

SINGLE TENANT NNN

Investment Opportunity



SINCE 1900

VUMMIDI BANGARU
JEWELLERS

Prime Frisco, TX Site | \$175k HHI and 300k Pop in 5-Mile Radius | 2% Annual Increases



7100 Stonebrook Parkway | Frisco, TX

DFW MSA

ACTUAL SITE



SRS

CAPITAL
MARKETS

PRESENTED BY

VUMMIDI BANGARU
JEWELLERS

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PROPERTY PHOTOS



OFFERING SUMMARY



VUMMIDI BANGARU JEWELLERS

OFFERING

Asking Price	Contact Brokers for Guidance
Annual Rent	\$315,709
Tenant	Vummidi Bangaru Jewellers, LLC
Lease Type	NN+ (Roof & Structure)
Lease Term	10 Years with (2) 5-Year Options
Rent Increases	2% annually throughout primary term and 1st option; FMV 2nd option

PROPERTY SPECIFICATIONS

Building Area	~7,000 SF
Land Area	~1.03 AC
Property Address	7100 Stonebrook Pkwy, Frisco, TX 75034
Year Built / Remodeled	2022
Parcel Number	R-11277-00A-0010-1
Ownership	Fee Simple (Land & Building)

New Luxury Jewelry NNN Offering | Annual Rent Increases

- Opportunity to acquire a new construction Vummidi Bangaru Jewellers located in Frisco Texas (Dallas/Fort Worth MSA)
- 2% annual rent increases provide protection against inflation
- Vummidi Bangaru Jewellers was founded in 1900 in India and is known around the world as an award-winning high-end jewelry brand
- A large reason Vummidi selected this location is due to the fact that the property backs up to the Frisco Police Department - enhancing security for their operation

Strategic Location | DFW MSA

- **Frisco High School**, situated on Stonebrook Parkway, just off the Dallas North Tollway, across the street from with approximately 2,000 students enrolled
- Just south of a newly proposed 17-acre commercial development, The Heights at Frisco, including a 60,000 SF, 115 unit hotel; medical office; and multiple retail tenants
- **The Star in Frisco**, 2 miles north of a 91-acre campus home to the Dallas Cowboys world headquarters and practice facility, more than 35 restaurants, shops and specialty services. The Star attracts approximately 4 million visitors annually, and is a significant draw for tourism in Frisco, with events like the Academy of Country Music Awards and Big 12 Pro Day contributing to the city's overall tourism economy.

[>>](http://THESTARINFRISCO.COM)

- **Grand Park**, across Dallas North Tollway from a sprawling 1,011-acre world-class urban oasis featuring 39 acres of adventure play space, a 78 acre botanic garden and nature area, a 46 acre sports park and a 37 acre nature center. Grand Park will be a major regional destination for fitness, wellness, respite and activity that celebrates the diversity of Frisco's culture and will be larger than NYC's Central Park.

[>>](http://WWW.LOCALPROFILE.COM)

- **Universal Kids Resort**, 4.5 miles south of a new 32-acre theme park and entertainment resort opening in 2026 with 7 different themed lands and a 300-room hotel

[UNIVERSALKIDSRESORT >>](#)

- 2 miles west of Lebanon Trail High School (~2,110 students)
- 2.5 miles west of Collin College Frisco Campus (~17,000 students)
- 3 miles north of Stonebriar Centre, a 1.7 million square foot super-regional shopping mall anchored by Macy's, Nordstrom, JCPenney and Dillards
- The Dallas-Fort Worth metropolitan statistical area is the most populous MSA in the state of Texas and the Southern US, encompassing 11 counties, and is the economic and cultural hub of North Texas

Surrounding Corporate Headquarters Located in Frisco

- Dallas Cowboys
- PGA of America
- T-Mobile USA
- Public Storage
- TIAA

Prime Visibility & Access | Ample Parking

- Over 21,700 cars passing the site each day on Stonebrook Parkway (VPD)
- Sits at the entrance to Dallas North Tollway with over 112,600 VPD
- 2 Ingress/Egress access points & ADA compliant access options
- Robust parking ratio with 6.8 stalls per 1,000 square feet of leasable area

Robust Demographics

- Densely populated and affluent trade area with over 294,000 residents and 167,000 employees within a 5 mile radius with an average household income approximately \$202,000, projected to increase to over \$217,000 by 2031

Tax-Free State

- Texas is an income tax-free state

PROPERTY OVERVIEW

VUMMIDI BANGARU
JEWELLERS

LOCATION



Frisco, TX
Collin County

ACCESS



Stonebrook Pkwy: 1 Access Point

TRAFFIC COUNTS



Stonebrook Pkwy: 24,269 VPD*
Dallas Pkwy (Dallas North Tollway): 139,457 VPD*
*From TXDOT

IMPROVEMENTS



Approximately 7,000 SF of existing building area

PARKING



~45 parking spaces on the owned parcel. The parking ratio is ~6.42 stalls per 1,000 SF of leasable area

PARCEL



Parcel Number: R-11277-00A-0010-1
Acres: ~1.03
Square Feet: ~45,085

CONSTRUCTION



Year Built: 2022

ZONING



C-1: Commercial Retail





South Frisco Village



DOWNTOWN DALLAS

Windsor Metro
West Apartments



SCHEELS
Baylor Scott &
White Medical
Center - Frisco

The Centre At Preston Ridge



● Frisco High School
~ 2,000 Students



STONEBROOK PKWY 28,645 VPD

Future Planned
National QSR

DALLAS NORTH TOLLWAY

102,719 VPD

● Stone Group
Medical Plaza

ALSO AVAILABLE FOR SALE
CONTACT BROKERS





The Centre At Preston Ridge

TARGET
★ macy's
TJ-maxx
OLD NAVY
ROSS
DSW

Stonebriar Centre

★ macy's
Dillard's
lululemon
amc THEATRES
DICK'S
Burlington
BARNES & NOBLE
H&M
PATEL BROTHERS
DXL
BIG + TALL

★
THE STAR
DALLAS COWBOY HEADQUARTERS

TIAA

Baylor Scott & White MEDICAL CENTER

Baylor Scott & White Medical Center - Frisco

Banfield PET HOSPITAL

Market STREET
ROW HOUSE KUMON

Scottish Rite for Children Orthopedic & Sports Medicine Center

● Frisco High School ~ 2,000 Students

 **VBJ**
SINCE 1900

Shell

STRETCH LAB
iCRYO
Zhao Star Elite Studio Frisco, TX
TOP boba

Valero

jamba

CIRCLE K

DALLAS NORTH TOLLWAY
102,719 VPD

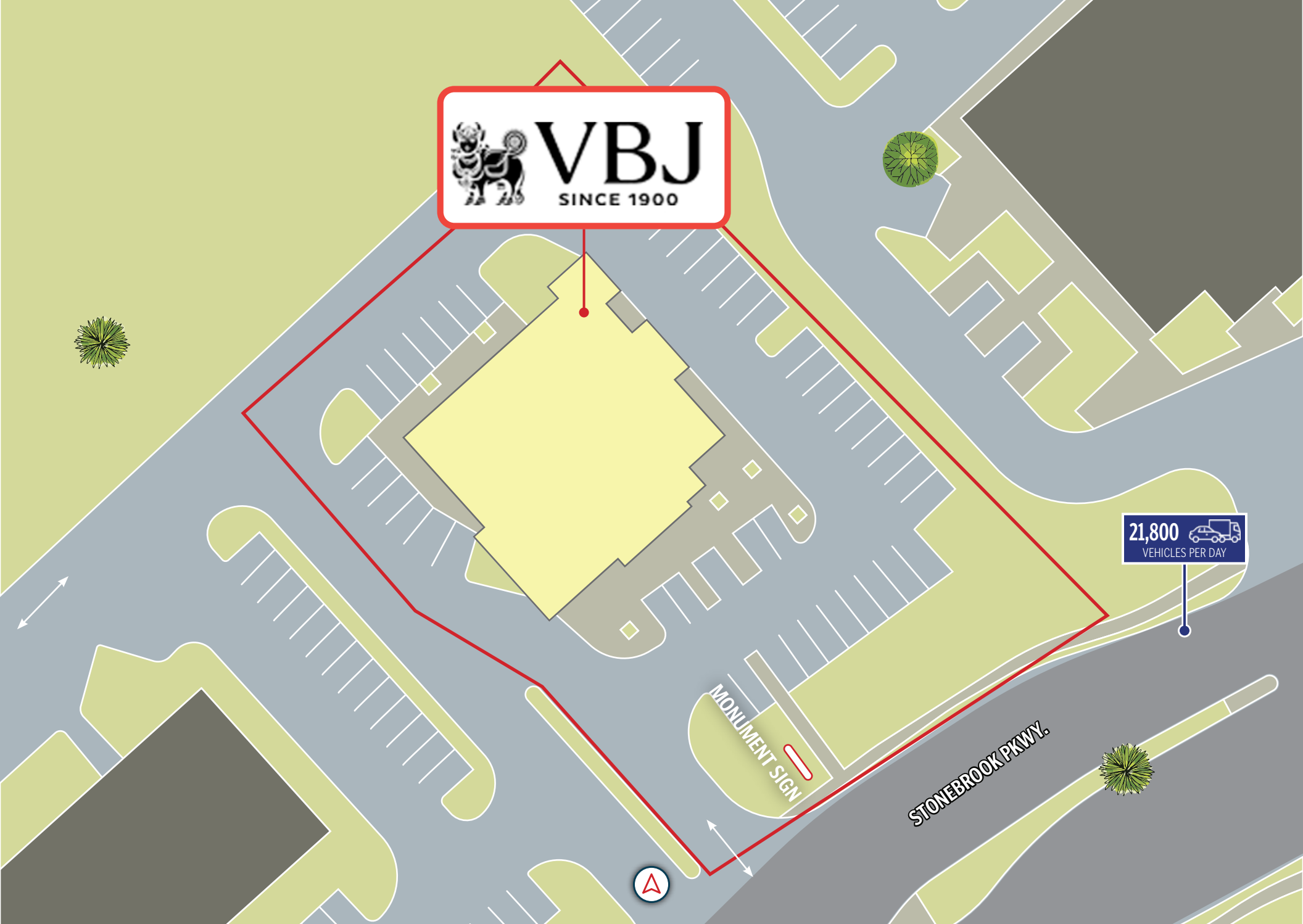
STONEBROOK PKWY 28,645 VPD

FRISCO
PROGRESS IN MOTION

ALSO AVAILABLE FOR SALE
CONTACT BROKERS
MEDVET
BLACK ⚡ ROCK
COFFEE BAR™







LOCATION MAP



FRISCO

FORT WORTH

69 min | 50 miles

DALLAS

52 min | 32 miles

2025 Estimated Population

1 Mile	11,572
3 Miles	101,651
5 Miles	291,496

2025 Average Household Income

1 Mile	\$131,506
3 Miles	\$170,830
5 Miles	\$186,541

2025 Estimated Total Employees

1 Mile	4,641
3 Miles	69,868
5 Miles	159,120

AREA DEMOGRAPHICS

VUMMIDI BANGARU
JEWELLERS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	11,572	101,651	291,496
2030 Projected Population	12,112	110,417	311,851
2010 Census Population	8,352	67,415	182,931
Projected Annual Growth 2025 to 2030	0.92%	1.67%	1.36%
Historical Annual Growth 2010 to 2020	3.02%	3.25%	3.87%
Households & Growth			
2025 Estimated Households	5,105	41,664	107,680
2030 Projected Households	5,473	46,770	118,105
2010 Census Households	3,153	24,372	64,819
Projected Annual Growth 2025 to 2030	1.40%	2.34%	1.87%
Historical Annual Growth 2010 to 2020	4.13%	3.97%	3.90%
Income			
2025 Estimated Average Household Income	\$131,506	\$170,830	\$186,541
2025 Estimated Median Household Income	\$88,038	\$125,538	\$141,384
2025 Estimated Per Capita Income	\$56,761	\$69,546	\$69,037
Businesses & Employees			
2025 Estimated Total Businesses	529	6,588	12,860
2025 Estimated Total Employees	4,641	69,868	159,120





FRISCO, TEXAS

Frisco, Texas, in Collin County, is 24 miles north of Dallas and ranks among the fastest-growing and most affluent communities in the Dallas–Fort Worth Metroplex. With a population of 233,136 as of July 1, 2024, Frisco is anchored by a powerful mix of economic drivers, including major corporate employers, expanding healthcare systems, and a highly educated, high-income workforce. The city benefits from regional connectivity and sustained corporate relocation activity, reinforcing its position as a premier business hub in North Texas.

Frisco's economy is further supported by top employers such as Frisco Independent School District, Baylor Scott & White Health, T-Mobile, Oracle, and Collin College, which provide a stable employment base and consistent daytime population. This strong employment foundation drives consumer spending and supports a thriving retail and service sector. Ongoing commercial investment and a robust pipeline of office, medical, and mixed-use developments continue to fuel job creation and economic expansion.

Known for its family-oriented neighborhoods, Frisco offers top-ranked schools, including one of the largest high school systems in the region, attracting affluent households and supporting long-term residential growth. Continued population increases and new housing developments are creating sustained demand for retail, dining, and convenience-based services.

Frisco's primary retail corridors, particularly along Preston Road, experience significant daily traffic and are lined with national retailers, restaurants, and high-performing coffee concepts that cater to an affluent customer base. The city's strong pet ownership demographics and demand for high-quality veterinary services further enhance its retail profile. With continued growth, strong economic fundamentals, and ongoing development, Frisco remains a highly desirable market for retail investment in a dynamic, high-income community.



DALLAS, TEXAS

Dallas is a major American metropolis located in the state of Texas. The city is also the largest urban center of the fourth most populous metropolitan area in the United States of America. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The City of Dallas is the 3rd largest city in Texas with a population of 1,310,845 as of July 1, 2023.

The City of Dallas is the largest local economy in the nation's fourth largest metropolitan area. The City is home to over 62,000 businesses. Dallas' diverse industry employment mix continues to support steady and progressive local economic growth and to dampen the negative effects of any single industry downturn. Professional and Business services were the largest employment industry within the City, marking a change from the last two years where the Trade, Transportation and Utilities sector was the largest. The Dallas–Fort Worth area has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. Fortune Magazine's 2022 annual list of the Fortune 500 in America indicates the city of Dallas had 11 Fortune 500 companies, and the DFW region as a whole had 23. As of 2022, Dallas–Fort Worth represents the second-largest concentration of Fortune 500 headquarters in Texas and fourth-largest in the United States, behind the metropolitan areas of Houston, Chicago and New York .

Dallas has attractions too numerous to do justice in a simple list. Some of Dallas' more notable and unique attractions include: The Cotton Bowl, The Dallas World Aquarium, The Dallas Zoo, The John F. Kennedy Memorial, The Mesquite Rodeo, The State Fair of Texas, the largest fair of its kind in the country, The Stockyards National Historic District in nearby Fort Worth, The Will Rogers Memorial Center in nearby Fort Worth.

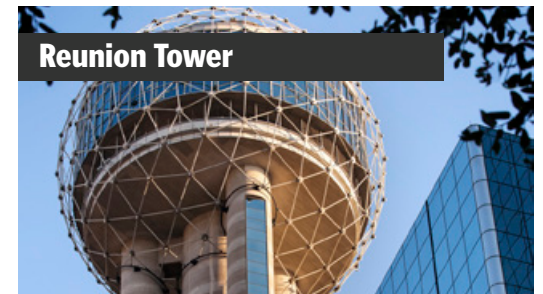


Dallas is proud of its big city vibe. At 68 acres in size, the Dallas Arts District is the largest self-contained urban arts district in the USA. This area includes the Museum of Art, Crow Collection of Asian Art, Nasher Sculpture Center, Morton H. Meyerson Symphony center and the AT&T Performing Arts Center. Popular Dallas attractions also include the Dallas Zoo, the Dallas Arboretum, the Texas Discovery Gardens, several historical sites and a bunch of top-rated restaurants.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. Fort Worth sights are an interesting combination of sophistication and earthiness. Locals often brag that Fort Worth is, “Where the West begins,” and rightfully so. This city was founded on wealth from cattle and hardworking cowboys.



Dallas Cattle Drive Sculptures



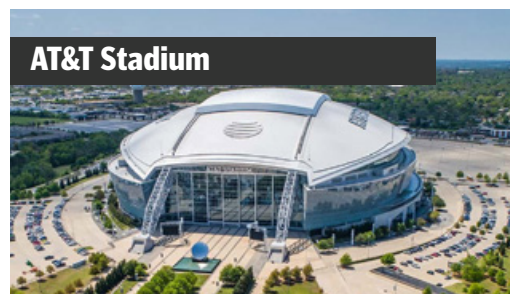
Reunion Tower



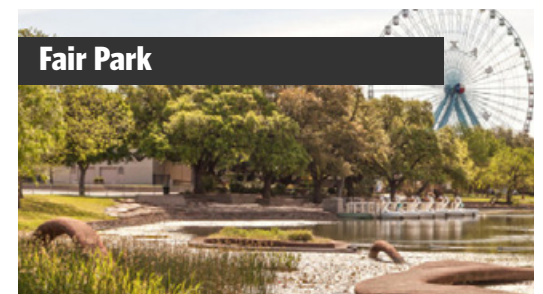
Dallas Museum of Art



Zero Gravity Amusement Park



AT&T Stadium



Fair Park

RENT ROLL

VUMMIDI BANGARU
JEWELLERS

LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Vummidi Bangaru Jewellers (Corporate Guaranty)	7,000	Jan 2023	Apr 2033	Apr 2026	-	\$26,309	\$3.76	\$315,709	\$45.10	NN	2 (5-Year) 2% annual rent increases
				Apr 2027	2.00%	\$26,835	\$3.83	\$322,024	\$46.00		
				Apr 2028	2.00%	\$27,372	\$3.91	\$328,464	\$46.92		
				Apr 2029	2.00%	\$27,919	\$3.99	\$335,033	\$47.86		
				Apr 2030	2.00%	\$28,478	\$4.07	\$341,734	\$48.82		
				Apr 2031	2.00%	\$29,047	\$4.15	\$348,569	\$49.80		
				Apr 2032	2.00%	\$29,628	\$4.23	\$355,540	\$50.79		
				Option 1 Apr 2033	2.00%	\$30,220	\$4.32	\$362,650	\$51.81		
				Apr 2034	2.00%	\$30,825	\$4.40	\$369,903	\$52.84		
				Apr 2035	2.00%	\$31,441	\$4.49	\$377,301	\$53.90		
				Apr 2036	2.00%	\$32,070	\$4.58	\$384,847	\$54.98		
				Apr 2037	2.00%	\$32,712	\$4.67	\$392,544	\$56.08		
				Option 2 Apr 2038-42	-	Market Rent	-	Market Rent			

FINANCIAL INFORMATION

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Ownership	Fee Simple (Land & Building)

Vummidi Bangaru Jewellers, LLC.

Vummidi Bangaru Jewellers, LLC is a distinguished name in the jewelry industry, known for its rich heritage and craftsmanship. Originating from a legacy that dates back generations, the company specializes in creating exquisite gold, diamond, and platinum jewelry, blending traditional artistry with modern elegance. Renowned for quality and authenticity, Vummidi Bangaru Jewellers has earned a loyal clientele by consistently offering meticulously designed pieces that celebrate Indian culture and timeless beauty.

WEBSITE >>





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD

in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE

in 2025



OF GOING THE EXTRA MILE

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