

OFFERING MEMORANDUM



Lone Star Crossing

5800 Coit Rd, Plano, TX 75023



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OPPORTUNITY OVERVIEW



5800 Coit Rd, Plano, TX 75023

\$15,069,766
PRICE

6.57%
CAP RATE*

Building Size	±35,488 SF
Year Built	2000
No. of Tenants	8
Lease	NNN
Lease Term	6.0 Years of Lease Term Remaining
Parking	4:1,000 SF

* Year 1 Cap Rate as of the Project Close of Escrow Date is 6/1/2026-5/31/2027

Lone Star Crossing is one of the largest oral health facilities in Texas, featuring eight specialized dental practices anchored by a Top 20-ranked provider with a multi-decade track record. Rather than a collection of independent offices, the property functions as a PE-backed specialty dental hub. Approximately 75% of tenants operate under DSO platforms ranging from 40 to 700+ locations, providing institutional credit quality, centralized operations, and corporate-level lease guarantees. The asset also controls an outsized share of Plano's specialty dental licenses, reaching up to 27% in Oral Surgery. This concentration drives a referral-based ecosystem that reinforces tenant retention and makes relocation economically irrational. Tenant performance is further supported by 15-20% greater operational efficiency due to the absence of common area factors. Together, these factors position the asset as a low-risk, high-stability income stream.

Passive Income Opportunity

The NNN lease structure minimizes landlord responsibilities, while annual 2% rent escalations provide a built-in hedge against inflation and predictable Net Operating Income growth. The property maintains 100% occupancy with a diversified income stream supported by a six-year weighted average lease term and new lease execution upon closing.

Strategic Barriers to Entry

The Plano dental market is characterized by extreme scarcity, with over 1,000 practices competing for limited corridor space. This supply-demand imbalance creates a significant barrier to entry and ensures exceptional tenant retention.

Strong Regional Drivers

Strong Regional Drivers: Located in a non-income tax state, the property sits in the heart of a robust healthcare submarket that attracts top-tier professional talent and high-net-worth residents, solidifying its status as a core-plus investment.

FORWARD 12-MONTH BLENDED RENT ROLL (AT CLOSE — JUNE 2026)

SUITE	TENANT	LEASE TERMS				RENT SUMMARY					
		SF	ORIG OCC.	START	END	MONTHLY	ANNUAL	ANNUAL PSF	% INC	OPTIONS	LEASE TYPE
100	McDonald & Luck DDS	4,766	2001	01/14/2022	01/13/2032	\$11,073	\$132,872	\$27.88	2.0%	(2) 5-Year	NNN
200	North Texas Endodontics Associates	5,620	2001	01/14/2022	01/13/2032	\$13,056	\$156,669	\$27.88	2.0%	(2) 5-Year	NNN
300	Specialized Dental Partners LLC	3,654	2001	01/14/2022	01/13/2032	\$8,489	\$101,867	\$27.88	2.0%	(2) 5-Year	NNN
400	Fields and Pavelka Oral Surgery PLLC	3,393	2001	01/14/2022	01/13/2032	\$7,882	\$94,585	\$27.88	2.0%	(2) 5-Year	NNN
500	Five Point Dental Specialists Inc	3,843	2001	01/14/2022	01/13/2032	\$8,928	\$107,133	\$27.88	2.0%	(2) 5-Year	NNN
600	North Texas Pediatric Dentistry & Orthodontics PLLC	3,633	2001	01/14/2022	01/13/2032	\$8,440	\$101,285	\$27.88	2.0%	(2) 5-Year	NNN
700	Stelly Family Dentistry PA	4,355	2001	01/14/2022	01/13/2032	\$10,118	\$121,411	\$27.88	2.0%	(2) 5-Year	NNN
800	Lone Star Dental Group	6,224	2001	01/14/2022	01/13/2032	\$14,459	\$173,511	\$27.88	2.0%	(2) 5-Year	NNN
Total/Wtd. Avg.		35,488				\$82,445	\$989,333	\$27.88			

INCOME & EXPENSES

PRICE **\$15,069,766**

Price per Square Foot	\$424.64
Capitalization Rate	6.57%
Total Rentable Area (SF)	35,488 SF
Lot Size	3.02 Acres

GROSS INCOME	PSF	
Scheduled Rental Income (Actual)	\$27.88	\$989,333
TOTAL GROSS INCOME		\$989,333

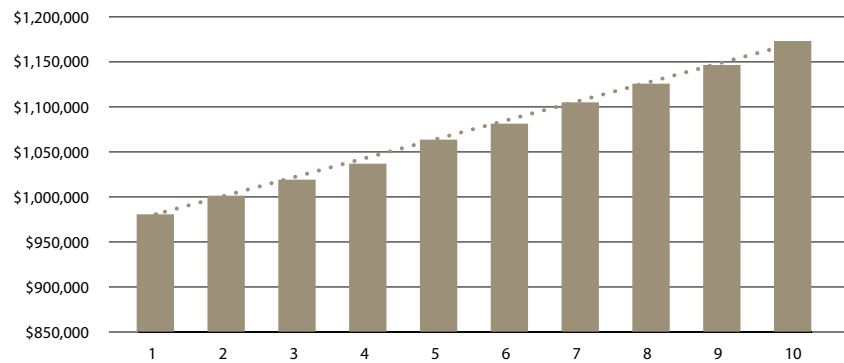
EXPENSES	PSF	
Taxes	NNN	Tenant Reimburses
Insurance	NNN	Tenant Reimburses
Landscaping	NNN	Tenant Reimburses
Property Management	NNN	Tenant Reimburses
HVAC	NNN	Tenant Reimburses
Parking Lot	NNN	Tenant Reimburses
Repair & Maintenance	NNN	Tenant Reimburses
TOTAL OPERATING EXPENSES		\$0
NET OPERATING INCOME		\$989,333



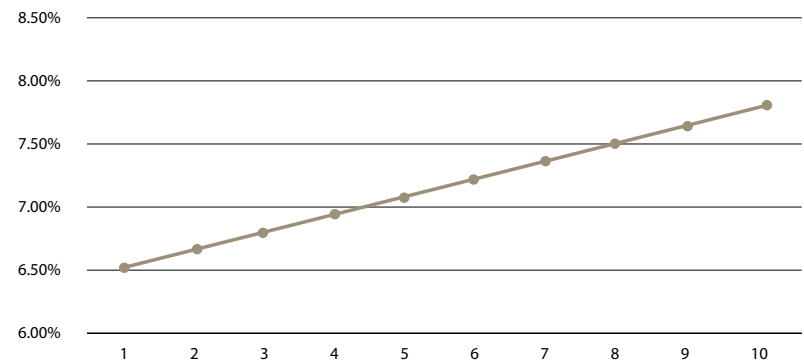
CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Potential Gross Revenue										
Scheduled Base Rental Revenue	\$979,535	\$999,125	\$1,019,108	\$1,039,490	\$1,060,280	\$1,081,486	\$1,103,115	\$1,125,178	\$1,147,681	\$1,170,635
CAM Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Revenue	\$979,535	\$999,125	\$1,019,108	\$1,039,490	\$1,060,280	\$1,081,486	\$1,103,115	\$1,125,178	\$1,147,681	\$1,170,635
Total Operating Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income	\$979,535	\$999,125	\$1,019,108	\$1,039,490	\$1,060,280	\$1,081,486	\$1,103,115	\$1,125,178	\$1,147,681	\$1,170,635

NOI 10-Year Cash Flow



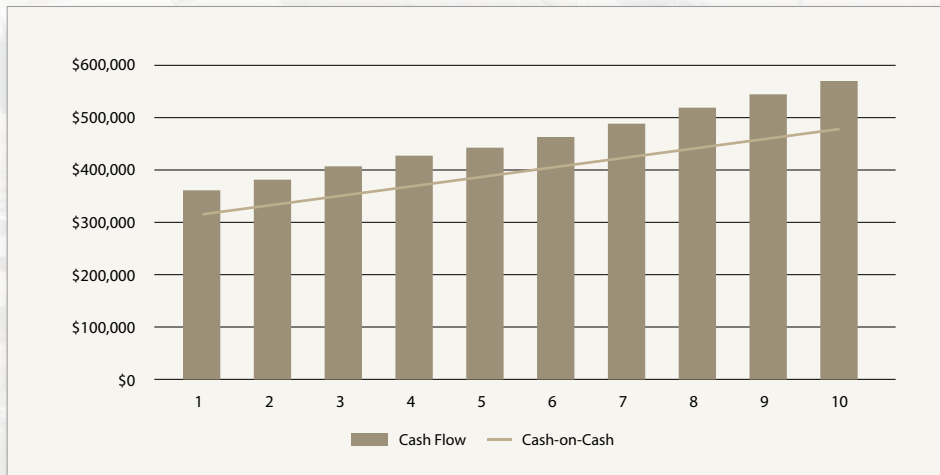
Cap Rate Growth Over Time (2% Annual Income Growth)



INVESTMENT SUMMARY

CASH FLOW PROJECTION (FORWARD NOI + 2% ANNUAL GROWTH)

Year	NOI	Debt Service	Cash Flow	Cash-on-Cash
1	\$989,333	\$625,700	\$363,633	6.27%
2	\$1,009,120	\$625,700	\$383,420	6.61%
3	\$1,029,302	\$625,700	\$403,602	6.96%
4	\$1,049,888	\$625,700	\$424,188	7.31%
5	\$1,070,886	\$625,700	\$445,186	7.68%
6	\$1,092,304	\$625,700	\$466,604	8.04%
7	\$1,114,150	\$625,700	\$488,450	8.42%
8	\$1,136,433	\$625,700	\$510,733	8.80%
9	\$1,159,162	\$625,700	\$533,462	9.20%
10	\$1,182,345	\$625,700	\$556,645	9.60%



6.27%
YEAR 1 COC

9.60%
YEAR 10 COC

~12%
10-YEAR IRR

1.58X
YEAR 1 DSCR

\$17.5M
EXIT VALUE

EXIT ASSUMPTIONS

Exit Assumption	Value
Exit Cap Rate	6.75%
Year 10 NOI	\$1,182,345
Exit Value	\$17,515,000
Loan Balance (Yr 10)	\$7,300,000
Net Sale Proceeds	\$10,215,000

INVESTMENT METRICS

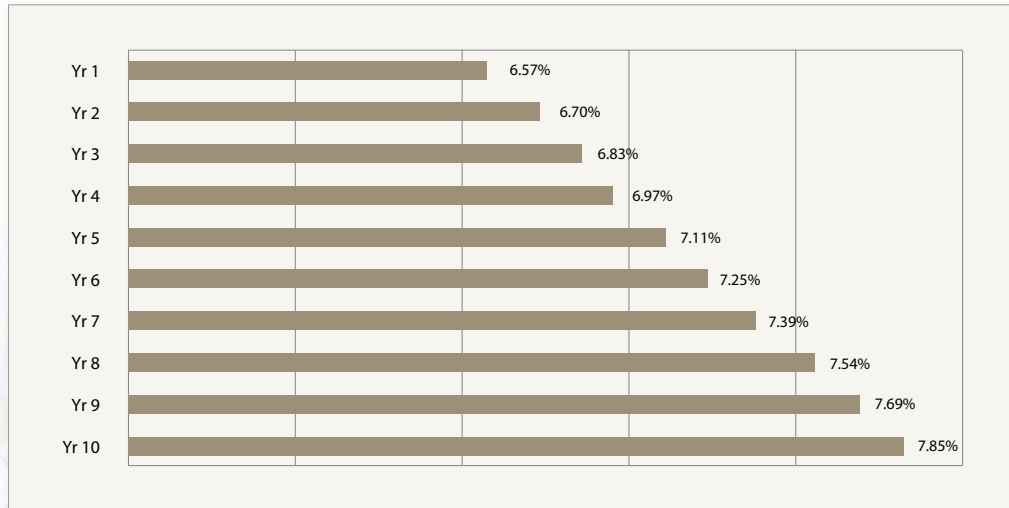
Investment Metric	Value
Year 1 Debt Yield	11.37%
Year 1 DSCR	1.58x
Avg Cash-on-Cash (10 yrs)	7.80%
Year 10 Cash-on-Cash	9.60%
10-Year IRR	11.5%-12.0%

RETURNS PROFILE

At a 6.50% going-in cap rate with 2.0% contractual annual escalations across all eight co-terminus NNN leases, Lone Star Crossings delivers a Year 1 cash-on-cash return of 6.27% growing to 9.60% by Year 10. Assuming a 6.75% exit cap on Year 10 NOI of \$1,182,345, the property produces an estimated exit value of \$17.5M and net sale proceeds of approximately \$10.2M. The 10-year levered IRR projects to approximately 11.5%–12.0%, with a Year 1 DSCR of 1.58x and debt yield of 11.37% providing comfortable lender coverage throughout the hold period.

CAP RATE GROWTH TRAJECTORY

Based on Asking Price of \$15,069,000 | Forward NOI + 2.0% Contractual Annual Escalations



YEAR-BY-YEAR CAP RATE DETAIL

Year	Forward NOI	Asking Price	Cap Rate	Cap Rate Growth (bps)	Cumulative
1	\$989,333	\$15,069,000	6.57%	—	—
2	\$1,009,120	\$15,069,000	6.70%	13	+13 bps
3	\$1,029,302	\$15,069,000	6.83%	13	+27 bps
4	\$1,049,888	\$15,069,000	6.97%	14	+40 bps
5	\$1,070,886	\$15,069,000	7.11%	14	+54 bps
6	\$1,092,304	\$15,069,000	7.25%	14	+68 bps
7	\$1,114,150	\$15,069,000	7.39%	14	+83 bps
8	\$1,136,433	\$15,069,000	7.54%	15	+98 bps
9	\$1,159,161	\$15,069,000	7.69%	15	+113 bps
10	\$1,182,345	\$15,069,000	7.85%	15	+128 bps

Note: Cap rates calculated as Forward NOI ÷ Asking Price (\$15,069,000). NOI growth reflects 2.0% contractual annual rent escalations across all eight co-terminus NNN leases. Basis points (bps) shown represent annual and cumulative cap rate expansion relative to Year 1.

\$15.07M
ASKING PRICE

6.57%
YEAR 1 CAP RATE

7.11%
YEAR 5 CAP RATE

7.85%
YEAR 10 CAP RATE



INVESTMENT HIGHLIGHTS

Elite Medical Tenancy

Anchored by a Top-20 dentist with decades of established service, the property is home to a best-in-class medical tenant roster. Long-standing providers with recently upgraded interiors represent the top tier of practitioners in the North Dallas submarket, driving durable occupancy and credit-quality stability.



Passive Income & Growth

The asset is secured by Triple Net (NNN) leases featuring annual 2% rent escalations and an attractive 6.0-year weighted average lease term (WALT). This structure delivers predictable, hands-off cash flow with built-in inflation protection and long-term income visibility.

2%
RENT INCREASE

6.0
YEARS

Exceptional Visibility & Accessibility

Fronting Coit Road with traffic volumes exceeding 38,000 VPD, the property offers exceptional visibility and seamless access to W Springs Creek Parkway, Retail Amenities, Legacy Shopping District, and the DFW Metroplex's primary transit arteries, ensuring a consistent flow of local and regional traffic.

38,000+
VPD



INVESTMENT HIGHLIGHTS

Affluent Demographics

Located in the upper end residential neighborhoods where home values range from \$1.5M-\$7M and households boasts an average income of \$143,317, supporting premium service providers and ensuring a resilient, high-spending consumer base.

\$143,317

AVERAGE HOUSEHOLD INCOME

Rapid Growth & Regional Dominance

Located within the nation's 4th largest MSA, the property serves a vast population of 1.2 million within a 10-mile radius. With a 4.2% projected growth in the immediate 1-mile area, the asset is perfectly positioned for sustained, long-term appreciation.

1.2M

VAST POPULATION

4.2%

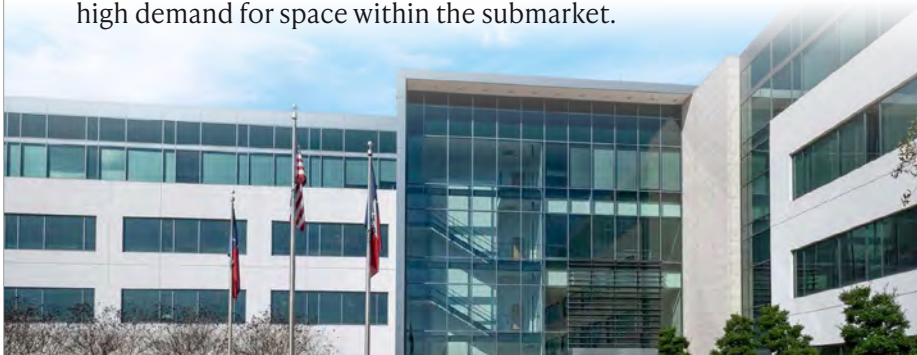
PROJECTED GROWTH

Institutional-Quality Asset with Upside

The property offers a highly functional, best-in-class design with ongoing value-creation potential, strong leasing momentum, and limited competing supply. Continued post-sale asset management by CW provides buyers with operational continuity and seasoned oversight, further enhancing long-term performance.

Prime Healthcare Corridor

Located in the heart of a robust North Dallas medical hub, the property benefits from a diverse specialty healthcare ecosystem. This strategic concentration drives a consistent patient flow and high demand for space within the submarket.



Significant Barriers to Entry

Plano's dental market is defined by extreme scarcity, with over 1,000 practices competing for limited corridor space. This supply imbalance creates significant hurdles for new competitors and ensures established tenants rarely relocate, providing investors with superior long-term stability.



PROPERTY PROFILE

200+ Residential Units
(Reserve at Pebble Creek)



5800 Coit Rd, Plano, TX 75023

±35,488 SF
TOTAL RENTABLE AREA

±3.02 AC
LOT SIZE

Medical Office
PROPERTY TYPE

Lone Star Crossing is a single-story, purpose-built medical office complex in Plano, TX, developed in 2000 to support outpatient healthcare services. The ±35,488 SF property spans eight medical suites on a 3.02-acre site with ample on-site parking and efficient patient access. Featuring an Austin stone façade with decorative wood trusses that create a distinctive Hill Country aesthetic, the building offers flexible medical layouts with high ceilings and durable finishes suitable for a wide range of specialty and outpatient uses. Tenants benefit from a training and conference center, shared break room, welcoming lobby, patio space, interior courtyard, fitness center, and a park-like environment with walking trails. Strategically located near major thoroughfares and in close proximity to regional hospitals and specialty providers, the property is well-positioned within the high-demand North Dallas medical corridor.

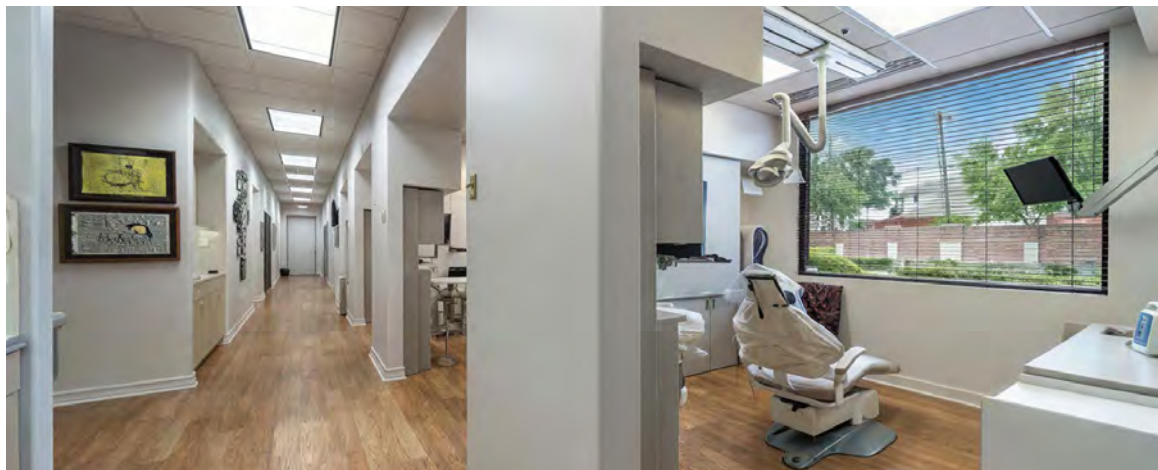
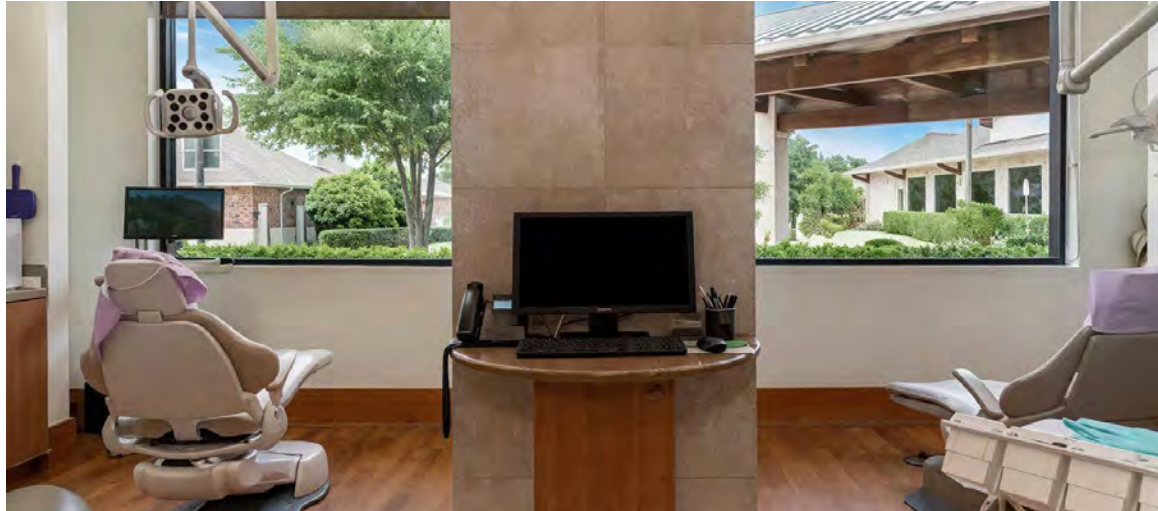
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



- Suite 100:**
 6 chairs
 1 operator room

- Suite 200:**
 9 chairs
 1 operator room

- Suite 300:**
 5 chairs
 2 operator room

- Suite 400:**
 5 chairs
 1 operator room

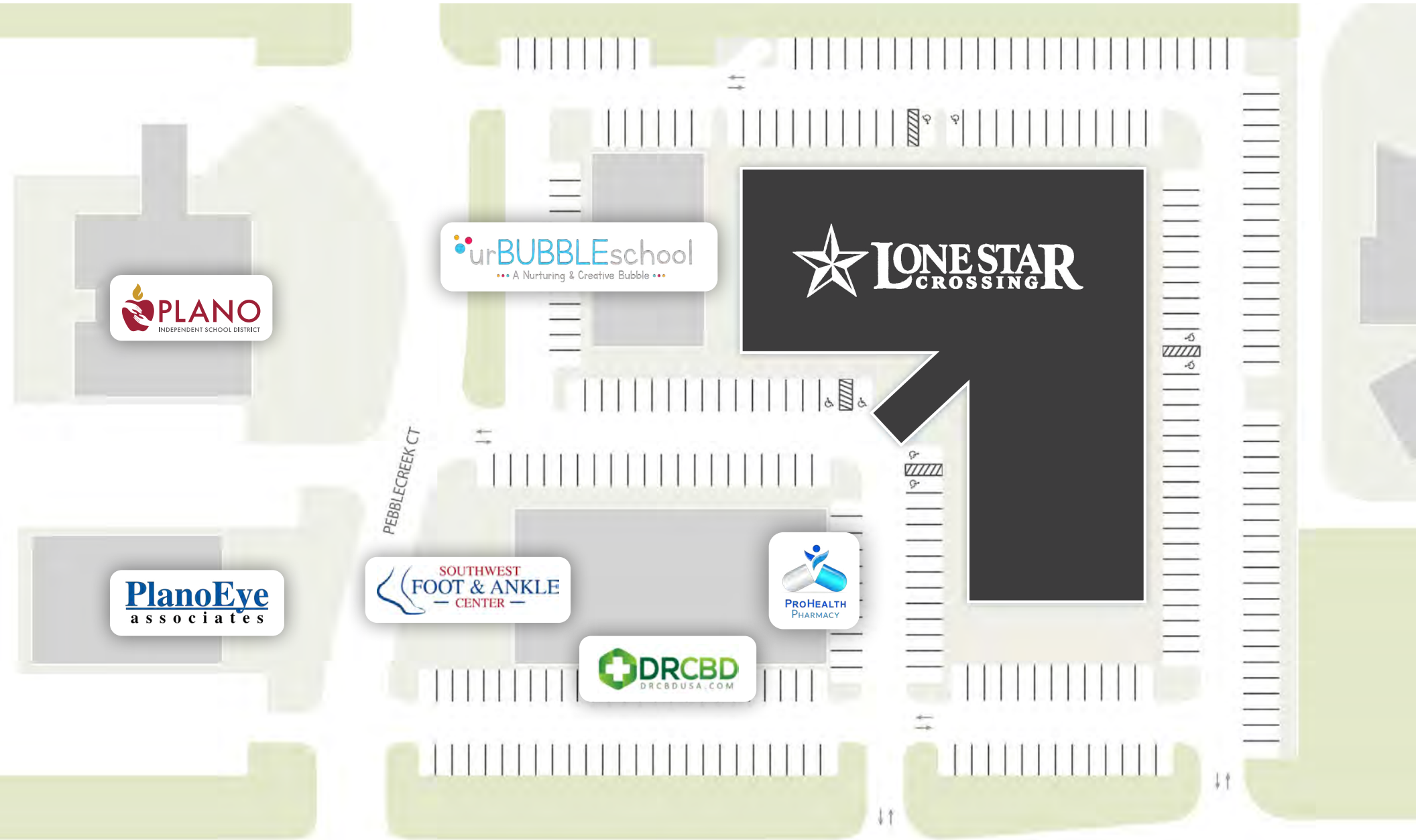
- Suite 500:**
 6 chairs
 2 operator room

- Suite 600:**
 7 chairs
 1 operator room

- Suite 700:**
 8 chairs
 0 operator room

- Suite 800:**
 12 chairs
 0 operator room

SITE PLAN



TENANT CREDIT PROFILE

Plano is located in North Texas, approximately 20 miles north of downtown Dallas, and forms part of the Dallas-Fort Worth Metropolitan Statistical Area (MSA). The city sits at the intersection of U.S. Highway 75, President George Bush Turnpike, and Dallas North Tollway, offering seamless connectivity across the Metroplex. Known as the “City of Excellence,” Plano combines a strong corporate presence with high-quality suburban living, positioning itself as a supportive hub for healthcare, professional office, and service demand in Collin County.

Plano’s diversified economy is anchored by Fortune 500 headquarters, technology firms, and expanding healthcare providers. Its affluent demographics, highly educated workforce, and proximity to major hospitals reinforce demand for advanced medical services and outpatient practices. With strong infrastructure investment and access to institutions such as the University of Texas at Dallas and Collin College, Plano sustains durable economic drivers and long-term growth potential within the Metroplex.

75% PE

DSO-Backed

6 of 8

Platform Tenants

14 ACTIVE

Dental Licenses

27.3% OMS

Market Share

CREDIT MIX SUMMARY

Local Operator,
25.00%

Institutional DSO,
37.50%

Regional DSO,
25.00%

Mid-Scale DSO,
12.50%

TENANT OVERVIEW



McDONALD & LUCK DDS

esthetics · health · function

McDonald & Luck DDS is a premier dental practice dedicated to providing personalized, comprehensive oral care. It emphasizes a "partnership" approach, treating patients like family while specializing in restorative and aesthetic services such as cosmetic dentistry, dental implants, and Invisalign.

The facility is committed to clinical excellence, utilizing state-of-the-art technology and advanced dental science to deliver efficient, conservative treatments. Supported by an experienced clinical team and a network of expert specialists, the practice focuses on achieving high-quality, customized outcomes to enhance both the health and aesthetics of every patient's smile.

Tenant Name	McDonald & Luck DDS
Suite	100
Square Feet	4,766 SF
Specialty	General / Cosmetic
Platform / Sponsor	Independent Practice
Scale	1 Location
Credit Tier	Local Operator
Website	www.mcdonalddds.com



NORTH TEXAS

ENDODONTIC ASSOCIATES

North Texas Endodontic Associates is a premier specialty practice, led by world-renowned experts. With over 30 years of experience, the independent practice specializes in preserving natural teeth through expert endodontic treatments like root canal therapy and retreatments.

The facility utilizes advanced technology, including surgical microscopes and 3D imaging, to ensure precise and comfortable patient care. Focused on clinical excellence and individualized treatment plans, the team provides high-quality, specialized solutions to restore oral health and comfort in a welcoming environment.

Tenant Name	North Texas Endodontics Associates
Suite	200
Square Feet	5,620 SF
Specialty	Endodontics
Platform / Sponsor	EPP - Endodontic Practice Partners
Scale	~60-75 Locations
Credit Tier	Mid-Scale DSO
Website	www.ntendo.com

TENANT OVERVIEW



Specialized Dental Partners is a doctor-led specialty dental service organization (SDSO) supporting over 300 clinicians across endodontics, periodontics, and oral surgery. Founded in 2018, the partnership provides comprehensive administrative and operational support, allowing specialists to maintain clinical autonomy while focusing on high-quality patient care.

The organization fosters a collaborative network that shares best practices and innovative technologies to improve clinical outcomes. By managing back-office complexities like marketing and HR, Specialized Dental Partners enables practices to achieve sustainable growth and provide better access to specialized care nationwide.

Tenant Name	Specialized Dental Partners LLC
Suite	300
Square Feet	3,654 SF
Specialty	Endo / Perio / Oral Surgery
Platform / Sponsor	SDP - Specialized Dental Partners
Scale	250-275+ Locations
Credit Tier	Institutional DSO
Website	www.specializeddental.com

Fields and Pavelka Oral Surgery, PLLC

Fields and Pavelka Oral Surgery is a premier practice which specializes in a full scope of oral and maxillofacial procedures, including wisdom tooth removal, dental implants, and corrective jaw surgery, with a focus on personalized, patient-centered care.

The facility utilizes advanced technology and computer-guided surgery to ensure precise, efficient results. Supported by a certified surgical team and a registered nurse, the practice prioritizes patient safety and comfort through expert IV sedation and a compassionate, professional approach.

Tenant Name	Fields and Pavelka Oral Surgery PLLC
Suite	400
Square Feet	3,393 SF
Specialty	Oral Surgery
Platform / Sponsor	Independent Practice
Scale	1 Location
Credit Tier	Local Operator
Website	www.fieldsandpavelkaoralsurgery.com

TENANT OVERVIEW



Five Point Dental Specialists is a leading business services organization dedicated to supporting premier orthodontic, pediatric dental, and oral surgery practices. By providing comprehensive administrative and operational resources, the organization allows clinicians to maintain clinical autonomy while focusing on delivering exceptional patient care.

The partnership emphasizes growth and efficiency through shared best practices, advanced technology, and streamlined management solutions. By alleviating the burdens of back-office operations, Five Point Dental Specialists enables its partner practices to achieve sustainable success and provide high-quality specialized dental services to their communities.

Tenant Name	Five Point Dental Specialists Inc
Suite	500
Square Feet	3,843 SF
Specialty	Ortho / Pedo / Oral Surgery
Platform / Sponsor	Five Point Dental Specialists
Scale	~40-60 Locations
Credit Tier	Regional DSO
Website	www.fivepointdentalspecialists.com



North Texas Pediatric Dentistry & Orthodontics is a comprehensive specialty practice dedicated to providing high-quality dental and orthodontic care for infants, children, and teens. Led by a team of board-certified specialists, the practice focuses on creating a positive, anxiety-free environment that fosters lifelong oral health habits.

The facility features kid-friendly amenities and utilizes advanced technology to deliver gentle, specialized treatments, including preventive care and customized orthodontics. With a patient-centered approach, the team is committed to ensuring every child receives personalized attention and a comfortable experience tailored to their unique developmental needs.

Tenant Name	North Texas Pediatric Dentistry & Ortho
Suite	600
Square Feet	3,633 SF
Specialty	Pediatric / Orthodontics
Platform / Sponsor	SIMKO - Specialty Smile Partners
Scale	~40-50 Locations
Credit Tier	Regional DSO
Website	www.northtexaspediatricdentists.com

TENANT OVERVIEW



Stelly Family Dentistry is a comprehensive general and cosmetic dental practice dedicated to providing high-quality oral healthcare for the entire family, focusing on personalized treatment plans in a professional and comfortable environment.

The facility offers a wide range of services, including preventive cleanings, restorative procedures, and advanced cosmetic enhancements like veneers and teeth whitening. Utilizing modern technology and a patient-centered approach, the team is committed to helping patients achieve and maintain healthy, beautiful smiles through expert clinical care and education.

Tenant Name	Stelly Family Dentistry PA
Suite	700
Square Feet	4,355 SF
Specialty	General / Cosmetic
Platform / Sponsor	Independent Practice
Scale	1 Location
Credit Tier	Local Operator
Website	www.sjfamilydentistry.com




Lone Star Dental Group is a specialized restorative and cosmetic practice focusing on comprehensive oral rehabilitation and mercury-free dentistry. The clinic offers advanced procedures such as dental implants, porcelain veneers, and Invisalign, alongside specialized Platelet-Rich Fibrin (PRF) therapy to accelerate surgical healing.

Operating from a boutique single-office facility, the practice integrates digital imaging and sedation options for complex cases and TMJ treatments. The team emphasizes conservative, high-end dental solutions, combining emergency care with advanced clinical techniques to restore both function and aesthetic health.

Tenant Name	Lone Star Dental Group
Suite	800
Square Feet	6,224 SF
Specialty	Restorative / Cosmetic
Platform / Sponsor	MB2 Dental
Scale	700+ Locations
Credit Tier	Institutional DSO
Website	www.lonestardentalgroup.com


LEASE SUMMARY



13.4%
LEASED %

NNN
LEASE TYPE


Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$131,556
PSF	\$27.60
Rent Increases	2.00%



15.8%
LEASED %

NNN
LEASE TYPE

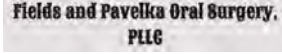
Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$155,118
PSF	\$27.60
Rent Increases	2.00%



10.3%
LEASED %

NNN
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$100,858
PSF	\$27.60
Rent Increases	2.00%



9.6%
LEASED %

NNN
LEASE TYPE


Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$93,648
PSF	\$27.60
Rent Increases	2.00%



10.8%
LEASED %

NNN
LEASE TYPE


Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$106,072
PSF	\$27.60
Rent Increases	2.00%



10.2%
LEASED %

NNN
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$100,282
PSF	\$27.60
Rent Increases	2.00%



12.3%
LEASED %

NNN
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$120,209
PSF	\$27.60
Rent Increases	2.00%



17.5%
LEASED %

NNN
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$171,793
PSF	\$27.60
Rent Increases	2.00%

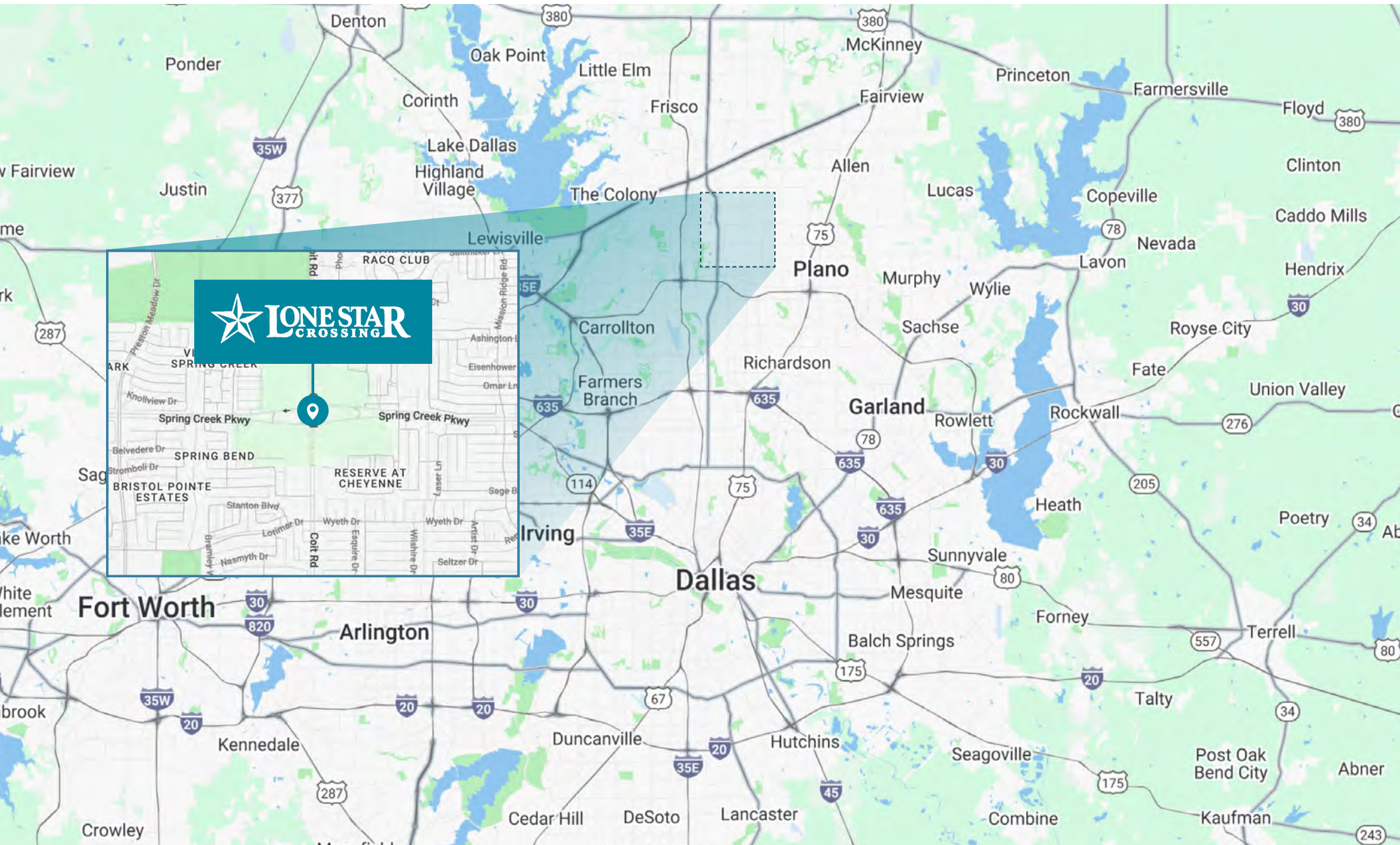
AERIAL VIEW



IMMEDIATE AREA



REGIONAL MAP



MARKET OVERVIEW | PLANO, TEXAS

The City of Excellence

Plano is located in North Texas, approximately 20 miles north of downtown Dallas, and forms part of the Dallas-Fort Worth Metropolitan Statistical Area (MSA). The city sits at the intersection of U.S. Highway 75, President George Bush Turnpike, and Dallas North Tollway, offering seamless connectivity across the Metroplex. Known as the “City of Excellence,” Plano combines a strong corporate presence with high-quality suburban living, positioning itself as a supportive hub for healthcare, professional office, and service demand in Collin County.

Plano’s diversified economy is anchored by Fortune 500 headquarters, technology firms, and expanding healthcare providers. Its affluent demographics, highly educated workforce, and proximity to major hospitals reinforce demand for advanced medical services and outpatient practices. With strong infrastructure investment and access to institutions such as the University of Texas at Dallas and Collin College, Plano sustains durable economic drivers and long-term growth potential within the Metroplex.

Medical Hub

Outpatient demand supported by Baylor Scott & White Medical Center – Plano, Texas Health Presbyterian Plano, and Medical City Plano, alongside regional specialty providers.

Community Demographics

Recurring demand driven by affluent households, chronic care needs, and an aging suburban population.

Economic Expansion Drivers

Plano benefits from corporate headquarters, technology investment, and population expansion sustaining healthcare and professional office demand.

Nearby Development

Containing nearly 130-acres, Haggard Farm is the largest remaining development site in the highly sought after area of Plano, Texas. will include more than 10-acres of greenspace, a 125-key boutique hotel, 650,000 SF of office, 100,000 SF retail, 700 multifamily units, and 100 townhomes.

SNAPSHOT

Source: FRED



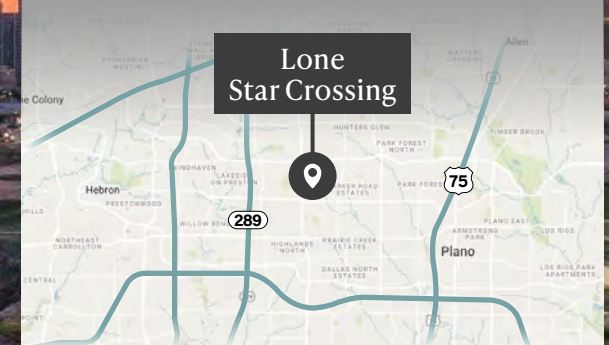
8,344,032
DALLAS-FORT WORTH
METROPLEX POPULATION



\$744.6 B
DALLAS-FORT WORTH
METROPLEX GDP

Accessibility & Context

- Located in Plano within the Dallas-Fort Worth MSA
- ~20 minutes to Dallas’ medical and commercial core
- Direct access via U.S. 75, Dallas North Tollway, and President George Bush Turnpike
- Core demand catalyst: High-income households supporting advanced medical services



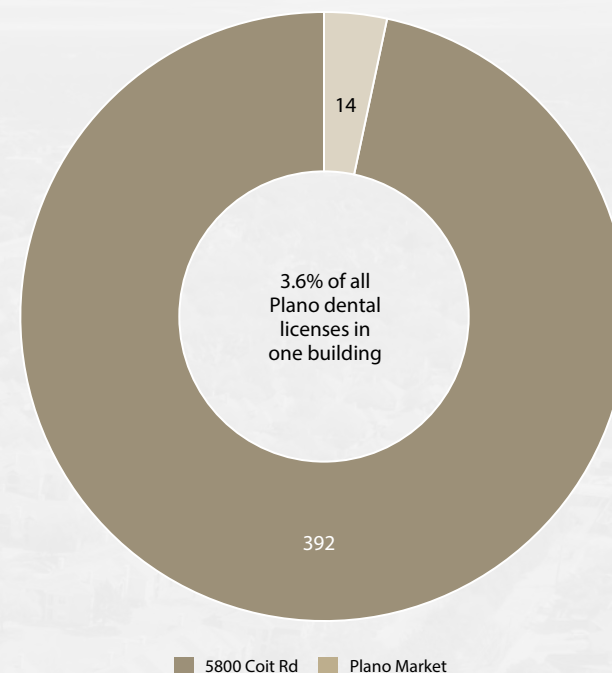
MARKET OVERVIEW | PLANO, TEXAS

Dental License Concentration

The Texas State Board of Dental Examiners maintains 392 active dental licenses in the City of Plano across all practice types. Of those, 14 active licensees practice at 5800 Coit Road – giving this single building an outsized share of Plano’s specialty dental capacity.

The concentration is most pronounced in high-acuity specialties. Lone Star Crossings houses 27.3% of all Oral & Maxillofacial Surgery licenses in Plano, 18.2% of Endodontics licenses, and 15.4% of Pediatric Dentistry licenses. In Orthodontics, the building holds 13.3% of the city’s licensed capacity. These are not commodity general dentistry practices – they represent referral-dependent specialties with high barriers to entry, longer patient relationships, and significantly higher per-visit revenue.

For investors, this concentration means the building functions as a specialty dental hub – a destination that referring general dentists across the Metroplex routinely send patients to. This referral gravity creates a self-reinforcing tenant retention dynamic: specialists benefit from co-location, and the departure of any single tenant would be against their own economic interest.



SPECIALTY LICENSE MARKET SHARE — 5800 COIT RD VS. PLANO

Specialty	5800 Coit Rd	Plano Market	Market Share	Investor Significance
Oral & Maxillofacial Surgery	3	11	27.30%	Highest concentration
Endodontics	2	11	18.20%	Strong concentration
Pediatric Dentistry	2	13	15.40%	Strong concentration
Orthodontics	2	15	13.30%	Notable concentration
Periodontics	1	11	9.10%	Meaningful presence
General Dentistry	2	142	1.40%	Market baseline
Total Active Licenses	14	392		

MARKET OVERVIEW | PLANO, TEXAS



Legacy West | 240-Acre Mixed-Use Hub

DALLAS-FORT WORTH



North Texas Medical & Professional Corridor

The Dallas-Fort Worth Metroplex anchors North Texas as a premier healthcare and professional hub, integrating medical services, education, and commerce across Collin, Dallas, and Tarrant counties. With a population exceeding 8.3 million, the region continues to attract outpatient medical users seeking accessible, well-located facilities. Plano, in particular, has emerged as a suburban healthcare destination, supported by affluent demographics and strong demand for specialty practices.

Healthcare demand is reinforced by major systems including Baylor Scott & White Health, Texas Health Resources, and Medical City Healthcare, alongside a robust network of specialty providers. Outpatient volume is expected to grow nearly three times faster than population growth, driven by chronic care, pediatrics, and an aging population. This dynamic positions medical office properties like Lone Star Crossing to capture recurring patient visits and long-term tenancy.

Regional strength is amplified by DFW's diversified economy, which spans corporate headquarters, technology, logistics, and finance. Combined with ongoing infrastructure investment and Plano's strong residential growth, the area sustains healthcare and professional office demand. Lone Star Crossing's location along Coit Road offers direct connectivity to U.S. 75 and President George Bush Turnpike, ensuring accessibility for patients and providers across North Dallas and Collin County.

- Concentration of outpatient medical practices and specialty providers
- Strong patient accessibility via major highways and affluent suburban demographics
- Durable tenancy from recurring healthcare demand and population growth
- Regional hub for healthcare and professional services

KEY DRIVERS



Healthcare Epicenter

Dallas-Fort Worth anchors North Texas healthcare through Baylor Scott & White, Texas Health Resources, and Medical City Healthcare.



Outpatient Growth

Recurring demand is fueled by chronic care, pediatrics, and an aging population, with outpatient visits rising faster than population growth.



Economic Resilience

DFW's diversified economy—corporate headquarters, technology, and logistics—supports employment and regional healthcare demand.



Talent Supply

UT Southwestern Medical Center, University of Texas at Dallas, and Collin College provide a steady pipeline of healthcare professionals.



Connectivity

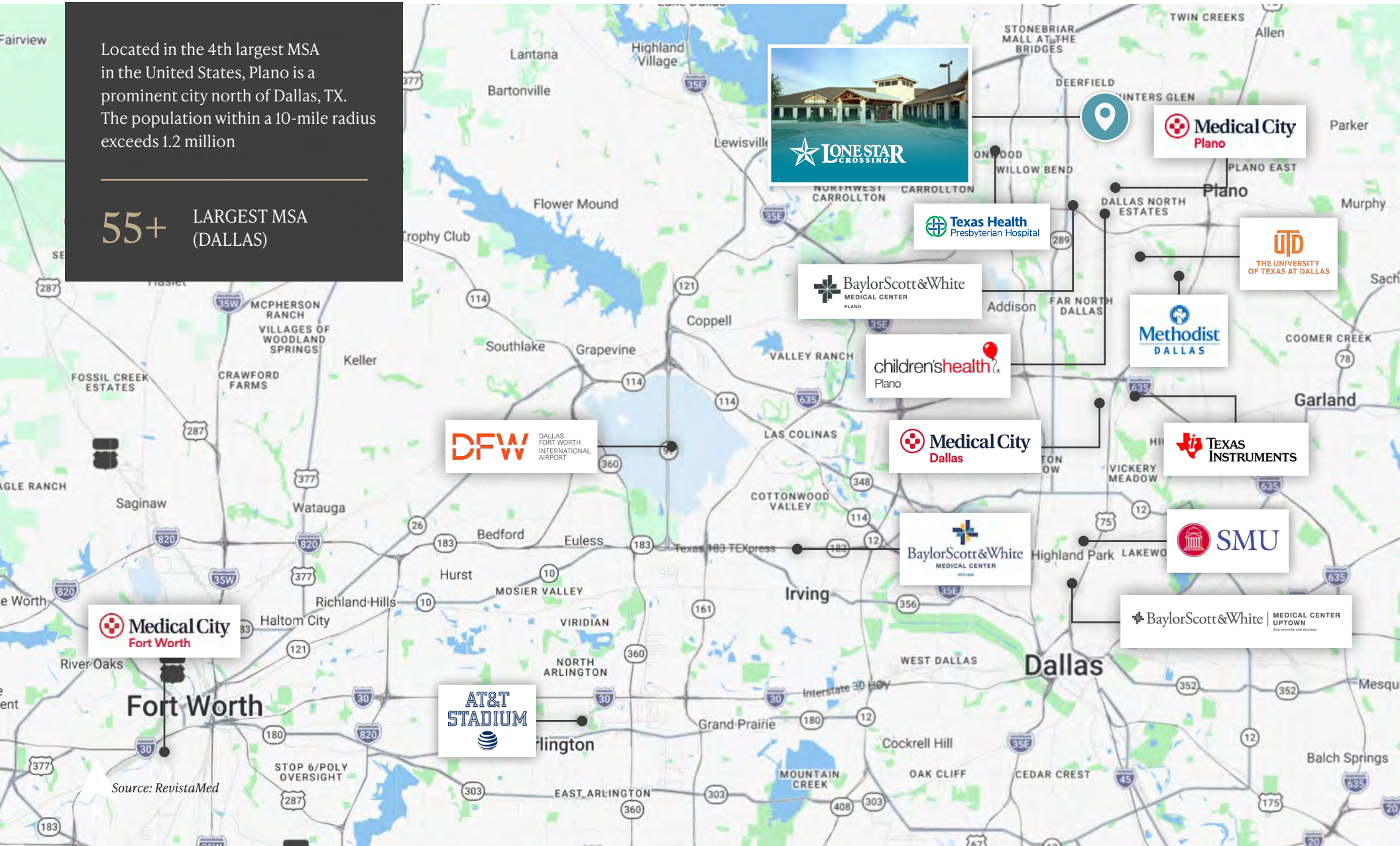
U.S. 75, President George Bush Turnpike, and Dallas North Tollway ensure seamless connectivity across Collin County and the broader Metroplex.



MAJOR MARKET LOCATION

Located in the 4th largest MSA in the United States, Plano is a prominent city north of Dallas, TX. The population within a 10-mile radius exceeds 1.2 million

55+ LARGEST MSA (DALLAS)



Source: RevistaMed

HEALTHCARE DEMAND

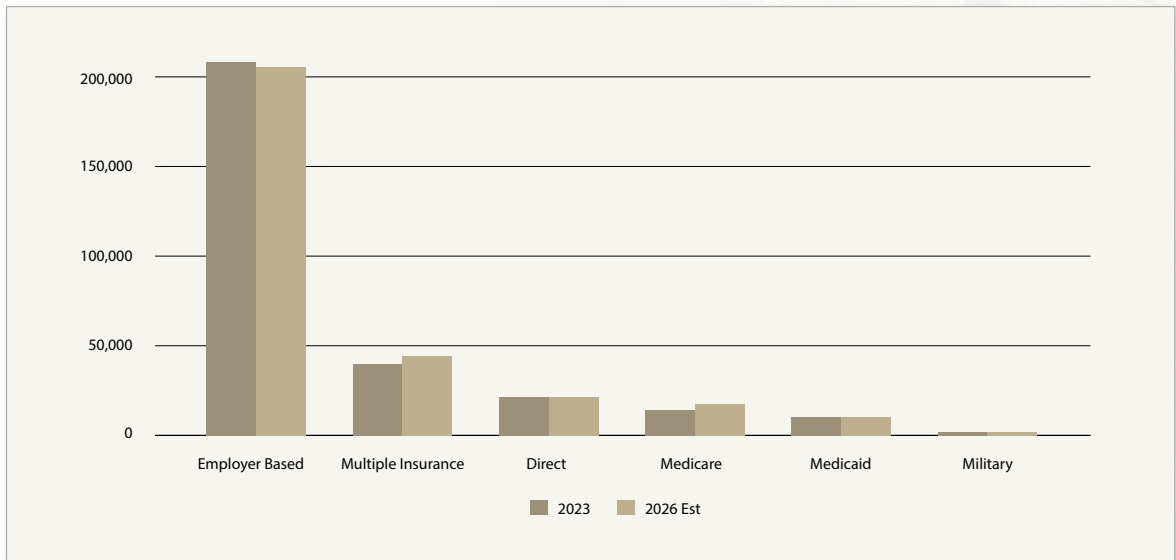
Insurance Profile Favoring Outpatient Care

The market is heavily commercially insured, with employer-based coverage serving as the primary demand backbone. This insurance mix supports consistent utilization across dental, primary care, and outpatient specialties. Medicare shows the strongest growth trajectory through 2026, driven by aging demographics.

206,610
EMPLOYER BASED (2026 EST)

43,119
MULTIPLE INSURANCE (2026 EST)

Insurance Mix (5-Mile Radius)



Source: RevistaMed

MARKET SNAPSHOT (5-MILE RADIUS)

~3,100
PROVIDERS

1,962
DOCTORS

8.6 PER 1,000
PROVIDER DENSITY

5.9 PER 1,000
DOCTOR DENSITY

82 MOBS | ~4.06M SF
MEDICAL OFFICE INVENTORY

HEALTHCARE DEMAND

Age Profile Driving Utilization

The market benefits from both large working-age cohorts and accelerating senior growth, supporting broad-based healthcare demand. Rapid growth in 70+ cohorts is expected to drive increased outpatient visits, dental utilization, and specialty care demand.

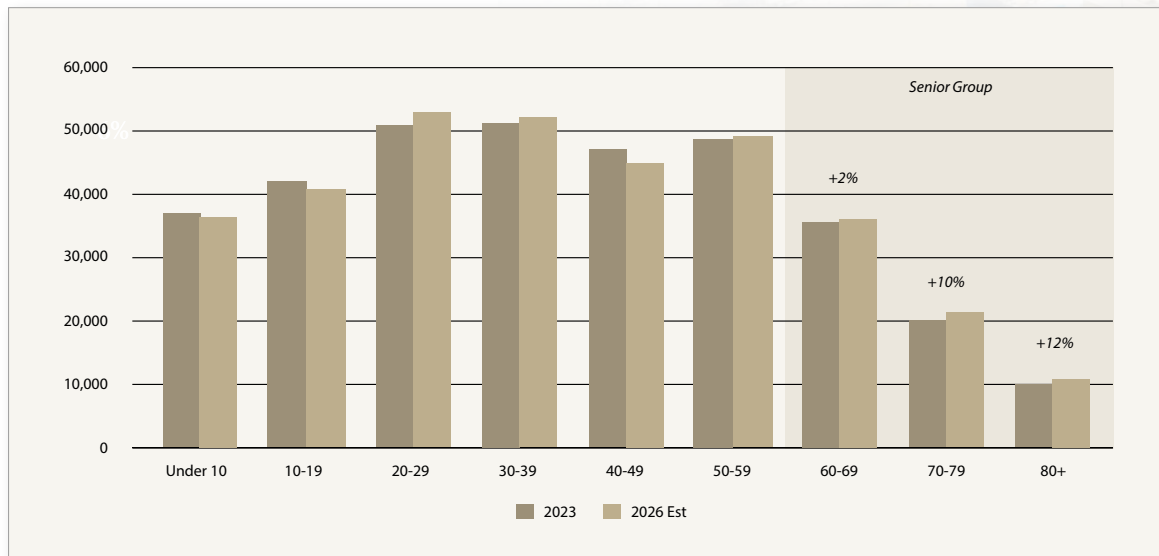
AGES 70-79

+10% GROWTH THROUGH 2026

AGES 80+

+12% GROWTH THROUGH 2026

Age Distribution (5-Mile Radius)



Source: RevistaMed



HEALTHCARE DEMAND

Established Outpatient Medical Environment

The area functions as a dense and mature outpatient ecosystem, supported by approximately 82 medical office buildings totaling ~4.0 million square feet, creating strong referral and specialty synergies.

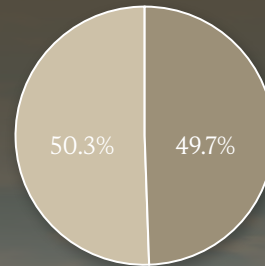
MOB Count	82 Buildings
MOB SF	4.06M SF
Avg MOB Size	~49,556 SF
MOB SF per Capita	10-11 SF/person
MOB SF per Doctor	~1,900 SF/doc
MOB SF per Provider	~1,200 SF/provider

Density Benchmarks

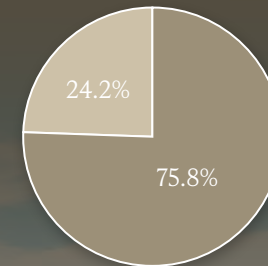
Medical services are most tightly clustered within the **3-mile radius**, representing the market's most active outpatient node, while the broader 5-mile area supports diversified demand and referrals.

Metric	1-Mile	3-Miles	5-Miles
Docs per 1,000 ppl	2.8	7.5	5.9
MOB SF per Capita Insured	0.3	17.1	12.4
MOB SF per Doctor	89	2,090	1,882

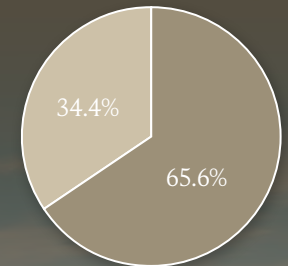
MOB SF By Campus



MOB SF By Affiliate



MOB SF By Class



● On Campus ● Off Campus

● Affiliated ● Not Affiliated

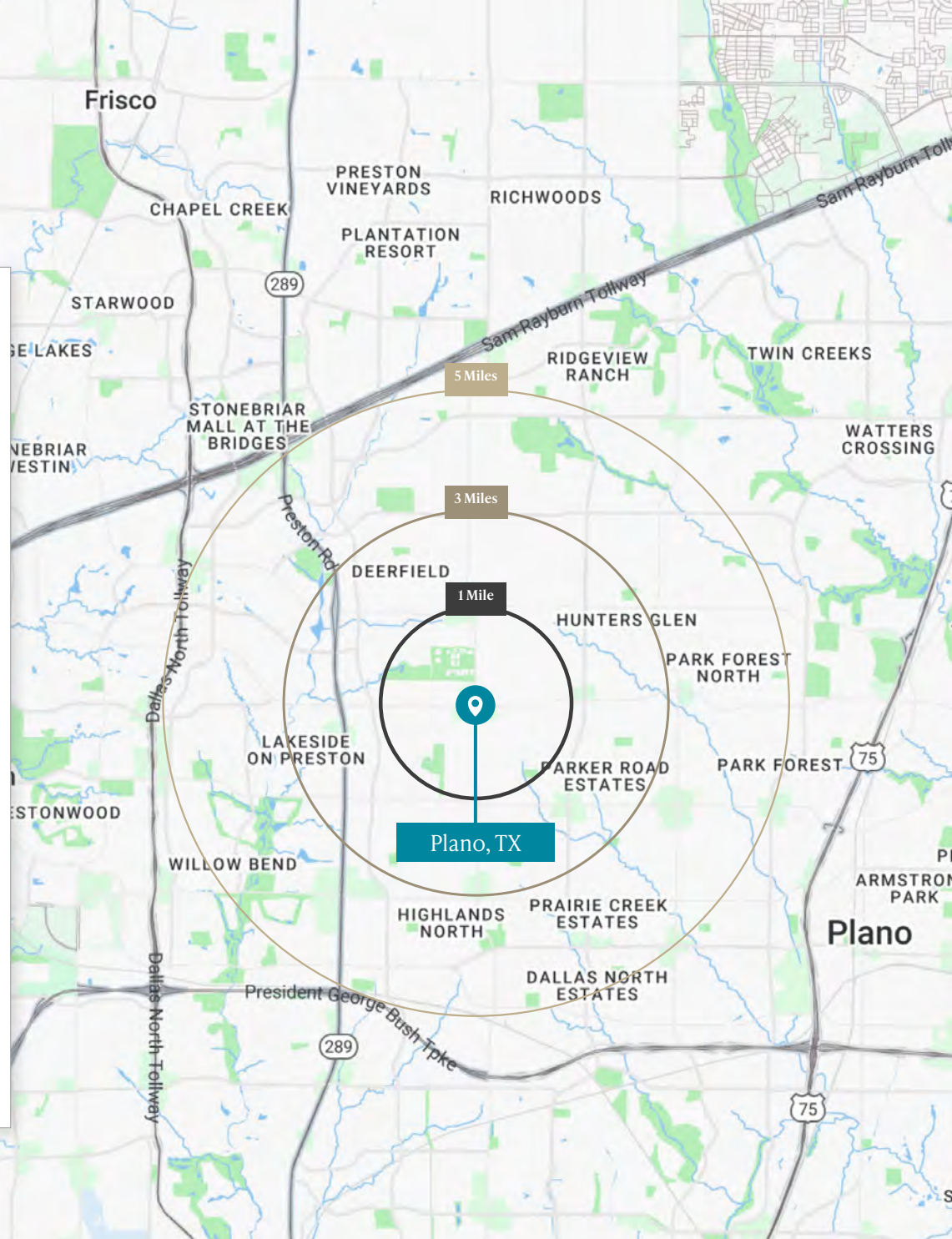
● A ● B



TRADE AREA



DEMOGRAPHICS MAP & REPORT



POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	67,644	373,135	1,361,386
2029 Population Projection	81,791	451,103	1,585,677
Pop Growth 2024-2029	4.2%	4.2%	3.3%
Median Age	43.2	38.4	38

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2024 Households	26,299	152,184	529,160
2029 Household Projection	31,880	185,029	615,782
HH Growth 2024-2029	4.2%	4.3%	3.3%

DAYTIME DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Businesses	3,005	23,334	76,131
Total Employees	19,664	222,425	691,187

\$123,909
AVERAGE HH INCOME



1,361,386
TOTAL POPULATION



Source: CoStar

OFFERING MEMORANDUM

Lone Star Crossing

5800 Coit Rd, Plano, TX 75023

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