



ON GREENVILLE AVENUE



4908-4910 GREENVILLE AVENUE DALLAS, TEXAS 75206

SHOP now

CONFIDENTIAL OFFERING MEMORANDUM

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CONFIDENTIAL OFFERING MEMORANDUM

amazon
now

LOCATION

4908 & 4910 GREENVILLE AVENUE
DALLAS, TEXAS 75206

OFFERED BY

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- Please refer to page 15 for pylon upgrade details.

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Downtown
Dallas

University Boulevard

Greenville Avenue

amazon
now

ENERGY SQUARE

INVESTMENT HIGHLIGHTS

New Amazon Now Corporate Lease Through January 2031 | Irreplaceable Infill Greenville Avenue Real Estate | Dallas, TX

- Amazon.com, Inc. Corporate Guarantee; World's Largest Public Company by Revenue Generating \$716.9 Billion in Net Sales for 2025, over 180,000,000 U.S. Prime Members and Holds 35%+ Share of E-Commerce Market
- Two, 5-Year Renewal Options at 12.5% Increases
- Well Positioned Parallel to Greenville Avenue with Extremely High Barriers to Entry
- Dense Submarket with Over 1,300,000 SF of Retail GLA, 3,800,000 SF of Office GLA and 13,000 Multifamily Units in a 1-Mile Radius (CoStar)
- Equipped with Dual Sided Pylon Sign Fronting Greenville Avenue Enhancing Long Term Residual Value and Providing Future Branding Opportunities
- Nearby National Tenant Retailers Include Central Market, Walmart, Kroger, Tom Thumb, Target, Starbucks, Sherwin Williams, Chipotle & Chick-Fil-A, Amongst Others

Extremely Dense Submarket with Average Daytime Population Exceeding 621,300 in a 5-Mile Radius | Average Household Income Exceeds \$194,200 in a 3-Mile Radius

- Rare Greenville Avenue Single Tenant Opportunity Within a Densely Populated & Affluent Submarket of Dallas, Texas
- Directly Across from Energy Square Office Campus; Five (5) Class A Office Buildings, Approximately 1,100,000 SF of Office GLA & 10,000-15,000 SF of Retail & Restaurant GLA
- Moments South of H-E-B Specialty Grocer Central Market; Frequently Reported as One of the Highest Annual Per Square Foot Sales Volumes In Dallas/Fort Worth Metroplex
- Highly Desirable Neighborhoods within Minutes Include Highland Park, University Park, Turtle Creek, Uptown, Oak Lawn & Downtown Dallas



- Please refer to page 15 for pylon upgrade details.

PROPERTY OVERVIEW
LEASE ABSTRACT

Offering Price: \$3,062,000

Cap Rate: 6.50%

Location: 4908 & 4910 Greenville Avenue
Dallas, Texas 75206

Tenant: Prime Now, LLC

Guarantor: Amazon.com, Inc.

Building Square Feet: 3,750 SF

Land Area: +/-0.33 Acres

Rent Commencement: February 1, 2026

Lease Expiration: January 31, 2031

Base Lease Term: 60 Months

Renewal Options: Two, 5-Year Options at 12.5% Increases

Lease Type: NN

Roof & Structure: Landlord Responsibility



Rent Schedule:

Years	Annual Rent
February 1, 2026 - January 31, 2031	\$199,087
February 1, 2031 - January 31, 2036 (Renewal Option #1)	\$223,987
February 1, 2036 - January 31, 2041 (Renewal Option #2)	\$251,962

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- Tenant reimburses real estate taxes, insurance and CAM. Tenant also maintains the doors, windows, interior of Premises, HVAC and cleanliness of parking areas. Tenant pays for all utilities used by Tenant at the premises. Buyer should verify with its own due diligence of the Property relative to its suitability of Buyer's intended purposes.

TENANT PROFILE



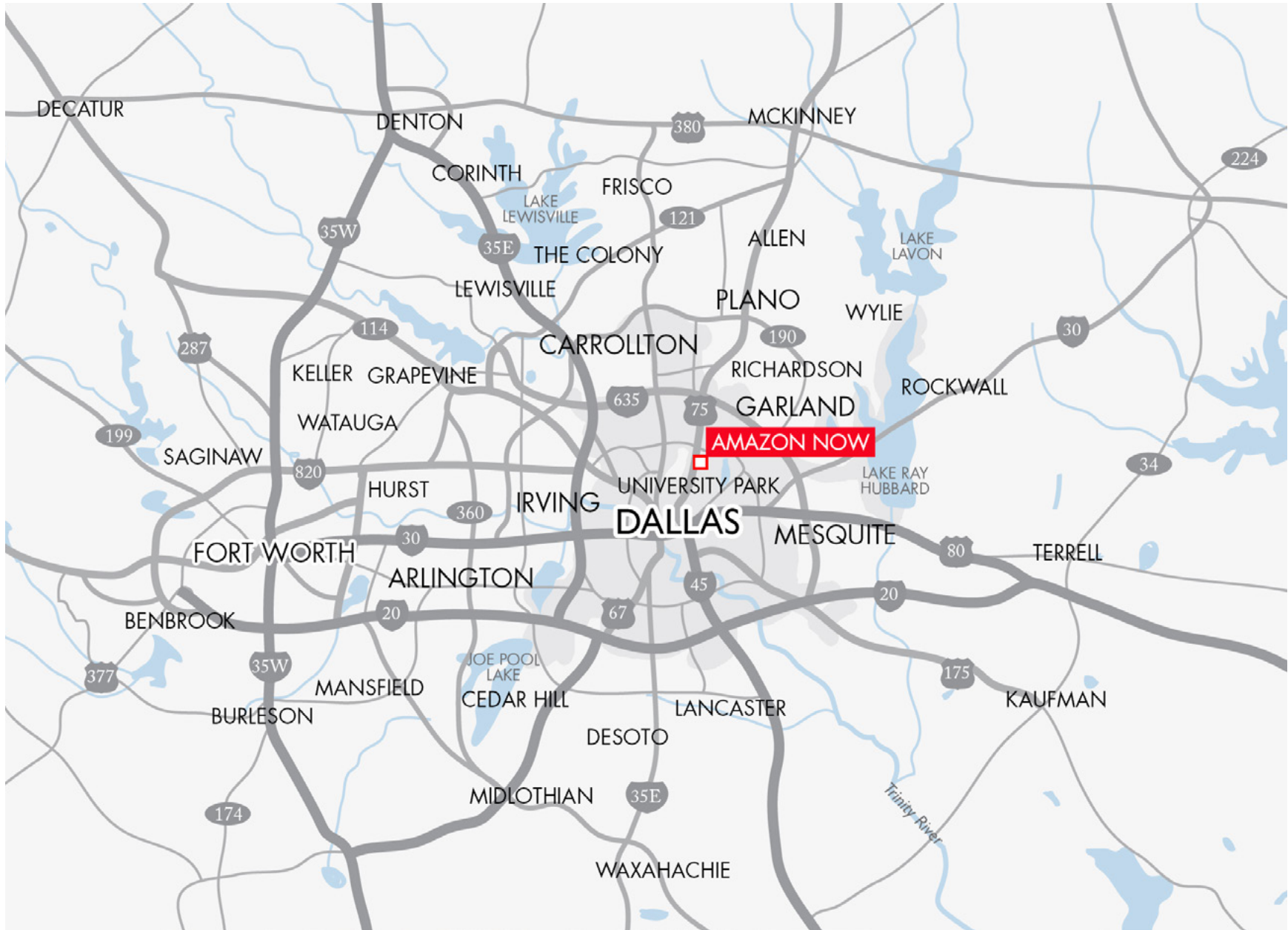
Amazon Now is a new ultra fast delivery concept from Amazon focused on getting everyday items to customers in minutes rather than days. It primarily offers groceries and household essentials, with deliveries often promised in about 30 minutes or less. The service works inside Amazon's existing app, where users can select a special "fast delivery" option and browse a curated selection of products. To make this possible, Amazon relies on local micro-fulfillment centers and advanced logistics systems to shorten delivery distances and times.

Amazon is one of the world's most influential companies, known for transforming how people shop, consume media, and use cloud technology. Its platform connects millions of buyers and sellers, while services like AWS (Amazon Web Services) power a significant portion of the internet's infrastructure. Amazon's focus on convenience—through fast shipping, personalized recommendations, and devices like Alexa—has reshaped customer expectations worldwide.

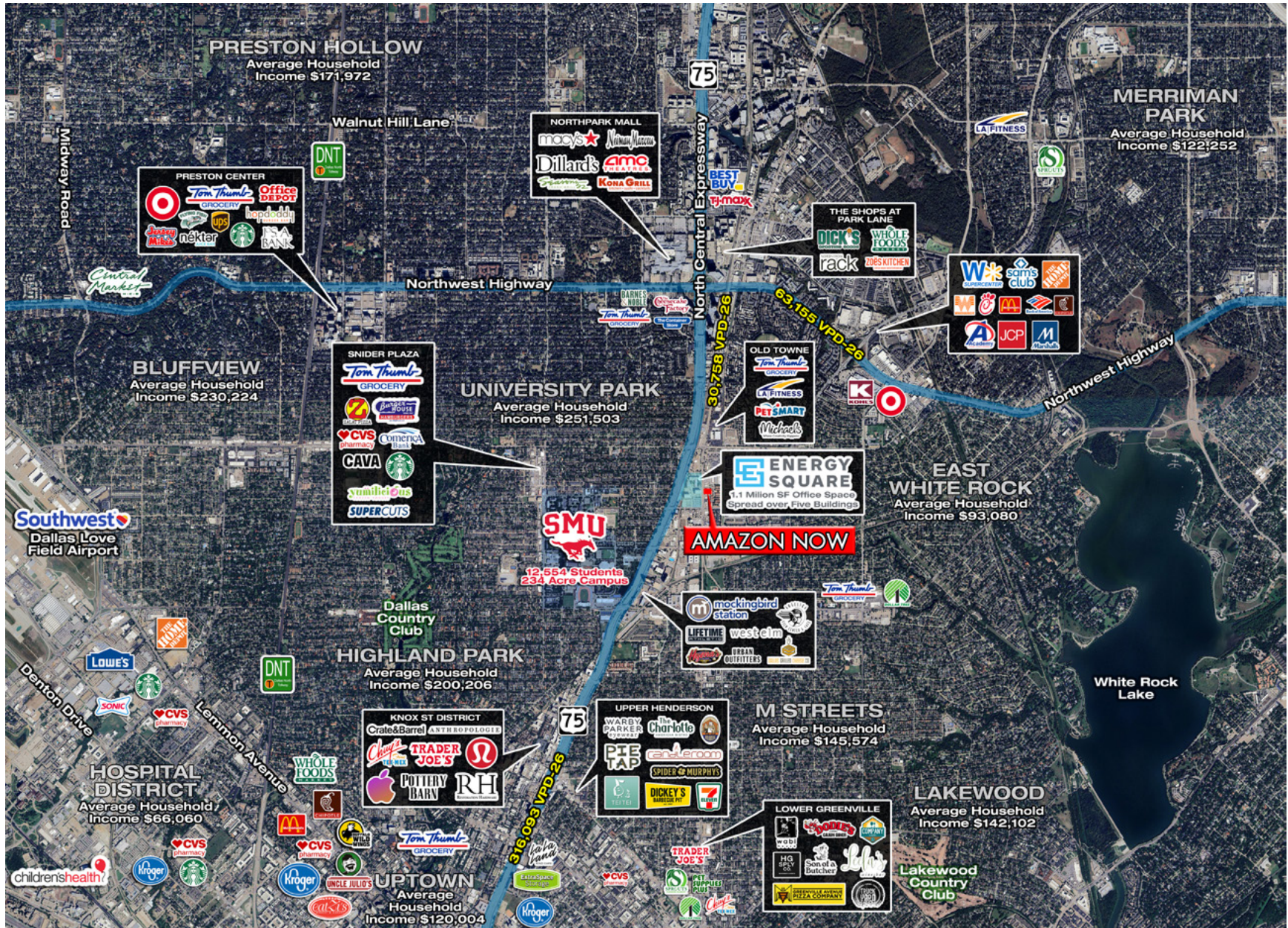
Amazon.com
NASDAQ: AMZN



PROPERTY OVERVIEW



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PROPERTY OVERVIEW

PYLON SIGN: ACTUAL VERSUS PLANNED JUNE 2026



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- Seller is working toward completion of pylon sign upgrades according to above proposed renderings



TRADE AREA OVERVIEW

DALLAS / FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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TRADE AREA OVERVIEW

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	27,125	174,657	432,907
2030 Total Population (Esri)	27,918	177,329	446,670
2010 Total Population (U.S. Census)	21,940	152,030	368,608
2000 Total Population (U.S. Census)	22,971	169,926	391,083
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	0.65%	0.00%	0.36%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.58%	0.30%	0.63%
2025 Total Daytime Population (Esri)	31,864	211,022	621,326
2025 Median Age (Esri)	30.5	34.9	35.2
2025 Total Households (Esri)	13,269	83,702	216,197
2030 Total Households (Esri)	13,915	86,067	226,912
2010 Total Households (U.S. Census)	10,878	69,640	169,537
2000 Total Households (U.S. Census)	11,693	76,682	171,158
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.74%	0.40%	0.61%
2025 Average Household Income (Esri)	\$150,577	\$194,254	\$167,542
2025 Median Household Income (Esri)	\$87,346	\$105,002	\$94,851
2025 Per Capita Income (Esri)	\$74,036	\$93,579	\$83,589
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	1%	2%	3%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	1%	2%	3%
2025 Population Age 25+: High School Diploma (Esri) (%)	3%	7%	9%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	8%	10%	11%
2025 Population Age 25+: Associate's Degree (Esri) (%)	4%	4%	5%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	47%	42%	38%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	37%	31%	28%
2025 Total (SIC01-99) Businesses	1,849	11,705	31,150
2025 Total (SIC01-99) Employees	15,694	105,317	349,789



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