



## MARSH LANE RETAIL

18611 & 18613 Marsh Ln  
Dallas, Texas 75287



OFFERING MEMORANDUM



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# EXECUTIVE SUMMARY



Timberglenn Village is an approximately 10,964 Square Foot Retail Strip Center with Corner Fuel Station, located in North Dallas, Texas, Denton County. The Center is located on approximately 1.00 Acre of Land, at the North West Quadrant of Marsh Lane and Timberglenn Rd, just feet away from the President George Bush Turnpike (Toll Road). The physical address of the Property is 18613 and 18611 Marsh Lane, Dallas, TX 75287.

The Property is a High-Quality retail strip center that is constructed primarily of Stucco Fiber Cement Panel Siding (Hardie Panel). The roof has been maintained meticulously by its current management.

The Strip Center building has 8 separate suites, ranging from 600 Square Feet to 1,218 Square Feet. All Suites are currently occupied and in good standing. Tenants are signed to a mixture of NNN and Gross leases, and pay their own separate utilities.

The Primary Tenant of the Center is the Exxon Fuel station, which boasts 6 fuel pumps, and had its underground fuel tanks replaced in 2019. The Exxon Convenience Store Retail component measures 3,012 Square Feet in size. The Convenience store component generates solid foot traffic, and benefits greatly from nearby Multifamily developments.

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# PROPERTY OVERVIEW

1 ACRE  
TOTAL ACREAGE

10,964 SF  
GROSS LEASABLE AREA

\$6,200,000  
ASKING PRICE

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### LOCATION

NWC of Marsh Ln & Timberglenn Rd



### YEAR BUILT

1985/1986 (Remodeled 1992, 2010)



### NOI 2025

\$421,513



### CAP RATE

6.8%



### OCCUPANCY

100%



### PARKING

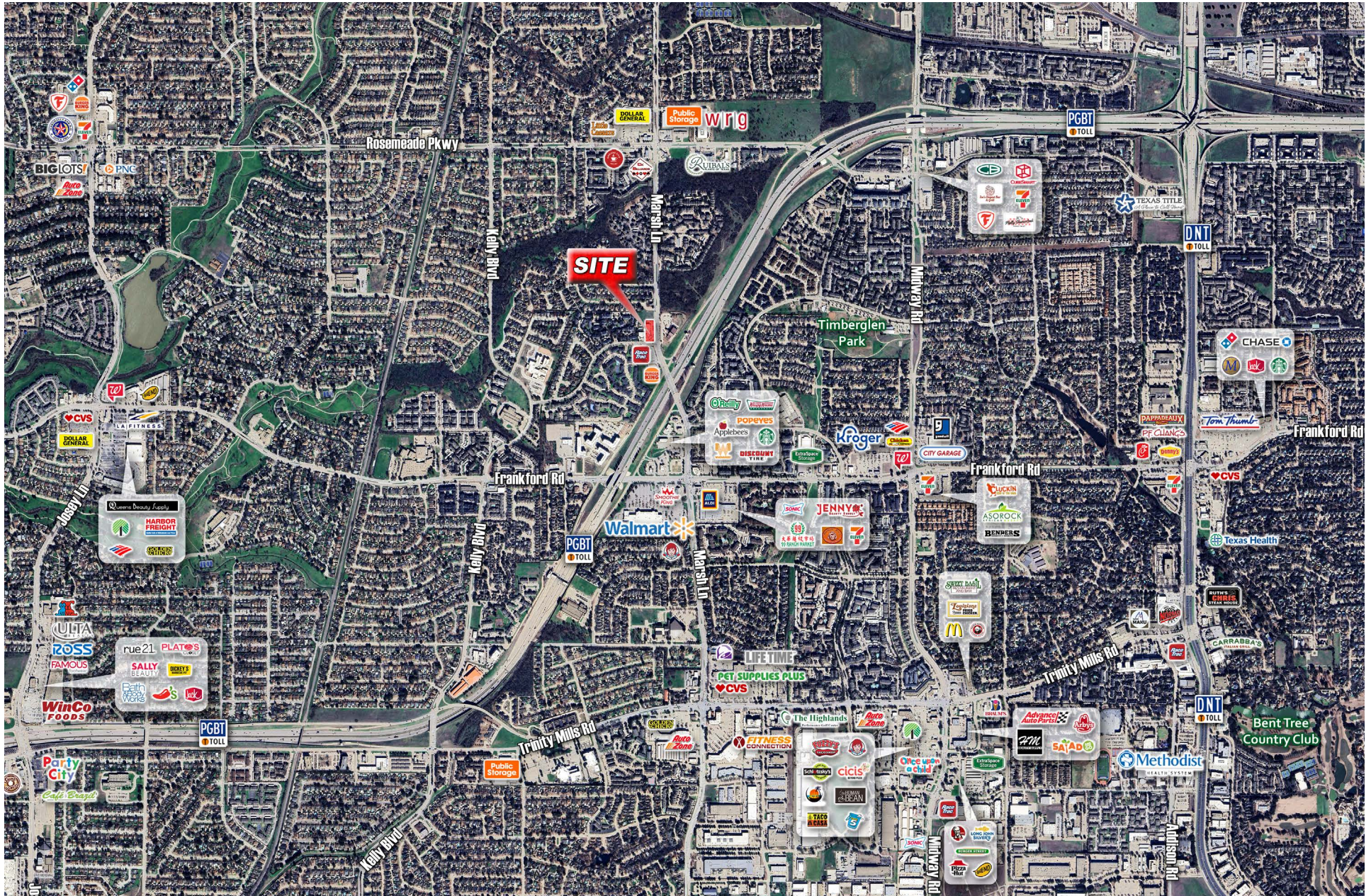
56 (5.10 per 1,000 SF)



# MARKET OVERVIEW

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# MARKET OVERVIEW

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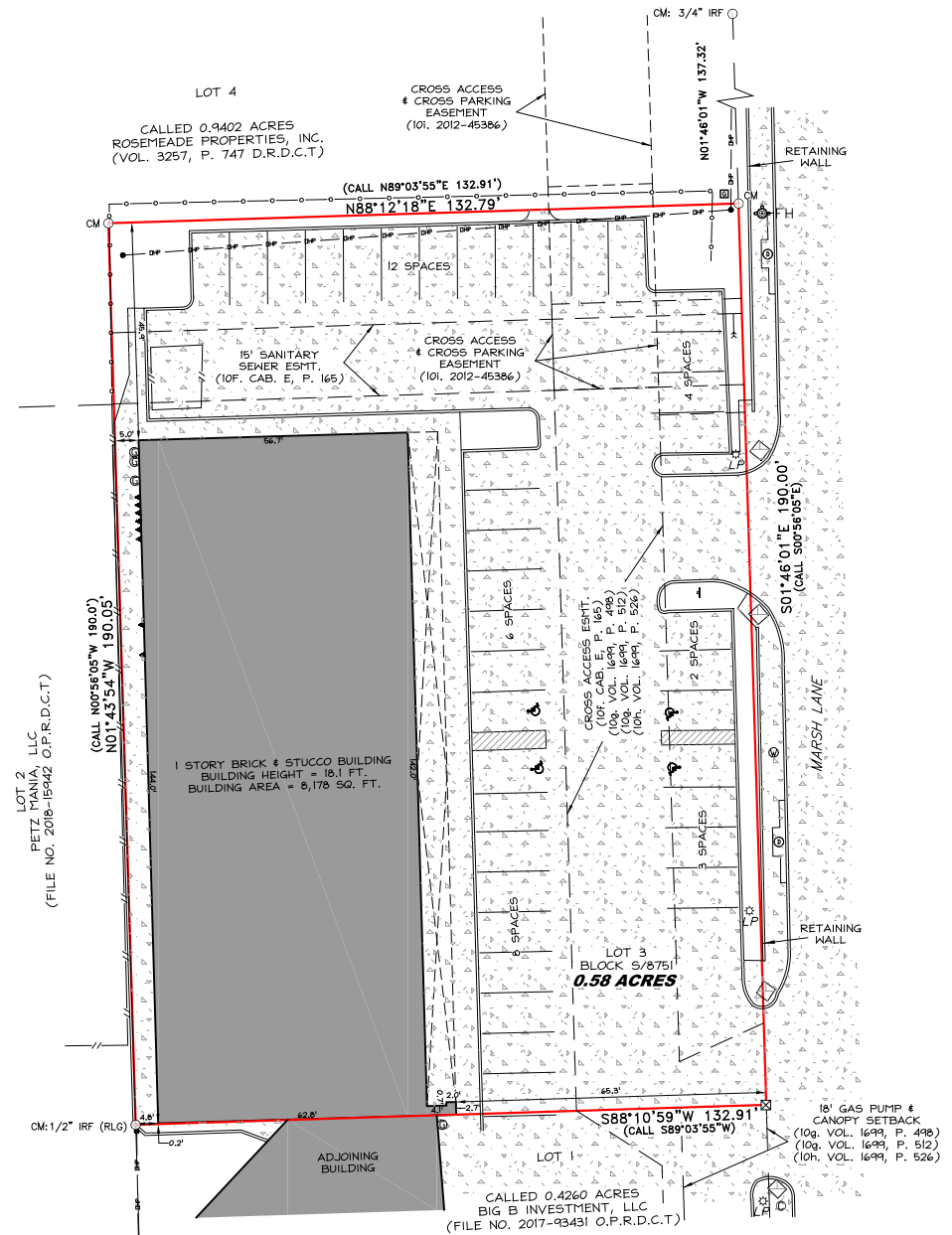


# TENANT OVERVIEW

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SUITE	TENANT	SF
50	D and V	983
100	Massage	983
200	Bakery	1,000
300	Nail	1,218
400	Office	600
500	Smoke Shop	1,150
600	El Parche Markket	1,033
700	Anas Pastelitos	985
GAS	Gas Station, Convenience Store, Kitchen	3,012



# FINANCIAL OVERVIEW

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### RENTAL INCOME

Suite	Tenant	Rent 2024	Rent 2025	Rent 2026	Rent 2027	Rent 2028	Rent 2029
50	D and V	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
100	Massage	\$2,625.00	\$2,995.00	\$2,995.00	Renews	Renews	Renews
200	Bakery	\$2,800.00	\$2,856.00	\$2,913.12	\$2,971.38	\$3,030.81	Renews
300	Nail	\$2,000.00	\$2,000.00	\$2,000.00	\$2,400.00	\$2,400.00	\$2,400.00
300	Suite 300 NNN	\$593.78	\$593.78	\$611.59	\$629.94	\$648.83	\$668.30
400	Office	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
500	Smoke Shop	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
500	Suite 500 NNN	\$800.00	\$800.00	\$824.00	\$848.72	\$874.18	\$900.41
600	El Parche Market	\$2,096.99	\$2,158.97	2231.28	Renews 2/28/27	Renews	Renews
600	Suite 600 NNN	\$367.58	\$506.17	\$521.36	\$537.00	\$553.11	\$569.70
700	Anas Pastelitos	\$2,649.51	\$2,649.51	\$2,649.51	\$2,649.51	\$2,649.51	\$2,649.51
700	Suite 700 NNN	\$482.65	\$482.65	\$497.13	\$512.04	\$527.40	\$543.23
GAS	Gas Station	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
<b>Total</b>		<b>40,415.51</b>	<b>\$41,042.08</b>	<b>41,242.98</b>	<b>\$36,548.59</b>	<b>\$36,683.85</b>	<b>33,731.14</b>

Occupancy                      100%                      100%                      100%                      100%

<b>Total Rent + NNN (monthly)</b>	<b>\$40,415.51</b>	<b>\$41,042.08</b>
<b>Annual</b>	<b>\$484,986.06</b>	<b>\$492,504.90</b>

### PROPERTY EXPENSES

Property Tax	\$3,275.00
Insurance	\$980.00
Water	\$606.00
Electric	\$40.00
Trash	\$615.00
Landscaping	\$100.00
Maintainance	\$300.00
<b>Total Expense Monthly</b>	<b>\$5,916.00</b>

<b>Total Expenses (monthly)</b>	<b>\$5,916.00</b>
<b>Annual</b>	<b>\$70,992.00</b>



# 1 MILE RADIUS DEMOGRAPHICS

## MARSH LANE RETAIL

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Ring of 1 mile

30,133	0.08%	2.00	84.9	33.9	\$58,480	\$363,494	\$20,312	18.6%	72.2%	9.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



12.4%  
Services

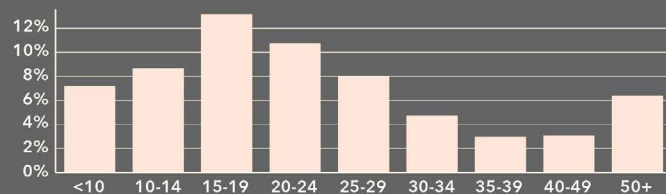


18.0%  
Blue Collar



69.6%  
White Collar

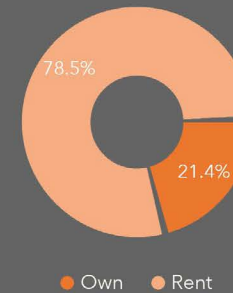
Mortgage as Percent of Salary



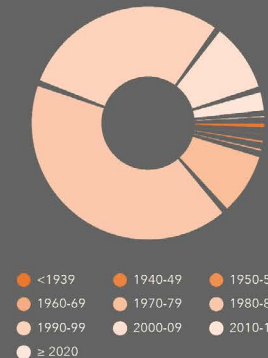
Age Profile: 5 Year Increments



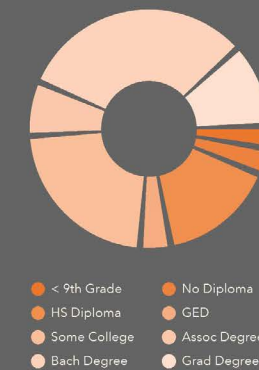
Home Ownership



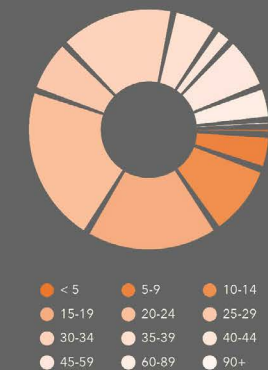
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Dots show comparison to  
to Denton County



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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# 3 MILE RADIUS DEMOGRAPHICS

## MARSH LANE RETAIL

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Ring of 3 miles

149,851	0.04%	2.25	83.6	37.8	\$84,949	\$411,172	\$117,325	18.4%	67.3%	14.3%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



12.7%  
Services

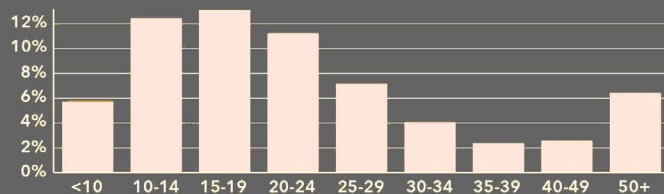


14.4%  
Blue Collar

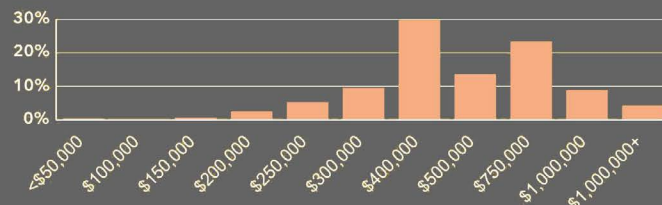


73.0%  
White Collar

Mortgage as Percent of Salary



Home Value



Household Income

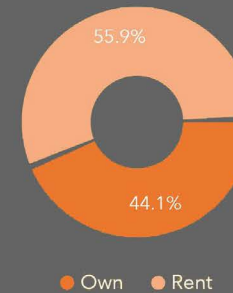


Age Profile: 5 Year Increments

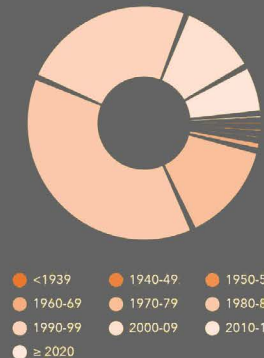


Dots show comparison to  
to Denton County

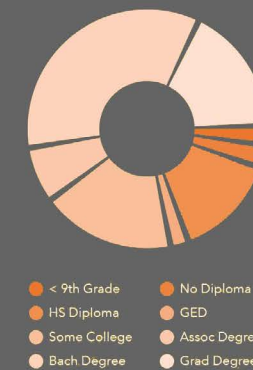
Home Ownership



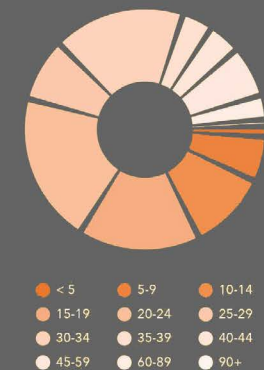
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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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.*

11-2-2015



### 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.

### Triumph Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Hajdu</b>	<b>0368326</b>	<b>mhajdu@yahoo.com</b>	<b>214-676-7214</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Ed Frieze</b>	<b>0592904</b>	<b>efrieze@suburbanproperties.net</b>	<b>214-402-9409</b>
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