# Trova Plaza

3758 S Carrier Pkwy, Grand Prairie, TX 75052


## FOR SALE

**6.50%**
CAP RATE

**$4,470,000**
PRICE

TEXAS LEGACY
REALTY

**RAFE SONG**
**Managing Partner** | *Investment Sales*
469-855-4430 | rafe.song@txlegacyrealty.com

**DANIEL KIM**
**Associate** | *Investment Sales*
214-729-3020 | daniel.kim@txlegacyrealty.com

## TABLE OF CONTENT





TEXAS LEGACY REALTY

**RAFE SONG**
**Managing Partner** | *Investment Sales*
469-855-4430 | rafe.song@txlegacyrealty.com

**DANIEL KIM**
**Associate** | *Investment Sales*
214-729-3020 | daniel.kim@txlegacyrealty.com

## PROPERTY HIGHLIGHT

Trova Plaza is an 18,000 SF multi-tenant retail center situated on a 2.20-acre lot in a highly visible Grand Prairie retail corridor. The property consists of seven tenants and offers strong accessibility with and direct exposure along S Carrier Pkwy. Its location benefits from proximity to major national retailers, including Home Depot, Family Dollar, Target, Cinemark Grand Prairie, etc. which helps drive consistent traffic and enhances tenant performance. Trova Plaza is an income generating neighborhood retail asset located in a strong submarket of Grand Prairie

## KEY HIGHLIGHTS

- All tenants have Fair Market Value (FMV) or No renewal options, providing flexibility and ensuring rents can adjust to true market conditions.
- Below-market rents across the center, offering immediate upside potential through mark-to-market leasing and renewals. ($16-$20/SF)
- Strong and diverse tenant mix, creating stability and reducing rollover risk while driving consistent customer traffic.
- Located adjacent to a major retail corridor, surrounded by national retailers such as Target, Home Depot, Tom Thumb, and other high-performing anchors that significantly enhance visibility and draw.

## OFFERING SUMMARY

| | |
|---|---|
| PRICE | $4,470,000 |
| CAP RATE | 6.50% |
| NET OPERATING INCOME | $290,526 |
| PRICE PSF | $248 |
| OCCUPANCY | 100% |
| YEAR BUILT/RENOVATED | 2000 |
| GROSS LEASABLE AREA | 18,000 SF |
| LOT SIZE | 2.19 Acres |

## AREA RETAILERS

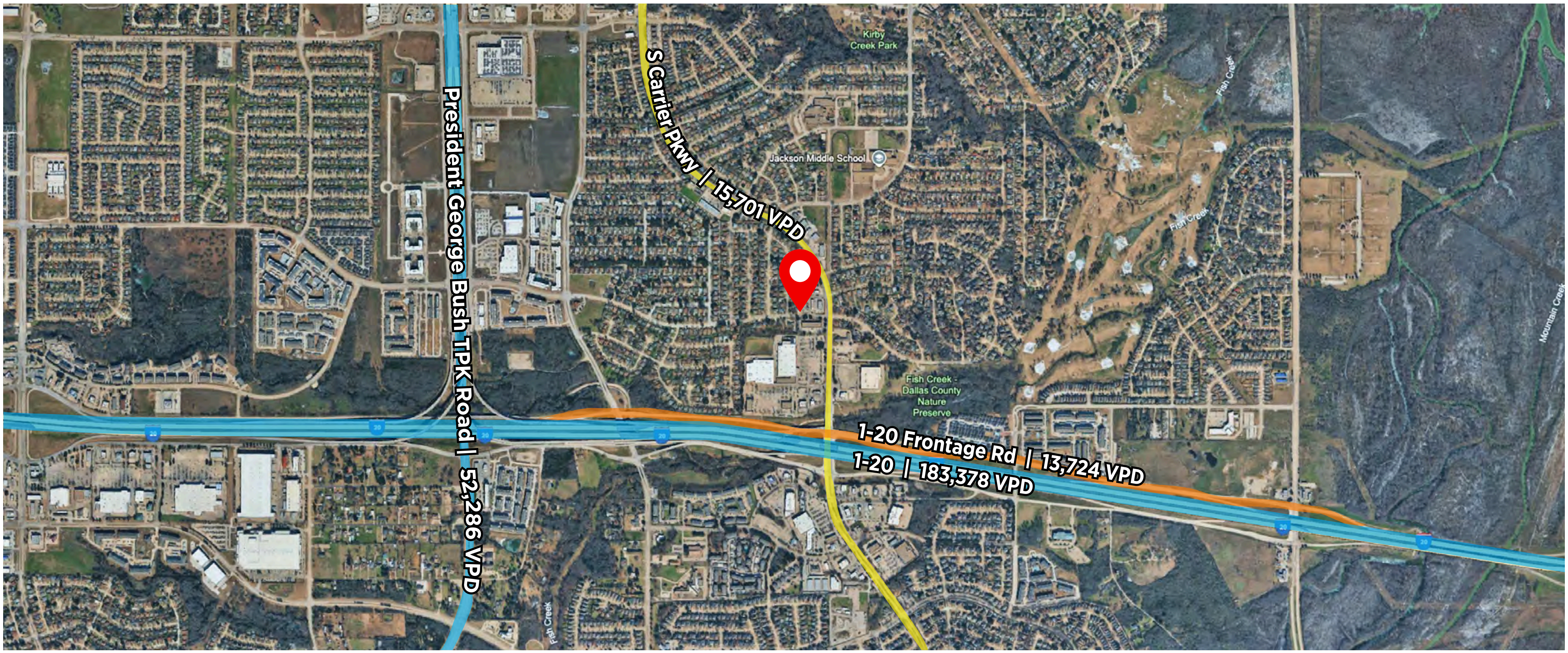
TEXAS LEGACY REALTY

**RAFE SONG**
**Managing Partner** | *Investment Sales*
469-855-4430 | rafe.song@txlegacyrealty.com

**DANIEL KIM**
**Associate** | *Investment Sales*
214-729-3020 | daniel.kim@txlegacyrealty.com

| DEMOGRAPHICS | 1 Miles | 5 Miles | 10 Miles |
|---|---|---|---|
| 2024 POPULATION (Pop.) | 12,424 | 225,205 | 922,826 |
| 2024 HOUSEHOLDS (HH) | 4.199 | 72.131 | 314.446 |
| 2024 AVG. HH INCOME | $103.274 | $77.642 | $84.847 |
| 5YR. PROP. GROWTH. (Total %) | 0.1% | 1.8% | 3.9% |

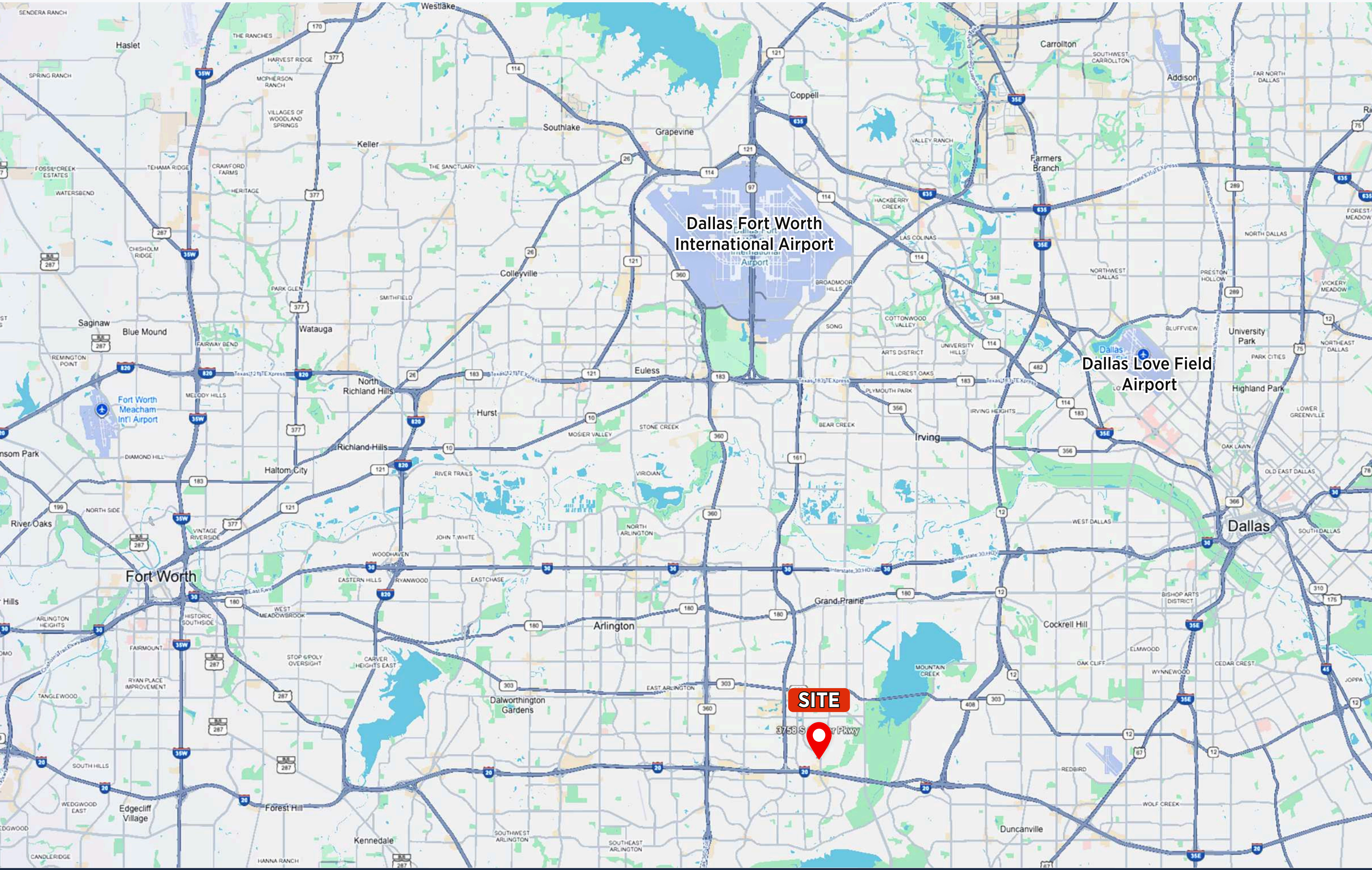
| TRAFFIC COUNTS | |
|---|---|
| I-20 | 183,378 VPD |
| S CARRIER PKWY | 15,701 VPD |
| PRESIDENT GEORGE BUSH TPK (TOLL) | 52,286 VPD |
| I-20 FRONTAGE RD | 13,724 VPD |






**RAFE SONG**
**Managing Partner** | *Investment Sales*
469-855-4430 | rafe.song@txlegacyrealty.com

**DANIEL KIM**
**Associate** | *Investment Sales*
214-729-3020 | daniel.kim@txlegacyrealty.com


Dallas Fort Worth International Airport
Dallas Love Field Airport
Fort Worth Meacham Int'l Airport
SITE
Fort Worth
Dallas
Arlington
Grand Prairie
Irving
Euless
Grapevine
Southlake
Coppell
Carrollton
Addison
Farmers Branch
Keller
Haslet
Colleyville
Hurst
North Richland Hills
Richland Hills
Haltom City
Watauga
Saginaw
Blue Mound
River Oaks
Highland Park
University Park
Cockrell Hill
Duncanville
Dalworthington Gardens
Kennedale
Forest Hill
Edgecliff Village
Westlake


TEXAS LEGACY REALTY

**RAFE SONG**
**Managing Partner** | *Investment Sales*
469-855-4430 | rafe.song@txlegacyrealty.com

**DANIEL KIM**
**Associate** | *Investment Sales*
214-729-3020 | daniel.kim@txlegacyrealty.com





TEXAS LEGACY REALTY

**RAFE SONG**
**Managing Partner** | *Investment Sales*
469-855-4430 | rafe.song@txlegacyrealty.com

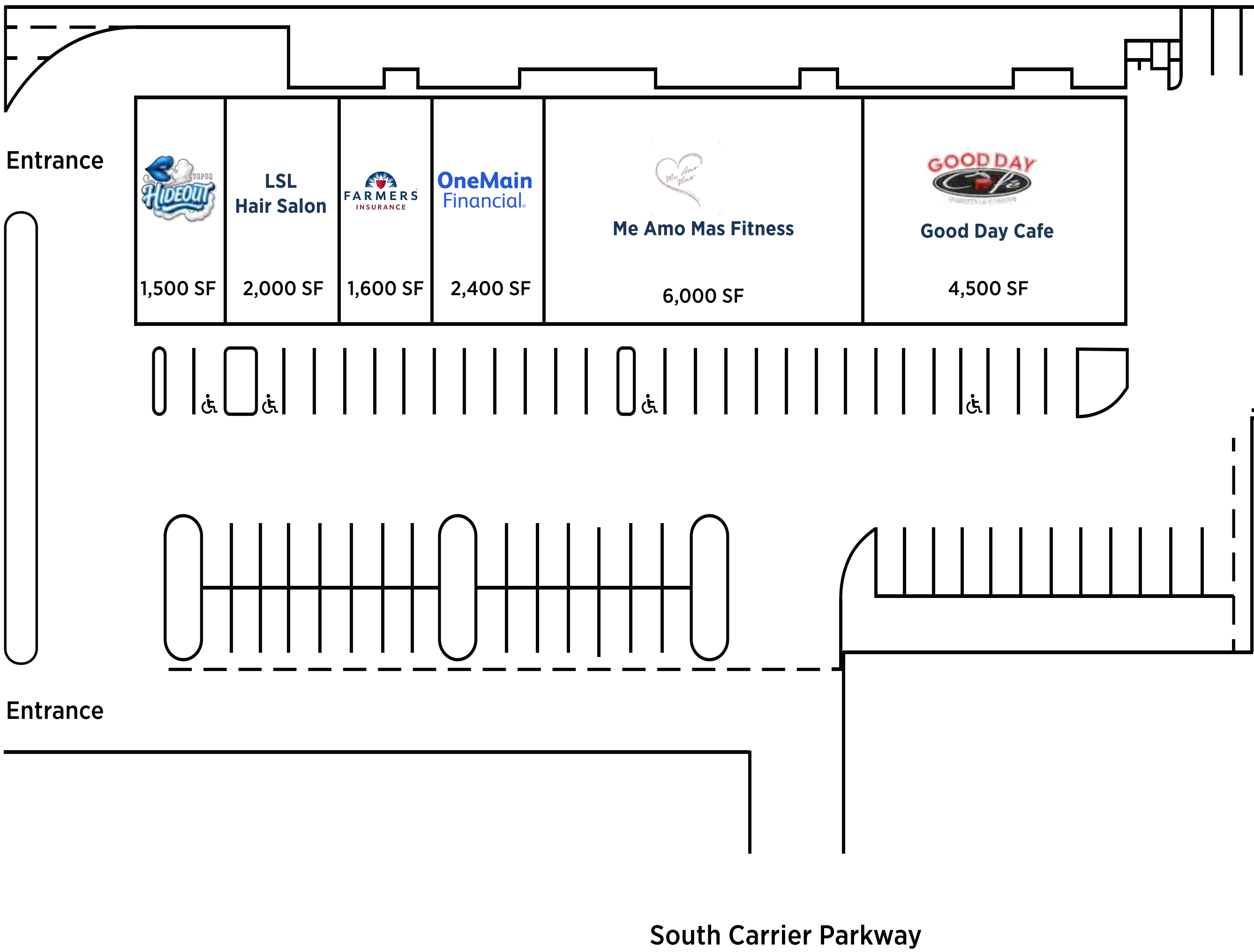
**DANIEL KIM**
**Associate** | *Investment Sales*
214-729-3020 | daniel.kim@txlegacyrealty.com



TEXAS LEGACY
REALTY

**RAFE SONG**
**Managing Partner** | *Investment Sales*
469-855-4430 | rafe.song@txlegacyrealty.com

**DANIEL KIM**
**Associate** | *Investment Sales*
214-729-3020 | daniel.kim@txlegacyrealty.com







**RAFE SONG**
**Managing Partner** | *Investment Sales*
469-855-4430 | rafe.song@txlegacyrealty.com

**DANIEL KIM**
**Associate** | *Investment Sales*
214-729-3020 | daniel.kim@txlegacyrealty.com

| Suite | Tenant Name | GLA | SF% | Start Date | End Date | Annual | Monthly | PSF | Escalation Date | Escalation Amount / SF | Options | Option Amount | Lease |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | Good Day Cafe [1] | 4,500 | 25.00% | 01/01/2015 | 12/31/2029 | $67,500 | $5,625 | $15.00 | | | 2 X 5 FMV | Market Value | NNN |
| 112 | Me Amo Mas Fitness | 3,000 | 16.67% | 06/01/2023 | 05/31/2028 | $49,161 | $4,096 | $16.39 | 06/30/2027 | $16.88 | 1 X 5 FMV | Market Value | NNN |
| 116 | Me Amo Mas Fitness [2] | 3,000 | 16.67% | 10/01/2022 | 09/30/2027 | $45,480 | $3,790 | $15.16 | | | None | Market Value | NNN |
| 128 | One Main Financial Group [3] | 2,400 | 13.33% | 09/22/2004 | 01/31/2031 | $45,384 | $3,782 | $18.91 | 02/01/2028<br>02/01/2029<br>02/01/2030 | $19.46<br>$20.01<br>$20.56 | 1 X 5 FMV | Market Value | NNN |
| 132 | Farmers Insurance | 1,600 | 8.89% | 08/01/2021 | 07/31/2031 | $20,800 | $1,733 | $13.00 | 08/01/2027<br>08/01/2028 | $14.00<br>$15.00 | 1 X 5 FMV | Market Value | NNN |
| 136 | Hair Salon [4] | 2,000 | 11.11% | 07/01/2025 | 09/30/2030 | $41,200 | $3,433 | $20.60 | 10/01/2027<br>10/01/2028<br>10/01/2029 | $21.22<br>$21.86<br>$22.52 | 1 X 5 FMV | Market Value | NNN |
| 144 | Vapor Hideout | 1,500 | 8.33% | 03/15/2015 | 07/31/2030 | $21,000 | $1,750 | $14.00 | 08/01/2027 | $15.00 | 2 X 5 FMV | Market Value | NNN |
| | **Total** | **18,000 SF** | **100%** | | | **$290,526** | | | | | | | |

*NOTE:*
*[1] The monthly base rent calculation is based on 1/1/2027 Increase. At closing seller will credit the buyer on the difference.*
*[2] The monthly base rent calculation is based on 10/1/2026 Increase. At closing seller will credit the buyer on the difference.*
*[3] The monthly base rent calculation is based on 2/1/2027 Increase. At closing seller will credit the buyer on the difference.*
*[4] The monthly base rent calculation is based on 10/1/2026 Increase. At closing seller will credit the buyer on the difference.*

TEXAS LEGACY REALTY

**RAFE SONG**
**Managing Partner** | *Investment Sales*
469-855-4430 | rafe.song@txlegacyrealty.com

**DANIEL KIM**
**Associate** | *Investment Sales*
214-729-3020 | daniel.kim@txlegacyrealty.com

| | Annual | PSF |
|---|---|---|
| **FINANCIAL SUMMARY** | | |
| Base Rent | $290,526 | $16.14 |
| **Gross Potential Rent** | **$290,526** | **$16.14** |
| **EXPENSE REIMBURSEMENTS** | | |
| Taxes | $72,880 | $4.05 |
| Insurance | $16,264 | $0.90 |
| Common Area (CAM) | $37,828 | $2.10 |
| Management (3.35%) | $9,583 | $0.53 |
| **Total Expense Reimbursements** | **$136,555** | **$7.59** |
| **Gross Potential Income** | **$427,081** | **$23.73** |
| **Effective Gross Revenue** | **$427,081** | **$23.73** |
| **OPERATING EXPENSES** | | |
| Tax (Estimated 2026) | $72,880 | $4.05 |
| Insurance | $16,264 | $0.90 |
| Common Area (CAM) | $37,828 | $2.10 |
| Management (3.35%) | $9,583 | $0.53 |
| **Total** | **$136,555** | **$7.59** |
| **Total Recoverable Expenses** | **$136,555** | **$7.59** |
| **Net Operating Income** | **$290,526** | **$16.14** |


TEXAS LEGACY REALTY

**RAFE SONG**
**Managing Partner** | *Investment Sales*
469-855-4430 | rafe.song@txlegacyrealty.com

**DANIEL KIM**
**Associate** | *Investment Sales*
214-729-3020 | daniel.kim@txlegacyrealty.com

# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|---|---|---|
| Texas Legacy Realty | 9013728 | info@txlegacyrealty.com | (469)902-4291 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Rafe Song | 712965 | rafe.song@txlegacyrealty.com | (469)855-4430 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| | | | |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Daniel Kim | 829092 | daniel.kim@txlegacyrealty.com | (214)729-3020 |
| Name of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials ____ ____ Date ____