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OFFERING SUMMARY

PRICE	\$5,550,000
CAP RATE	6.45%
NET OPERATING INCOME	\$357,932
PRICE PSF	\$477
OCCUPANCY	100%
YEAR BUILT/RENOVATED	2008
GROSS LEASABLE AREA	12,000 SF
LOT SIZE	1.46 ACRES

AREA RETAILERS



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KEY HIGHLIGHTS

A 12,000 SF retail center in Plano, TX, 100% occupied and built in 2008. All tenants have a renewal option at market value.

A brand new roof was installed in 2023.

Situated on Ohio Drive with easy access to Sam Rayburn Tollway. Very high-traffic corridor: stated traffic counts ~138,074 vehicles/day on the tollway and ~20,056/day on Ohio Drive.

Shadow-anchored and adjacent to major national retailers: Walmart Supercenter, Sam's Club, and Home Depot.

Nearby regional draw: Stonebriar Centre (a large regional mall) is in close proximity, which could help with spill traffic and co-tenancy

The nearby population is strong: ~608,000 people in a 7-mile radius. Average household income in this radius is high (offering document cites ~\$139,000+), which supports higher-end / quality retail demand.

DEMOGRAPHICS

	1 Miles	5 Miles	10 Miles
2024 Population (Pop.)	17,087	129,073	338,621
2024 Households (HH)	6,537	52,338	129,261
2024 Avg. HH Income	\$146,817	\$135,450	\$144,909
5-Yr. Pop. Growth (Total %)	22.3%	21.8%	21.8%

TRAFFIC COUNTS

Sam Rayburn Tollway (121)	138,074 VPD
Ohio Drive	20,056 VPD
McDermott Road	10,353 VPD
Frontage SH 121	29,290 VPD



PROJECT OVERVIEW

RAFE SONG

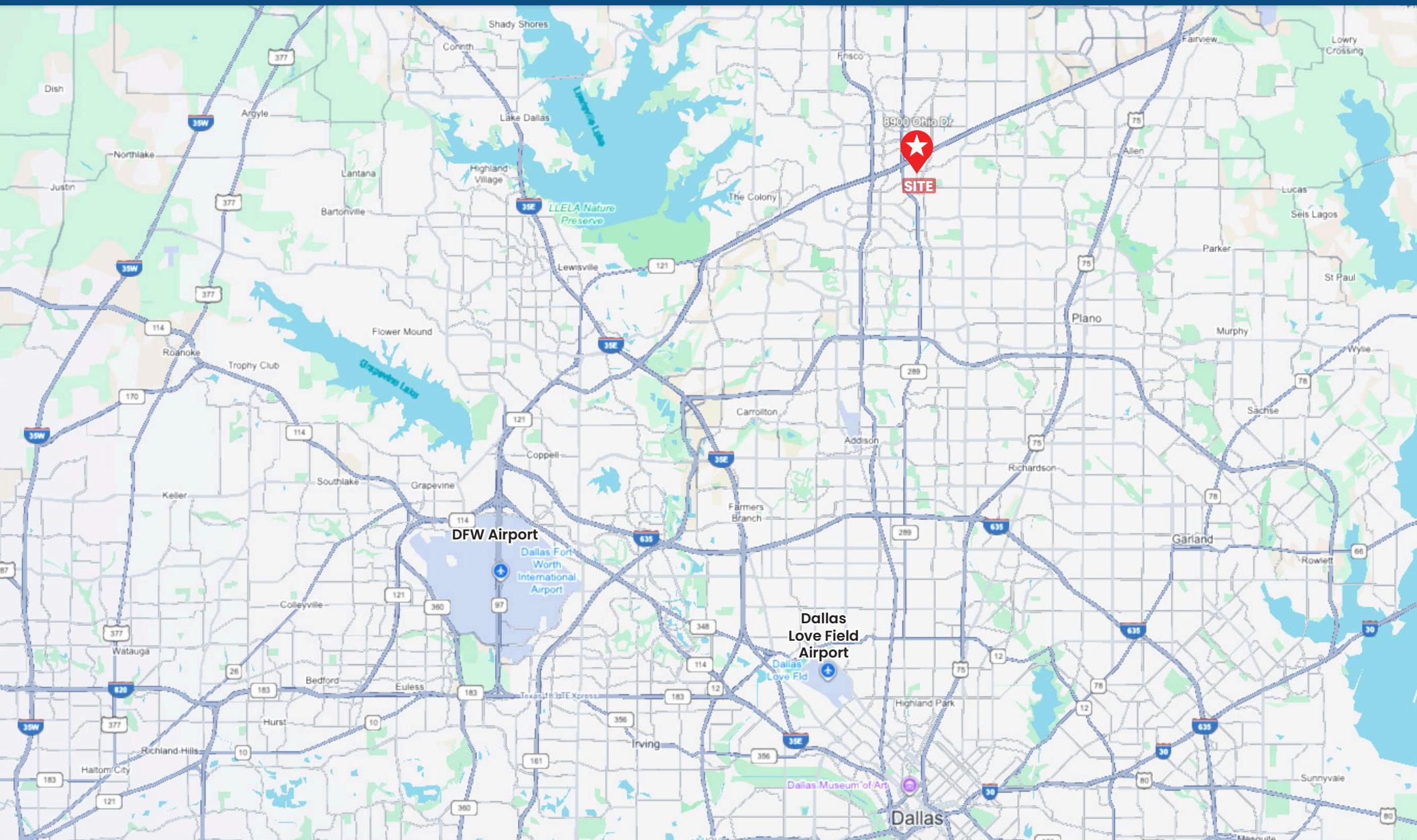
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DFW AREA MAP

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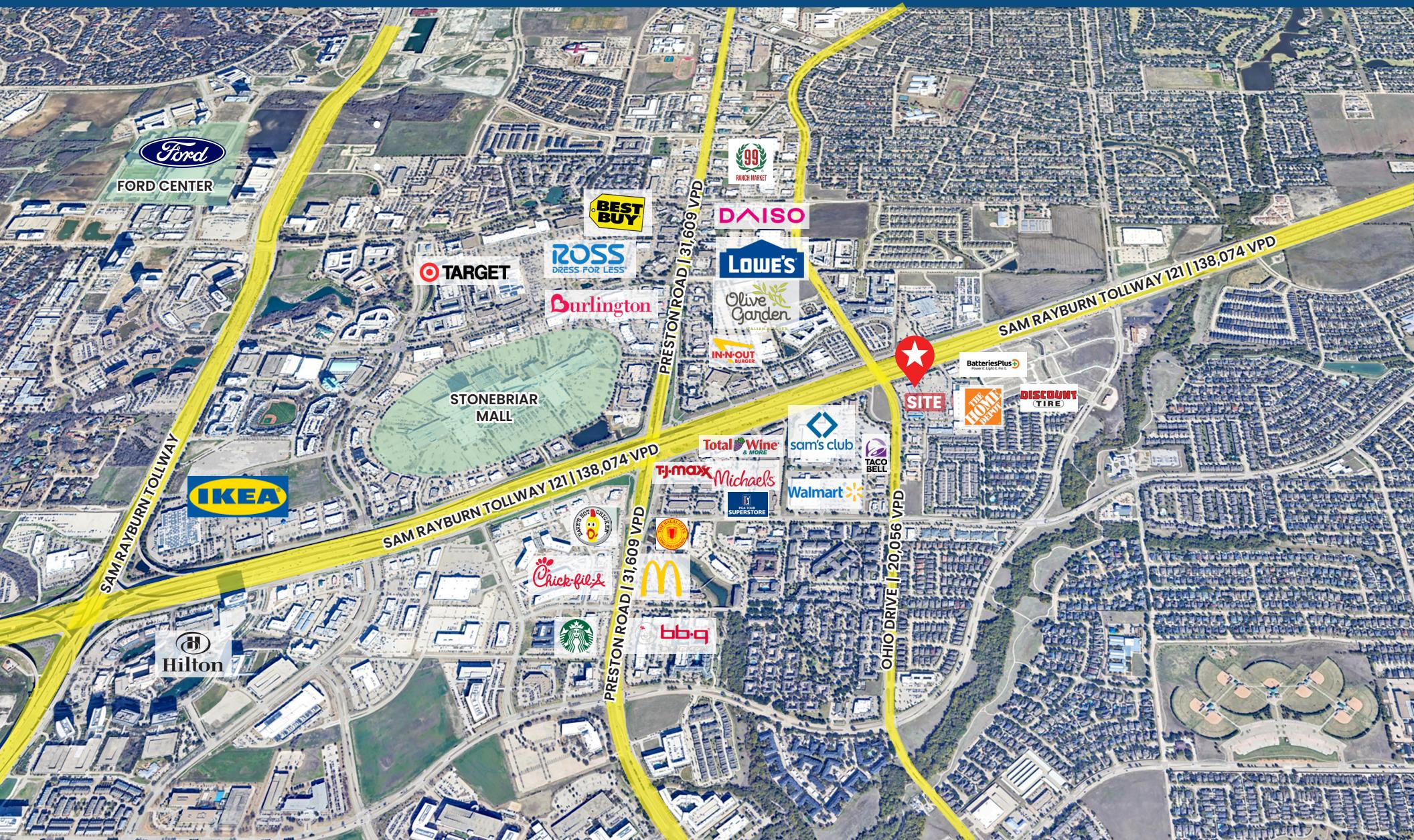
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MAP OVERVIEW

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AERIAL PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTO

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Financial Summary

	ANNUAL	PSF
Base Rent	\$357,932	\$29
Gross Potential Rent	\$357,932	\$29

Expense Reimbursement

Taxes	\$66,915	\$5
Insurance	\$30,525	\$2
CAM	\$22,657	\$1
Management	\$21,475	\$11
Total Expense Reimbursement	\$141,574	
Gross Potential Income	\$499,506	\$41
Effective Gross Revenue	\$499,506	\$41

Operating Expenses

Taxes	\$66,915	\$5
Insurance	\$30,525	\$2
CAM	\$22,657	\$1
Management	\$21,475	\$11
Total	\$141,574	\$11
Total Recoverable Expenses	\$141,574	\$11
Net Operating Income	\$357,932	\$29

FINANCIAL SUMMARY

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Suite	Tenant	SF	% of property	Start Date	End Date	Annual	Monthly	PSF	Escalation Date	Escalation Amount	Escalation %	Options	Option Amount	Lease
100	Mighty Chick	3,150	26.25%	6/1/2022	5/31/2027	\$100,800	\$8400	\$32				1X 5	Market Value [3]	NNN
106	ACT Acupuncture & Chiropractic Therapy Clinic	3,000	25.00%	1/1/2023	3/31/2028	\$85,500	\$7,125	\$28	April '26 April '27	\$87,750 [1] \$90,000	2.6% 2.5%	1X 5	Market Value	NNN
106A	Scorpion Smoke Shop	1,359	11.33%	10/1/2023	7/31/2029	\$44,548	\$3,712	\$32	August '26 August '27 August '28	\$45,879 [2] \$47,252 \$45,666	3% 3% 3%	1X 5	Market Value	NNN
200	Go Puff	4,491	37.43%	5/1/2020	12/31/2028	\$123,502	\$10,291	\$27				1X 3	Market Value	NNN
Total		12,000	100%			\$354,350	\$29,529							

NOTE : [1][2]The base rent calculation reflects a scheduled increase from \$28.50/SF to \$29.25/SF effective April 2026 for ACT Acupuncture & Chiropractic, and from \$32.78/SF to \$33.76/SF effective June 2026 for Scorpion. The seller will credit the buyer for the rent shortfall from the closing date until the escalation. [3] Mighty Chick has a 10% cap for renewal increase.



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RENT ROLL

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

Legacy Investment Advisors LLC	9013728	License No.	rate.song@txlegacyrealty.com	(469)855-4430
Licensed Broker /Broker Firm Name or Primary Assumed Business Name			Email	Phone
Rafe Song	712965	License No.	rate.song@txlegacyrealty.com	(469)855-4430
Designated Broker of Firm			Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Texas Legacy Realty, 3044 Old Denton Rd #310 Carrollton TX 75007

Rafe Song

Information available at www.trec.texas.gov

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IABS 1-0 Date

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