



142,784 SF RETAIL CENTER ON 20.82 AC
STABILIZED, CASH-FLOWING ASSET
LONG-TERM REDEVELOPMENT POTENTIAL

 TEXAS INSTRUMENTS

266,131cpd*24

75



Spring Valley Rd

49,186cpd*24





KEYSTONE PARK

13929-13949 N. CENTRAL EXPRESSWAY, DALLAS, TX 75243

KEYSTONE PARK

13929-13949 N. Central Expressway, Dallas, TX 75243

CONFIDENTIAL
OFFERING MEMORANDUM

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PROPERTY

KEYSTONE PARK

LOCATION

13929 - 13949 N. Central Expressway, Dallas, TX 75243

PRICE

LAND

ZONING

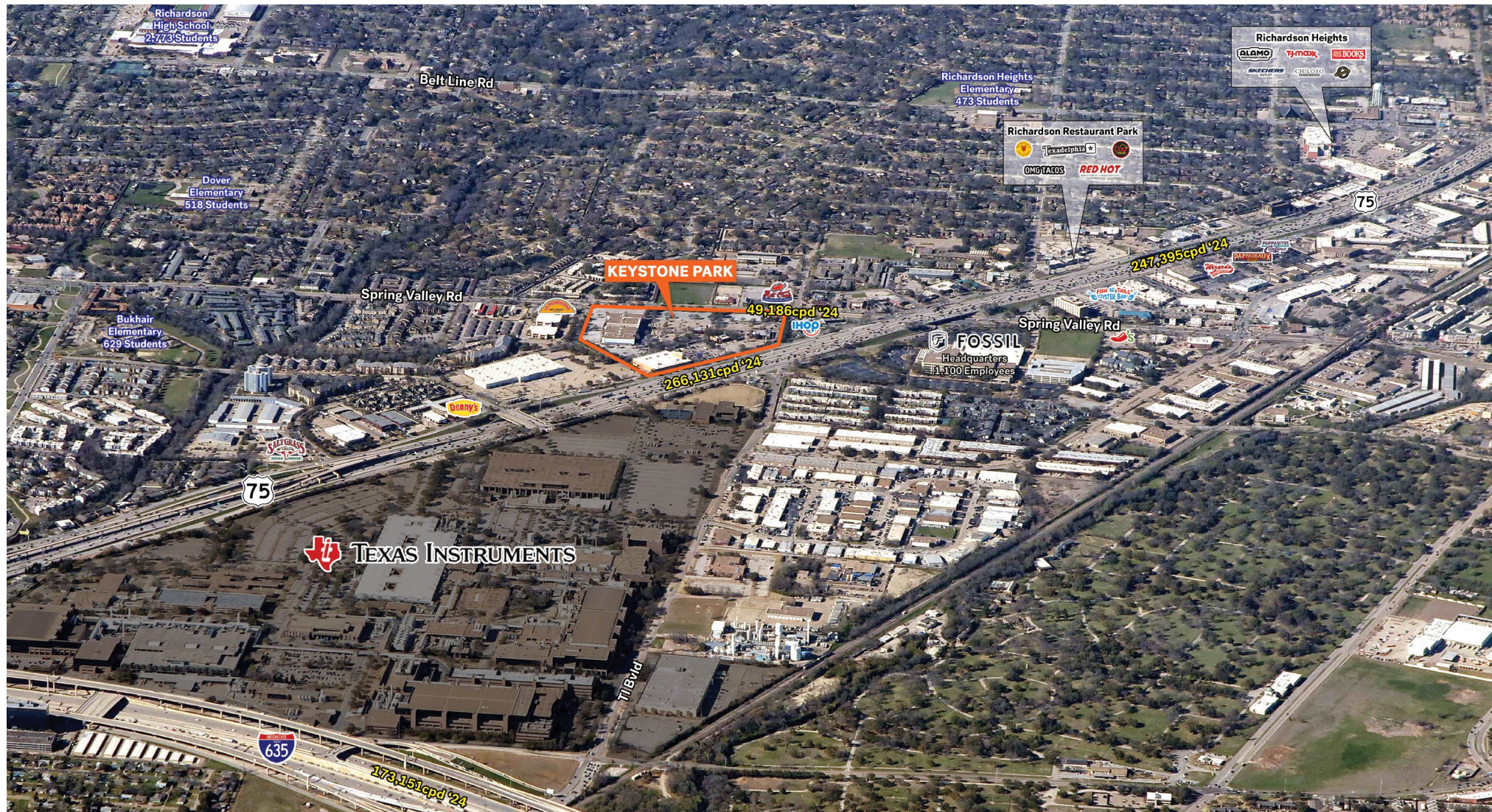
GLA

MARKET (call broker for guidance)

± 20.82 ac

MU-2

142,784 sf



INVESTMENT HIGHLIGHTS

- **Covered Land Play in a Prime Dallas Corridor:** Large infill site with strong frontage and highway visibility; future redevelopment potential for mixed-use, multifamily, or next-generation retail.
- **Flexible MU-2 Zoning:** Allows for retail, office, multifamily or hotel
- **Stabilized Income Stream:** 92.63% leased to a mix of entertainment, dining, and specialty retail tenants, many with long-term leases in place.
- **High-Traffic Location:** Prominent position along US-75 with direct exposure to over 260,000 vehicles per day.
- **Additional Untapped Value:** Ability to unlock additional value through ground leases/sales of pads fronting Spring Valley Rd.

EXECUTIVE SUMMARY

PRICE	MARKET (call broker for guidance)
GLA	142,784 sf
LAND	± 20.82 ac



Excellent redevelopment opportunity



Within 1 mile the population growth is projected to grow 3.17% by 2029



Prime location with easy access to Hwy 75 & I-635



Daytime population exceeds 600,000 people within 5 miles



\$87,334 average household income within 3 miles



48% of the local population holds a college degree

Keystone Park (the “Property”) is a large-format, 142,784-square-foot retail center prominently positioned along N. Central Expressway (US-75) in Dallas, Texas. The Property benefits from excellent highway visibility, multiple ingress/egress points, and proximity to major retail, entertainment, and residential corridors. Built to accommodate a mix of entertainment, restaurant, and specialty retail tenants, Keystone Park is currently 92.63% occupied by a stable roster of tenants, including Micro Center, Studio Movie Grill, Razzoo’s Cajun Café, Bone Daddy’s, Las Flamas Sports Restaurant, and Kachete’s Tacos (Kachete’s Tacos is currently working through insurance to rebuild). Many tenants have long operating histories at the Property.

This offering presents investors with a rare opportunity to acquire a stabilized, cash-flowing asset in a prime Dallas location with substantial long-term redevelopment potential. The site’s large footprint, strategic frontage, and strong demographics make it an ideal candidate for a future covered land play - unlocking significant value through repositioning or mixed-use redevelopment.

NORTH DALLAS & RICHARDSON SUBMARKET

Richardson, known as the “Telecom Corridor,” is a prime retail trade area anchored by major employers in technology, finance, and healthcare - including AT&T, State Farm, Blue Cross Blue Shield, United Healthcare, and the University of Texas at Dallas. With a daytime population of approximately 156,000 and strong household incomes, the submarket supports robust retail demand. Exceptional connectivity via U.S. 75, President George Bush Turnpike, I-635, and DART rail - enhanced by the forthcoming Silver Line - further boosts its appeal. Multiple Tax Incremental Financing

(TIF) districts encourage infrastructure investment and redevelopment, creating favorable conditions for repositioning and covered land plays. The area continues to attract marquee retailers, such as H-E-B’s planned 10-acre flagship near LBJ and Hillcrest, signaling long-term growth confidence. Low vacancies, premium rents, and steady absorption make North Dallas and Richardson among the most competitive and desirable retail corridors in the DFW metroplex.

MARKET OVERVIEW

The Dallas–Fort Worth retail market remains one of the strongest in the nation, underpinned by rapid population growth, a diversified economy, and a pro-business climate. As of mid-2025, metro retail vacancy sits near historic lows at approximately 4.8%, with annual rent growth averaging 4%–5% - outpacing many peer markets. Leasing activity remains robust, with over 2 million square feet transacted in the most recent quarter, led by national grocers, fitness concepts, dining, and experiential retail. Developers are responding to demand with more than 7 million square feet under construction, though much of the pipeline is concentrated in growth corridors rather than infill locations. DFW’s expanding employment base, high in-migration, and strong consumer spending continue to support both neighborhood and regional retail centers, while well-located, large-footprint sites in core areas remain scarce and highly sought after by investors and redevelopers.

The Property

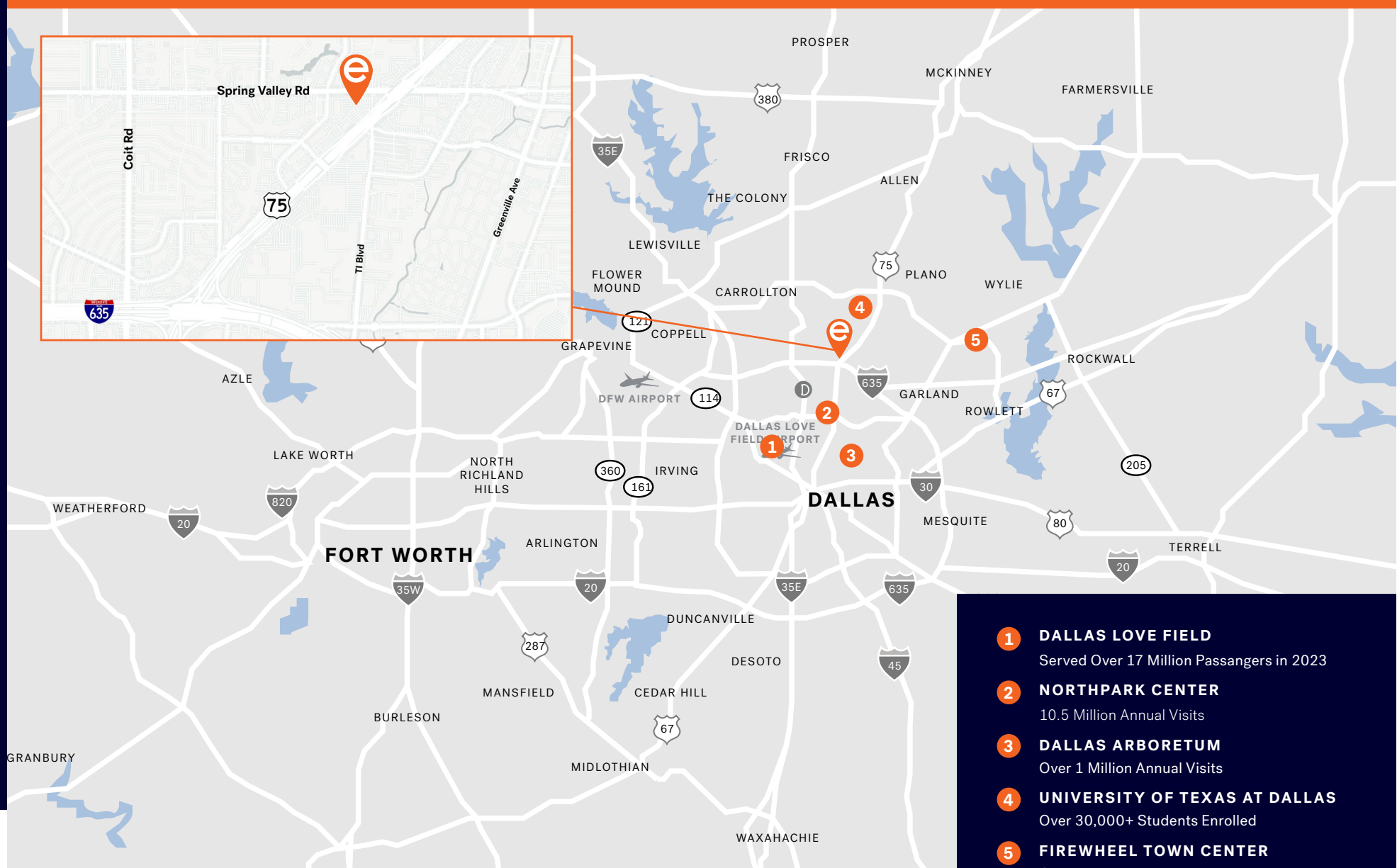


PROPERTY DETAILS

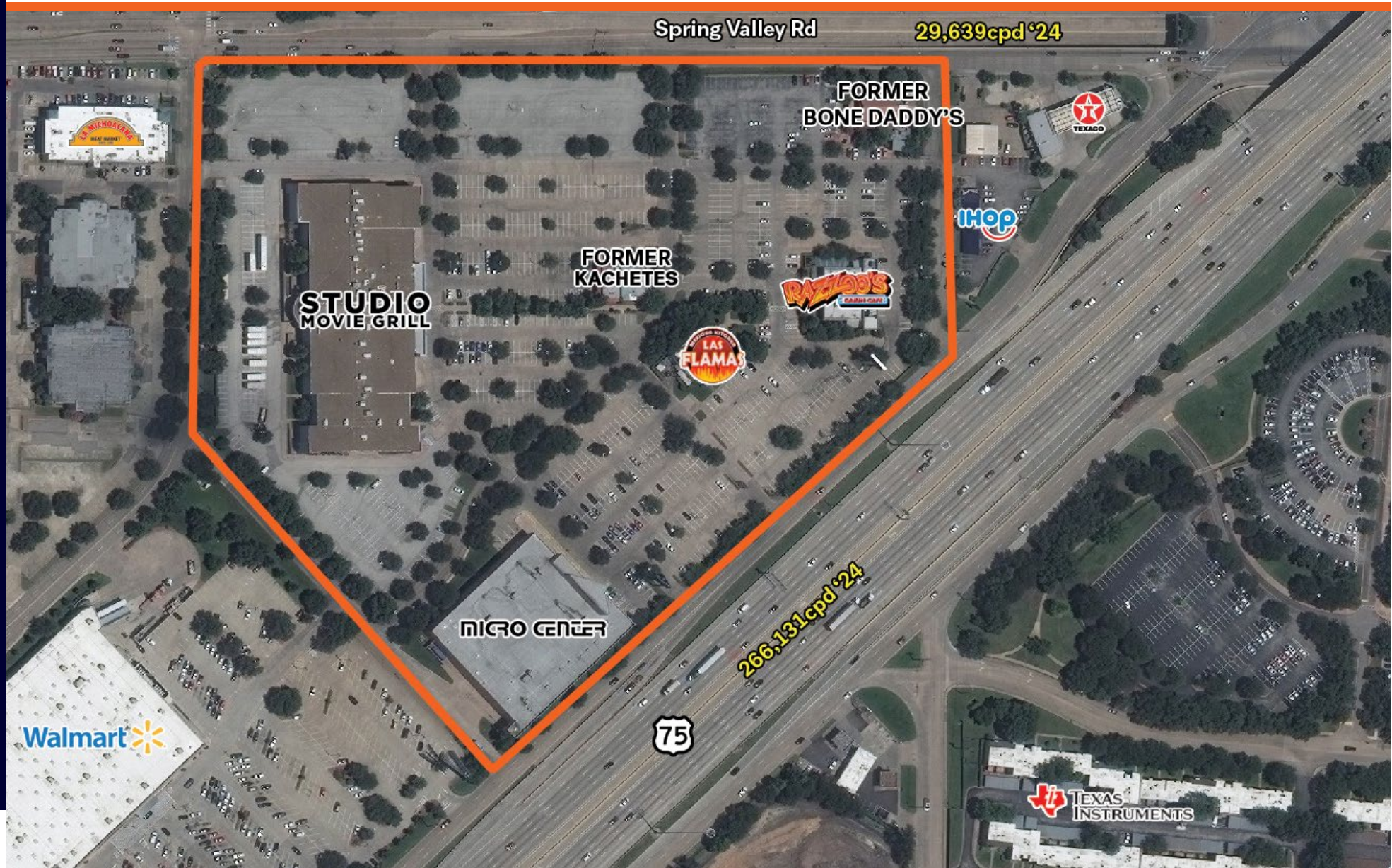
ADDRESS	13929-13949 N. Central Expressway Dallas, TX 75243		
LAND AREA	± 20.82 ac		
GLA	142,784 sf		
YEAR BUILT	1995, 1998, 1999, 1995, 1996		
OCCUPANCY	92.63%		
ZONING	Mixed Use District 2		
TAX AUTHORITY / ID	Dallas County / 00000769040400000, 007763000A02D0000, 007763000A02C0000, 007763000A02K0000, 007763000A02J0000, 007763000A02G0000, 007763000A02E0000, 007763000A02F0000 & 007763000A02H0000		
TAX VALUE / RATE	\$16,000,000 / 2.342995%		
ROOF	Flat & pitched roofs		
HVAC	Roof mounted		
SITE LIGHTING	Pole and building mounted lights		
PARKING LOT	Good condition, concrete		
2024 DEMOGRAPHIC SNAPSHOT			
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	22,012	149,261	402,701
DAYTIME POPULATION	24,166	227,722	605,945
AVERAGE HH INCOME	\$68,602	\$87,334	\$88,685



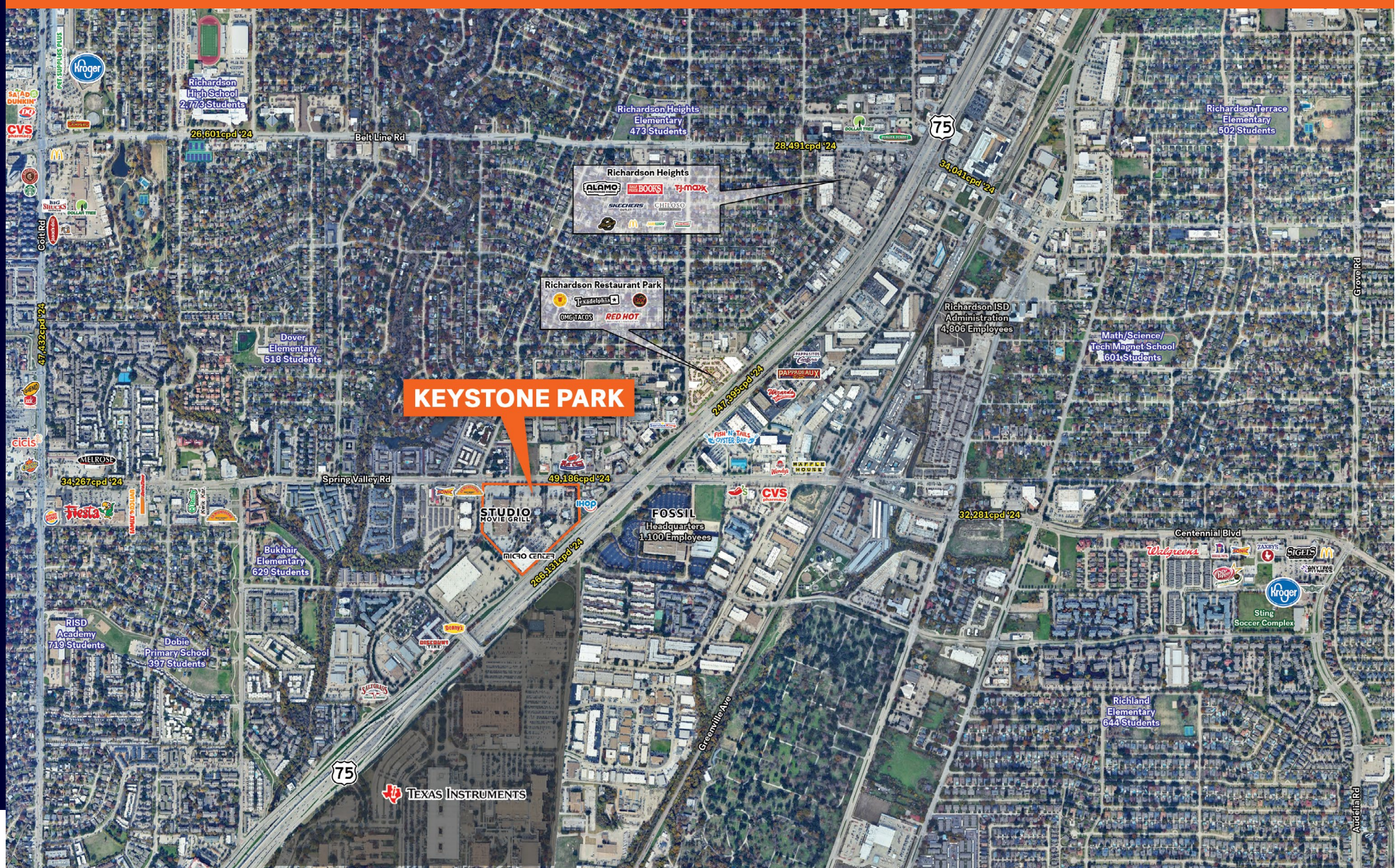
LOCATION MAP



- 1 DALLAS LOVE FIELD**
Served Over 17 Million Passengers in 2023
- 2 NORTHPARK CENTER**
10.5 Million Annual Visits
- 3 DALLAS ARBORETUM**
Over 1 Million Annual Visits
- 4 UNIVERSITY OF TEXAS AT DALLAS**
Over 30,000+ Students Enrolled
- 5 FIREWHEEL TOWN CENTER**
Open-Air Mall; 6.1M Visits in 2023



TRADE AREA AERIAL



PROPERTY IMAGES



ACREAGE BY PARCEL

