



the **ZEPP** COMPANY

Commercial Real Estate Services
Katina Zepp | **Ph.**214-676-3709
katina@katinazepp.com

Investment Income Opportunity

2146 N. Lake Forest Dr. @ Hwy 380
McKinney, Texas 75071

Address: 2164 N Lake Forest Dr., (Bldg. 7 -north endcap), Suite 708-712

Use: USOSM / Oral Surgery Center: A specialty management services company that exclusively serves premier oral and maxillofacial surgeons has established itself as an industry leader. It was the first company of its kind, similar to a dental service organization (DSO), but focusing solely on premier oral and maxillofacial surgeons. They continues to lead the industry today, with approximately 53 partner practices, 133 sites of service and 156 surgeon partners, across 19 states. All of which consistently achieve a Net Promoter Score™ (NPS) of 80 or above, according to the reputation management company Birdseye

Demographic Information:

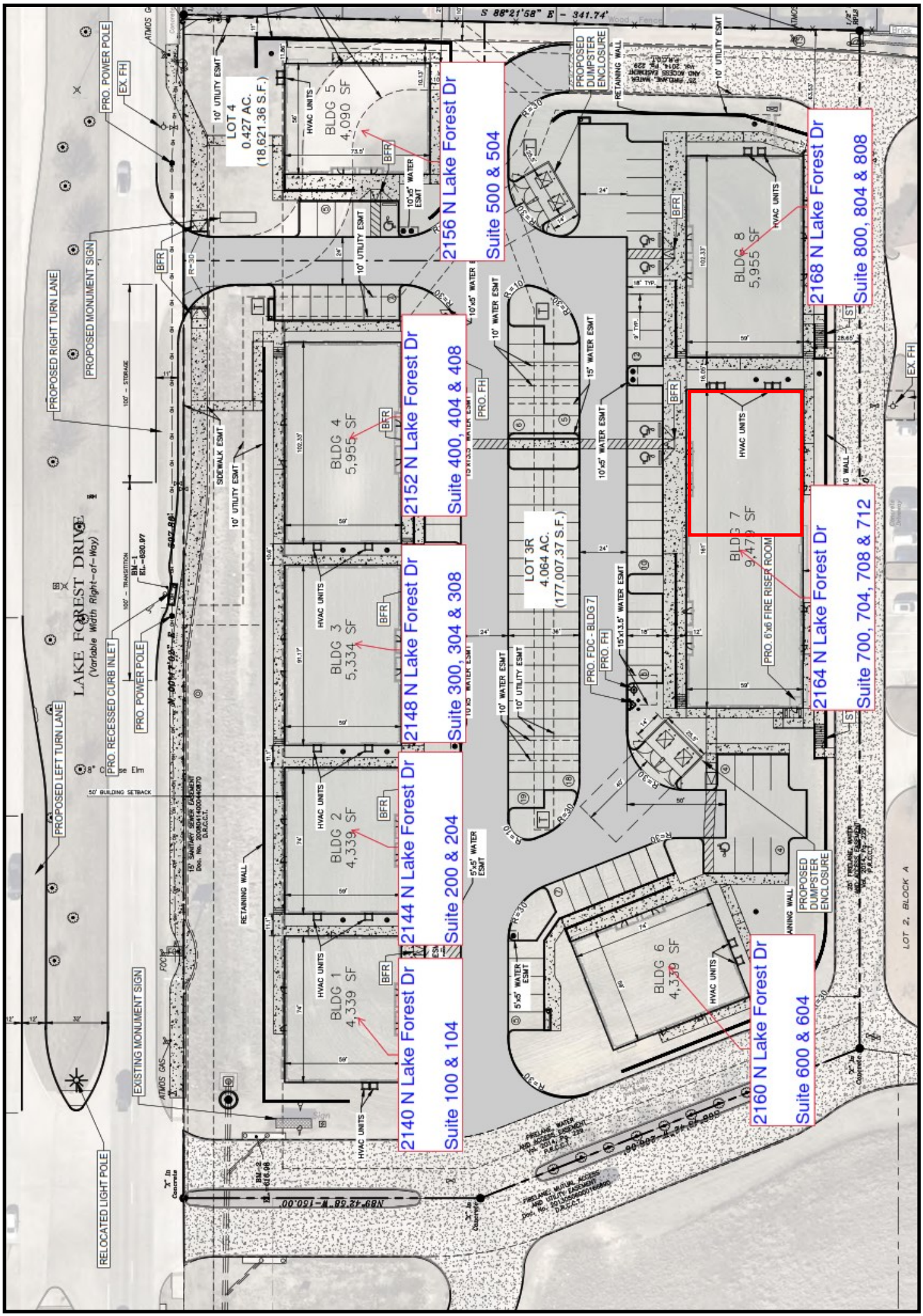
Population & Households	2 mile	5 mile	10 mile
2023 Population	35,654	212,229	562,796
2028 Population Projection	43,085	257,862	684,104
Annual Growth 2023-2028	4.2%	4.3%	4.3%
Median Age	35.9	36.2	37
Avg Household Income	\$135,009	\$134,915	\$142,755
Median Household Income	\$116,556	\$107,574	\$115,954
Median Home Value	\$360,555	\$387,420	\$409,772

Size : 4,634 RSF
Term: 10 yrs. | 120 months | **Options:** 2, 5 year options (rent will increase at 2.5% per year)
Exp(s) 2024: \$10.30 psf | NNN

Rent Schedule:

MONTHS	RATE PSF	ANNUAL RENT	MONTHLY RENT
1-12	\$30.00	\$139,020.00	\$11,585.00
13-24	\$30.75	\$142,495.50	\$11,874.63
25-36	\$31.52	\$146,063.68	\$12,171.97
37-48	\$32.31	\$149,724.54	\$12,477.05
49-60	\$33.11	\$153,431.74	\$12,785.98
61-72	\$33.94	\$157,277.96	\$13,106.50
73-84	\$34.79	\$161,216.86	\$13,434.74
85-96	\$35.66	\$165,248.44	\$13,770.70
97-108	\$36.55	\$169,372.70	\$14,114.39
109-120	\$37.47	\$173,635.98	\$14,469.67

Commencement: August 2024
Total Base Rent: \$1,557,487.20 (120 months)
Ave Annual Rent: \$ 155,748.72 (ave annual base rental)
Price: \$2,396,134 | 6.5 Cap Rate



LAKE FOREST DRIVE
(Variable Width Right-of-Way)

PROPOSED RIGHT TURN LANE

PROPOSED LEFT TURN LANE

PROPOSED MONUMENT SIGN

PROPOSED RECESSED CURB INLET

PRO. POWER POLE

PRO. POWER POLE

RELOCATED LIGHT POLE

EXISTING MONUMENT SIGN

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**Lake Forest Office Condominiums
McKinney, Texas 75071**

Property Information:

The office campus is situated on approximately 4.49 acres at a prime location at the NEQ of N Lake Forest Drive & Hwy 380 (University Drive) across the street from McKinney Baylor Scott @ White Hospital (2012). There exists 8 free standing buildings within the Campus some of which are sold to medical practices and or leased to them as the tenant. The campus is positioned on the north side of Hwy 380 / W. University on the east side of N. Lake Forest Drive, just to the south of all the continued growth in McKinney, Texas.

Baylor Scott & White McKinney Hospital is across the street to the west , Kroger's Grocery Shopping Center is at the SWC of Hwy 380 & N Lake Forest as well as having to the south side of the subject property Walgreens, Taco Bell & Whataburger. Just to the east side of the campus is the Belterra Skilled Care & Rehabilitation Facility.

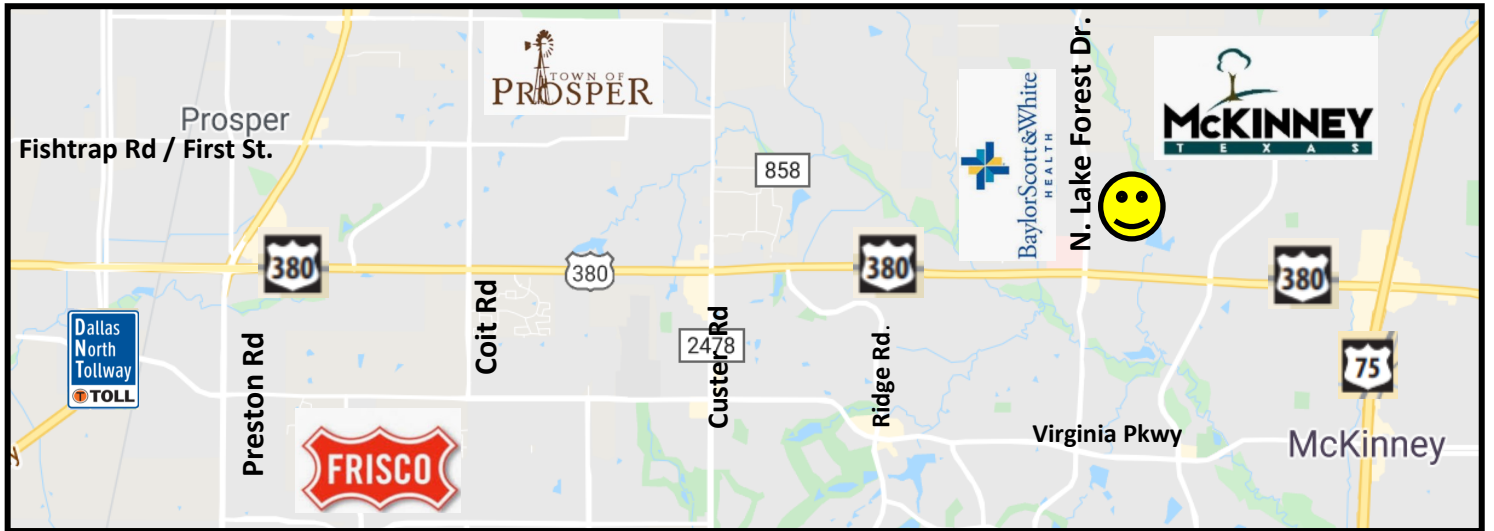
To add to all these great uses Collin Springs Behavioral Health Hospital & Rehabilitation joined the area March 2024. The property is surrounded by residential developments as well as Grocery & Retail type uses. The site is close to regional shopping, local eateries and banking.

NORTHBRIDGE
Development

FOR ADDITIONAL INFORMATION

Katina Zepp | Ph.214-676-3709
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Information furnished, while obtained by sources believed reliable, has not been verified by Katina Zepp and the ZEPP Company. We make no guarantee, warranty or representation as to its accuracy and completeness. It is submitted subject to independent investigation by you, without reliance on us. This submission is subject to change in price, prior to sale or withdrawal without notice.



Another Property to be Developed & Managed By

NORTHBRIDGE



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