



FOR SALE

TRIPLE NET OFFERING

2321 N. Central Expressway | Plano, Texas 75075



- TRIPLE NET LEASE
- OUTSTANDING LOCATION
- EXCELLENT ACCESS FROM US-75 OR PREMIER DR
- 20+ YEAR HISTORY AT THIS LOCATION
- HIGHLY VISIBLE STORE ON N. CENTRAL EXPRESSWAY
- ON THE "GOING TO WORK" SIDE OF THE FREEWAY
- VERY HIGH TRAFFIC COUNTS
- EXCELLENT DEMOGRAPHICS
- OVER 1,825 LOCATIONS NATIONWIDE
- OVER \$6.5 BILLION IN REVENUE
- NO STATE INCOME TAX IN TEXAS
- 1 RENEWAL OPTION

Kent Jones | 713-446-3838 | kj@KentJonesCo.com
KENT JONES PROPERTIES

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SALE PRICE: \$5,075,000

5.25% CAP RATE

Caliber Collision ("Property") is a 14,202 sq.ft.. building on 2.01 acres of land fronting N Central Expressway in one of Dallas' most affluent suburbs, Plano, Texas. Caliber Collision, at the Property since 2005, is on a new 10 year NNN lease, with a rent escalation in 2030 through 2035. One remaining renewal option term extends the lease through September 2040. Per the lease, the landlord's sole responsibility for the Property is an underground plumbing pipe.

Positioned with great visibility on the west side of N Central Expressway between Parker Road and Park Boulevard, this asset is surrounded by a dense population of high-income households. With top-performing public schools and a concentration of corporate headquarters, Plano (with average household incomes in excess of \$114,000) is often cited with Highland Park and Southlake as having the greatest concentration of wealth in the Metroplex.

- Triple Net Lease – No LL Responsibilities w/ exception of underground pipe
- Fee Simple Ownership
- Corporate Guaranty
- Outstanding Plano location fronting North Central Expressway
- Prime infill location with very high traffic counts
- High Income Demographics
- Easy access from either N. Central Expressway Feeder Road or Perimeter Drive
- Store was a build to suit specifically for collision repair use
- One five-year renewal options at fair market value
- Over 118,000 population count in 3-mile radius; almost 316,000 in 5-mile radius
- Caliber is the largest collision repair company in the U.S.
- Long-term stable tenant
- Low rental compared to new stores
- Over 263,000 vehicles on average pass the site each day per TXDOT
- Household median income in Plano is \$114,000
- Located in the midst of Dynamic Growth in the DFW Area
- Strong Location - Highly Visible on North Central Expressway

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	12,822	118,534	315,984
2030 Proj. Population	13,321	123,424	323,589
Daytime Population	26,021	144,009	372,156
Average HH Income	\$104,149	\$120,648	\$141,050



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NNN LEASE OFFERING

2321 N. CENTRAL EXPRESSWAY, PLANO, TX 75075

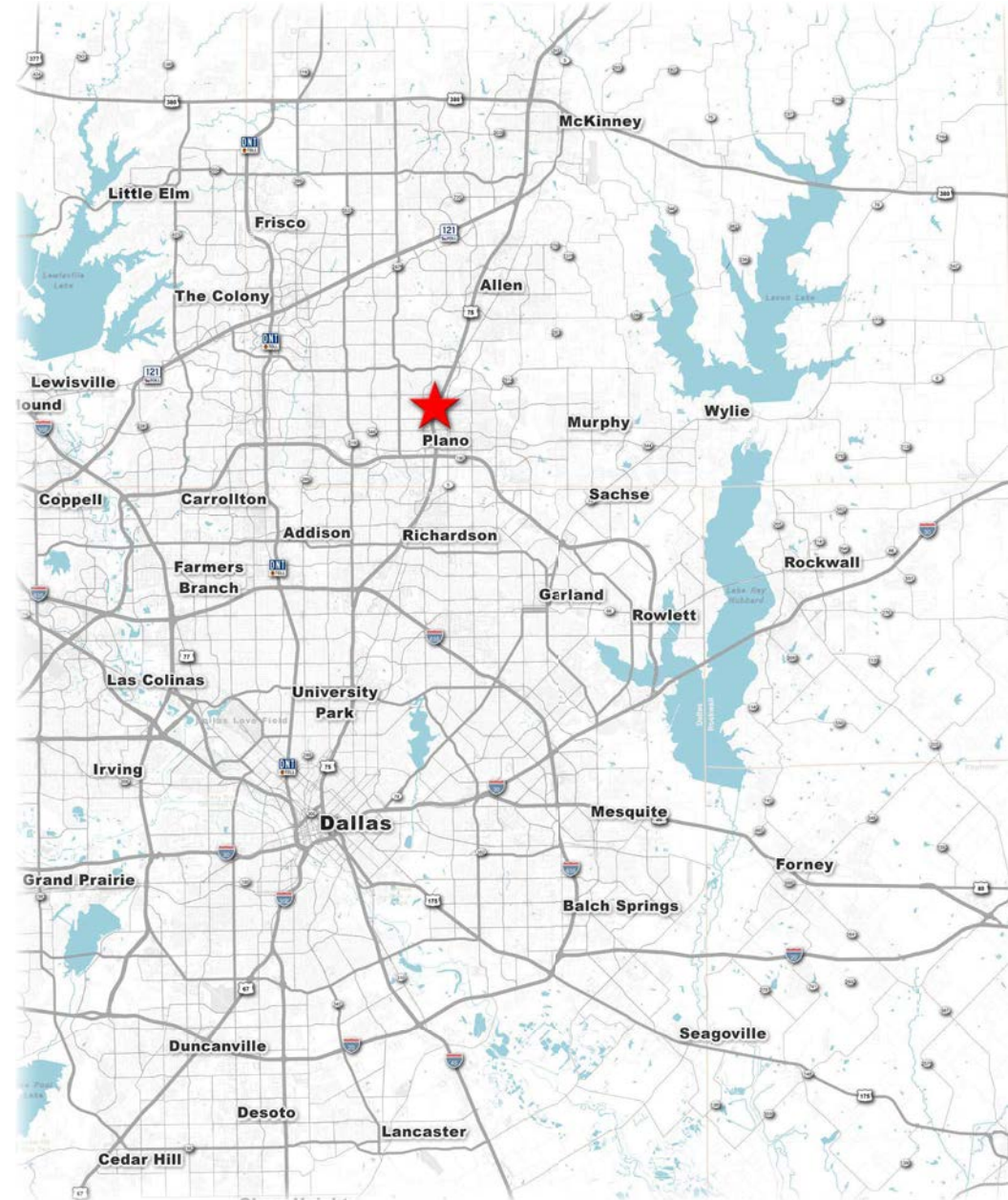
FEE SIMPLE OWNERSHIP

OUTSTANDING LOCATION

PRICE: \$5,075,000

SUMMARY

TENANT NAME	CALIBER BODY WORKS OF TEXAS, INC.
GUARANTOR	CALIBER HOLDINGS CORPORATION
LEASE TYPE	TRIPLE NET
SQUARE FOOTAGE	14,202 SF
LAND AREA	2.0152 ACRES
CALIBER LEASE BEGAN	2005
NEW 10 YR. LEASE BEGAN	JULY 30, 2025
LEASE ENDS	SEPTEMBER 30, 2035
RENT PER SQ FT	\$18.75 PSF
ANNUAL RENT	\$266,287.50
RENEWAL OPTIONS	1 FIVE YEAR RENEWAL AT FAIR MARKET VALUE



TENANT OVERVIEW

CALIBER COLLISION

TRADE NAME	CALIBER COLLISION.
OWNERSHIP	PRIVATE
ANNUAL REVENUE	±4 BILLION
YEAR FOUNDED	1987
# OF LOCATIONS	1,825+ CENTERS ACROSS 41 STATES
HEADQUARTERS	LEWISVILLE, TEXAS
WEBSITE	CALIBERCOLLISION.COM

S&P	B CREDIT RATING
STANDARD & POOR'S	\$4 B



AMERICA'S LARGEST COLLISION COMPANY

Caliber Collision Centers is the largest collision repair company in America with more than 1,825+ I-CAR Gold Class Professional certified collision repair centers across 41 states. Caliber is consistently ranked among the highest in customer satisfaction in the industry and backs all repair work with a written, lifetime warranty available at any of its 1,825+ repair centers. The company repairs more than 450,000 vehicles annually. Caliber Collision has undergone rapid recent growth by aggressively acquiring various local auto-body repair shops. Caliber Collision has developed strategic partnerships with 57 car dealerships throughout the U.S. in addition to 34 insurance carriers, which include AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA.

Caliber Majority Ownership Overview via Merger with Abra

HELLMAN & FRIEDMAN

HEADQUARTERS
San Francisco, CA

OF COMPANIES
OWNED IN PORTFOLIO

58 Companies

OWNERSHIP

Private

TOTAL ASSETS
\$25 Billion

DATE FOUNDED
1984

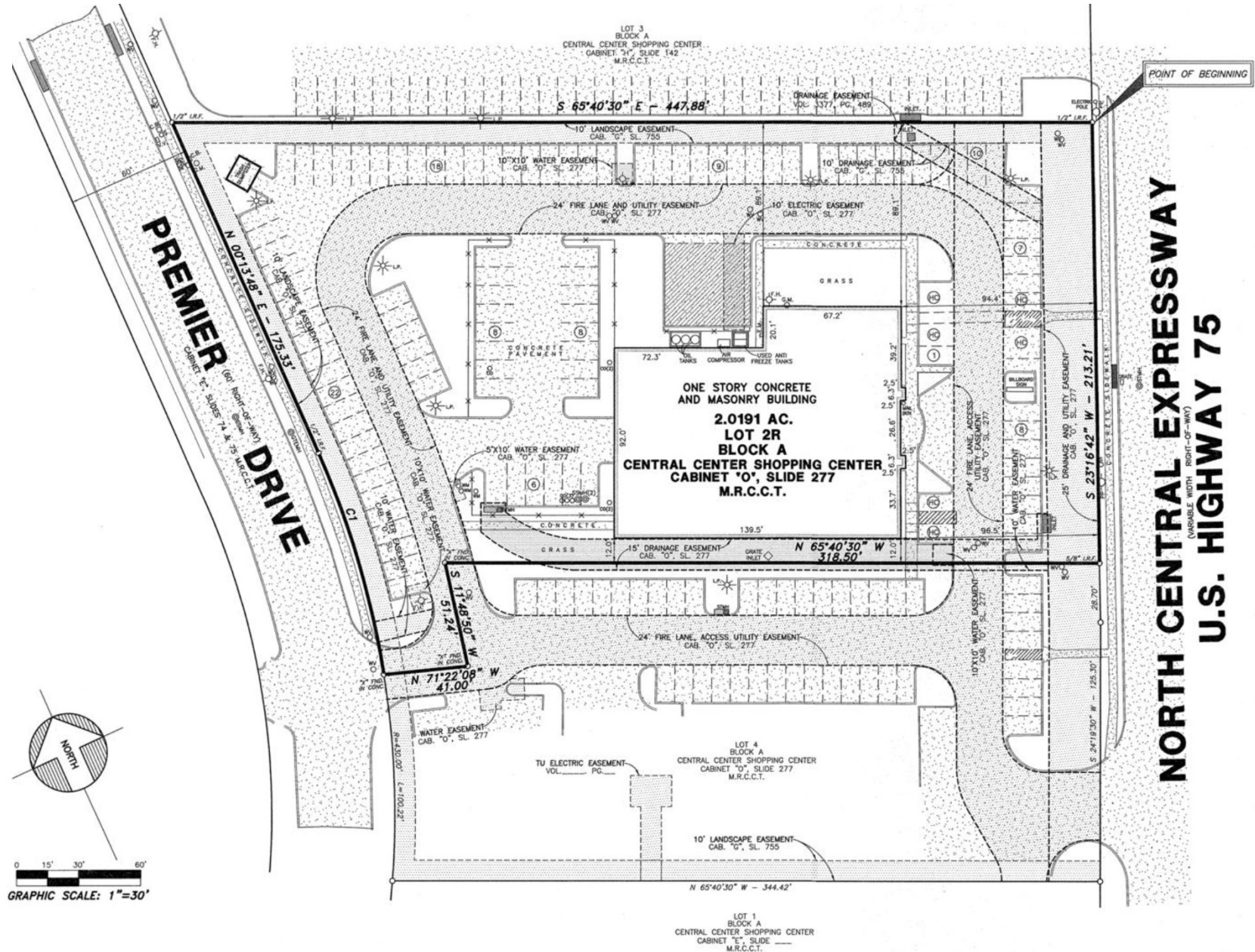
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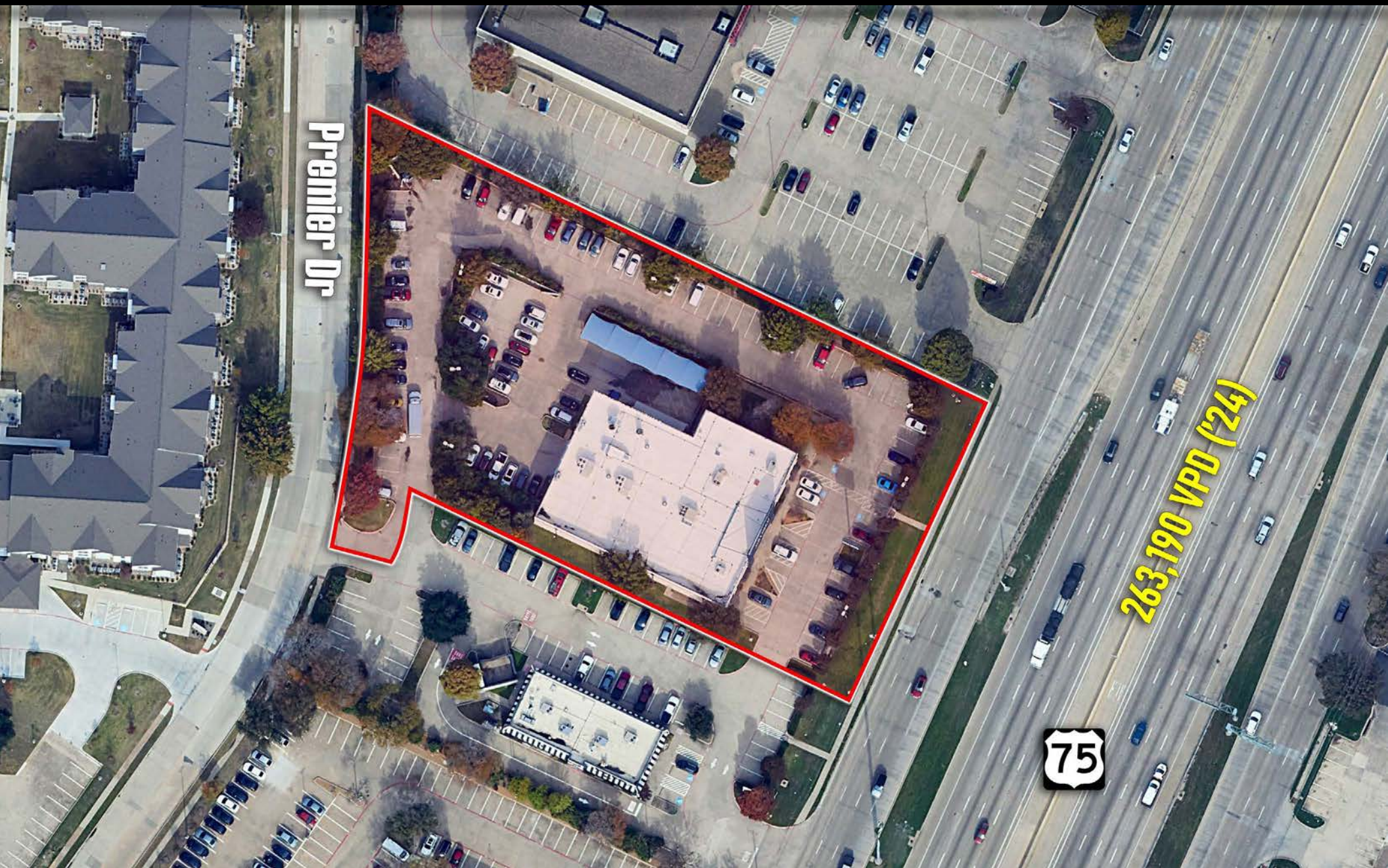
Founded in 1984, Hellman & Friedman, a private equity firm (\$25 billion in total assets) based in San Francisco, California, is the majority owner of Caliber Collision. OMERS (S&P: "AA+" \$95 Billion Net Assets) and Leonard Green & Partners (\$23.5 Billion of Assets Under Management) will remain minority owners.

Hellman & Friedman are exclusively focused on private equity and invest one fund at a time. Making very few investments every year, they concentrate on a select group of portfolio companies. Companies include the recently merged Caliber Collision and Abra Auto Body Repair, Advanstar Communications, Digitas, Edelman Financial Services, Franklin Templeton Investments, Getty Images, Grocery Outlet, NASDAQ, Verisure, Vertafore, Web Reservations International, Wood Mackenzie, Young & Rubicam and many more, most of which involve \$100 million or more in investment.

Selected Prior Investments



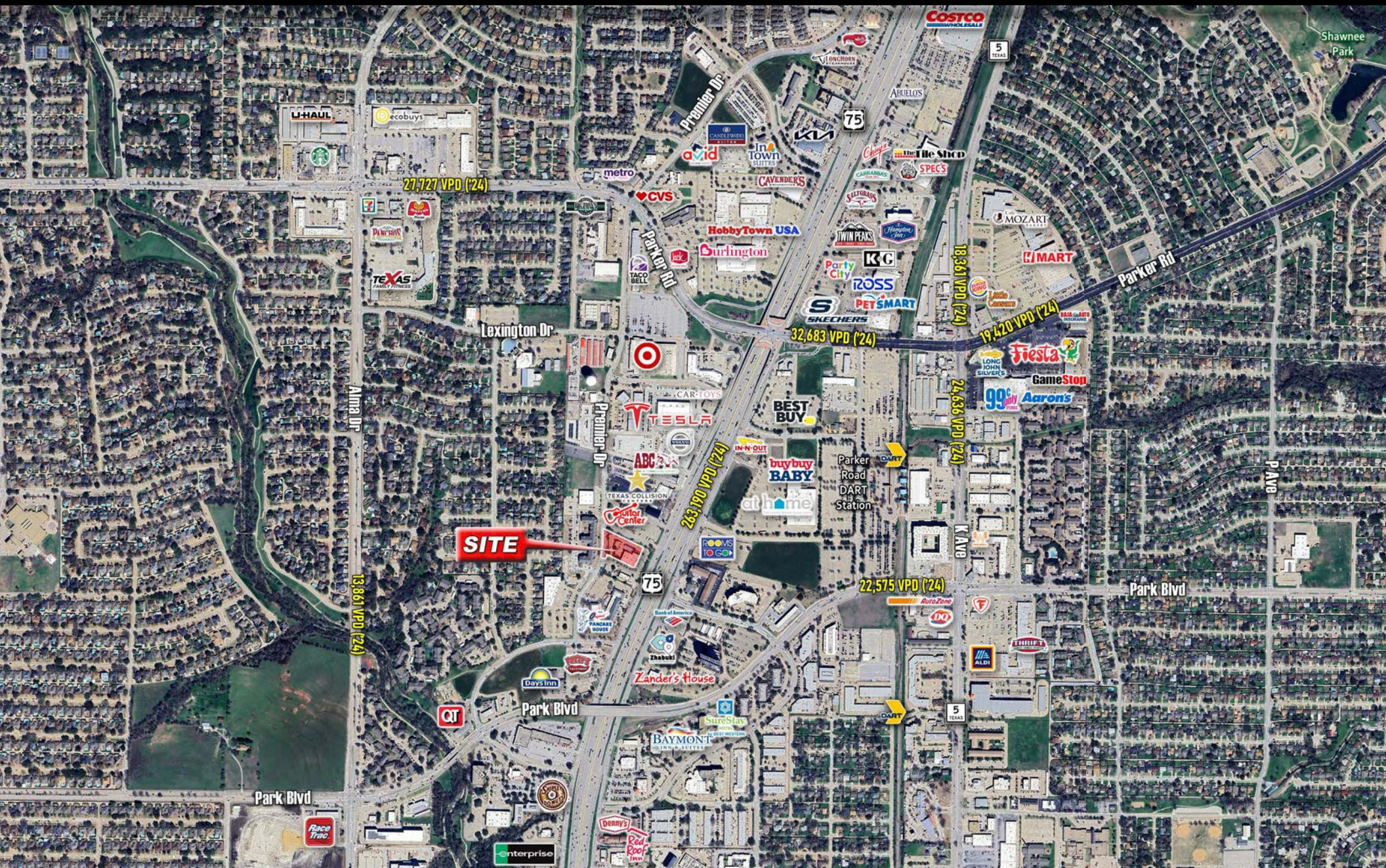


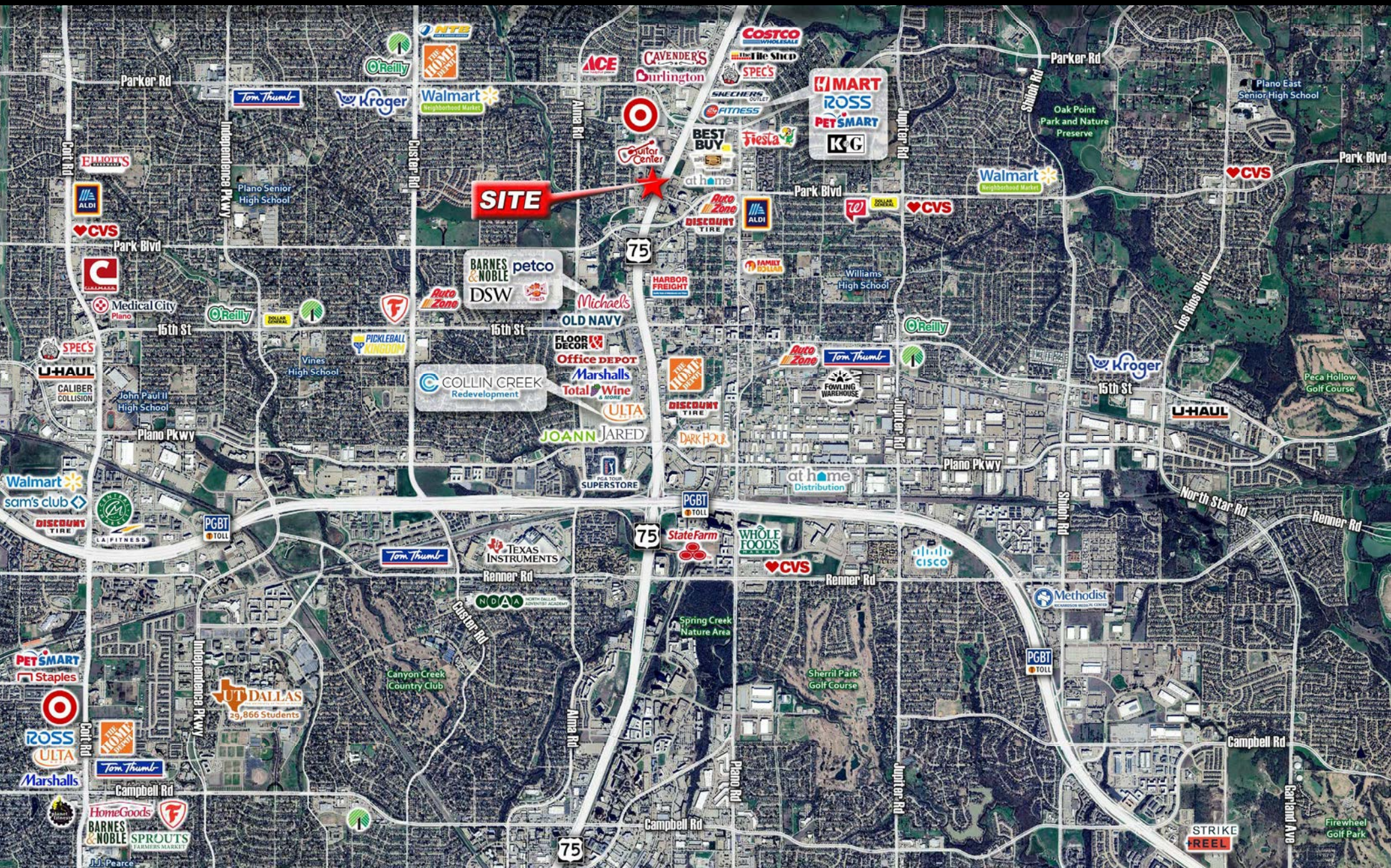


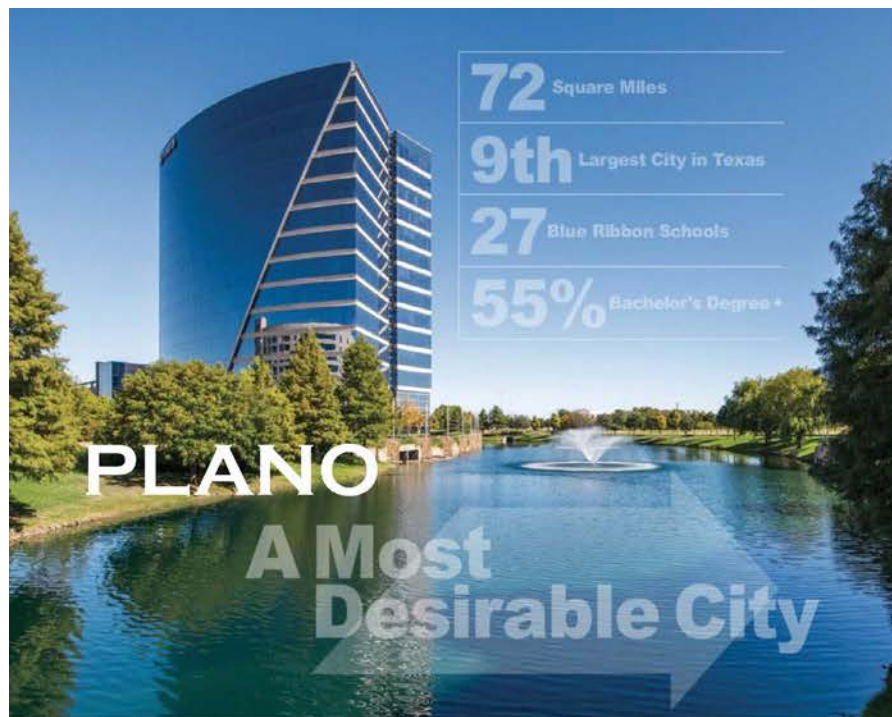
Premier Dr

263,190 VPD (24)









City of Plano Highlights

MIC Global Services

MIC Global Services, a holding company, and a division of New York-based Macquarie Infrastructure Corporation, moved their operations to Legacy business park, located on 5201 Tenneyson Parkway in September. Leasing 31,000 square feet, the new Plano location will also house MIC's airport services business, Atlantic Aviation, an existing headquarters operation.

"Macquarie Infrastructure Corp. is thrilled to have selected Plano as the headquarters for MIC Global Services," Chief Financial Officer Liam Stewart said. "MIC will leverage its successful Atlantic Aviation business in Plano, the region's strong workforce and Plano's central location, as we deliver the best possible services to our customers while improving competitiveness and efficiency."



Tokio Marine North America



Tokio Marine North America, an insurance company, consolidated its operations into a single office location in Legacy business park, located at 5340 Legacy Drive. The consolidation included the relocation of Maguire

Toyota Connected



Toyota Connected, a data science hub and product development company, was launched by Toyota in 2016 to expand the company's capabilities in data management and data services development. The company is expanding and expects to double their employment headcount to 200 and has occupied an additional 13,000 square feet to their existing 20,000-square-foot office located on 5905 Legacy Drive.



City of Plano Highlights

LiquidAgents Healthcare

LiquidAgents Healthcare, a healthcare staffing company, relocated its headquarters to 5810 Tenneyson Parkway in January 2017. Recognized as one of Inc.'s 2017 Best Places to Work, the company has 85 employees and occupies 28,000 square feet. "The new location provides employees walkable amenities in Legacy and an open-space floor plan. Legacy is just booming with energy. It continues to be one of the hottest markets in the Metroplex," Daryl Mullin, senior vice president at JLL, said.



Pharmaceutical Strategies Group



Pharmaceutical Strategies Group, a Plano-based pharmaceutical consulting firm, has moved to The Campus at Legacy into 23,000 square feet at 5360 Legacy Drive. The company has been in Plano since 2008 and due to its growing employee base, expanded its office space to accommodate its 150 employees. "We felt this was a great environment and the talent understands technology. We have built up a great team that has a very good quality of life. We have clients everywhere and with Dallas/Fort Worth International Airport, we have direct flights to most of our customers."

DFW OVERVIEW:

The Dallas-Fort Worth Metroplex, also known as the DFW Metroplex, is a bustling region in North Texas that includes 13 counties and more than 200 cities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of almost 8 million people.

- Dallas-Fort Worth was the 3rd fastest growing US metro in 2024.
- DFW boasts the fourth-largest concentration of Fortune 500 companies in the U.S.
- If the Metroplex were a country, its economy would be the 20th largest in the world.
- DFW is ranked 36th best metropolitan area for STEM professionals.
- The region's innovation economy is attracting high-growth startups and corporate innovation centers.
- The DFW Metroplex is home to several prestigious universities, including Southern Methodist University (SMU), the University of Texas at Dallas (UTD), and Texas Christian University (TCU).
- The Dallas Arts District is the largest urban arts district in the United States, spanning 19 city blocks, and is home to several museums, theaters, and performing arts venues.
- Sundance Square is a 35-block entertainment district in downtown Fort Worth with restaurants, bars, live music, and a variety of cultural events.
- Bishop Arts District is a trendy neighborhood in Dallas with independent boutiques, art galleries, and restaurants.
- The DFW Metroplex is home to several professional sports teams, including the Dallas Cowboys (NFL), Dallas Mavericks (NBA), Dallas Stars (NHL), Texas Rangers (MLB), and FC Dallas (MLS).

DISTANCE FROM SITE:

- Dallas Love Field Airport: ±24 miles
- DFW International Airport: ±27 miles
- American Airlines Center: ±25 miles
- AT&T Stadium: ±38 miles
- McKinney: ±14 miles
- Downtown Dallas: ±19 miles
- Frisco: ±20 miles

POPULATION GROWTH:

Between 2023 and 2024, Dallas-Fort Worth-Arlington added approximately 178,000 residents, securing its position as the third largest-gaining metro area in the nation, according to the U.S. Census Bureau. Its estimated total population reached 8.34 million in 2024.

JOB GROWTH:

As of May 2025, the DFW-Arlington metro area saw non-farm employment increase by approximately 46,800 jobs over the past year, marking a 1.1% annual growth rate, aligning with national averages

Tapestry Profile

2321 N Central Expy, Plano, Texas, 75075 | Ring of 1 mile



5,167
Households



37.1 ↓
Median Age

6.7% lower than
United States.



\$80.5K ↓
Median HH Income

1.4% lower than **United States**.



\$415.5K ↑
Median Home Value

10.8% higher than
United States.



5.2
Home Value to
Income Ratio
Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

D3 Modern Minds > 1,714 | **33.2%**

L1 Savvy Suburbanites > 764 | **14.8%**

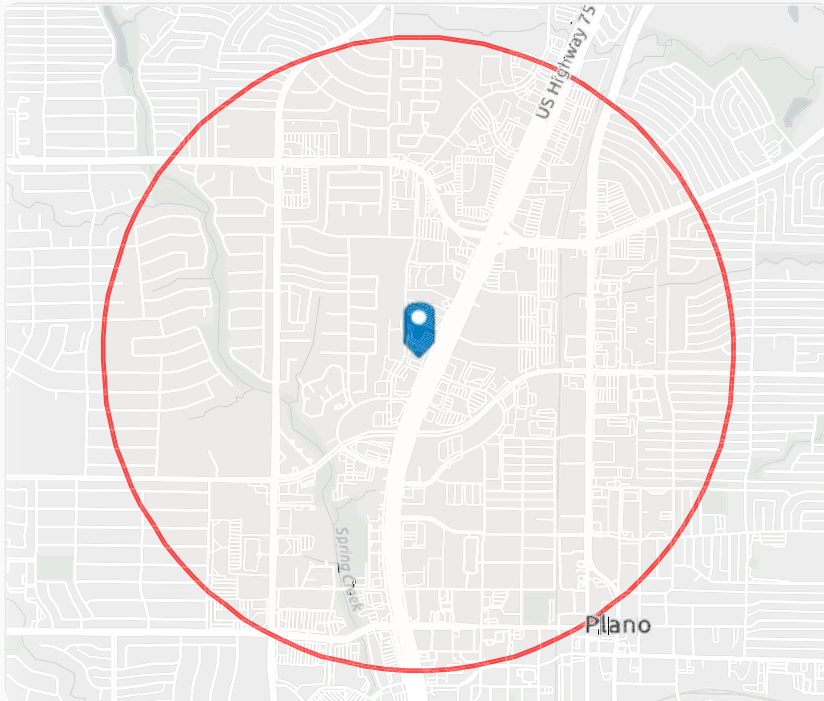
E6 Family Bonds > 758 | **14.7%**

C6 Moderate Metros > 687 | **13.3%**

C5 Diverse Horizons > 599 | **11.6%**

Other 645 | **12.5%**

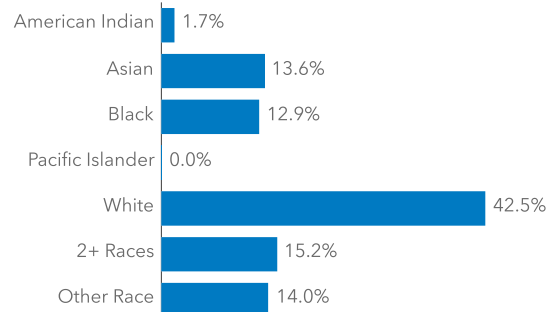
Modern Minds accounts for 33.2% of households in the area which is **31.3% higher** than the U.S.



Diversity Index **85.8**

0 100

Population by Race



[Source:](#) This infographic contains data provided by Esri (2025). © 2025 Esri

Tapestry Profile

2321 N Central Expy, Plano, Texas, 75075 | Ring of 3 miles



49.2K
Households



37.3 ↓
Median Age

6.2% lower than
United States.



\$92.8K ↑
Median HH Income

12.0% higher than
United States.



\$419.7K ↑
Median Home Value

11.7% higher than
United States.



4.5
Home Value to
Income Ratio
Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

L1 Savvy Suburbanites > 11.4K | **23.3%**

D3 Modern Minds > 6,433 | **13.1%**

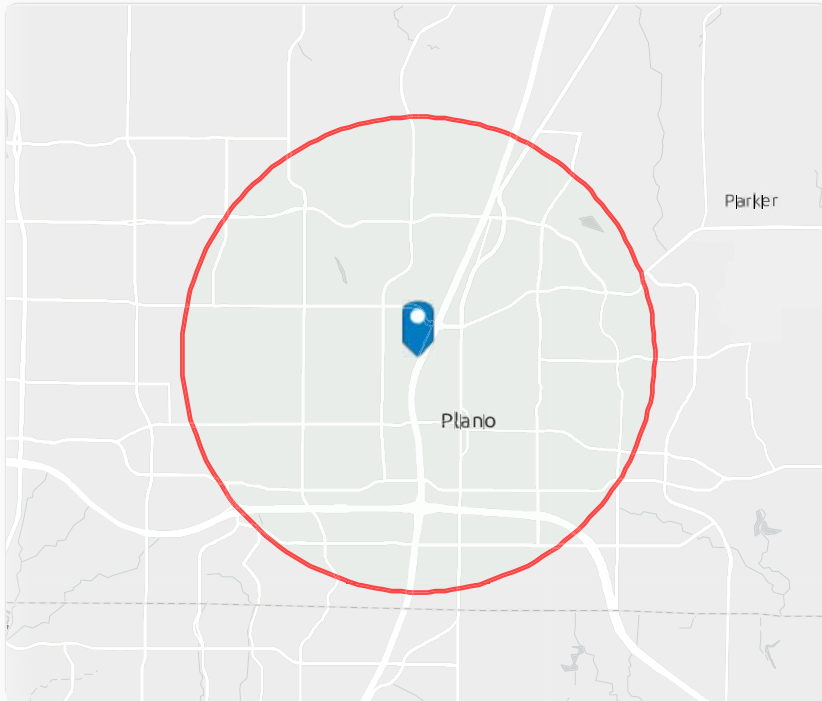
D4 Metro Renters > 5,224 | **10.6%**

D1 Emerging Hub > 4,582 | **9.3%**

E6 Family Bonds > 3,517 | **7.2%**

Other 18.0K | **36.6%**

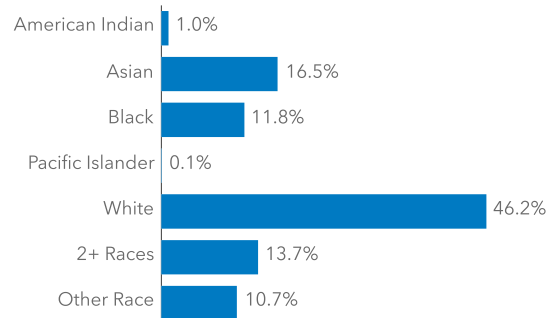
Savvy Suburbanites accounts for 23.3% of households in the area which is **18.8% higher** than the U.S.



Diversity Index **82.4**

0 100

Population by Race



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2321 N. Central Expressway | Plano, Texas 75075

Tapestry Profile

2321 N Central Expy, Plano, Texas, 75075 | Ring of 5 miles



125K

Households



37.8 ↓

Median Age

4.8% lower than
United States.



\$106K ↑

Median HH Income

22.8% higher than
United States.



\$476.2K ↑

Median Home Value

22.2% higher than
United States.



4.5

Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

L1 Savvy Suburbanites > 29.0K | **23.3%**

D3 Modern Minds > 17.4K | **14.0%**

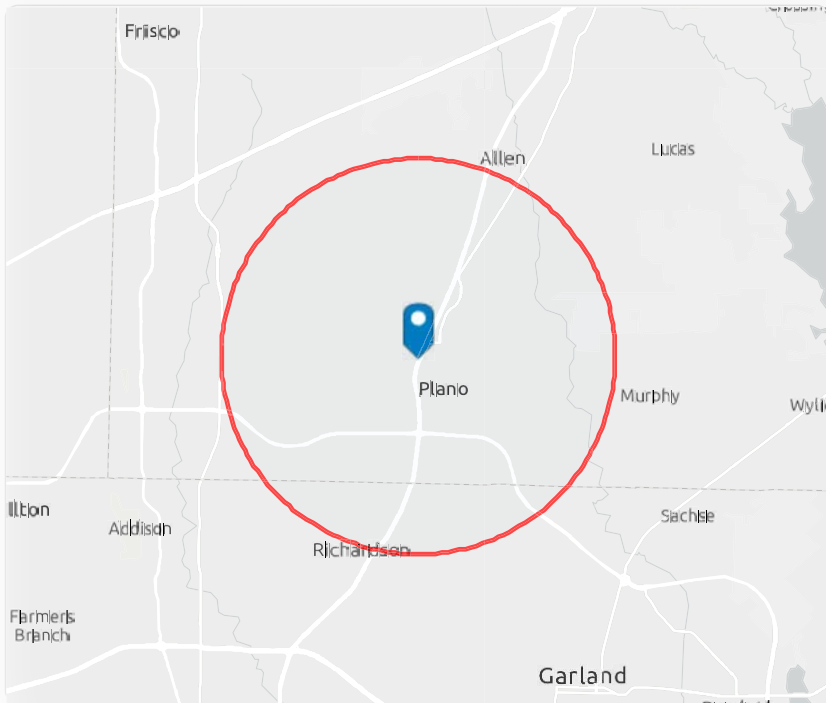
L2 Professional Pride > 12.6K | **10.1%**

D4 Metro Renters > 10.3K | **8.3%**

D1 Emerging Hub > 7,039 | **5.6%**

Other 48.2K | **38.7%**

Savvy Suburbanites accounts for 23.3% of households in the area which is **18.8% higher** than the U.S.



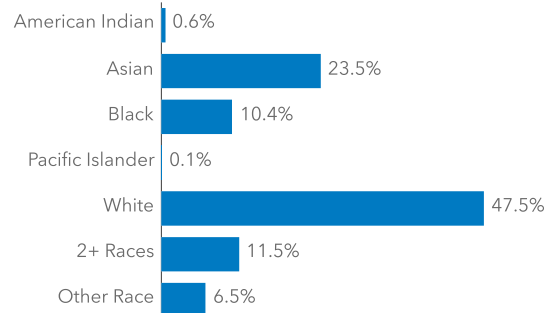
Diversity Index

78

0

100

Population by Race



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Tapestry Profile

Plano City, TX | Geography: Place



115K

Households



39.5 ↓

Median Age

0.3% lower than
United States.



\$114K ↑

Median HH Income

28.5% higher than
United States.



\$507.3K ↑

Median Home Value

26.9% higher than
United States.



4.4

Home Value to
Income Ratio

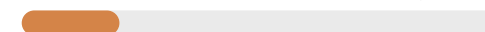
Median home value
divided by median
household income



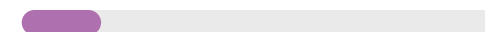
Tapestry

Top 5 segments by household count

L1 Savvy Suburbanites > 23.6K | **20.6%**



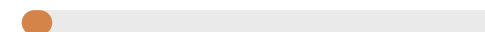
D3 Modern Minds > 19.2K | **16.7%**



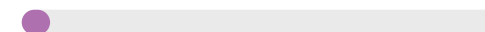
L2 Professional Pride > 18.8K | **16.4%**



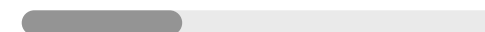
L3 Top Tier > 7,384 | **6.4%**



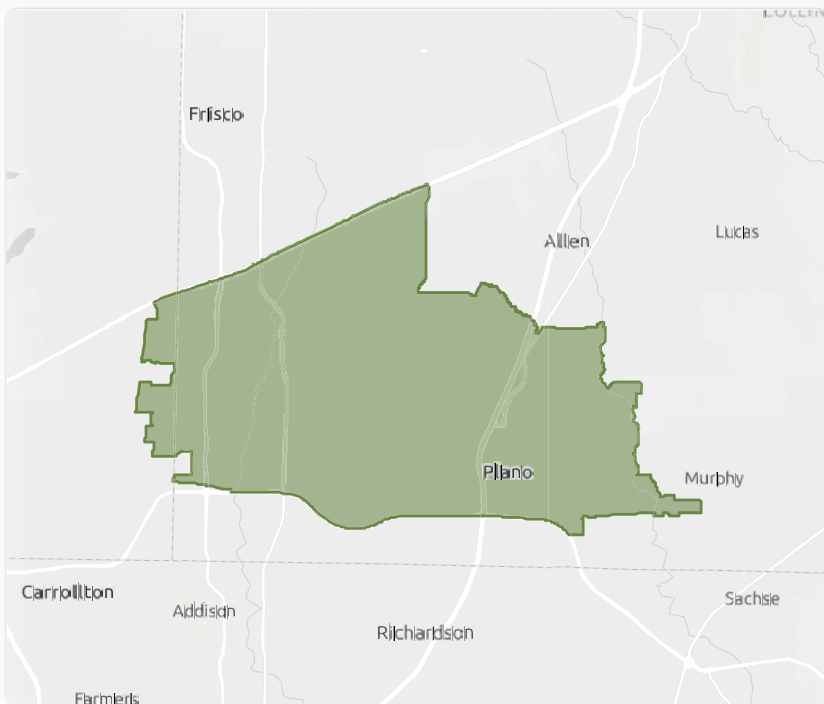
D4 Metro Renters > 6,868 | **6.0%**



Other 38.8K | **33.8%**



Savvy Suburbanites accounts for 20.6% of households in the area which is **16.1% higher** than the U.S.

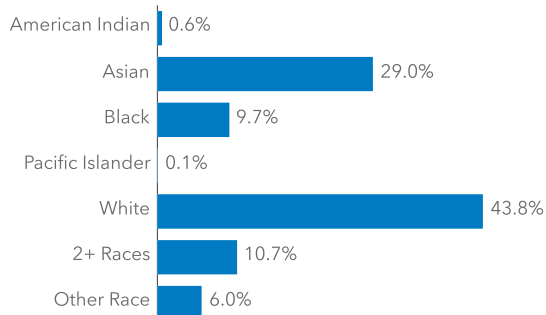


Diversity Index

77.9



Population by Race



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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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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