

SHOP^{cos.}

OFFERING MEMORANDUM

SPROUTS
FARMERS MARKET

SPROUTS FARMERS MARKET (NAP)

WEST TOWNE CENTER BUILDING 1

(SPROUTS FARMERS MARKET SHADOW ANCHORED)

12255 TEEL PARKWAY, FRISCO, TEXAS 75033



SHOP^{COS.}

OFFERING MEMORANDUM

WEST TOWNE CENTER BUILDING 1

(SPROUTS FARMERS MARKET SHADOW ANCHORED)

LOCATION

**12255 TEEL PARKWAY
FRISCO, TEXAS 75033**

OFFERED BY

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TABLE OF CONTENTS

1 EXECUTIVE SUMMARY

Investment Overview.....	6
Property Profile	7

2 PROPERTY OVERVIEW

Locator Map.....	10
Aerials.....	11
Site Plan	15
Adjacent Sprouts Farmers Market.....	16

3 FINANCIAL OVERVIEW

Financial Summary.....	18
Rent Roll.....	19
Income/Expense	20
Pricing	21
Lease Expiration Schedule.....	22
Tenant Profiles.....	23

4 TRADE AREA OVERVIEW

Dallas/Fort Worth Area Overview	26
Demographics	27

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

100% Leased, Sprouts Farmers Market Shadow-Anchored Shopping Center in the High-Growth, Affluent Northern DFW Submarket of Frisco, TX

- Average In-Place Rents of \$34.26 PSF NNN with Embedded Rent Growth Opportunity
- Shadow Anchored by Sprouts Farmers Market – Ranked #7 of 53 Sprouts Locations in Texas (Placer.ai); Sprouts has 480+ Locations Nationwide with 40+ New Stores Planned for 2026
- Strong Fundamentals Located at the Signalized Intersection of Eldorado Parkway & Teel Parkway (54,000+ Combined VPD) on a +/- 3.029 Acre Parcel, 2-Sided Monument Sign & Multiple Ingress/Egress Points
- Complementary Tenant Mix Including Pet Supplies Plus (725+ Locations), M&M African Kitchen, Mountain Taekwondo, Sunbright Academy, Top Cleaner, Donut Factory & Utsav Indian Cuisine
- Nearby National Tenant Retailers Include Walmart Supercenter, CVS Pharmacy, Lowe's Home Improvement & PetSmart Amongst Several Others

Well Positioned in the Affluent, High-Growth Frisco, TX Submarket | Average HH Income Exceeds \$275,200, \$214,400 In 1 & 3 Mile Radii

- Moments from Fields, Frisco's 2,545-Acre Master-Planned Development, Featuring PGA of America Headquarters, Universal Kids Resort, the Omni PGA Frisco Resort & Fields West; Fields is Planned for Up to 11MM SF of Office, 1MM SF of Retail, Restaurant & Entertainment Space and 13,500+ Residences
- Thriving Trade Area with Nearby Major Employers Including Toyota North America (4,000 Employees, 100-Acre Campus), JPMorgan Chase (6,000 Employees) & Liberty Mutual (5,000 Employees, 1.1MM SF Campus); 3.2MM SF of Retail GLA with and Additional 409K SF Under Construction in a 2 Mile Radius (CoStar)
- Frisco ISD Ranks Among Top 2% of U.S. School Districts (U.S. News & World Report); Frisco Ranked #1 Best City for Remote Workers (ExpressNews, 2025) & #1 Best Dallas Suburb (Livability, 2024)



EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION

12255 Teel Parkway
Frisco, Texas 75033

PET SUPPLIES PLUS



DONUT Factory



SunBrite Academy

TOP CLEANER

YEAR BUILT

2016

PERCENT LEASED

100%

BUILDING SIZE

17,841 SF

LAND AREA

+/- 3.029 Acres

PRICE

\$10,188,000

CAP RATE

6.00%

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Pet Supplies Plus	6,421 SF	35.99%	September 2027
M&M African Kitchen	1,873 SF	10.50%	January 2030
Mountain Taekwondo	1,650 SF	9.25%	March 2028
Sunbrite Academy	1,157 SF	6.49%	October 2027
Top Cleaner	1,575 SF	8.83%	September 2027
Donut Factory	1,227 SF	6.88%	September 2027
Utsav Indian Cuisine	3,938 SF	22.07%	October 2029

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2026 Total Population	16,279	107,435	251,168
2026 Avg. Household Income	\$275,323	\$214,463	\$201,854
2026 Total Households	4,838	36,328	87,822

TRAFFIC COUNTS

Eldorado Parkway
Teel Parkway

38,925 VPD-26
15,179 VPD-26

ADDITIONAL INFORMATION



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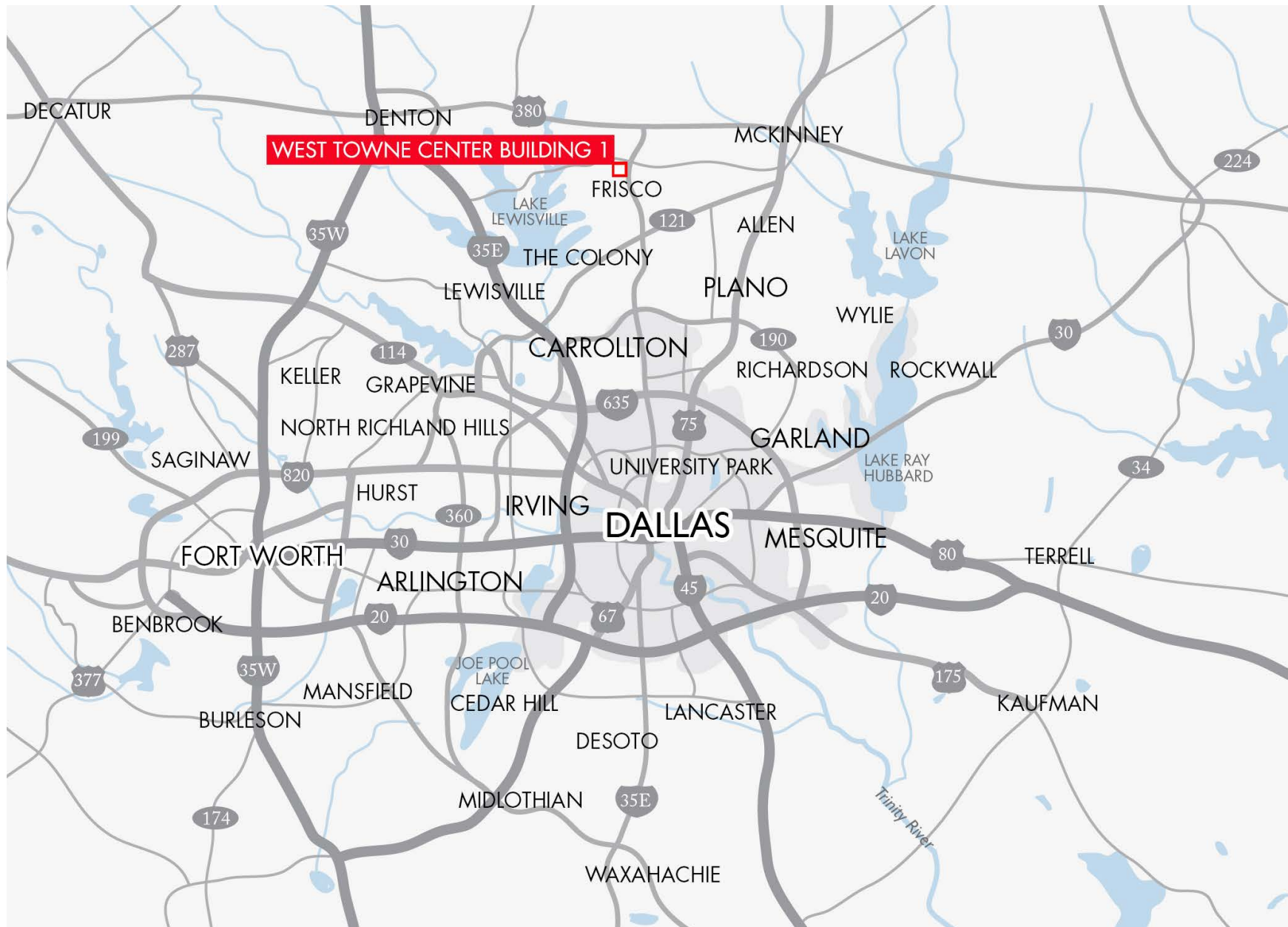
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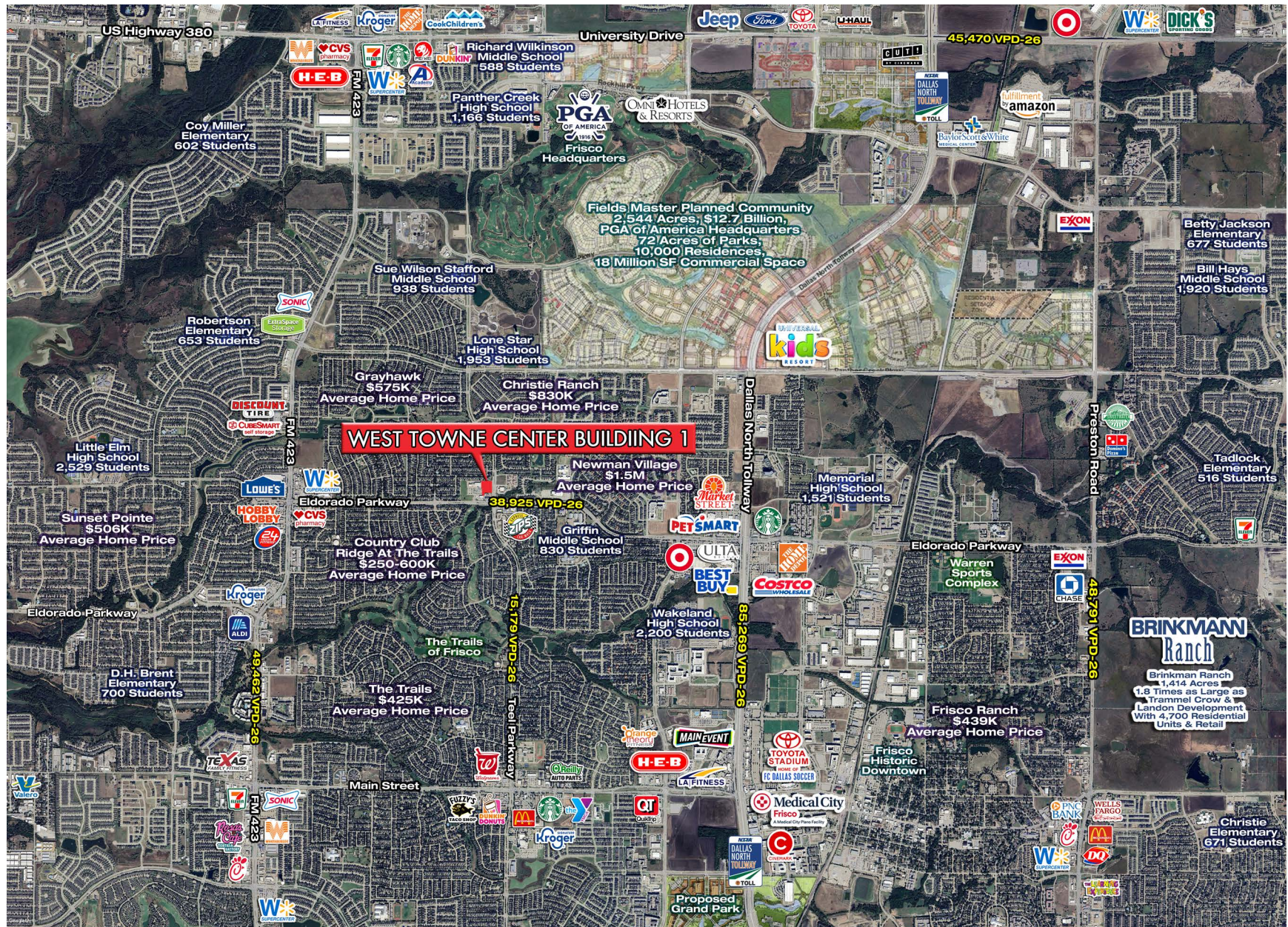
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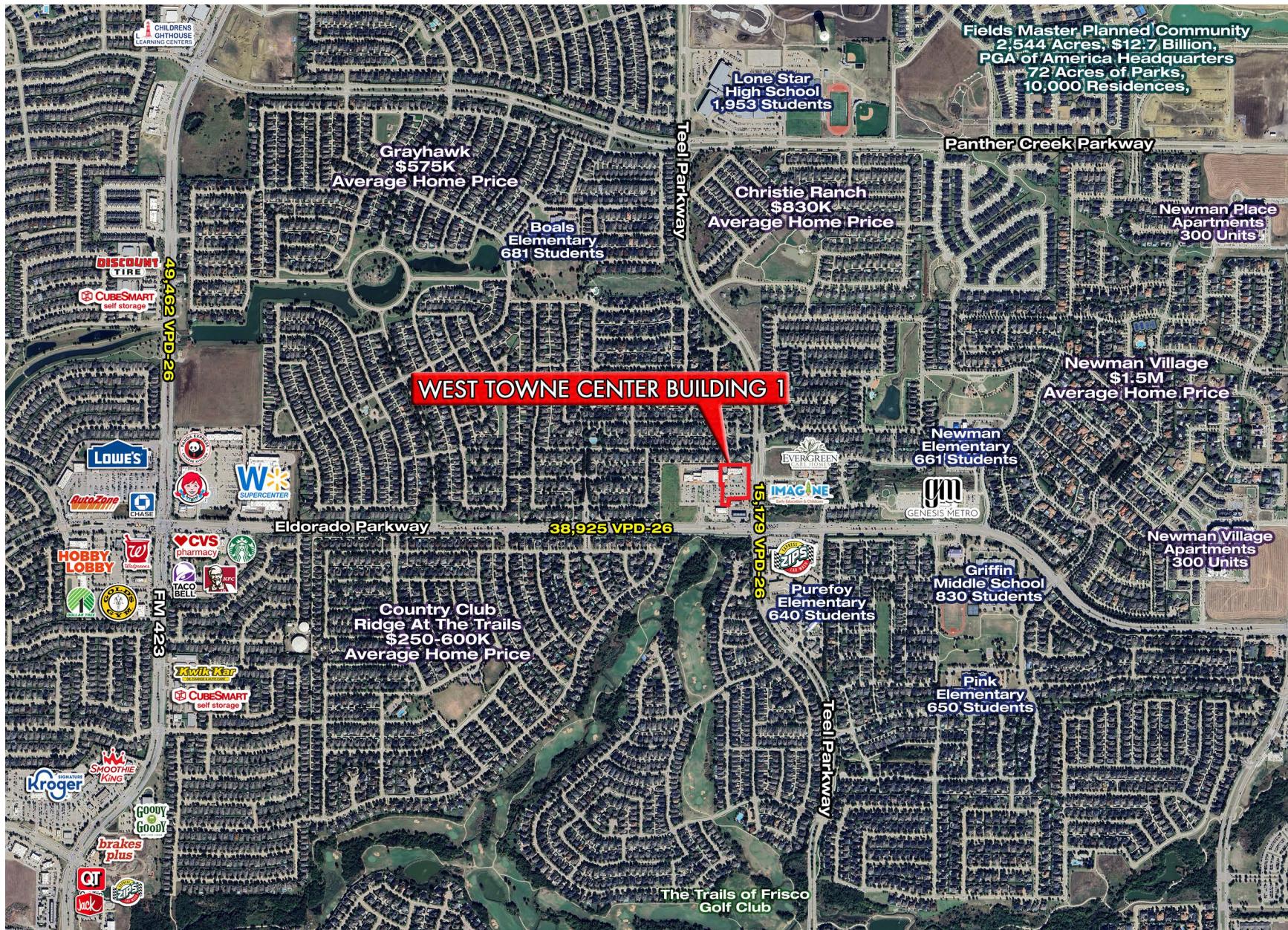
PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW

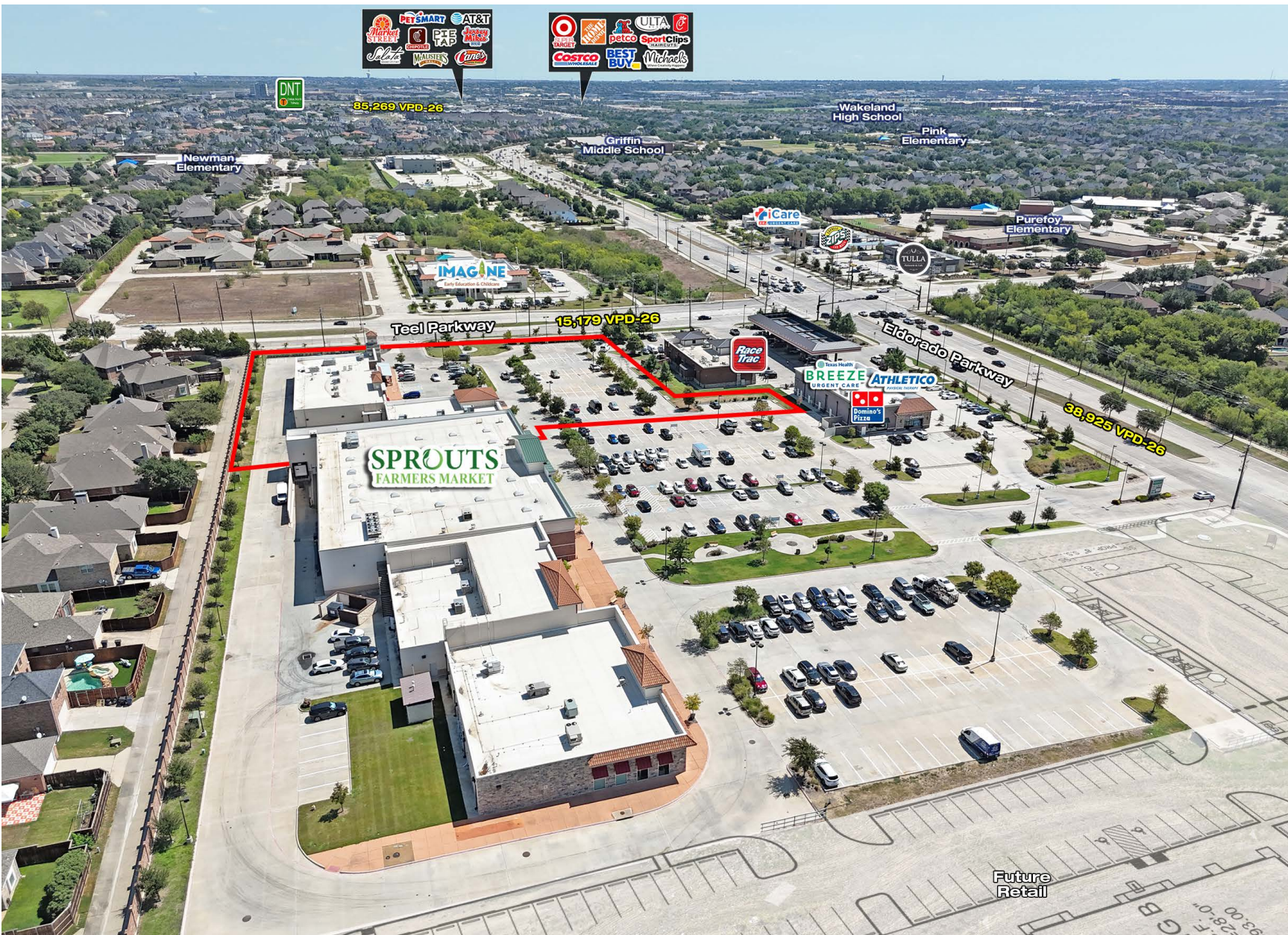


PROPERTY OVERVIEW



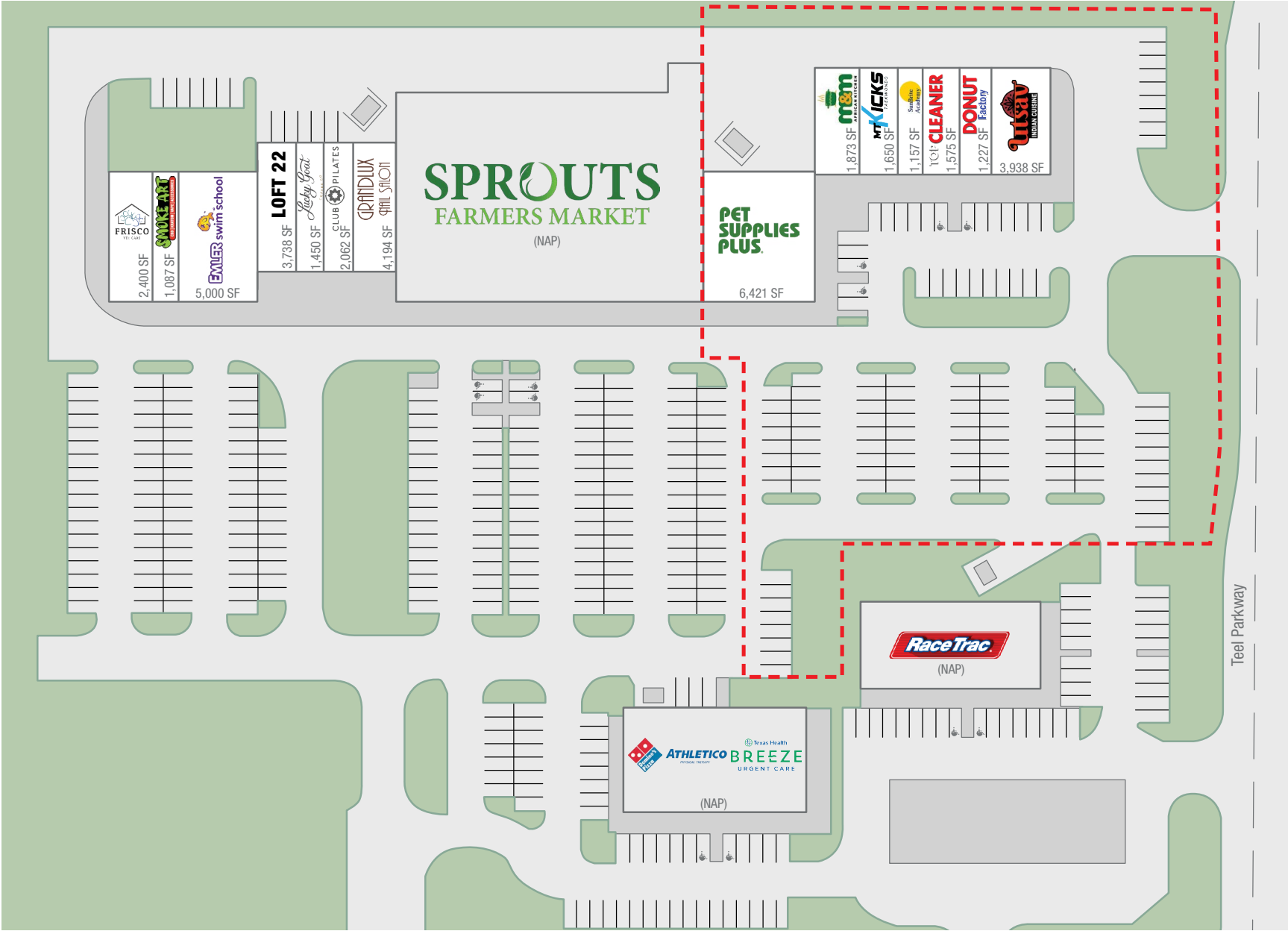
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PROPERTY OVERVIEW



PROPERTY OVERVIEW

SITE PLAN



PROPERTY OVERVIEW

ADJACENT SPROUTS FARMERS MARKET





FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
West Towne Center Building 1	17,841 SF	100%	\$611,312

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



FINANCIAL OVERVIEW

RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
300	Pet Supplies Plus	6,421	35.99%	Sep-17	Sep-27	\$33.00	\$211,893				NNN	Three 5-year options at: 1st: \$36.30; 2nd: \$39.93; 3rd: \$43.92
410	M&M African Kitchen	1,873	10.50%	Jan-25	Jan-30	\$32.00	\$59,936				NNN	Two 5-year options at: 1st: Market; 2nd: Market
420	Mountain Taekwondo	1,650	9.25%	Apr-18	Mar-28	\$37.89	\$62,519	Apr-27	\$38.64	\$63,756	NNN	One 5-year option at Market
430	Sunbrite Academy	1,157	6.49%	Oct-17	Oct-27	\$33.00	\$38,181				NNN	One 5-year option at Market
440	Top Cleaner	1,575	8.83%	Sep-17	Sep-27	\$36.30	\$57,173				NNN	One 5-year option at \$39.93
450	Donut Factory	1,227	6.88%	Sep-17	Sep-27	\$36.30	\$44,540				NNN	One 5-year option at \$39.93
460	Utsav Indian Cuisine	3,938	22.07%	Nov-19	Oct-29	\$34.65	\$136,452				NNN	No Renewal Options
TOTAL AREA:		17,841					\$610,693					
TOTAL LEASED AREA:		17,841	100.00%									
TOTAL VACANT AREA:		0	0.00%									

FINANCIAL OVERVIEW

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	\$105,777	\$5.93
Insurance	\$7,136	\$0.40
Common Area Maintenance		
Porter Service	\$9,277	\$0.52
Landscaping	\$11,953	\$0.67
Pest Control	\$357	\$0.02
Repairs & Maintenance	\$2,141	\$0.12
Riser Room Monitoring	\$3,747	\$0.21
Parking Lot	\$2,498	\$0.14
Electric & Gas	\$4,995	\$0.28
Water & Sewer	\$8,921	\$0.50
Water Irrigation	\$4,282	\$0.24
Refuse & Dumpster	\$6,244	\$0.35
Meter Reading	\$357	\$0.02
Total Common Area Maintenance	\$54,772	\$3.07
Management Fee	\$37,781	\$2.12
TOTAL EXPENSES	\$205,467	\$11.52

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$611,312	\$34.26
GROSS POTENTIAL RENT	\$611,312	\$34.26
Expense Reimbursements		
Real Estate Taxes	\$105,777	\$5.93
Insurance	\$7,136	\$0.40
Common Area Maintenance	\$54,772	\$3.07
Management Fee	\$37,781	\$2.12
Total Expense Reimbursements	\$205,467	\$11.52
GROSS POTENTIAL INCOME	\$816,778	\$45.78
EFFECTIVE GROSS INCOME	\$816,778	\$45.78
Expenses		
Real Estate Taxes	\$105,777	\$5.93
Insurance	\$7,136	\$0.40
Common Area Maintenance	\$54,772	\$3.07
Management Fee	\$37,781	\$2.12
Total Expenses	\$205,467	\$11.52
NET OPERATING INCOME	\$611,312	\$34.26

FINANCIAL OVERVIEW

PRICING

PRICE	\$10,188,000	GLA	17,841 SF
CAP RATE	6.00%	NOI	\$611,312
LAND SIZE	+/- 3.029 Acres	AVG RENT	\$34.26 NNN



FINANCIAL OVERVIEW

LEASE EXPIRATION SCHEDULE

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
2026							
	Total for Year Ending 2026			0	0.00%	0	
2027	Pet Supplies Plus	300	Sep-27	6,421	35.99%		
	Top Cleaner	440	Sep-27	1,575	8.83%		
	Donut Factory	450	Sep-27	1,227	6.88%		
	Sunbrite Academy	430	Oct-27	1,157	6.49%		
	Total for Year Ending 2027			10,380	58.18%	10,380	58.18%
2028	Mountain Taekwondo	420	Mar-28	1,650	9.25%		
	Total for Year Ending 2028			1,650	9.25%	12,030	67.43%
2029+	Utsav Indian Cuisine	460	Oct-29	3,938	22.07%		
	M&M African Kitchen	410	Jan-30	1,873	10.50%		
	Total for Year Ending 2029+			5,811	32.57%	17,841	100.00%
TOTAL LEASED SQUARE FOOTAGE:				17,841	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				17,841	100.00%		

FINANCIAL OVERVIEW

TENANT PROFILES



Pet Supplies Plus	
Square Feet:	6,421 SF
% of Building GLA:	35.99%
In-Place Rent PSF:	\$33.00
Lease Expiration:	September 2027
Company Website:	petsuppliesplus.com

Pet Supplies Plus is a leading neighborhood pet retailer with more than 725 locations nationwide, offering pet food, supplies, grooming and other services. The company continues to expand, targeting 20+ new store openings annually, and was ranked #31 on Entrepreneur's 2026 Franchise 500®. Pet Supplies Plus has also been recognized as the publication's #1 pet store franchise for 12 consecutive years.



Utsav Indian Cuisine	
Square Feet:	3,938 SF
% of Building GLA:	22.07%
In-Place Rent PSF:	\$34.65
Lease Expiration:	October 2029
Company Website:	

Utsav Indian Cuisine offers a delightful culinary experience that showcases the rich flavors and traditions of Indian cooking. With two (2) DFW Locations, the restaurant serves freshly prepared meals made from high-quality ingredients, ensuring that each dish is both authentic and flavorful. Mirchi Indian Cuisine is dedicated to providing not just a meal, but a memorable dining experience for all patrons.



Mountain Kicks Taekwondo	
Square Feet:	1,650 SF
% of Building GLA:	9.25%
In-Place Rent PSF:	\$37.89
Lease Expiration:	March 2028
Company Website:	mtkicks.com

Mountain Kicks Taekwondo offers top-quality martial arts training for all ages, focusing on building confidence, fitness, and self-defense skills. The programs cater to young children, families, teens, and adults, using a structured curriculum to develop both physical and mental strength. Mountain Kicks Taekwondo emphasizes personal growth and discipline, helping students achieve their goals both inside and outside the dojo.

FINANCIAL OVERVIEW

TENANT PROFILES



SunBrite Academy	
Square Feet:	1,157 SF
% of Building GLA:	6.49%
In-Place Rent PSF:	\$33.00
Lease Expiration:	October 2027
Company Website:	sunbrite.org

SunBrite Academy is a nonprofit organization founded in 2014, dedicated to helping students of all ages and abilities achieve their full potential. It offers personalized educational programs, tutoring, developmental services, and enrichment activities. With a mission to maximize learning, the academy focuses on supporting students' academic success and personal growth. The organization's programs are designed to meet the unique needs of each student.



M&M African Kitchen	
Square Feet:	1,873 SF
% of Building GLA:	10.50%
In-Place Rent PSF:	\$32.00
Lease Expiration:	January 2030
Company Website:	mandmak.com

M&M African Kitchen, based in Frisco, TX, specializes in Nigerian cuisine with a fusion of American and Asian influences. Open daily for takeout and delivery, M&M African Kitchen offers a diverse menu that showcases authentic African flavors, providing a unique culinary experience. M&M African Kitchen brings the rich traditions of African cooking to the local community in a convenient and accessible way.



Donut Factory	
Square Feet:	1,227 SF
% of Building GLA:	6.88%
In-Place Rent PSF:	\$36.30
Lease Expiration:	September 2027
Company Website:	N/A

Donut Factory is a donut shop renowned for its wide selection of freshly made donuts, offering both classic and innovative flavors to satisfy every sweet tooth. Donut Factory takes pride in using high-quality ingredients, ensuring that each donut is crafted to perfection. Donut Factory also provides a variety of pastries and coffee drinks, making it an ideal spot for breakfast or a sweet treat any time of day. Donut Factory has become a destination for donut lovers.



Top Cleaner	
Square Feet:	1,575 SF
% of Building GLA:	8.83%
In-Place Rent PSF:	\$36.30
Lease Expiration:	September 2027
Company Website:	N/A

Top Cleaner is a professional dry cleaning business dedicated to providing high-quality garment care and exceptional customer service. Top Cleaner specializes in a range of services, including dry cleaning, laundry, and stain removal. With a focus on convenience and efficiency, Top Cleaner offers quick turnaround times and personalized service to meet the unique needs of each customer.



DALLAS / FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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TRADE AREA OVERVIEW

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2026 Total Population	16,279	107,435	251,168
2031 Total Population (Esri)	16,988	127,123	286,104
2010 Total Population (U.S. Census)	10,405	50,844	106,207
2000 Total Population (U.S. Census)	30	2,992	19,587
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	36.40%	18.70%	12.57%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.86%	3.42%	2.64%
2026 Total Daytime Population (Esri)	12,788	100,618	211,859
2026 Median Age (Esri)	38.4	36.0	36.5
2026 Total Households (Esri)	4,838	36,328	87,822
2031 Total Households (Esri)	5,155	43,748	101,898
2010 Total Households (U.S. Census)	3,047	15,430	34,626
2000 Total Households (U.S. Census)	12	956	6,714
2024-2029 Families: Compound Annual Growth Rate (Esri)	1.26%	3.71%	2.83%
2026 Average Household Income (Esri)	\$275,323	\$214,463	\$201,854
2026 Median Household Income (Esri)	\$213,705	\$161,782	\$153,059
2026 Per Capita Income (Esri)	\$80,757	\$73,095	\$70,407
2026 Population Age 25+: Less than 9th Grade (Esri) (%)	0%	1%	1%
2026 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	2%	2%	2%
2026 Population Age 25+: High School Diploma (Esri) (%)	6%	11%	12%
2026 Population Age 25+: Some College/No Degree (Esri) (%)	12%	13%	13%
2026 Population Age 25+: Associate's Degree (Esri) (%)	6%	7%	8%
2026 Population Age 25+: Bachelor's Degree (Esri) (%)	48%	39%	38%
2026 Population Age 25+: Graduate/Professional Degree (Esri) (%)	25%	24%	24%

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. 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 informational 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.

SHOP Investment Sales, LLC

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Date

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