

# BROAD STREET *Marketplace*



O F F E R I N G   S U M M A R Y

**HFF**

Holliday GP Corp. ("HFF"), a Texas licensed real estate broker.



## INVESTMENT OVERVIEW

HFF has been exclusively retained to offer qualified investors the opportunity to acquire Broad Street Marketplace (the "Property"), a 122,196 square-foot grocery anchored retail center located in Mansfield, TX, a suburb of Dallas-Fort Worth. The Property is anchored by a top-performing Market Street on a new 20-year NNN lease with 10% increases every ten years that comprises 65% of the total rentable area. The long-term grocer lease is complemented by service oriented, F&B, and medical/health retailers creating a dynamic internet resistant merchandising mix, which will provide a secure income stream. The Property caters to the surrounding affluent consumer base in the adjacent communities boasting \$1.6 billion in spending power and average household incomes exceeding \$127,000 in a 3-mile radius. Broad Street Marketplace presents the rare opportunity to acquire a newly constructed grocery-anchored retail asset within the thriving Dallas-Fort Worth metroplex.





## PROPERTY OVERVIEW

ADDRESS	3141 E Broad St., Mansfield, TX 76063
OCCUPANCY	98.3%
AREA	122,196 SF / +/- 19.28 Acres
YEAR BUILT	2018
PARKING	6.23 / 1,000 (829 spaces)*

## THE OPPORTUNITY



### AFFLUENT DEMOGRAPHICS

**\$153,000+**

AVG. HOUSEHOLD INCOME (1-MILE)



THRIVING  
DFW  
ECONOMY

**#1**

IN  
POPULATION  
GROWTH  
PROJECTIONS  
(2019-2023)

*Oxford Economics*

GROCERY  
ANCHORED



SUPERIOR  
ACCESS  
& VISIBILITY



TRAFFIC GENERATING  
& INTERNET RESISTANT  
TENANCY



NEW CONSTRUCTION  
WITH CURB APPEAL



## INVESTMENT HIGHLIGHTS

### STRATEGIC LOCATION ADJACENT TO SH 360 IMPROVEMENTS

The Property is uniquely positioned for future growth and increased consumer demand at the confluence of East Broad Street and Cannon Drive, with proximity to SH 360. Construction began in November of 2015, which added two toll lanes in each direction between I-20 and US 287. The newly completed tollway extension finished in May of 2018 and reduced the drive time to Arlington by 25%.

### DENSE AND GROWING TRADE AREA

The area within a three-mile radius of the Property has seen tremendous population growth during the last 10 years, increasing 32% since 2010. This explosive growth is due to Mansfield's top-tier school district- ranked in the top 4% nationally - and its proximity to major employment centers throughout the Dallas-Fort Worth metroplex.

### EXCELLENT PROPERTY FUNDAMENTALS

New Construction: Recently constructed in 2018, providing enhanced curb appeal and significantly reducing capital requirements over the hold period.

Superior Access & Visibility: The Property offers excellent access provided by five (5) points of ingress/egress; three (3) along Cannon Drive and two (2) off East Broad Street - with increased visibility due to proximity to Mansfield High School and SH 360.

## MANSFIELD



**\$127,194**

**AVG HOUSEHOLD INCOME**  
(3-Mile)

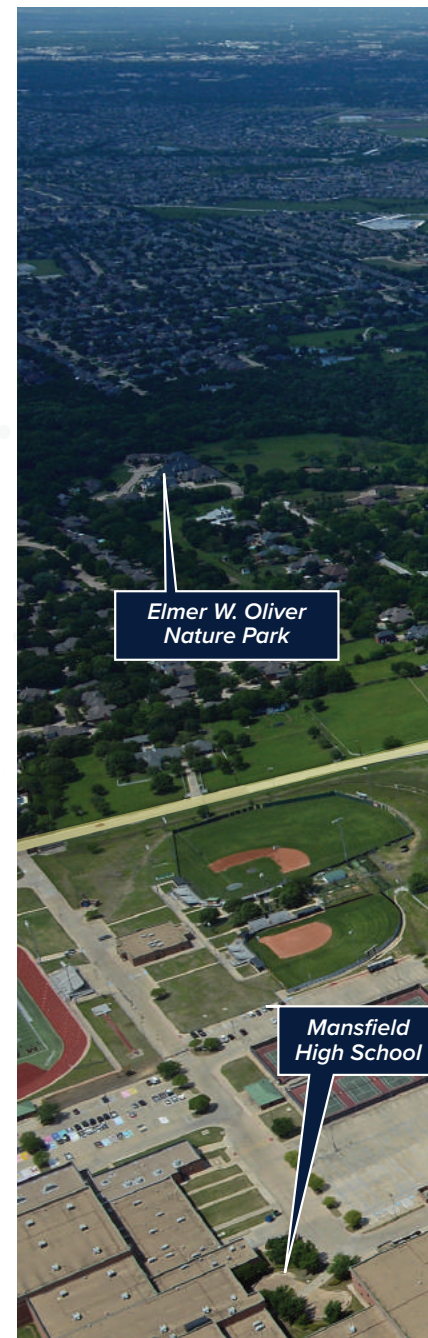


**14.1%**

**OF HOUSEHOLDS EARN**  
**\$200,000 OR MORE PER YEAR**

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2019 POPULATION	7,121	61,792	139,904
# OF HOUSEHOLDS	2,256	18,949	42,023
AVG. HOUSEHOLD INCOME	\$153,430	\$127,194	\$113,585
HOUSEHOLDS W/ INCOME \$200K+	22.2%	14.2%	10.8%











**INCOME SECURITY FROM MARKET STREET ANCHOR**

Market Street is a high-volume specialty grocer combining everyday needs with gourmet and specialty items, whole-health products, and an extensive collection of freshly prepared foods. With a highly loyal customer base, Market Street has earned a reputation for a superior shopping experience, offering a high-quality, differentiated fresh product offering, extensive specialty departments and highly personalized customer service.



**19**  
MARKET STREET  
LOCATIONS

**100+**  
YEARS OF OPERATIONS  
(United Supermarkets)

- » **Strong Lease Term Remaining:** Market Street has 19 years remaining on its existing lease term.
- » **Long Term Track Record:** Market Street (United Marketplace) has over 100 years of grocery operation experience.
- » **Growth Vehicle in DFW:** Market Street opened two locations in DFW in 2018, including Broad Street Marketplace. Albertson's is using the Market Street brand as its DFW growth vehicle, catering to an increasingly affluent population.
- » **Base Rent Increases:** Contractual base rent increases every 10-years, providing strong cash flow growth
- » **Necessity Retail Anchor:** Market Street provides consistent traffic patterns to the Property and serves as an excellent anchor the shop tenants, who enjoy maximum exposure.

**HIGH QUALITY TENANT MIX**

The Property features some of the most highly sought-after retailers and fast casual restaurants in the DFW metroplex, offering a diverse mix of internet-resistant and necessity-based services. 93% of the retailers are national/regional, boosting traffic and ensuring income stability at the Property.

**MAJOR TENANTS**

TENANT	SF	% OF GLA	EXP.
 <b>Market STREET</b>	80,000	65.5%	Apr-38
 <b>mattison A.V.E.N.U.E</b>	10,530	8.6%	Apr-25
 <b>Medical City</b>	8,000	6.5%	Jun-26
<b>VILLA NAIL SALON</b>	4,000	3.3%	Jan-29
 <b>Costa Vida</b>	3,500	RBTS	Mar-34
 <b>Raising Cane's CHICKEN FINGERS</b>	3,500	RBTS	Sep-34
 <b>Orangetheory FITNESS</b>	3,000	2.5%	Dec-23

## EXCEPTIONAL RETAIL SUBMARKET FUNDAMENTALS

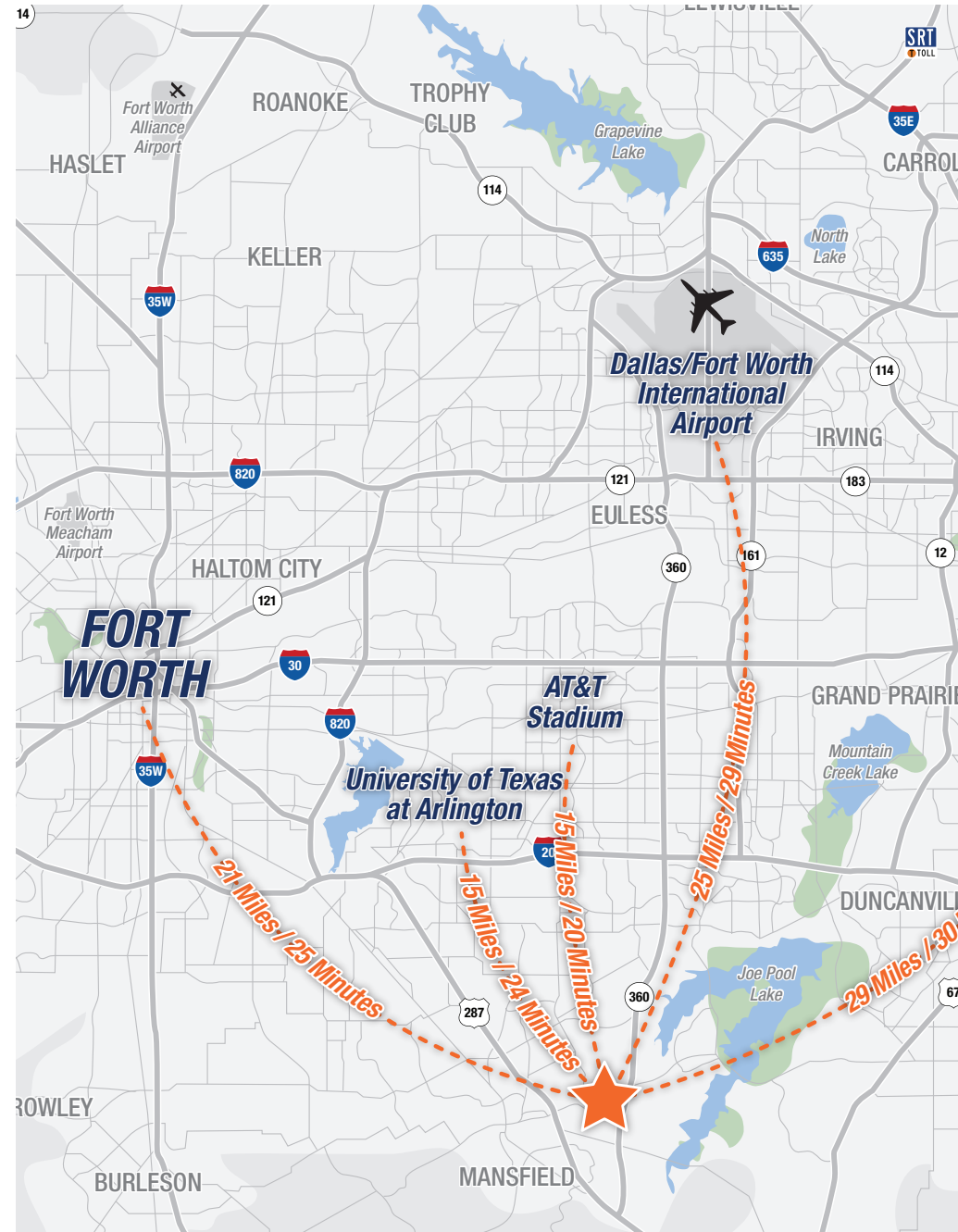
The SE Tarrant retail submarket is one of DFW's strongest performers from a fundamentals perspective, with a vacancy rate of 3.3% and only 254,000 square feet of new product under construction. With the 12-month net absorption at 339,000 square feet and a lack of available space, rental rates are expected to continue to increase.

## PROXIMITY TO DEMAND DRIVERS

Mansfield has developed from a rural farming community to a bustling suburb of DFW experiencing rapid residential and commercial growth. Today, the preferred location allows better access to schools, larger residential lot sizes and short commute times to major economic drivers across DFW.

## MANSFIELD DRIVE TIMES

	TIME	DISTANCE
FORT WORTH	25 min	21 miles
DALLAS	30 min	29 miles
AT&T STADIUM	20 min	15 miles
DFW AIRPORT	29 min	25 miles
UNIVERSITY OF TEXAS AT ARLINGTON	24 min	15 miles





## THRIVING DFW ECONOMY

**#1**

### TOTAL JOB GROWTH

116,400 Jobs



DALLAS/FORT WORTH  
INTERNATIONAL AIRPORT

### 2019 AIRPORT OF THE YEAR

*Air Transport World*

### 3 FORTUNE 10 COMPANIES

No other U.S. metro has more  
than one including SF,  
Seattle, NYC, LA & Chicago

### 22 FORTUNE 500 COMPANIES

**3RD MOST**

*in the nation among metros*

### THREE RESEARCH 1 UNIVERSITIES

UNIVERSITY of  
NORTH TEXAS

UT DALLAS

UNIVERSITY OF  
TEXAS  
ARLINGTON

### THE DFW REGION ADDS 400 NEW RESIDENTS

**EACH DAY**

*U.S. Census 2016-2017*





2323 Victory Avenue, Suite 1200  
Dallas, Texas 75219  
hfflp.com

## TRANSACTION TEAM

### RYAN SHORE

Senior Managing Director  
rshore@hfflp.com  
469-232-1919

### CHRIS GERARD

Senior Managing Director  
cgerard@hfflp.com  
214-692-4716

### BARRY BROWN

Senior Managing Director  
bbrown@hfflp.com  
469-232-1968

### DOM ESPINOSA

Analyst  
despinosa@hfflp.com  
214-6924708

©2019 Holliday Fenoglio Fowler, L.P., HFF Real Estate Limited (collectively, "HFF"), HFF Securities L.P. and HFF Securities Limited (collectively, "HFFS") are owned by HFF, Inc. (NYSE: HF). HFF and its affiliates operate out of 26 offices and are a leading provider of commercial real estate and capital markets services to the global commercial real estate industry. HFF, together with its affiliates, offers clients a fully integrated capital markets platform including debt placement, investment advisory, equity placement, funds marketing, M&A and corporate advisory, loan sales and loan servicing. For more information please visit hfflp.com or follow HFF on Twitter @HFF.

HFF has been engaged by the owner of the property [properties] to market it [them] for sale. Information concerning the property [properties] described herein has been obtained from sources other than HFF, and neither Owner nor HFF, nor their respective equity holders, officers, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser, and HFF, its partners, officers, employees and agents disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.