

FOR SALE

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Trophy Club, TX 76262

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CAPSTONE COMMERCIAL

- 18,960 SF on 2.28 Acres
- Year built: 2017
- Average Household Income Over \$200,000
- Great Tenant Mix
- Ample Parking
- Approx. 15 miles from DFW Airport
- Traffic counts: SH 114 - 107,320 VPD
- Location Location Location



DFW OVERVIEW

Dallas/Fort Worth (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. DFW 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 approximately 7.1 million people. By the year 2030, it is projected that over 10.5 million people will be living in DFW according to the Dallas Regional Chamber.

DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own state it would be the 9th largest in the Nation and 23rd largest country in the World.

20

3.51 Million

34.20%

33

157

96

Fortune 500 Companies Headquartered in DFW

People in the DFW Workforce

Of the Population 25 & Older Have a Bachelor's Degree or Higher

Colleges & Universities

Public School Districts

Public Charter Schools

#1

Best States For Growth
- U.S. News

#2

The Best Places For
Business And Careers
- Forbes

#3

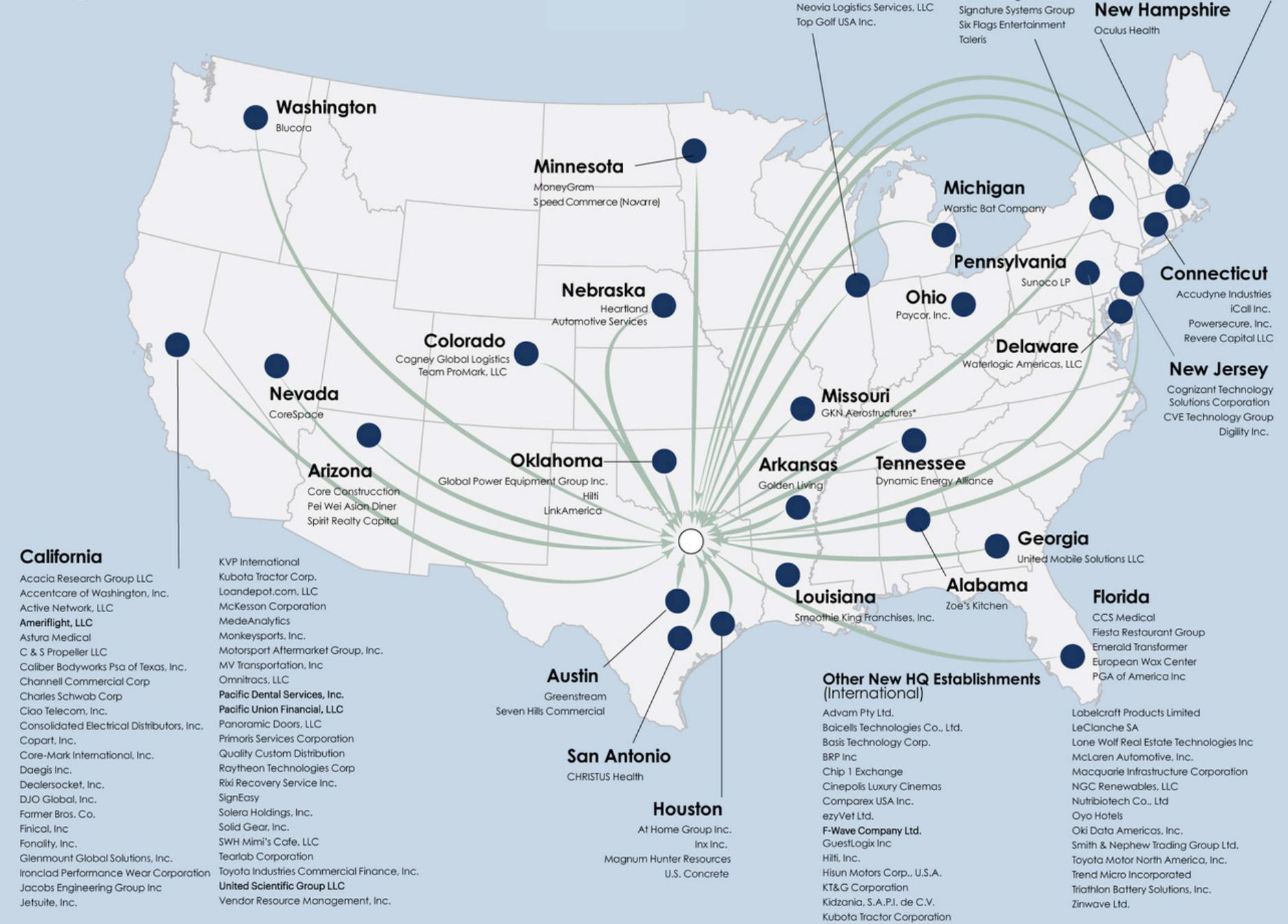
In Fastest Growing
U.S. Cities
- Forbes

#5

Most Tax-Friendly State
- The Tax Foundation



Major Headquarter Relocations





INTERSTATE
35W

114
TEXAS

170
TEXAS

114
TEXAS

SITE

inger Outlets Fort Worth

Chadwick Apartments

Roanoke Elementary School

Highland Glen

The Parks of Hillsborough

Chadwick Farms

Fairway Ranch

Marshall Creek

GAP LOFT
H&M Levi's

Bluffview

Cox Elementary School

Walmart

Medlin Middle School

Beck Elementary School

PETSMART metroPCS SportClips
DOLLAR TREE GameStop

Seventeen Lakes

Steele High School

Lakeview Elementary School

Trophy Club Country Club

Alliance Gateway Industrial Park

Roanoke Soccer Complex

Charles Schwab Corporate Campus

Trophy Club

The Ranches East Addition

Tidwell Middle School

Westlake Academy

Deliotte University

Fidelity Regional Campus

Charles Schwab Corporate Campus

The Estates Addition

Vaquero

Vaquero Golf Club

The of Ho

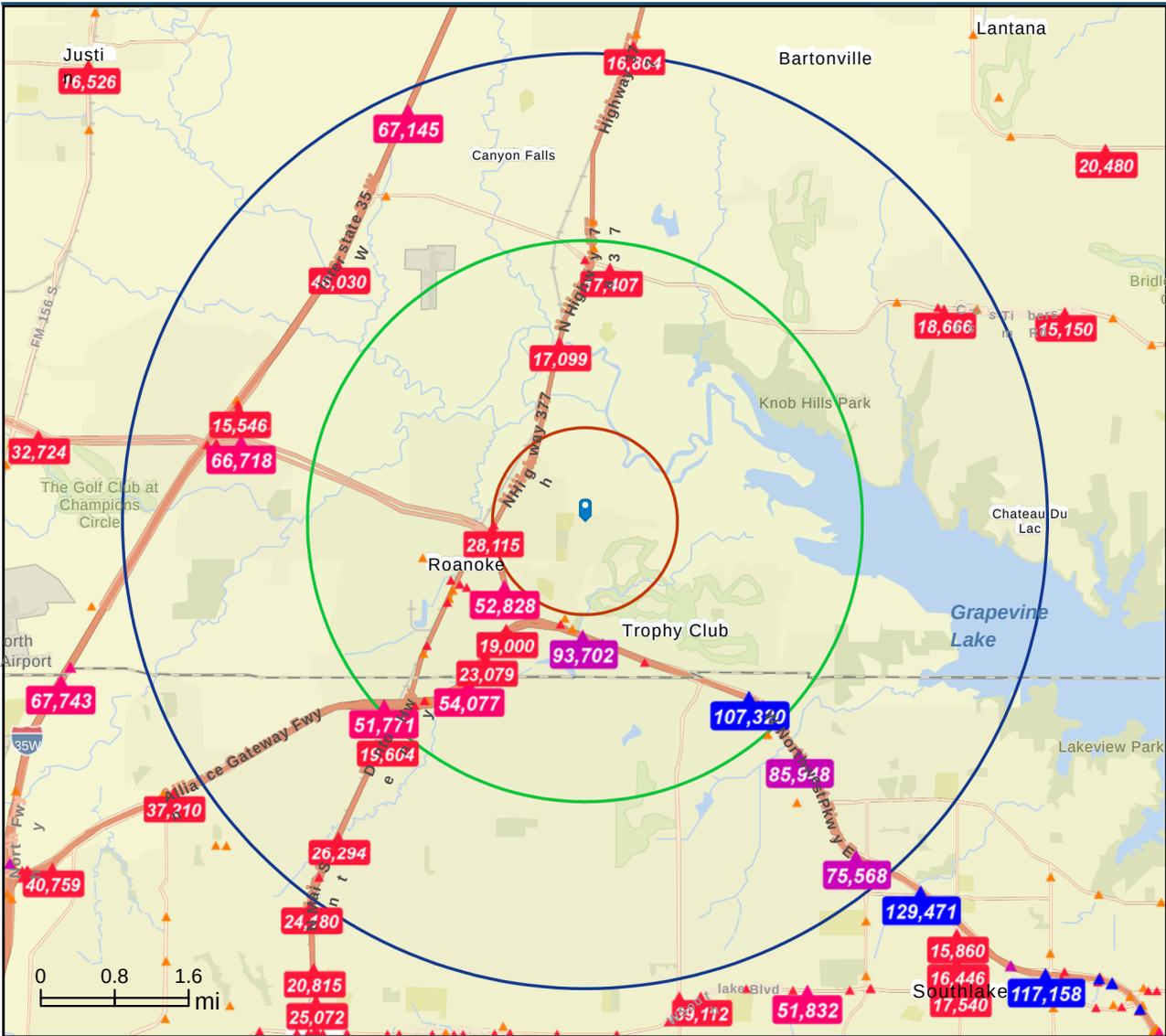
Summary				Census 2010		Census 2020		2024		2029	
Population	Households	Families		42,371		67,799		76,406		80,988	
Average	Household	Size	Owner	14,789		22,548		25,719		27,736	
Occupied	Housing	Units	Renter	11,867		18,873		20,970		22,245	
Occupied	Housing	Units	Median	2.86		3.00		2.97		2.92	
Age				12,079		18,599		20,342		20,869	
				2,709		3,949		5,377		6,867	
				38.0		38.8		39.4		39.8	

Trends: 2024-2029 Annual Rate				Area		State		National			
Population	Households			1.17%		1.09%		0.38%			
Families	Owner HHs	Median		1.52%		1.36%		0.64%			
Household	Income			1.19%		1.26%		0.56%			
				0.51%		1.82%		0.97%			
				1.51%		2.65%		2.95%			

Households by Income				2024		2029				
				Number	Percent	Number	Percent			
<\$15,000	\$15,000 -	\$24,999		774	399	3.0%	1.6%	693	328	2.5%
\$25,000 -	\$34,999	\$35,000 -		550	806	2.1%	3.1%	473	694	1.2%
\$49,999	\$50,000 -	\$74,999		2,379		9.2%	8.9%	2,236		1.7%
\$75,000 -	\$99,999	\$100,000 -		2,283		18.3%		2,069		2.5%
\$149,999	\$150,000 -	\$199,999		4,705		16.7%		4,752		8.1%
\$200,000+				4,294		37.1%		5,220		7.5%
Median	Household	Income		9,529				11,271		17.1%
Average	Household	Income						\$170,986		18.8%
Per Capita	Income							\$223,387		40.6%
								\$75,966		
								\$158,620		
								\$203,001		
								\$67,907		

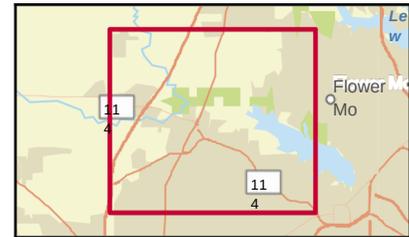
Population by Age		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		2,813	6.6%	3,846	5.7%	4,406	5.8%	4,656	5.7%
5 - 9		3,559	8.4%	5,336	7.9%	5,445	7.1%	5,273	6.5%
10 - 14		3,978	9.4%	6,215	9.2%	6,301	8.2%	6,062	7.5%
15 - 19		3,164	7.5%	5,630	8.3%	5,998	7.9%	5,786	7.1%
20 - 24		1,667	3.9%	3,515	5.2%	4,618	6.0%	4,623	5.7%
25 - 34		4,115	9.7%	5,763	8.5%	7,270	9.5%	9,804	12.1%
35 - 44		6,921	16.3%	10,139	15.0%	11,045	14.5%	10,257	12.7%
45 - 54		7,837	18.5%	11,072	16.3%	12,209	16.0%	12,425	15.3%
55 - 64		5,019	11.8%	8,748	12.9%	9,695	12.7%	10,359	12.8%
65 - 74		2,227	5.3%	4,990	7.4%	5,864	7.7%	7,125	8.8%
75 - 84		844	2.0%	2,012	3.0%	2,853	3.7%	3,644	4.5%
85+		225	0.5%	533	0.8%	701	0.9%	977	1.2%

Race and Ethnicity		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	Alone	37,275	88.0%	49,222	72.6%	53,015	69.4%	53,703	66.3%
Black	Alone	1,219	2.9%	2,885	4.3%	3,744	4.9%	4,279	5.3%
American	Indian Alone	255	0.6%	409	0.6%	492	0.6%	527	0.7%
Asian	Alone	1,713	4.0%	6,230	9.2%	8,013	10.5%	9,545	11.8%
Pacific	Islander Alone	31	0.1%	58	0.1%	74	0.1%	82	0.1%
Some	Other Race Alone	991	2.3%	1,863	2.7%	2,377	3.1%	2,868	3.5%
Two	or More Races	886	2.1%	7,132	10.5%	8,693	11.4%	9,984	12.3%
Hispanic	Origin (Any Race)	3,931	9.3%	7,903	11.7%	9,957	13.0%	11,816	14.6%



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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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