



CosMc's™

1995 N CENTRAL EXPRESSWAY
ALLEN, TEXAS 75013

Stacy Green | Allen, Texas

OFFERED EXCLUSIVELY BY

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Phone: 469.426.5640

Offering Memorandum

4619 Insurance Lane
Dallas, Texas 75205
214.617.4000



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STACY GREEN

CosMc's™

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ALLEN, TEXAS 75013

PREPARED BY

Lindsay Schlueter

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Confidentiality and Restricted Use Agreement

This Confidential Offering Memorandum (“MEMORANDUM”) is provided by Glaser Retail Partners, solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This Memorandum may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Glaser Retail Partners.

This Memorandum does not constitute or pertain to an offer of a security or an offer of any investment contract. This Memorandum contains descriptive materials, financial information and other data compiled by Glaser Retail Partners for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Glaser Retail Partners has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Glaser Retail Partners.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS MEMORANDUM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Glaser Retail Partners relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Glaser Retail Partners, all or any part of this Memorandum or the Information; (3) upon request by Glaser Retail Partners at any time, you will return and/or certify your complete destruction of all copies of this Memorandum and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Glaser Retail Partners all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this Memorandum and/or any other Information concerning the Property; (5) you will not provide this Memorandum or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Glaser Retail Partners shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

FOR INFORMATION CONTACT

GLASER RETAIL PARTNERS

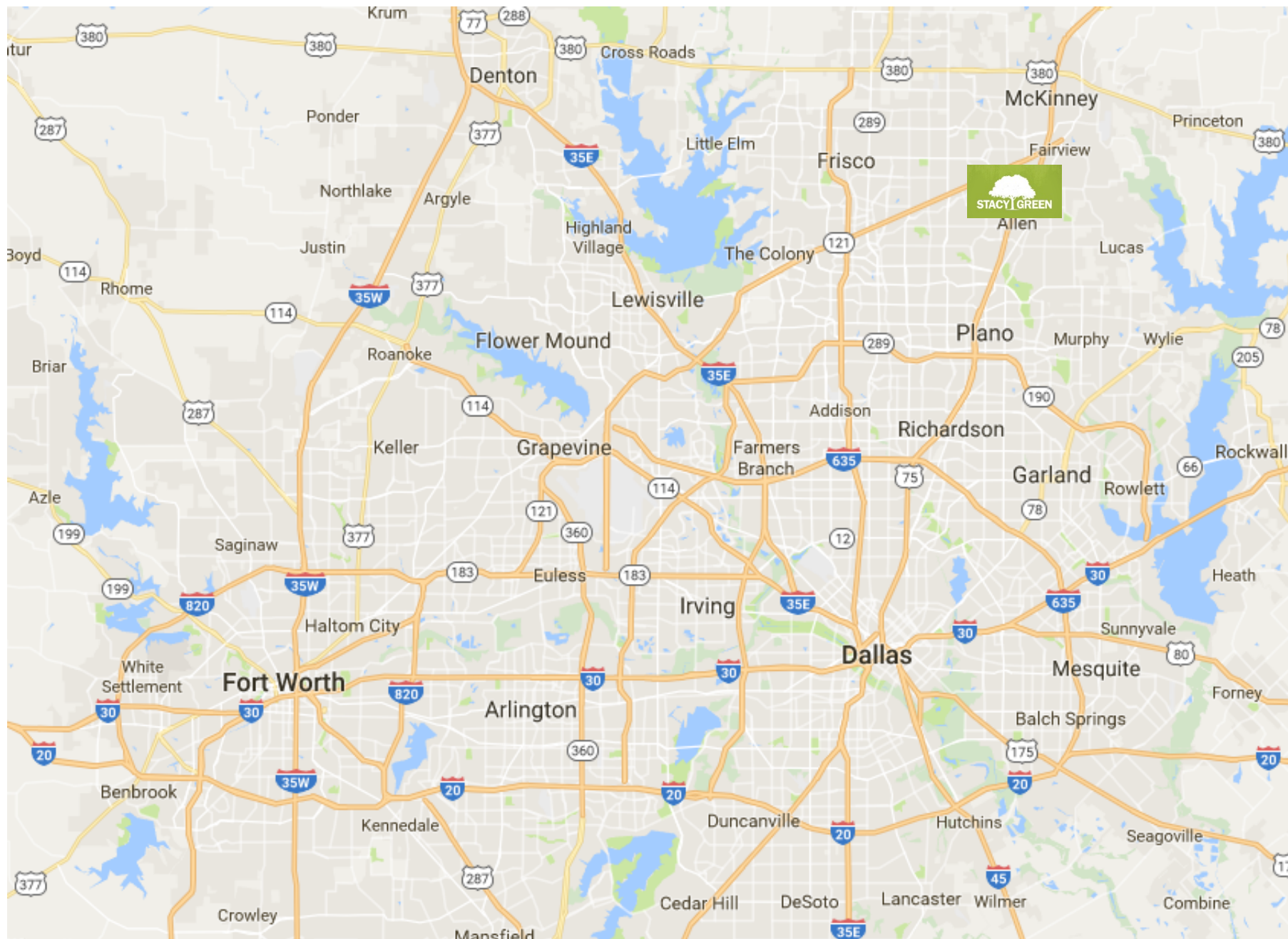
4619 Insurance Lane
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PROPERTY OVERVIEW



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Demographics

Stacy Green | Allen, Texas

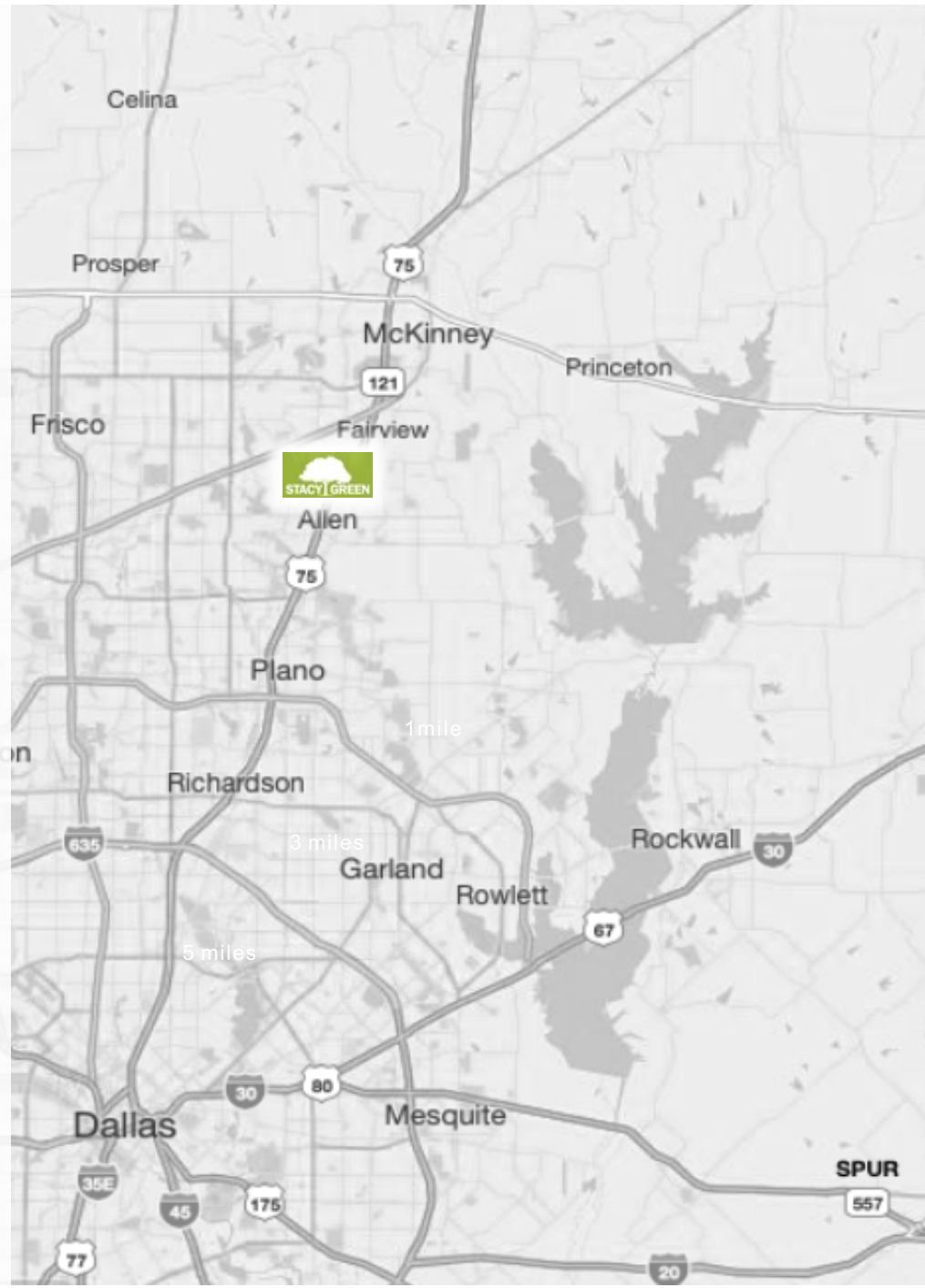
Population	1 mile	3 miles	5 miles
	2024 Population	11,108	116,698
2029 Population	14,673	133,405	314,128
2010-2024 Annual Growth Rate	8.8%	4.0%	3.2%
2024-2029 Annual Growth Rate	6.4%	2.9%	2.7%

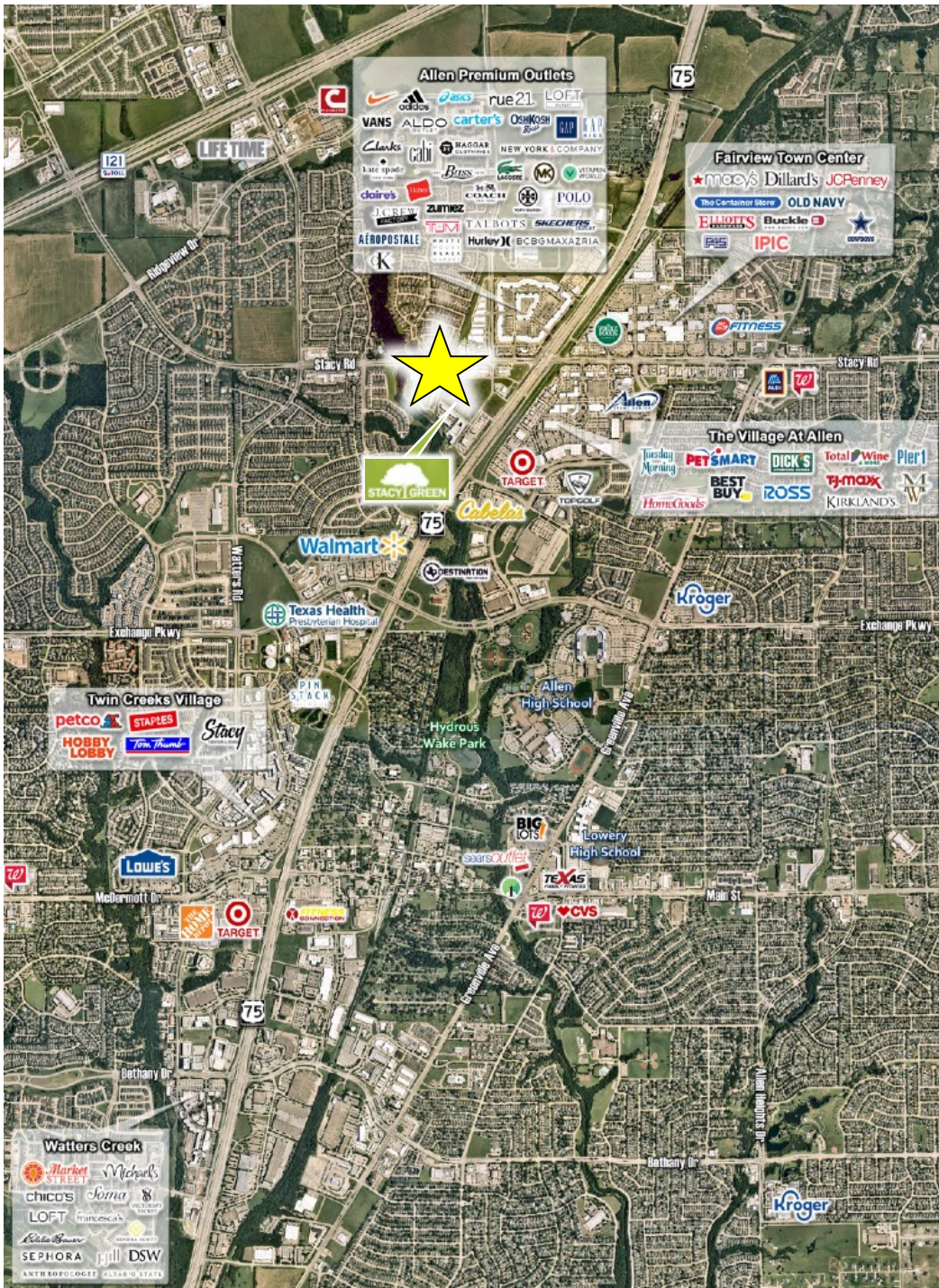
Households	1 mile	3 miles	5 miles
	2024 Total Households	4,194	43,674
2029 Total Households	5,633	51,124	119,577
2010-2024 Annual Growth Rate	10.9%	5.1%	3.9%
2024-2029 Annual Growth Rate	6.9%	3.4%	3.3%

Household Income	1 mile	3 miles	5 miles
	2024 Average Household Income	\$203,421	\$156,469


277K
population
(5 miles)


\$203K
avg. HH income
(1 miles)





Location Overview

Known for being one of America's fastest growing cities, Allen, Texas is situated northeast of the Dallas/Fort Worth metroplex. The Stacy Green development is located on US Hwy 75 North at Stacy Road.

Stacy Green is a mixed-use, master-planned community under construction. Once complete this project will include a 150,000 square foot office building, multi- and single-tenant retail and restaurant sites, 625-unit Class-A multi-family development, 88 townhomes and a full-service hotel.

Stacy Road & US 75 represents a critical mass of more than 2,800,000 square feet within Simon's Allen Premium Outlets, The Village at Allen and the Village at Fairview. At completion, Stacy Green will add 1,000,000 square feet of Class A mixed-use product. North of Stacy Green, Allen Premium Outlets draws consistent traffic to the corridor from across North Dallas.

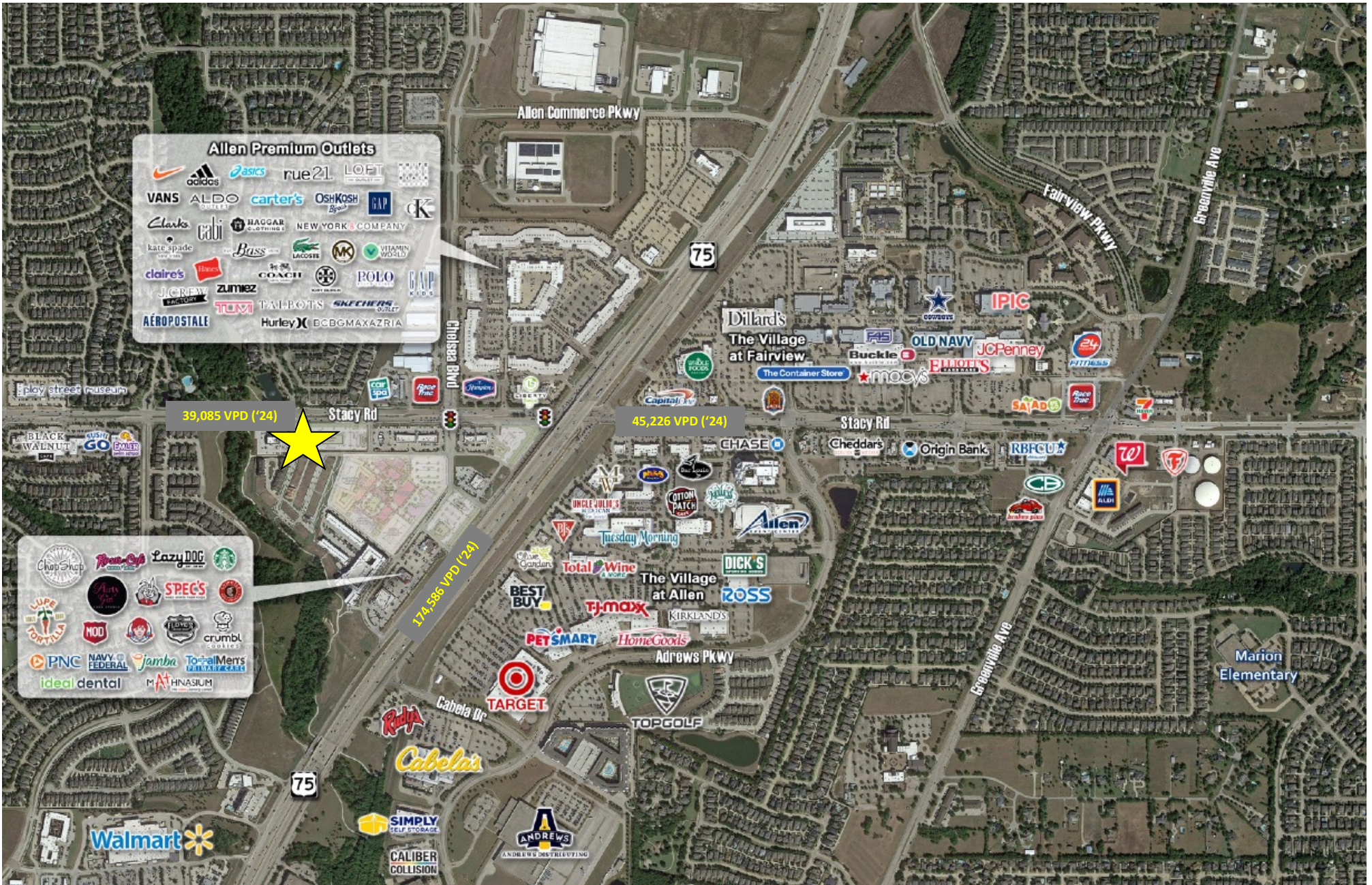
TENANTS IN STACY GREEN

- | | | |
|---------------------------|-------------|-------------|
| Lazy Dog | Portillo's | Spec's |
| Starbucks | Rosa's Café | Wendy's |
| Lupe Tortilla | LoveSac | PNC Bank |
| Original Chop Shop | Total Men's | Jamba Juice |
| Outback Steakhouse | Chipotle | Crumbl |
| Navy Federal Credit Union | MOD Pizza | Restore |

TENANTS IN THE IMMEDIATE AREA

- | | | |
|---------------------------|-----------------------|--------------------------|
| Top Golf | Super Target | Dillard's |
| Macy's | Whole Foods | Old Navy |
| Lupe Tortilla | IPIC | Bowlero |
| 24-Hour Fitness | JCPenney | BoomerJack's Grill & Bar |
| The Container Store | Cabela's | BJ's Brewhouse |
| HomeGoods | Courtyard by Marriott | In-N-Out Burger |
| Residence Inn by Marriott | Dick's Sporting Goods | Best Buy |
| Bonefish Grill | Uncle Julio's | Pet Smart |
| Haverty's | Cheddar's | Bar Louie |
| Home-2-Suites by Hilton | | |





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URBAN RESIDENTIAL

TOWN HOMES	90 UNITS
MULTI-FAMILY	410 UNITS

glaser RETAIL partners | PROVIDENT REALTY ADVISORS | P | N | 0 100 200 400 Feet

CONCEPT SITE PLAN

Stacy Green
Allen, Texas

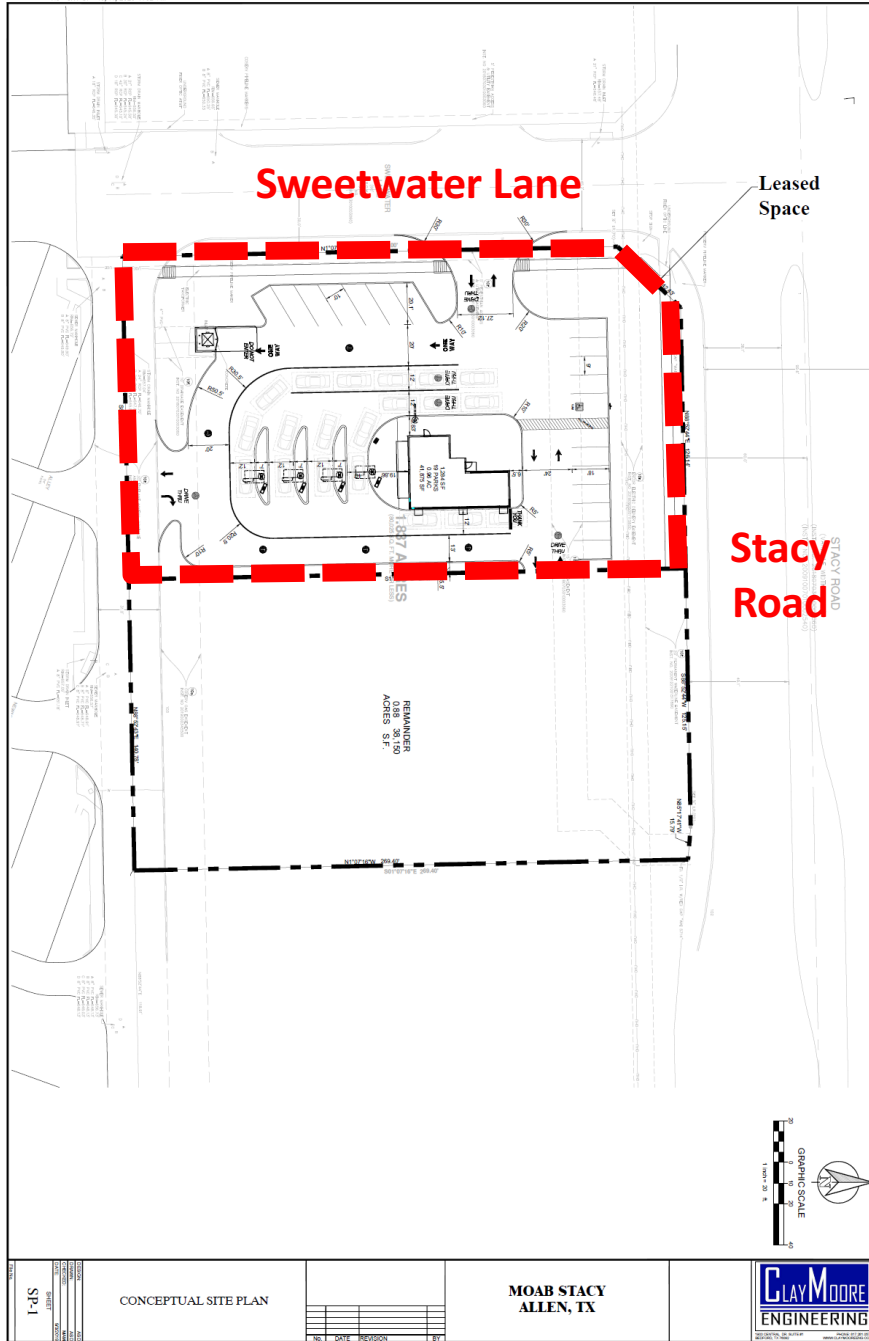
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File Name: sp-39.dwg
Date: 03.26.19
Drawn by: ggw, vc

gff ARCHITECTS
Dallas | Fort Worth | Austin

Portillo's
HOT DOGS · BEEF · BURGERS · SALADS
Stacy Green | Allen, Texas

glaser RETAIL partners | Lindsay Schlueter
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PLOTTED BY: DREW DODD/RY
 PLOT DATE: 10/17/2023 1:30 PM
 LOCATION: 040 CONCEPTUAL MOAB ALLEN (MOAB) SITE/040
 SHEET LABEL: 10/17/2023 1:30 PM



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The Offering

Glaser Retail Partners is pleased to present to qualified investors the opportunity to acquire a NNN Ground Lease for CosMc's (the "Property") located in Allen, Texas

CosMc's is McDonald's new small-format, beverage-led concept powered by a menu of beverages and light bites, including a select few of McDonald's classics. McDonald's opened the first CosMc's in Bolingbrook, Illinois in December of 2023. CosMc's utilizes a uniquely seamless digital and Drive Thru experience. Guests are invited to use the dynamic menu boards and cashless payment devices to breeze through the ordering and payment process and Drive Thru pickup windows are assigned once your order is ready. The beverage menu includes a range of coffees, lemonades, and teas and on the food front, you can expect offerings like a Spicy Queso Sandwich, Savory Hash Brown Bites, Pretzel Bites, a Blueberry Lemon Cookie Sundae, and Caramel Fudge Brownies to name a few. There are currently 6 CosMc's open for business as of September 2024 and by the end of this year, McDonald's will open approximately 10 CosMc's pilot locations across the Dallas-Fort Worth and San Antonio metro areas.

Purchase Price: **\$2,875,000**
Avg Cap Rate Years 1-5: **4.00%**

Investment Highlights

Lease Term

The Property has a Lease Term of 15 years, with an approximate rent commencement date of...

Ideal Interstate Exit Location

The Property is accessible from Stacy Road, which receives 40,000 VPD. Highway 75 is the primary north-south commercial and logistic corridor in the region.

Significant Demographics

The Property benefits from an average household income in excess of \$173K within a 1-mile radius and a population of over 266K within a five-mile radius.

Strong Retail Trade Area

The site is directly across from The Village at Allen and Allen Premium Outlet Center, as well as the Allen Event Center, Cabela's, Whole Foods, Top Golf, Super Target and many additional well-know national tenants.



Lease Abstract

Tenant: McDonald's USA LLC
 Address: 1995 N Central Expressway, Allen, Texas 75013
 Building Size (SF): 1,284
 Land Area: 41,818 SF
 Building Use: Retail: Quick Service Restaurant

Term: 15 Years
 Lease Term Remaining: 15 Years
 Rent Commencement: 10/6/24
 Rent Increases: 10.00% increases / 5 year(s) in lease term
 10.00% increases / 5 year(s) in option period(s)
 Renewal Option(s): Six (6), Five (5) year options
 Expenses: Absolute NNN

Rent Schedule

Lease Year	Annual	Monthly
1-5 (Initial Term)	\$115,000.00	\$9,583.33
6-10 (Initial Term)	\$126,500.00	\$10,541.66
11-15 (Initial Term)	\$139,150.00	\$11,595.83
16-20 (First Extended Term)	\$153,065.00	\$12,755.41
21-25 (Second Extended Term)	\$168,371.50	\$14,030.95
26-30 (Third Extended Term)	\$185,208.65	\$15,434.05
31-35 (Fourth Extended Term)	\$203,729.52	\$16,977.45
36-40 (Fifth Extended Term)	\$224,102.47	\$18,675.20
41-45 (Sixth Extended Term)	\$246,512.71	\$20,542.72

