just under six years, commencing March 1, 2023, and expiring December 31, 2028. The lease includes three annual 3% rental escalations starting January 1, 2026. With near-term lease expiration, the property presents an prime value-add opportunity through lease-up or renewal.

- Near-term lease expiration (less than 3 years of term remaining) with rents more than 23% below market, offering immediate upside potential through lease-up or renewals
- NNN Lease provides minimal landlord responsibility — tenant covers all expenses beside roof and structure
- 3% annual rent increases
- The population within a 5-mile radius in 2024 is nearly 400,000 people with an additional 4% of growth projected by 2029
- The average household income directly surrounding the property is just under \$105,000, which is almost 1.5 times the national average
- The property sits just north of the intersection of Belt Line Rd, a major loop road surrounding Dallas, and US Route 75, an arterial highway connecting Dallas to its northern suburbs. Nearly 240,000 vehicles pass daily along US 75, with another 31,000 passing along Belt Line Rd

EXECUTIVE SUMMARY

Address	235 N Central Expy, Richardson, TX
Building Gross Area	14,056 SF
Total Acreage	0.98 Acres (42,689 SF)
Year Built/Renovated	1996/2014
Tenancy	Single
Asking Price	\$3,450,000



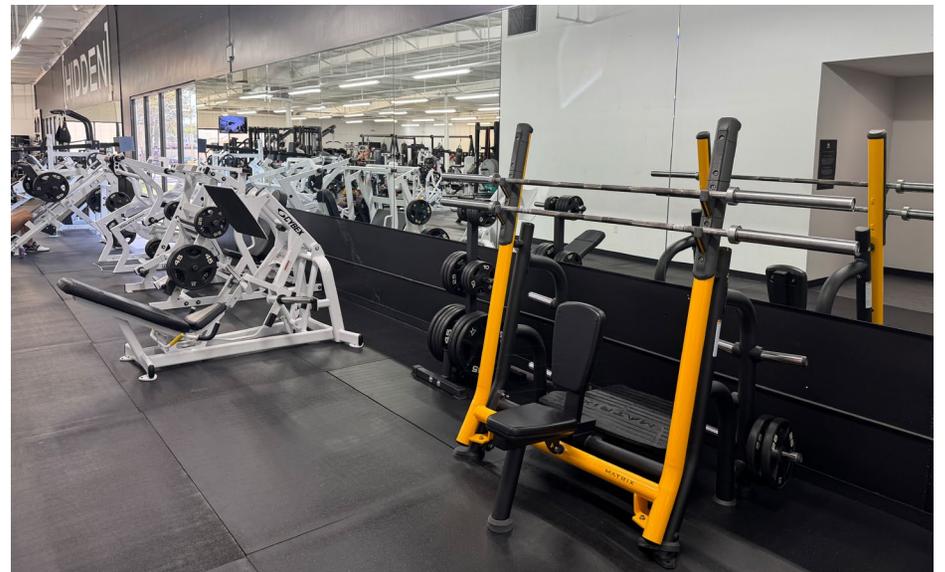
Financial Overview

OFFERING SUMMARY

Price	\$3,450,000
Cap Rate	6.27%
2028 Cap Rate	6.85%
Net Operating Income	\$216,300
Year Built/Renovated	1996/2014
Building Gross Area	14,056 SF
Total Acreage	0.98 Acres

LEASE SUMMARY

Initial Lease Term	5+ Years
Lease Commencement	3/1/2023
Lease Expiration	12/31/2028
Remaining Term	3+ Years
Lease Type	NNN
Roof & Structure	Landlord
Increases	3% Annually
Options	Two (2), Five (5) Year at Market
Guarantor	Corporate & Personal



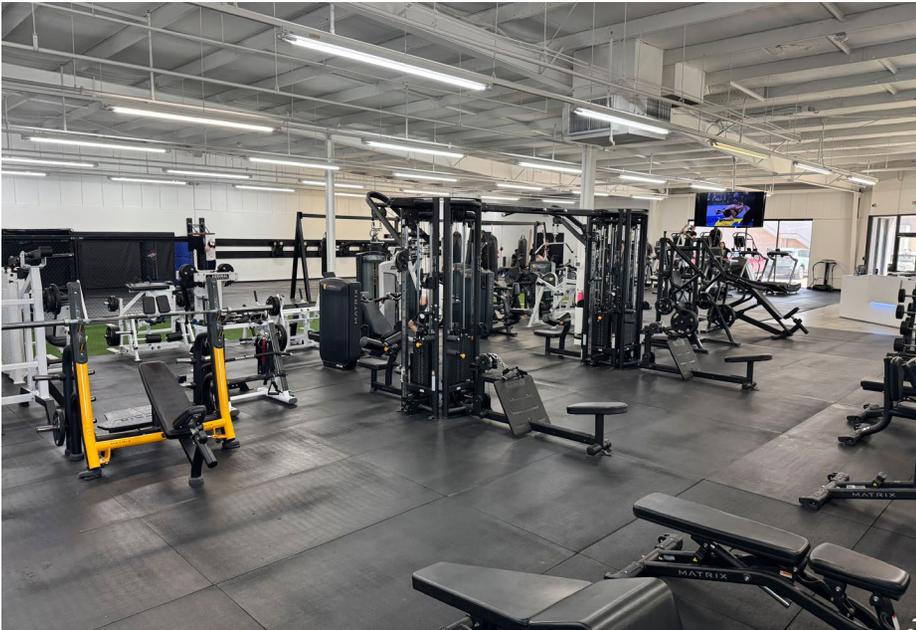
Financial Overview

ANNUALIZED OPERATING DATA

YEARS	COMMENCEMENT	EXPIRATION	INCREASES	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP RATE
1-3	3/1/2023	12/31/2025	-	\$18,025	\$216,300	\$15.39	5.41%
4	1/1/2026	12/31/2026	3.00%	\$18,566	\$222,789	\$15.85	5.57%
5	1/1/2027	12/31/2027	3.00%	\$19,123	\$229,473	\$16.33	5.74%
6	1/1/2028	12/31/2028	3.00%	\$19,696	\$236,357	\$16.82	5.91%

POTENTIAL UPSIDE

Est. Market Rents	\$23,427	\$281,120	\$20.00+	7.03%
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Tenant Overview

COMPANY SUMMARY

Tenant	Hidden Gym
Industry	Gym/Physical Fitness Center
Ownership	Private
Guarantor	Corporate & Personal
Number of Locations	3 Locations
Years in Business	10 Years
Headquarters	Allen, TX
Website	hiddengym.net

[HIDDEN] GYM

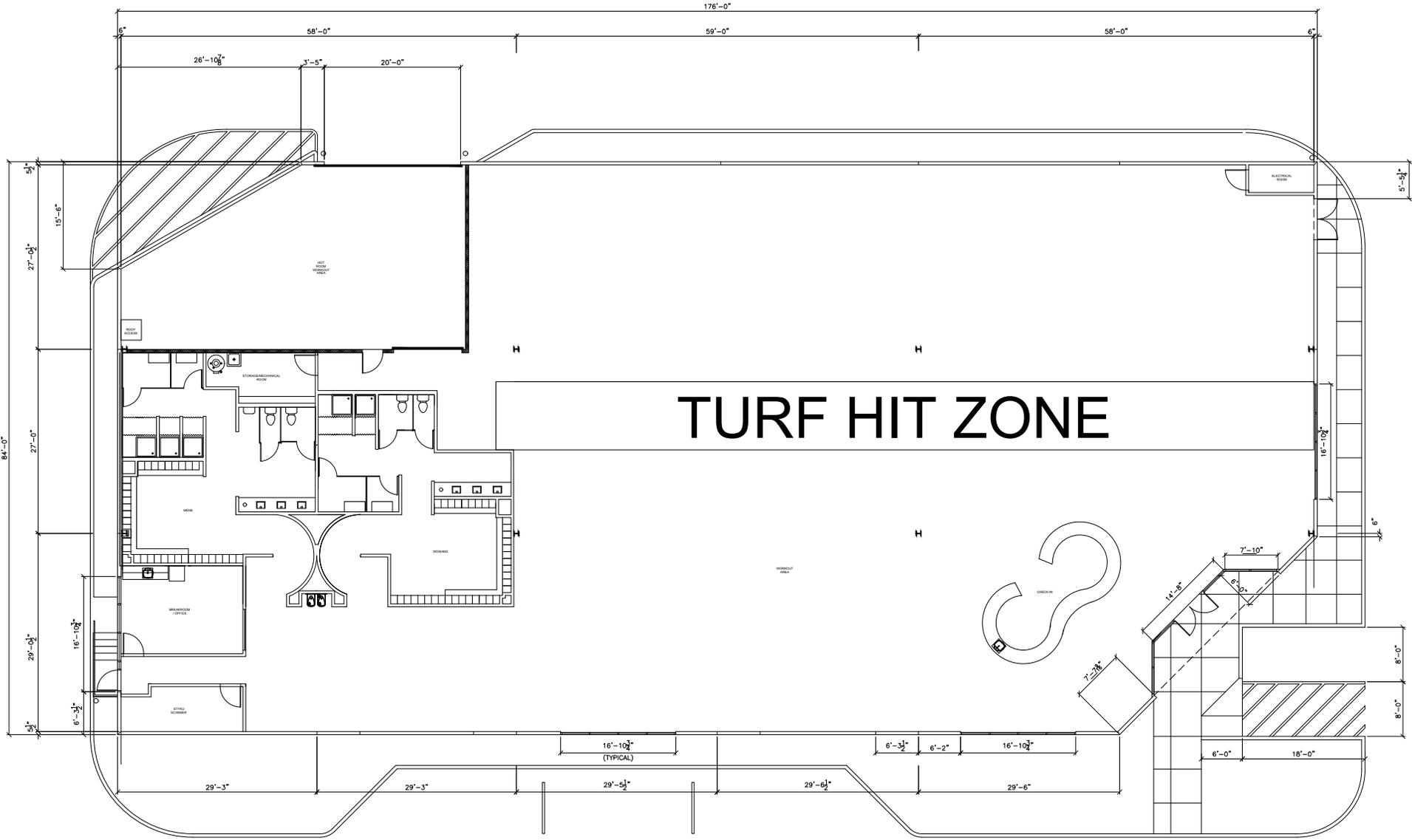
Hidden Gym is a fitness facility offering personal training, boxing, mixed martial arts, wellness programs, and strength and conditioning services. It provides specialized training environments, including functional training areas and recovery programs. The gym caters to a diverse clientele, from professional athletes to general fitness enthusiasts. Its services include individualized coaching, group classes, and youth programs. Hidden Gym emphasizes a performance-focused approach to fitness and training, integrating modern equipment and methodologies to support physical development and athletic performance.



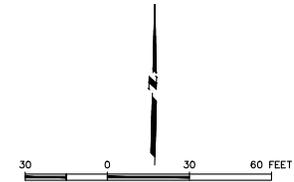
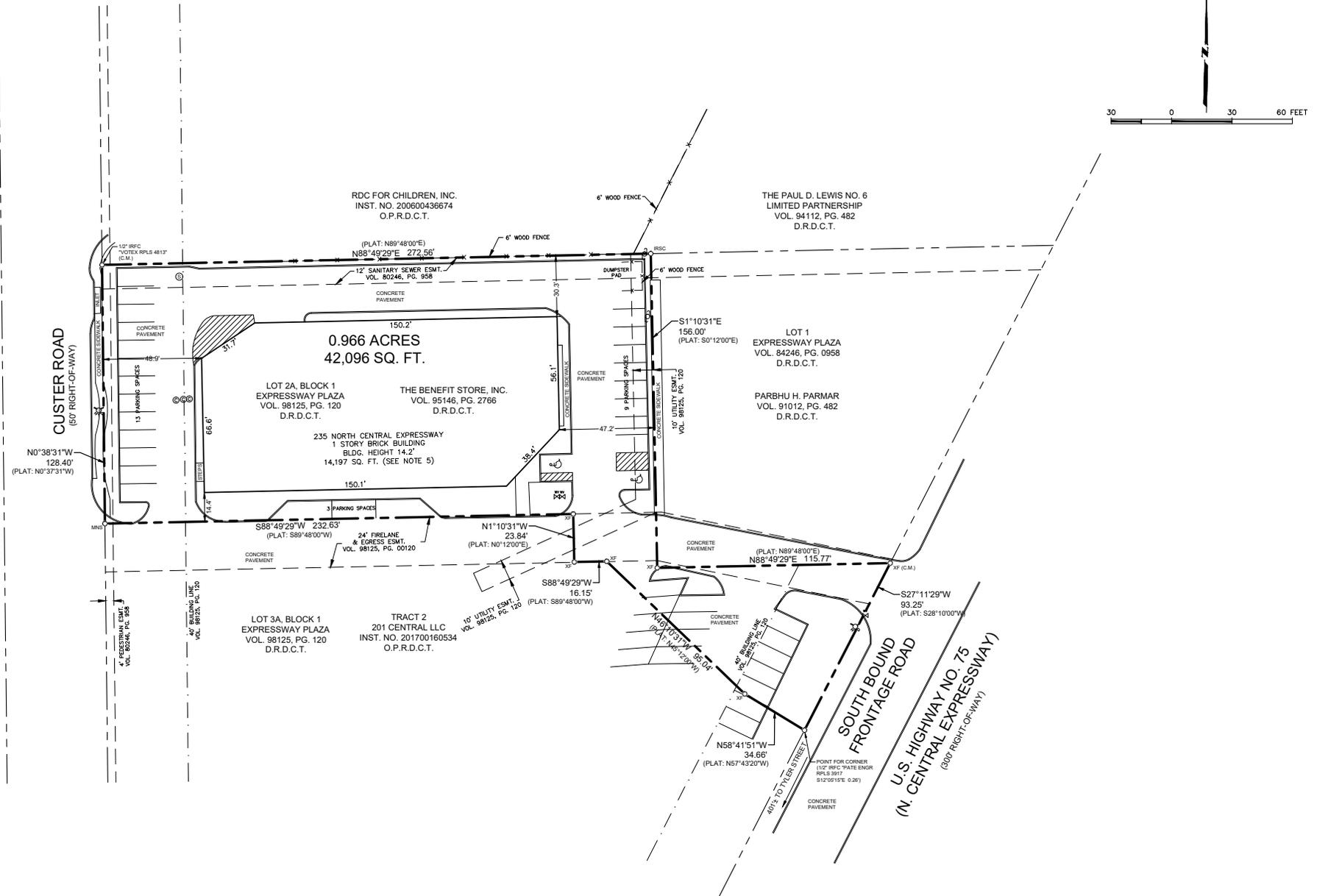
Property Photos



Floor Plan



Survey



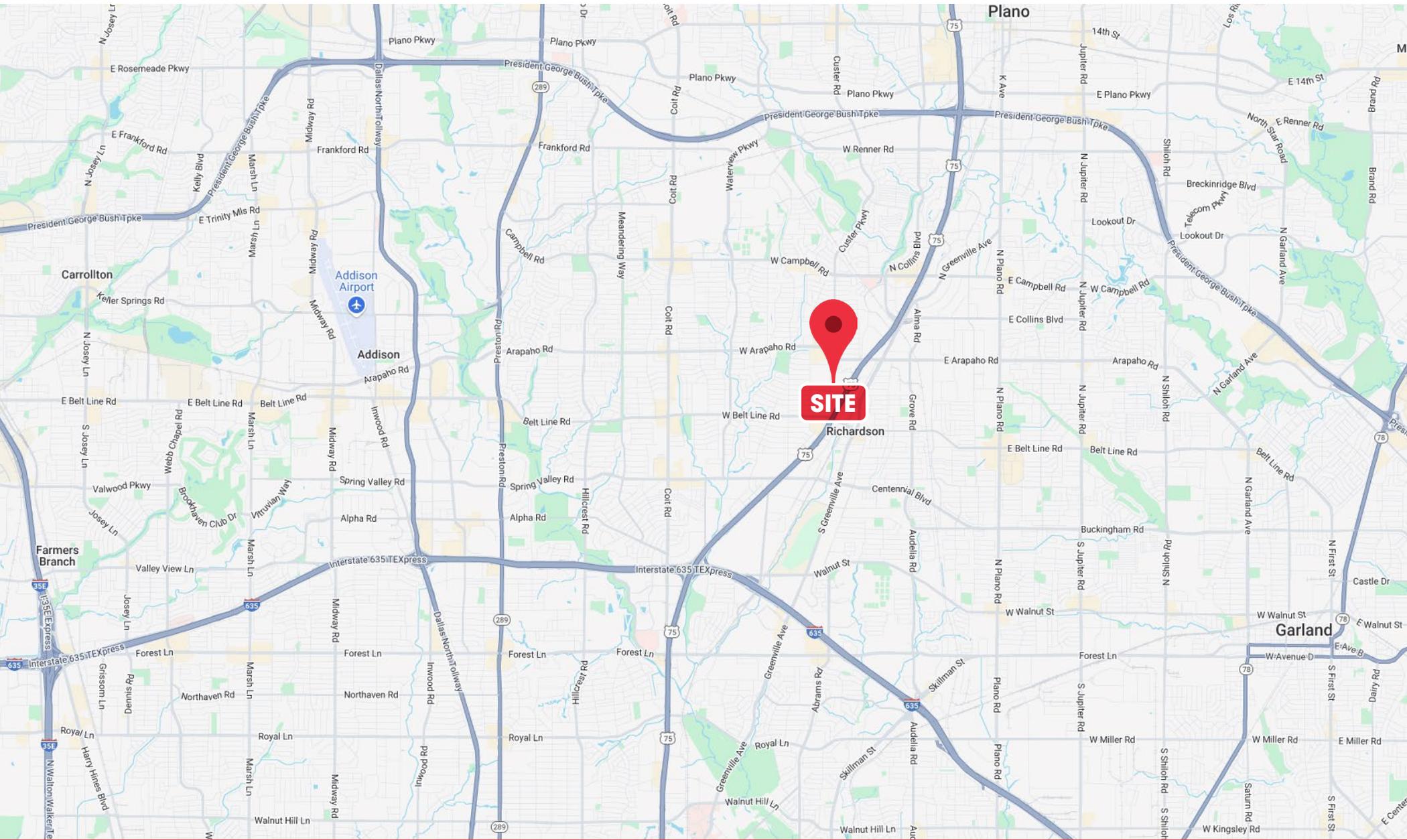
Aerial Map



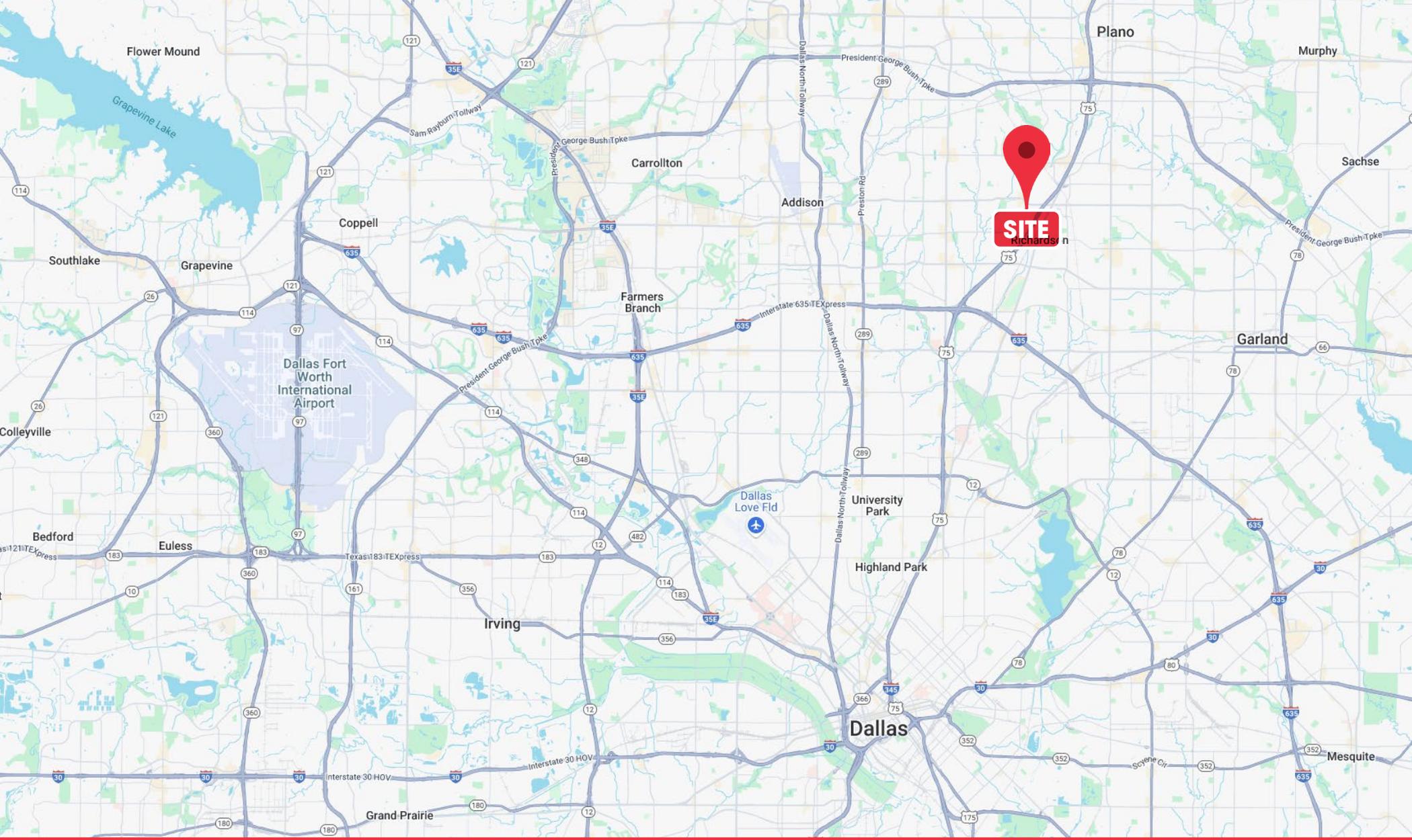
1 Int. of Coit Rd & Lake Park Way	Super Target Staples PetSmart	The Home Depot Ross Dress for Less Ulta Beauty
2 The University of Texas at Dallas		
3 Int. of Coit Rd & Campbell Rd	Tom Thumb GameStop Hawaiian Bros Island Grill Marshalls HomeGoods Sprouts Farmers Market Barnes & Noble Starbucks	Planet Fitness La Madeleine Mi Cocina Subway Raising Cane's Chicken Fingers Firestone Texas Health Family Care The UPS Store
4 J. J. Pearce High School		
5 NWC of Arapaho Rd & Coit Rd	Walmart Supercenter	7 Brew Coffee
6 Richardson High School		
7 Int. of Belt Line Rd & Coit Rd	Kroger Pet Supplies Plus Walgreens	CVS Pharmacy ACE Hardware Dollar Tree
8 Int. of Spring Valley Rd & Coit Rd	El Rancho Supermercado AutoZone	Fiesta Mart Melrose Family Fashions
9 Int. of N Central Expy & Churchill Way	Costco Wholesale	
10 Int. of Spring Valley Rd & US 75	Studio Movie Grill	Micro Center

11 Richardson Heights Village	TJ Maxx Alamo Drafthouse	Half Price Books
12 Greenville Ave & US 75	Clay Cooley Volkswagen	Reliable Chevrolet
13 Int. of N Central Expy & N Collins Blvd	Courtesy Nissan Toyota of Richardson Lute Riley Honda	North Central Ford Richardson Chrysler Jeep Dodge Ram
14 Dallas College Richland Campus		
15 Richland Meadows	Kroger	The UPS Store
16 Int. of Buckingham Rd & Plano Rd	Fiesta Mart CVS Pharmacy Dollar General	Walmart Neighborhood Market GameStop
17 Berkner High School		
18 Int. of Belt Line Rd & Plano Rd	Target Petco Ross Dress for Less Burlington Planet Fitness LA Fitness	Bank of America Lowe's Home Improvement Texas Health Breeze Urgent Care ALDI

Local Map



Regional Map



Dallas-Fort Worth Market Summary



Dallas is a city in the U.S. state of Texas that encompasses half of the Dallas-Fort Worth Metroplex. Located in North Texas, the city has a 2022 population estimated at 6,488,000 residents, making it the third-largest city in Texas and the ninth-largest city in the United States. Dallas is the main core of the 11-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,637,387 according to the U.S. Census Bureau's 2020 census. Dallas-Fort Worth added more than 1.2 million residents between 2010 and 2020, growing its population by 20 percent.

Dallas-Fort Worth is home to 22 Fortune 500 companies, the fourth-largest concentration of such companies in the country. The Metroplex has one of the largest concentration of corporate headquarters in the U.S. and is the only metro area in the country home to three of the top-ten largest Fortune 500 companies by revenue.

The metropolitan economy is the fourth-largest in the United States, with a 2022 real GDP estimate of \$534.8 billion. From 2020 to 2021, Dallas-Fort Worth had both the fourth-highest job growth rate in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the latest rankings released in 2020, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.

The Dallas-Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas. Over 41 colleges and universities are located within the Metroplex, which is the most of any metropolitan area in Texas. The UT Southwestern Medical Center is home to six Nobel Laureates and was ranked No. 1 in the world among healthcare institutions in biomedical sciences.

No. 1

Fastest Growing MSA in the U.S. from 2010 to 2020 (*U.S. Census Bureau*)

4th

Largest Metropolitan Area in the United States

4th

Highest Job Growth Rate in the U.S. (*U.S. Bureau of Labor Statistics*)

22

Fortune 500 Companies Call Dallas-Fort Worth Home (*The Dallas Morning News*)

10K

Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2020 Population	11,351	145,218	391,844
2024 Population	10,799	142,855	395,929
2029 Population Projection	10,646	143,531	409,571
Annual Growth 2020-2024	-1.2%	-0.4%	0.3%
Annual Growth 2024-2029	-0.3%	0.1%	0.7%
Households			
2020 Households	4,753	54,151	161,338
2024 Households	4,455	52,591	162,857
2029 Household Projection	4,379	52,789	169,354
Annual Growth 2020-2024	-1.0%	0.1%	0.8%
Annual Growth 2024-2029	-0.3%	0.1%	0.8%
Avg Household Size	2.40	2.50	2.30
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$301,334	\$331,216	\$350,030
Median Year Built	1962	1976	1981
Owner Occupied Households	2,533	23,726	66,584
Renter Occupied Households	1,846	29,063	102,770
Household Income			
< \$25,000	647	10,001	28,502
\$25,000 - 50,000	738	10,351	32,845
\$50,000 - 75,000	763	8,882	30,657
\$75,000 - 100,000	452	5,797	18,637
\$100,000 - 125,000	596	4,290	12,750
\$125,000 - 150,000	349	3,668	10,872
\$150,000 - 200,000	424	4,344	12,178
\$200,000+	488	5,258	16,418
Avg Household Income	\$104,162	\$94,294	\$94,083
Median Household Income	\$79,452	\$66,120	\$65,966

	1 Mile	3 Mile	5 Mile
Population Summary			
Age 15+	8,728	114,554	322,301
Age 20+	8,129	103,833	298,057
Age 35+	5,959	69,179	201,926
Age 55+	3,016	33,481	100,397
Age 65+	1,791	19,582	59,557
Median Age	38.10	34.00	35.60
Avg Age	38.90	36.20	37.60
Education			
Some High School, No Diploma	664	12,422	31,995
High School Graduate	963	13,626	42,424
Some College, No Degree	2,299	25,389	71,833
Associate Degree	604	7,329	19,428
Bachelor's Degree	2,178	25,096	75,715
Advanced Degree	1,430	15,314	47,458
Employment			
Civilian Employed	6,063	73,737	214,588
Civilian Unemployed	224	2,970	8,782
Civilian Non-Labor Force	2,287	35,617	93,941
U.S. Armed Forces	34	86	150
Housing Value			
< \$100,000	15	487	1,404
\$100,000 - 200,000	198	2,573	8,377
\$200,000 - 300,000	1,065	6,665	15,277
\$300,000 - 400,000	787	7,006	14,759
\$400,000 - 500,000	241	3,173	9,884
\$500,000 - 1,000,000	207	3,478	12,700
\$1,000,000+	64	442	2,483

Demographic data © CoStar 2025

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



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.

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.

MOHR PARTNERS, INC.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

392222

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BRANDON HIETT

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

[HIDDEN]
GYM

LISTED BY



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