

weitzman®

BRAUN  worldbid™

Worldbid Auction

ON BEHALF OF US BANKRUPTCY TRUSTEE
APRIL 17TH, 2026 | NOON CT

The Shops @ Taylor

2000 N LOY LAKE RD | 721 E TAYLOR ST | 719 E TAYLOR ST
SHERMAN, TX | DALLAS MSA | ONE OF THE FASTEST GROWING METROS IN THE U.S.

Offering Memorandum



Braun International (Auction Company) and Weitzman (Broker) has been engaged by Trustee for the sale of the property. The Property is being offered for sale in an "As Is, Where Is" condition, and Trustee 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. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Trustee.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer'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 Trustee or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth 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 Trustee shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other 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, projects, and conclusions without reliance upon the material contained herein.

Trustee 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. Trustee and Agent 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 Trustee. Trustee 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 the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Trustee and any conditions to Trustee's obligations thereunder 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 and will be held and treated in the strictest confidence and shall be returned to Agent or Trustee 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 Trustee or Agent.

By accepting this marketing brochure, you agree to release Weitzman and Braun International Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

Property Summary

OFFERING SUMMARY

STARTING BID	\$6,900,000
NUMBER OF UNITS	12
LOT SIZE	+/- 6.5 AC
BUILDING SIZE	74,198 SF

PROPERTY DESCRIPTION

The retail property on East Taylor Street and North Loy Lake Road incorporates three contiguous parcels at northwest corner. The regional draw of The Shops at Taylor on Loy Lake Road features a large-format anchor box and a modern pad site along one of Sherman's busiest retail corridors. Shops at Taylor is anchored by national retailers such as Ollie's, Dollar Tree and Planet Fitness, benefiting from a signalized intersection, strong daily traffic and proximity to Sherman Town Center.

Immediately adjacent, 721 E Taylor St features an approximately 47,000-square-foot box that formerly housed Hobby Lobby and Kroger—with dock doors, abundant surface parking, and a configuration well suited for big-box retail, grocer, fitness or entertainment uses.

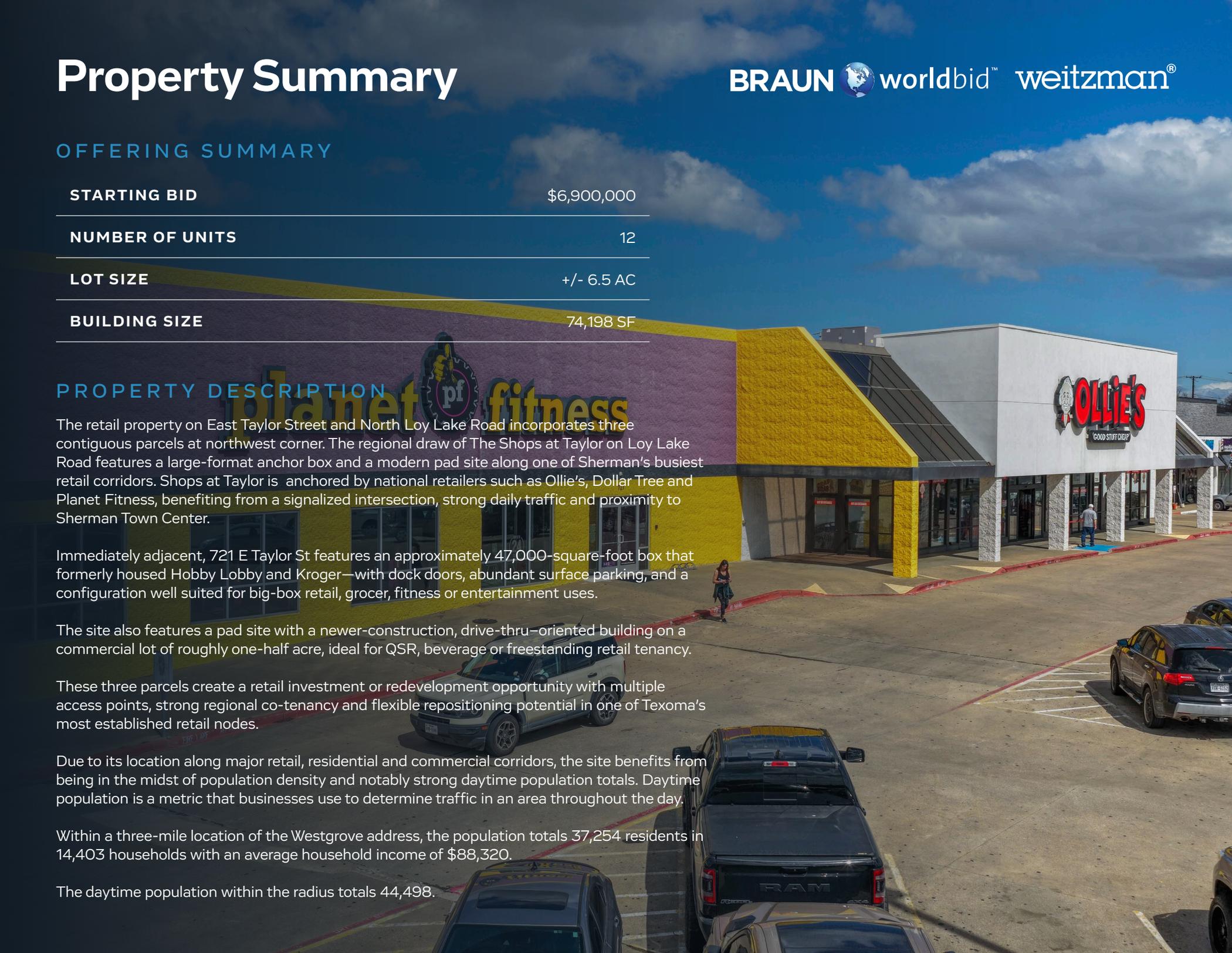
The site also features a pad site with a newer-construction, drive-thru-oriented building on a commercial lot of roughly one-half acre, ideal for QSR, beverage or freestanding retail tenancy.

These three parcels create a retail investment or redevelopment opportunity with multiple access points, strong regional co-tenancy and flexible repositioning potential in one of Texoma's most established retail nodes.

Due to its location along major retail, residential and commercial corridors, the site benefits from being in the midst of population density and notably strong daytime population totals. Daytime population is a metric that businesses use to determine traffic in an area throughout the day.

Within a three-mile location of the Westgrove address, the population totals 37,254 residents in 14,403 households with an average household income of \$88,320.

The daytime population within the radius totals 44,498.

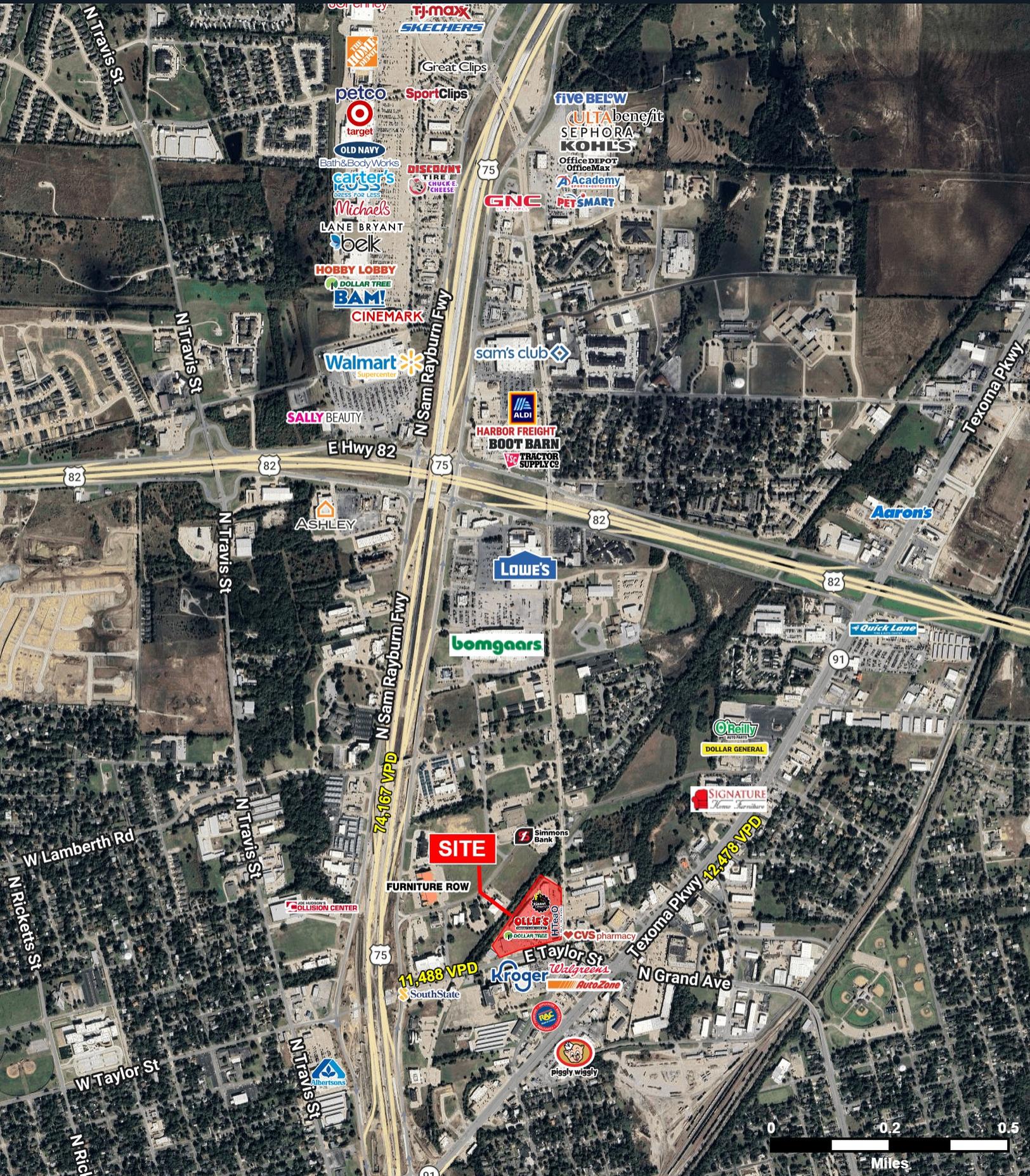


Property Photos



Property Aerial

BRAUN  worldbid™ weitzman®



Property Aerial

BRAUN  worldbid™ weitzman®



Walmart

sam's club

bomgaars

Lowe's

75

74,167 VPD

First State Bank

FURNITURE ROW
Real Furniture. Real Value.

UNITED STATES
POSTAL SERVICE

Simmons Bank

Domino's

IN JOY LAKE RD

COUCH+CO.

SHERWIN
WILLIAMS

TEXAS RETINA

HTeaO

Kwik-Kar

11,488 VPD

E TAYLOR ST

Kroger



Site Plan

Current Tenants

2000 Loy Lake	Sushily Restaurant	2,460 sf
2002 Loy Lake	Smoke on the Water	1,440 sf
2004 Loy Lake	Nireli's Salon	1,400 sf
2006 Loy Lake	Angels of Care	2,730 sf
2008 Loy Lake	Jenna's Nail & Day Spa	3,150 sf
2010 Loy Lake	Vacant	1,500 sf
2012 Loy Lake	Vacant	1,400 sf
2018 Loy Lake	PN Big Coin Laundry	4,421 sf
2026 Loy Lake	Cool Bins	4,446 sf
719 E. Taylor	Dollar Tree	11,900 sf
721 E. Taylor	Planet Fitness	18,608 sf
725 E. Taylor	Ollie's Bargain Outlet	27,100 sf



Tenant Profile



Ollie's is America's largest retailer of closeout merchandise and excess inventory since 1982. Their stores sell merchandise of all descriptions and some beyond description. You'll find real brands at real bargain prices in every department, from housewares and flooring to food, cookware, toys & games, electronics & more.

Their buyers scour the globe for closeouts, overstocks, package changes, manufacturer-refurbished goods, and irregulars from the finest manufacturers in the world. If a manufacturer makes too much of an item or changes their packaging, Ollie's will buy the overstock at a discount & pass the savings on! You'll always find famous brand name products at Ollie's, they just might be last year's colors, styles, or packaging that traditional retailers won't sell.

As a closeout store, Ollie's also works closely with financial institutions to buy up left-over stock from companies that are closing down. When these companies are liquidated, the banks sell remaining inventory to Ollie's for cash & we pass the savings on to customers at discounted prices.



COMPANY TYPE
Public



FOUNDED
1992



OF LOCATIONS
650+



HEADQUARTERS
Harrisburg, PA



WEBSITE
ollies.com

Tenant Profile



planet fitness

Founded in 1992, Planet Fitness is one of the largest and fastest-growing franchisors and operators of fitness centers in the world by number of members and locations. As of December 31, 2025, Planet Fitness had approximately 20.8 million members and 2,896 clubs in all 50 states, the District of Columbia, Puerto Rico, Canada, Panama, Mexico, Australia, and Spain. The Company's mission is to enhance people's lives by providing a high-quality fitness experience in a welcoming, non-intimidating environment, which we call the Judgement Free Zone®. Approximately 90% of Planet Fitness clubs are owned and operated by independent business owners.



COMPANY TYPE
Public franchisor and operator



FOUNDED
1992



OF LOCATIONS
2,800+

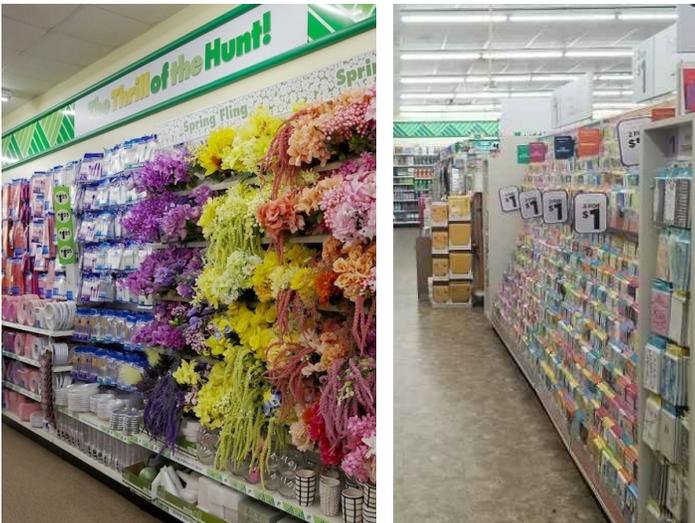


HEADQUARTERS
Hampton, NH



WEBSITE
planetfitness.com

Tenant Profile



DOLLAR TREE®

Dollar Tree offers a wide selection of consumable, variety, and seasonal merchandise that includes many trusted national and regional brands. Some of the product categories you'll find at Dollar Tree include housewares, glassware, dinnerware, cleaning supplies, candy, snacks, food, health and beauty products, toys, gifts, gift bags and wrapping, party supplies, stationery, craft supplies, teaching supplies, books, seasonal décor, and much more. We have everything you need for every day, every holiday, and every occasion — all at a great value!



COMPANY TYPE
Public



FOUNDED
1986



OF LOCATIONS
9,000+

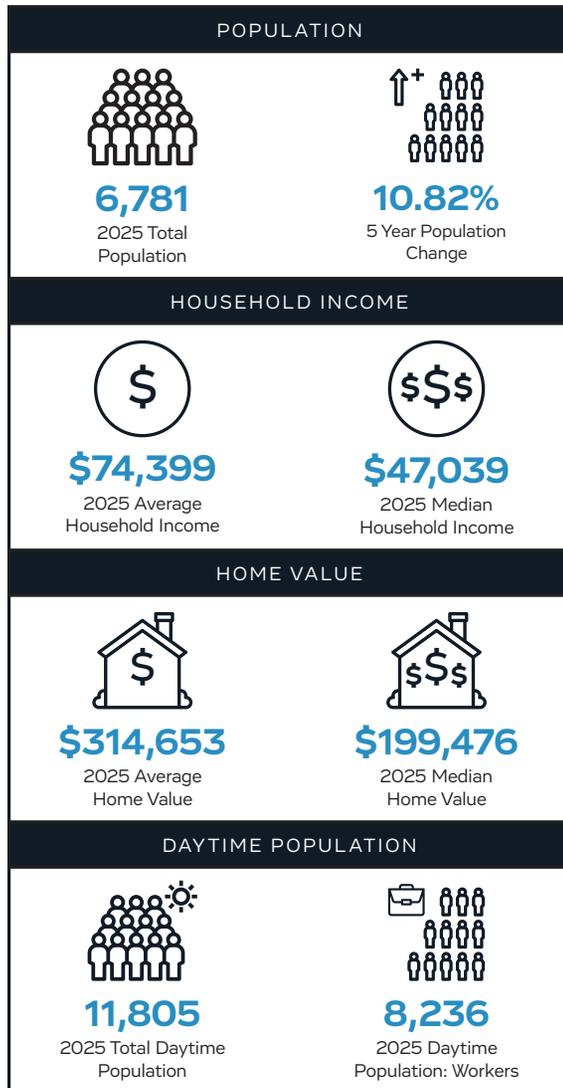


HEADQUARTERS
Chesapeake, VA

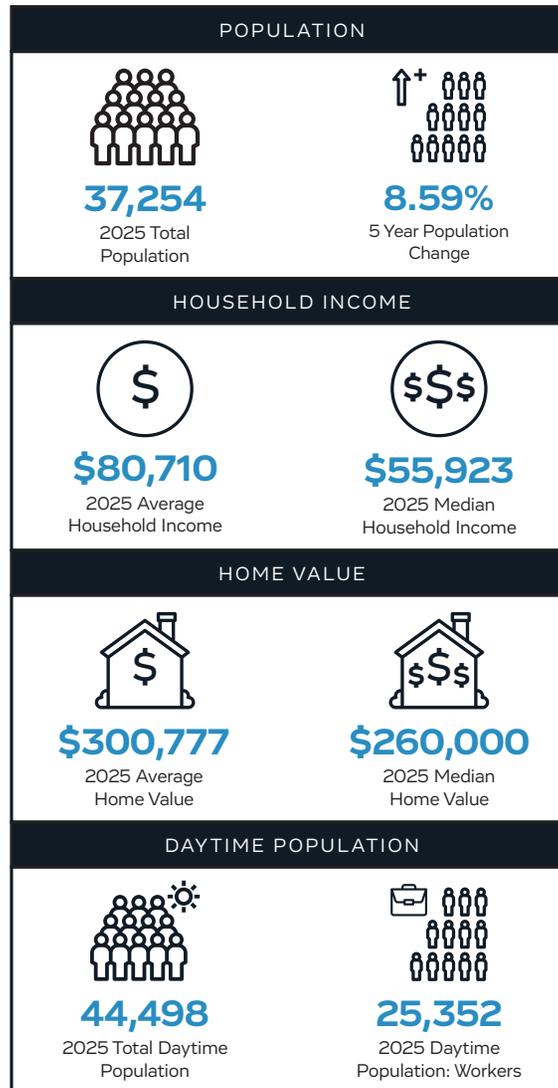


WEBSITE
dollartree.com

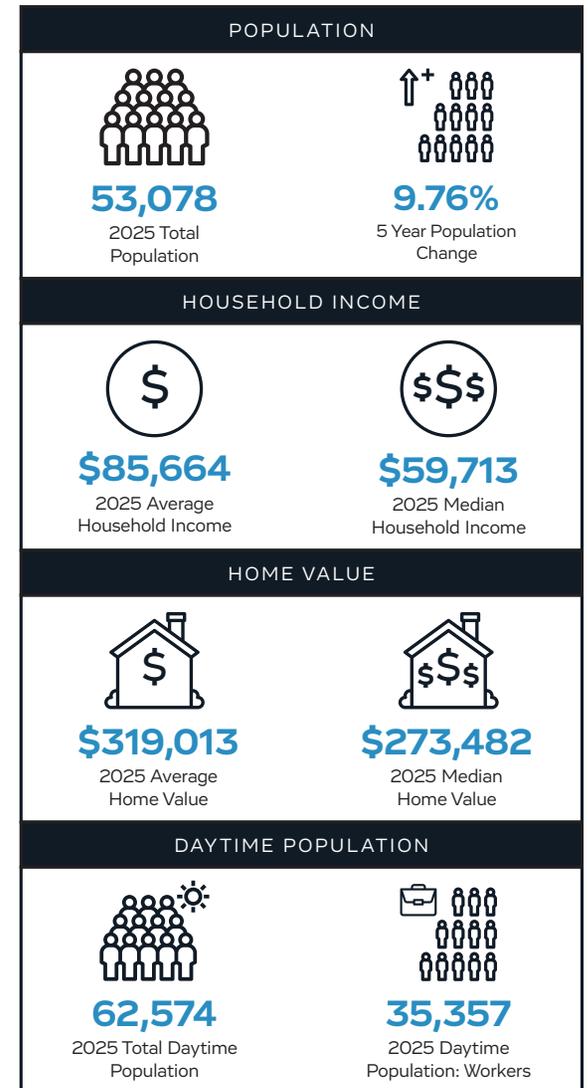
1 MILE



3 MILE



5 MILE



Trade Area Overview

The Sherman-Denison MSA is a key North Texas community, featuring incredible freeway access through major thoroughfares to Dallas-Fort Worth, 40 miles to the south. The MSA area is accessible from north-south US-75 and east-west US-82.

The MSA offers centrality to both Dallas and Oklahoma, making it a key growth market for high-tech, retail and other industries.

The MSA population is 150,455 in 59,247 households with an average household income of \$102,521.

Dallas-Fort Worth International Airport is located within a one-hour drive.

Sherman-Denison business is dominated by healthcare, manufacturing and education. Key employers include Texoma Medical Center, Tyson Food, Texas Instruments, Ruiz Foods, tech firms like Globi Tech and Coherent, and the Sherman I.S.D.

Dallas-Fort Worth Overview

Dallas-Fort Worth Recorded

452

Corporate Moves in 2024

D-FW ranks as the country's

#2 metro #1 metro

based on new corporate facility projects per capita in 2024

Texas recorded

1,254

total new corporate relocation and expansion projects in 2024—**more than twice** that of the second-ranked state

The Dallas-Fort Worth metro is home to 452 of these projects, making it the

#1 region in the #1 state

D-FW has a

26.3% share of Texas' population but a 29.1% share of its economy

If D-FW were a country, its economic output would rank

#25

globally, just 16 spots behind Texas' would-be ninth place

DFW'S FORTUNE 500 HEADQUARTERS

COMPANY
McKesson
AT&T
Energy Transfer Equity
Caterpillar
American Airlines
HF Sinclair
D.R. Horton
CBRE
Pioneer Natural Resources
Southwest Airlines
Builders FirstSource
Charles Schwab
Kimberly-Clark
Texas Instruments
Tenet Healthcare
Jacobs Solutions
Fluor
Vistra
AECOM
Celanese
Yum
Enlink Midstream
Commercial Metals

Dallas-Fort Worth Overview

D-FW is home to

24

Fortune 500 HQs and

42

in the Fortune 1000.



#1

Metro for Population Growth

#1

for job growth in the U.S. with
602,200 net new jobs in the
past 5 years

D-FW'S LARGEST PUBLIC COMPANIES

	COMPANY
1	McKesson
2	AT&T
3	Energy Transfer
4	Caterpillar
5	American Airlines
6	HF Sinclair
7	D.R. Horton
8	CBRE Group
9	Sunoco
10	Pioneer Natural Resources
11	Southwest Airlines
12	Builders FirstSource
13	Charles Schwab
14	Kimberly-Clark
15	Texas Instruments

FASTEST GROWING METRO AREAS

	MSA	NEW RESIDENTS
1	Dallas	170,396
2	Houston	124,281
3	Atlanta	78,968
4	Phoenix	72,841
5	Miami	29,967

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ON BEHALF OF US BANKRUPTCY TRUSTEE

APRIL 17TH, 2026 | NOON CT | LIVE VIA ZOOM

STARTING BID \$6,900,000

AUCTION BIDDING REQUIREMENTS:

- To qualify to bid, any Bidder will be required to provide a non-refundable deposit totaling One Hundred Thousand Dollars (\$100,000.00) (the "Initial Deposit").
- The Initial Deposit shall be deposited by no later than April 15, 2026, and paid directly to Seller.
- If Bidder is not the Successful Bidder, the Deposit shall be immediately returned.
- If Bidder is the Successful Bidder, the Deposit shall be held pending close of escrow.
- The balance of the Purchase Price shall be deposited into escrow prior to closing or in accordance with the escrow instructions relating to the sale of the Property.
- The closing date shall be at the earliest possible date after Court confirmation of the sale.
- Proof of funds in the amount of the bid in the name of the buyer.
- Lender approval letter (if the buyer is obtaining financing).
- A 10% deposit is required within 24 hours of bid acceptance.

SALE TERMS:

- The property is sold in AS IS condition.
- The Seller is not making any repairs.
- Any vacant units on auction day will remain vacant and conveyed to the buyer vacant.
- The buyer must execute the court required purchase contract and addendum at the completion of the auction.
- The property will be conveyed free and clear of liens and encumbrances save and except for the permitted exceptions which may include any existing easements, rights of way, prescriptive rights whether of record or not, recorded existing restrictions, covenants, conditions, oil and gas leases, mineral interests, water interests outstanding in person other than Seller and other instrument, other than conveyances of the surface fee estate that affect the property, validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts, or shortage in area or boundary lines, any encroachments or overlapping of improvements, all right, obligations and other matters arising from existing by reason of any applicable governmental district, agency or authority, any liens as to which the title insurer shall provide coverage under the terms of its policy, including special endorsements and current taxes will be prorated as of the date of closing.

DUE DILIGENCE

- Purchase Agreement
- Addendum N° 1 to Commercial Contract - Improved Property
- Survey - Updated
- Altona Inc Financial Statement 9-30-25
- Altona Inc Rent Roll 2025
- 2025 Tax Statement - 719 E Taylor Grayson county, TX
- 2025 Tax Statement - 721 E Taylor Grayson County, TX
- 2025 Tax Statement - 2000 Loy Lake Rd. Grayson County, TX
- Lease Agreement - Excel Fitness DFW XI (Planet Fitness)
- Lease Agreement - Dollar Tree Stores, Inc.
- Lease Agreement - Smoke on the Water
- Lease Agreement - Whitson Corp
- Commission Agreement - Coin Laundry
- Lease Agreement - Laundromat - (Draft)
- Lease Agreement - Leader's Premier, Inc.
- Lease Terms - Ollie's Bargain Outlet
- Lease Agreement - PN Big Coin Laundry, LLC - Pau Lim (PG)
- Lease Agreement - HTeaO
- First Amendment to Lease Agreement (Revised) - Whitson_Corp. dba HTeaO
- Lease Agreement - 2006 Loy Lake- Angels of Care

EXCLUSIVE MARKETING ADVISORS

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TODD WOHL
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Disclaimer & Confidentiality

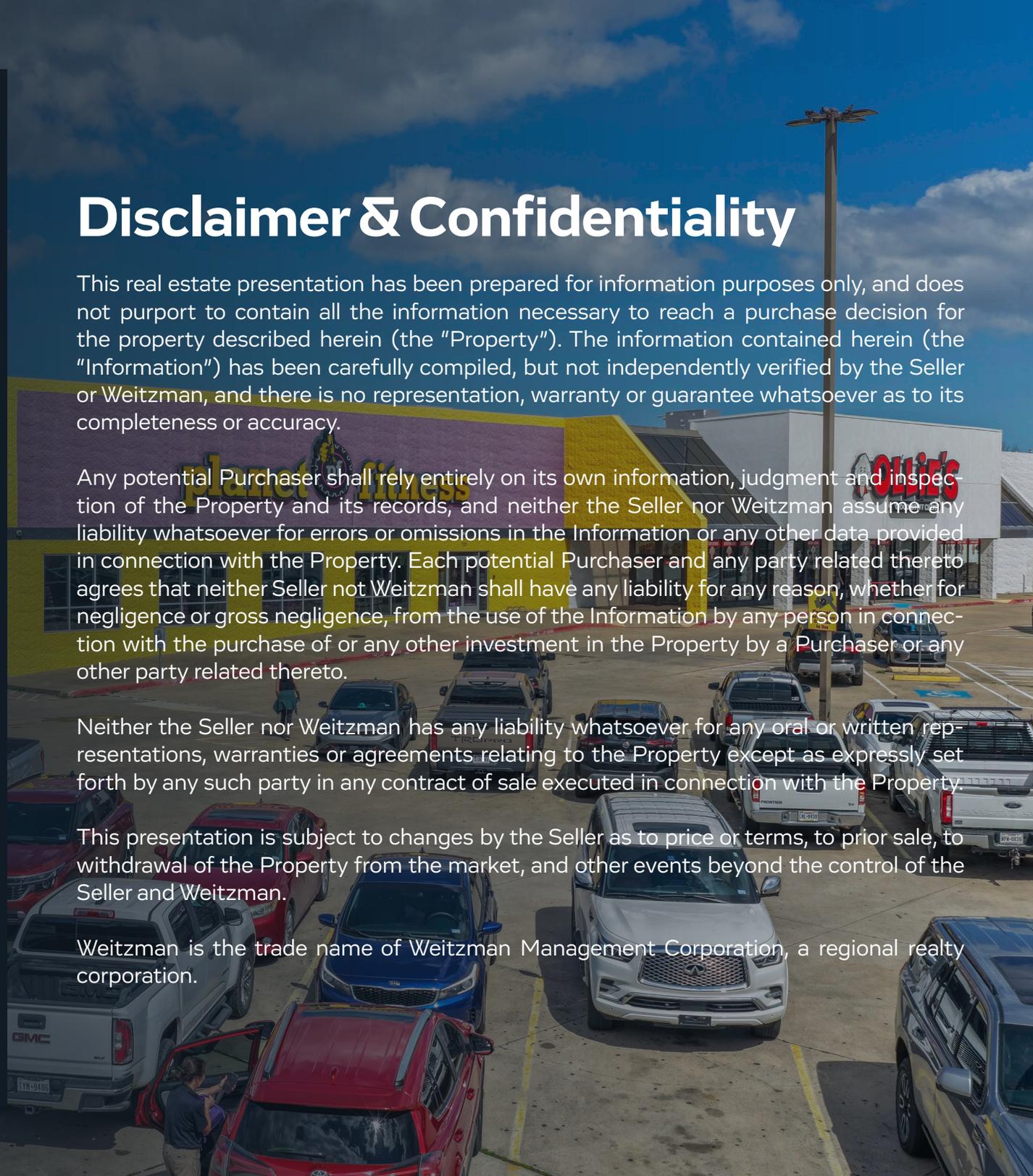
This real estate presentation has been prepared for information purposes only, and does not purport to contain all the information necessary to reach a purchase decision for the property described herein (the "Property"). The information contained herein (the "Information") has been carefully compiled, but not independently verified by the Seller or Weitzman, and there is no representation, warranty or guarantee whatsoever as to its completeness or accuracy.

Any potential Purchaser shall rely entirely on its own information, judgment and inspection of the Property and its records, and neither the Seller nor Weitzman assume any liability whatsoever for errors or omissions in the Information or any other data provided in connection with the Property. Each potential Purchaser and any party related thereto agrees that neither Seller nor Weitzman shall have any liability for any reason, whether for negligence or gross negligence, from the use of the Information by any person in connection with the purchase of or any other investment in the Property by a Purchaser or any other party related thereto.

Neither the Seller nor Weitzman has any liability whatsoever for any oral or written representations, warranties or agreements relating to the Property except as expressly set forth by any such party in any contract of sale executed in connection with the Property.

This presentation is subject to changes by the Seller as to price or terms, to prior sale, to withdrawal of the Property from the market, and other events beyond the control of the Seller and Weitzman.

Weitzman is the trade name of Weitzman Management Corporation, a regional realty corporation.



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
 - 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.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Creighton Stark

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date