UPTOWN CHEAPSKATE 3-TENANT RETAIL CENTER

5864 N TARRANT PARKWAY, FORT WORTH, TEXAS 76244

CONFIDENTIAL **OFFERING MEMORANDUM**

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UPTOWN CHEAPSKATE
3-TENANT RETAIL CENTER
(H-E-B GROCERY COMPANY, LP OWNED LAND SHADOW ANCHOR)

LOCATION

5864 N TARRANT PARKWAY
FORT WORTH, TEXAS 76244

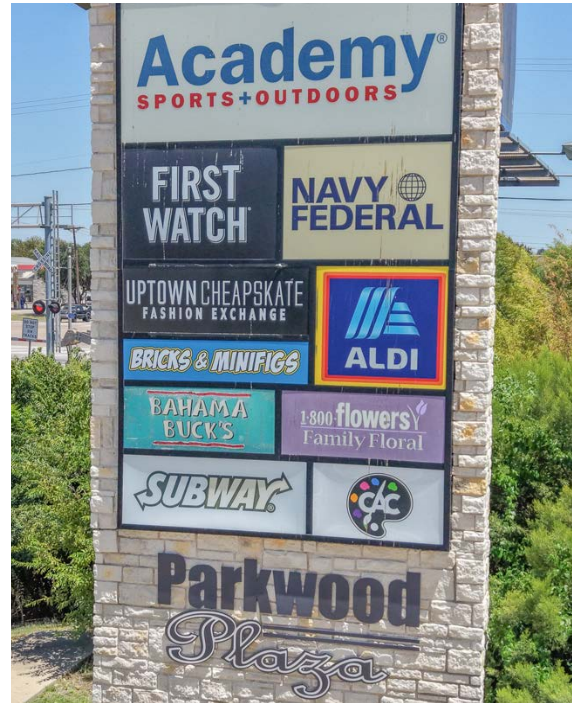
OFFERED BY

Tommy Tucker

TTUCKER@SHOPCOMPANIES.COM / 214-960-2887 / 4809 COLE AVE STE 330, DALLAS, TX 75205

Harry Hardin

HHARDIN@SHOPCOMPANIES.COM / 972-685-1421 / 4809 COLE AVE STE 330, DALLAS, TX 75205



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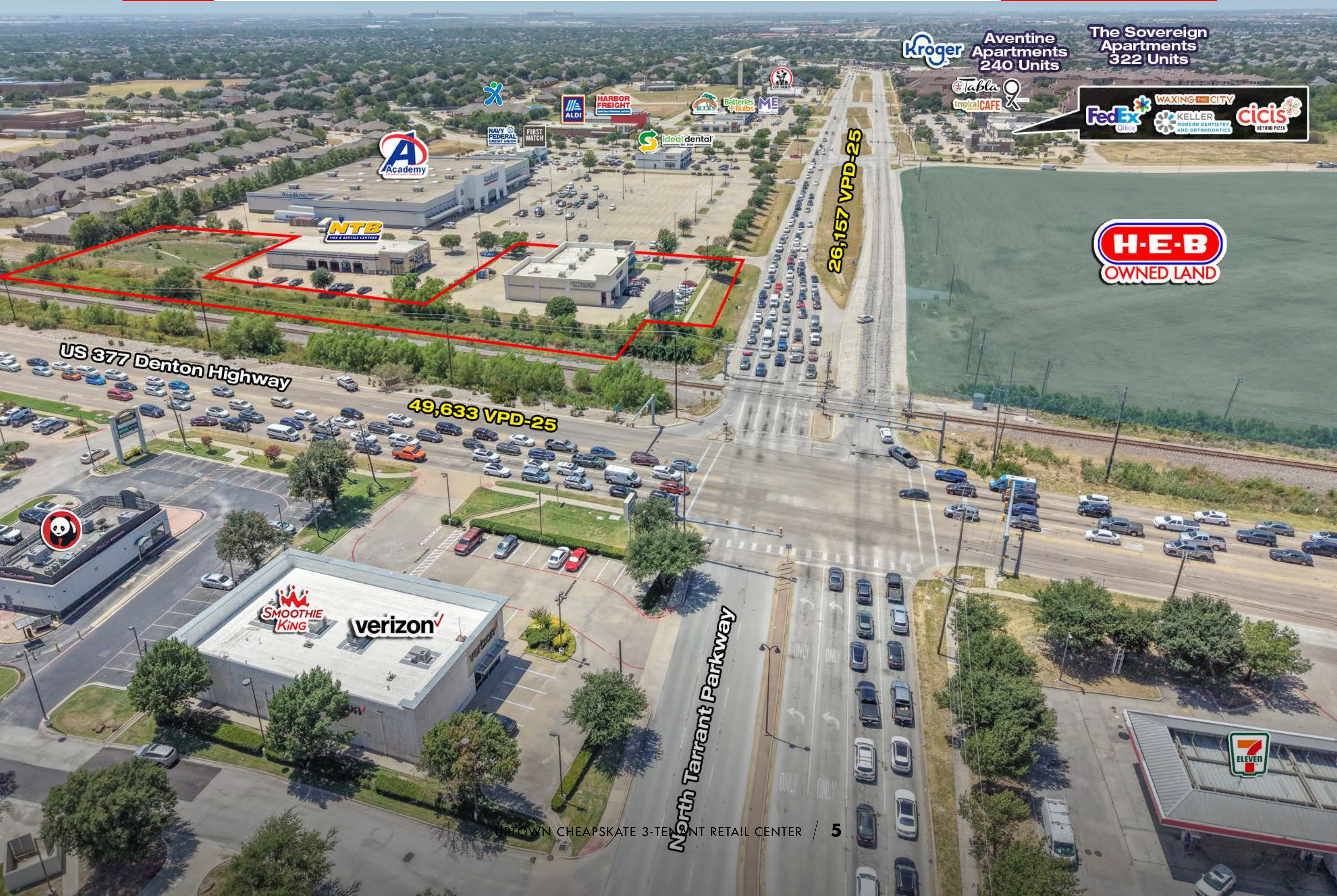
Kroger
Aventine Apartments 240 Units
The Sovereign Apartments 322 Units
Tabla
tropical CAFE
WAXING THE CITY
FedEx Office
KELLER MODERN DENTISTRY AND ORTHODONTICS
cicis BEYOND PIZZA
HARBOR FREIGHT
ALDI
NAVY FEDERAL CREDIT UNION
FIRST WATCH
ideal dental
Batteries + Bulbs
Academy
NTB
26,157 VPD-25
H-E-B OWNED LAND
US 377 Denton Highway
49,633 VPD-25
SMOOTHIE KING
verizon
North Tarrant Parkway
7 ELEVEN

INVESTMENT HIGHLIGHTS

100% Leased, 9,770 SF 3-Tenant Neighborhood Shopping Center Across From H-E-B Owned Land

- Complementary Tenant Mix with Uptown Cheapskate, Children's Art Classes and Bricks & Mini Figs with Average Base Lease Expiration of October 2034
- Below Market Rents Averaging Just $24.15 PSF NNN with Comparable Retail Space Leasing in the $30's PSF NNN
- Uptown Cheapskate Recently Relocated to the Property for Larger Suite to Accomodate for Increased Business in this Market
- Highly Relevant Bricks & Minifigs Collectibles/Entertainment Concept Increasing in Popularity for All Ages; Significant Franchise Area Includes Roanoke, Trophy Club, Westlake, Parts of Keller, Fort Worth, Watauga & Blue Mound

Located in Dense & Affluent Pocket of North Fort Worth | Average Household Income Exceeds $135,000 & $140,800 in 1- & 3- Mile Radius, Respectively

- Across from H-E-B Grocery Company, LP Owned Land; 430+ Stores Throughout Texas & Mexico, 154,000 Employees & $38.9 Billion in Reported Revenue for 2022
- Moments from Watauga Towne Shopping Center & Watauga Towne Center; Combined 196,400+ SF of Retail GLA Anchored by Target, Marshalls, Dollar Tree, Petco & Fitness Connection
- Close Proximity to Tarrant County College (Northeast Campus) Over 47,000 Students Enrolled in 2024 Across 6 Campuses & One of the Largest Community Colleges in Texas

PROPERTY PROFILE

LOCATION
5864 N Tarrant Parkway
Fort Worth, Texas 76244

PRICING
$3,775,000

CAP RATE
6.25%

BUILDING SIZE
9,770 SF

LAND AREA
2.26 Acres

YEAR BUILT
2009

PERCENT LEASED
100%

TRAFFIC COUNTS

US 377 Denton Highway	49,633 VPD-25
North Tarrant Parkway	26,157 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Uptown Cheapskate	5,270 SF	53.94%	September 2034
Children's Art Classes	2,000SF	20,47%	June 2035
Bricks & Mini Figs	2,500 SF	25.59%	March 2034

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	15,744	138,120	326,050
2025 Avg. Household Income	$135,004	$140,855	$136,815
2025 Total Households	5,403	47,717	118,537

ADDITIONAL INFORMATION

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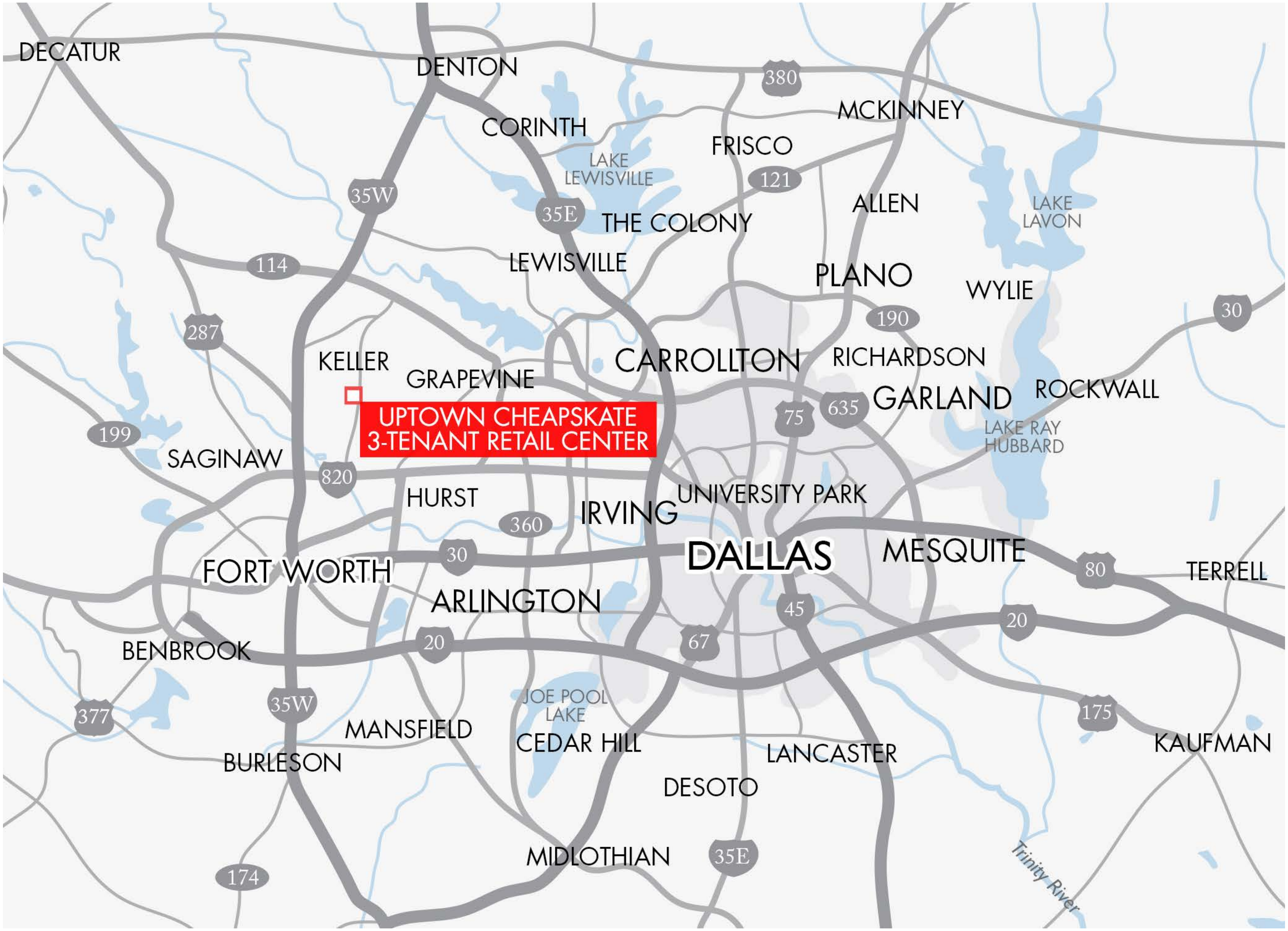
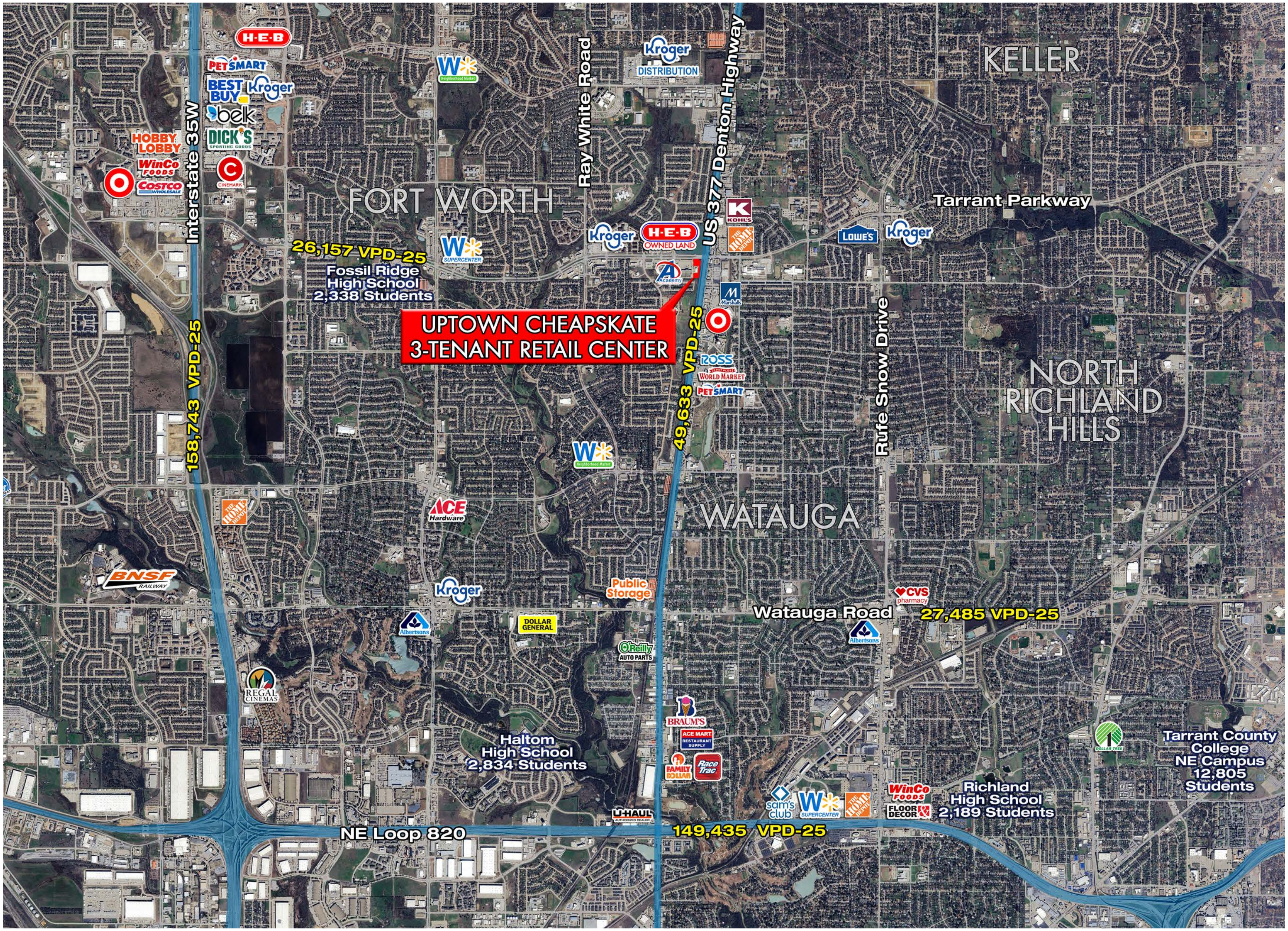
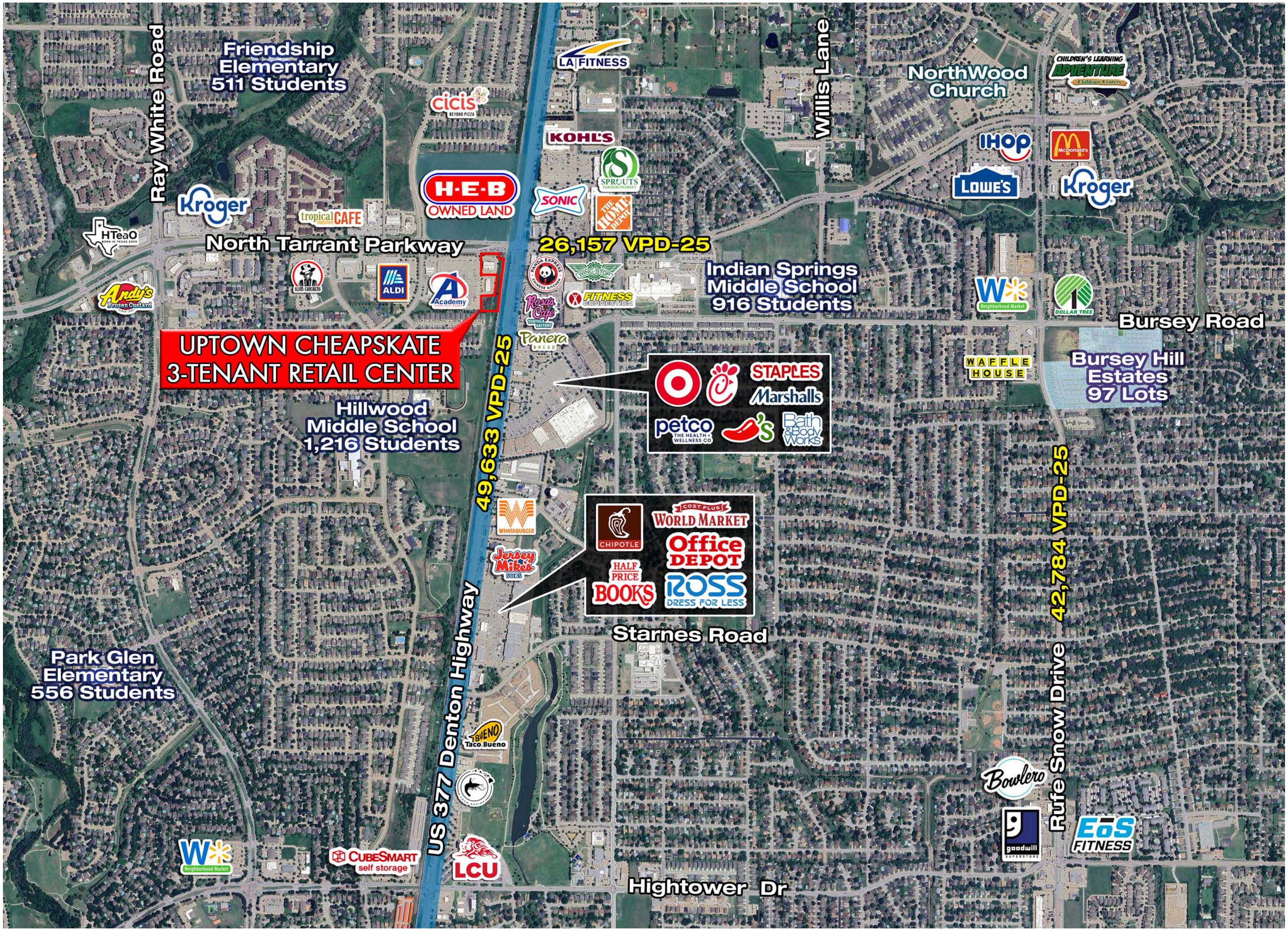
Harry Hardin / **HHARDIN@SHOPCOMPANIES.COM** / **972-685-1421**


UPTOWN CHEAPSKATE
FASHION EXCHANGE
REDUCE. REUSE. RESELL.
SHOP LOCAL
WE PAY CASH FOR CLOTHES
ATHLETIC WEAR
THRIFT THIS WAY
MEN'S APPAREL
NEW AND USED
WOMEN'S APPAREL
5864
BUY. SELL. TRADE.
LOVE LESS
CASH CLOTHES
UPTOWN CHEAPSKATE
Jeep


DECATUR
DENTON
CORINTH
LAKE LEWISVILLE
FRISCO
MCKINNEY
380
121
35W
35E
THE COLONY
ALLEN
LAKE LAVON
LEWISVILLE
114
PLANO
WYLIE
190
30
287
KELLER
GRAPEVINE
CARROLLTON
RICHARDSON
GARLAND
ROCKWALL
635
75
LAKE RAY HUBBARD
UPTOWN CHEAPSKATE 3-TENANT RETAIL CENTER
199
SAGINAW
820
HURST
UNIVERSITY PARK
360
IRVING
DALLAS
MESQUITE
FORT WORTH
30
80
TERRELL
ARLINGTON
45
20
BENBROOK
20
67
JOE POOL LAKE
175
377
35W
MANSFIELD
CEDAR HILL
KAUFMAN
BURLESON
LANCASTER
DESOTO
MIDLOTHIAN
35E
174
Trinity River


KELLER
FORT WORTH
NORTH RICHLAND HILLS
WATAUGA
Interstate 35W
158,743 VPD-25
Ray White Road
US 377 Denton Highway
49,633 VPD-25
Tarrant Parkway
26,157 VPD-25
Fossil Ridge High School 2,338 Students
UPTOWN CHEAPSKATE 3-TENANT RETAIL CENTER
Rufe Snow Drive
Watauga Road
27,485 VPD-25
Haltom High School 2,834 Students
Richland High School 2,189 Students
Tarrant County College NE Campus 12,805 Students
NE Loop 820
149,435 VPD-25



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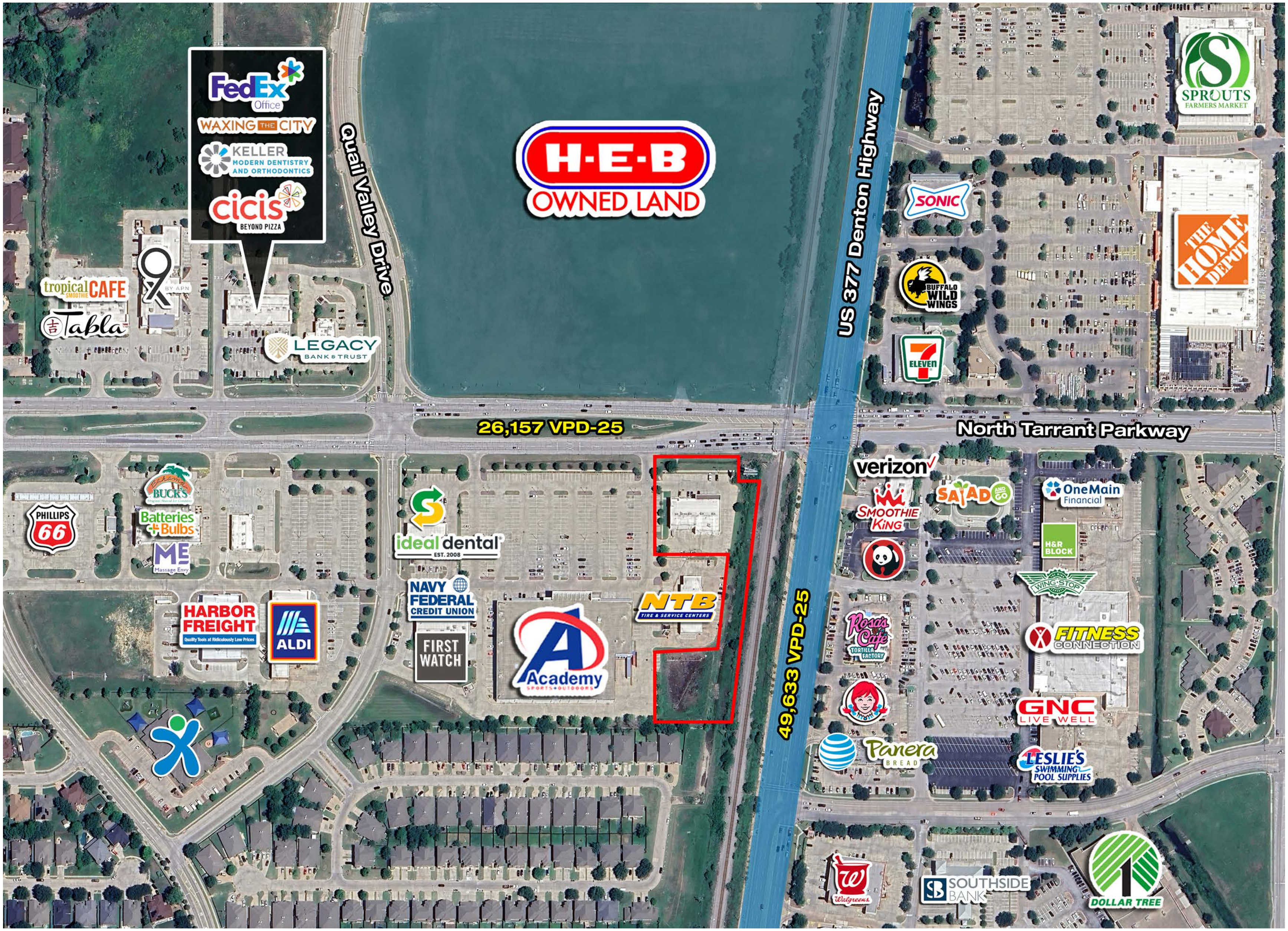

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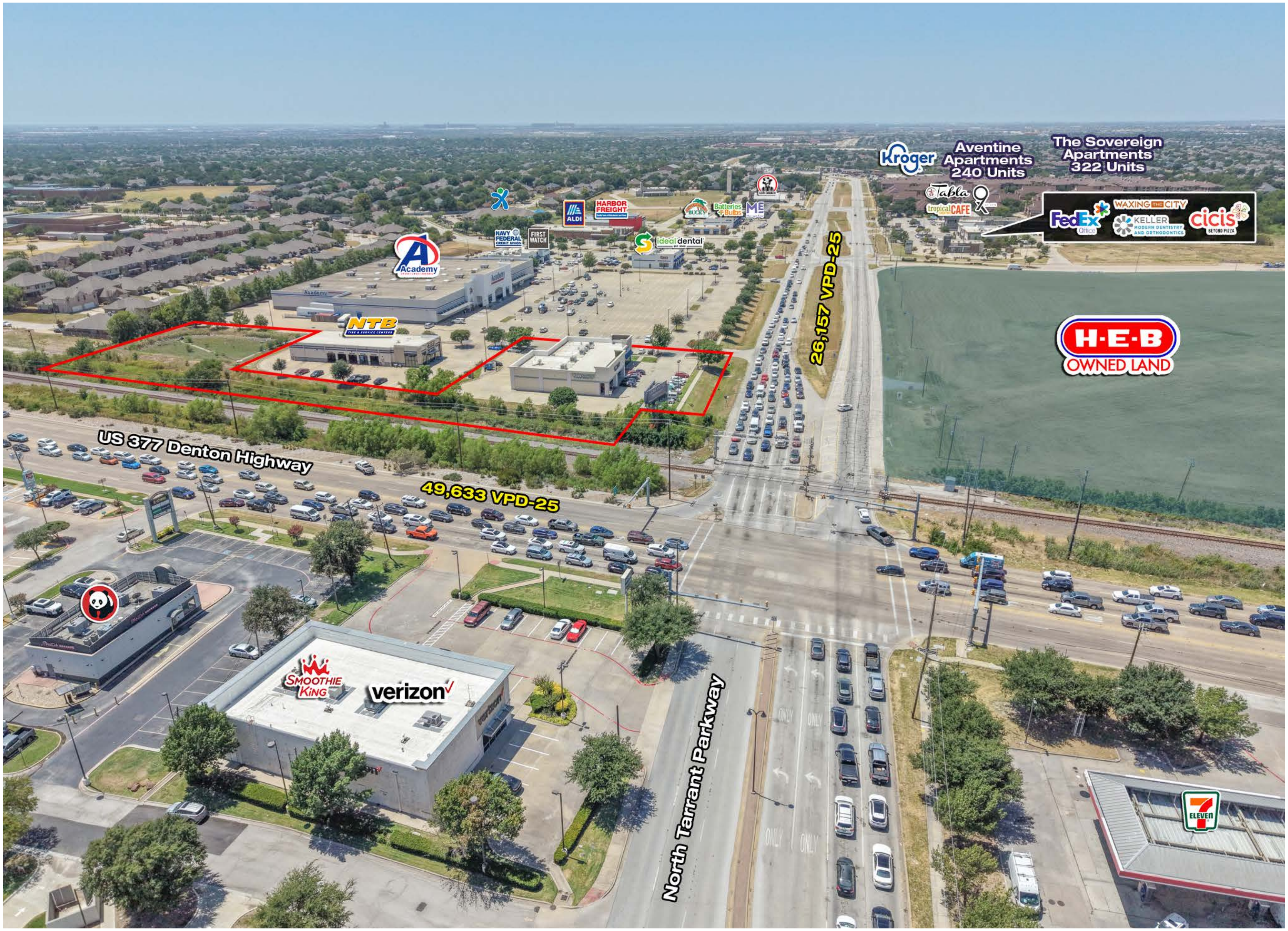
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Batteries + Bulbs
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49,633 VPD-25
SMOOTHIE KING
verizon
North Tarrant Parkway
7 ELEVEN

PROPERTY OVERVIEW

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UPTOWN CHEAPSKATE
FASHION EXCHANGE
Children's
Art Classes
MEN'S APPAREL
NEW AND USED
WOMEN'S APPAREL
LOVE
LESS

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Uptown Cheapskate 3-Tenant Retail Center	9,770 SF	100%	$235,975

The following information is provided to assist investors in their underwriting of the asset:

a. Rent Roll
b. Income & Expenses
c. Pricing
d. Tenant Profiles

FINANCIAL OVERVIEW

RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
111	Uptown Cheapskate	5,270	53.94%	Oct-24	Sep-34	$25.00	$131,750	Oct-29	$25.50	$134,385	NNN	One 5-year option at 2% Annual Increases
								Oct-30	$26.01	$137,073		
								Oct-31	$26.53	$139,813		
								Oct-32	$27.06	$142,606		
								Oct-33	$27.60	$145,452		
108	Children's Art Classes	2,000	20.47%	Jul-25	Jun-35	$22.50	$45,000	Jul-30	$24.75	$49,500	NNN	Two 5-year options at: 1st: $27.23; 2nd: $29.95
100	Bricks & Mini Figs	2,500	25.59%	Jan-25	Mar-34	$23.00	$57,500	Jan-27	$23.69	$59,225	NNN	One 5-year option at FMV, No Greater than 3%
								Jan-28	$24.40	$61,000		
								Jan-29	$25.13	$62,825		
								Jan-30	$25.89	$64,725		
								Jan-31	$26.66	$66,650		
								Jan-32	$27.46	$68,650		
								Jan-33	$28.29	$70,725		
								Jan-34	$29.14	$72,850		
								Jan-35	$30.01	$75,025		
	TOTAL AREA:	9,770					$234,250					
	TOTAL LEASED AREA:	9,770	100.00%									
	TOTAL VACANT AREA:	0	0.00%									

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INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	$61,063	$6.25
Insurance	$13,483	$1.38
Common Area Maintenance	$31,250	$3.20
Management Fee	$10,253	$1.05
TOTAL EXPENSES	**$116,049**	**$11.88**

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	$235,975	$24.15
GROSS POTENTIAL RENT	$235,975	$24.15
Expense Reimbursements		
Real Estate Taxes	$61,063	$6.25
Insurance	$13,483	$1.38
Common Area Maintenance	$31,250	$3.20
Management Fee	$10,253	$1.05
Total Expense Reimbursements	$116,049	$11.88
GROSS POTENTIAL INCOME	$352,024	$36.03
EFFECTIVE GROSS INCOME	$352,024	$36.03
Expenses		
Real Estate Taxes	$61,063	$6.25
Insurance	$13,483	$1.38
Common Area Maintenance	$31,250	$3.20
Management Fee	$10,253	$1.05
Total Expenses	$116,049	$11.88
NET OPERATING INCOME	**$235,975**	**$24.15**

PRICING

PRICE	$3,775,000	GLA	9,770 SF
CAP RATE	6.25%	NOI	$235,975
AVERAGE RENT PSF	$24.15 PSF NNN	AVG RETAIL LEASE EXPIRATION	October 2034

LEASE EXPIRATION SCHEDULE

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
2026							
	Total 2026			0	0.00%	0	
2027							
	Total for Year Ending 2027			0	0.00%	0	
2028							
	Total for Year Ending 2028			0	0.00%	0	
2029							
	Total for Year Ending 2029			0	0.00%	0	
2030							
	Total for Year Ending 2030			0	0.00%	0	
2031							
	Total for Year Ending 2031			0	0.00%	0	
2032+	Bricks & Minifigs	100	Mar-34	2,500	25.59%		
	Uptown Cheapskate	111	Sep-34	5,270	53.94%		
	Children's Art Classes	108	Jun-35	2,000	20.47%		
	Total for Year Ending 2031+			9,770	100.00%	9,770	100.00%
	TOTAL LEASED SQUARE FOOTAGE:			9,770	100.00%		
	TOTAL VACANT SQUARE FOOTAGE:			0	0.00%		
	TOTAL SQUARE FEET:			9,770	100.00%		

TENANT PROFILES

Uptown Cheapskate	
Square Feet:	5,270 SF
% of Building GLA:	53.94%
In-Place Rent PSF:	$25.00
Lease Expiration:	September 2034
Company Website:	uptowncheapskate.com

Uptown Cheapskate is a resale clothing retailer that focuses on stylish, brand-name fashion at affordable prices. Customers can buy, sell, or trade gently used clothing, shoes, and accessories, often finding items for 50–70% off typical retail prices. The stores are designed to feel like modern boutiques rather than traditional thrift shops, offering a curated and trend-focused shopping experience. By reselling quality secondhand items, Uptown Cheapskate also promotes a more sustainable approach to fashion.

Children's Art Classes	
Square Feet:	2,000 SF
% of Building GLA:	20.47%
In-Place Rent PSF:	$22.50
Lease Expiration:	June 2035
Company Website:	childrensartclasses.com

Children's Art Classes offers a creative studio where children of all ages can explore drawing, painting, clay, and many other art techniques. They provide structured programs for different age groups — from preschoolers to older kids — along with homeschool options and seasonal camps. The studio focuses on building artistic skills, confidence, and creativity in a supportive, hands-on environment.

Bricks & Minifigs	
Square Feet:	2,500 SF
% of Building GLA:	25.59%
In-Place Rent PSF:	$23.00
Lease Expiration:	March 2034
Company Website:	bricksandminifigs.com

Bricks & Minifigs is a specialty retailer dedicated entirely to LEGO, offering a wide selection of new and pre-owned sets, individual bricks, bulk pieces, and collectible minifigures. Significant franchise area includes Roanoke, Trophy CLub, Westlake, parts of Keller, Fort Worth, Watauga & Blue Mound. Customers can buy, sell, or trade their LEGO collections, making it a go-to spot for finding rare or retired sets as well as building materials for custom creations.


BRICKS & MINIFIGS
Academy
SPORTS + OUTDOORS
OPEN
Ste. 100
BUY,
SELL,
TRADE
RESERVED
PARKING

DALLAS/ FORT WORTH AREA OVERVIEW

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 fasting 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.

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	15,744	138,120	326,050
2030 Total Population (Esri)	15,400	136,565	331,625
2010 Total Population (U.S. Census)	13,625	126,260	255,537
2000 Total Population (U.S. Census)	7,023	84,058	152,688
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	4.22%	2.47%	3.64%
2024-2029 Population: Compound Annual Growth Rate (Esri)	-0.44%	-0.23%	0.34%
2025 Total Daytime Population (Esri)	13,797	101,316	269,509
2025 Median Age (Esri)	36.3	37.3	37.0
2025 Total Households (Esri)	5,403	47,717	118,537
2030 Total Households (Esri)	5,394	48,076	122,926
2010 Total Households (U.S. Census)	4,464	42,227	90,392
2000 Total Households (U.S. Census)	2,205	27,208	53,490
2024-2029 Families: Compound Annual Growth Rate (Esri)	-0.18%	-0.01%	0.53%
2025 Average Household Income (Esri)	$135,004	$140,855	$136,815
2025 Median Household Income (Esri)	$106,441	$112,045	$104,493
2025 Per Capita Income (Esri)	$46,477	$48,781	$49,727
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	2%	2%	2%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	3%	3%	3%
2025 Population Age 25+: High School Diploma (Esri) (%)	15%	18%	19%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	21%	20%	19%
2025 Population Age 25+: Associate's Degree (Esri) (%)	13%	10%	10%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	29%	30%	30%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	14%	13%	14%
2025 Total (SIC01-99) Businesses	445	3,411	8,997
2025 Total (SIC01-99) Employees	4,761	26,212	87,709

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

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

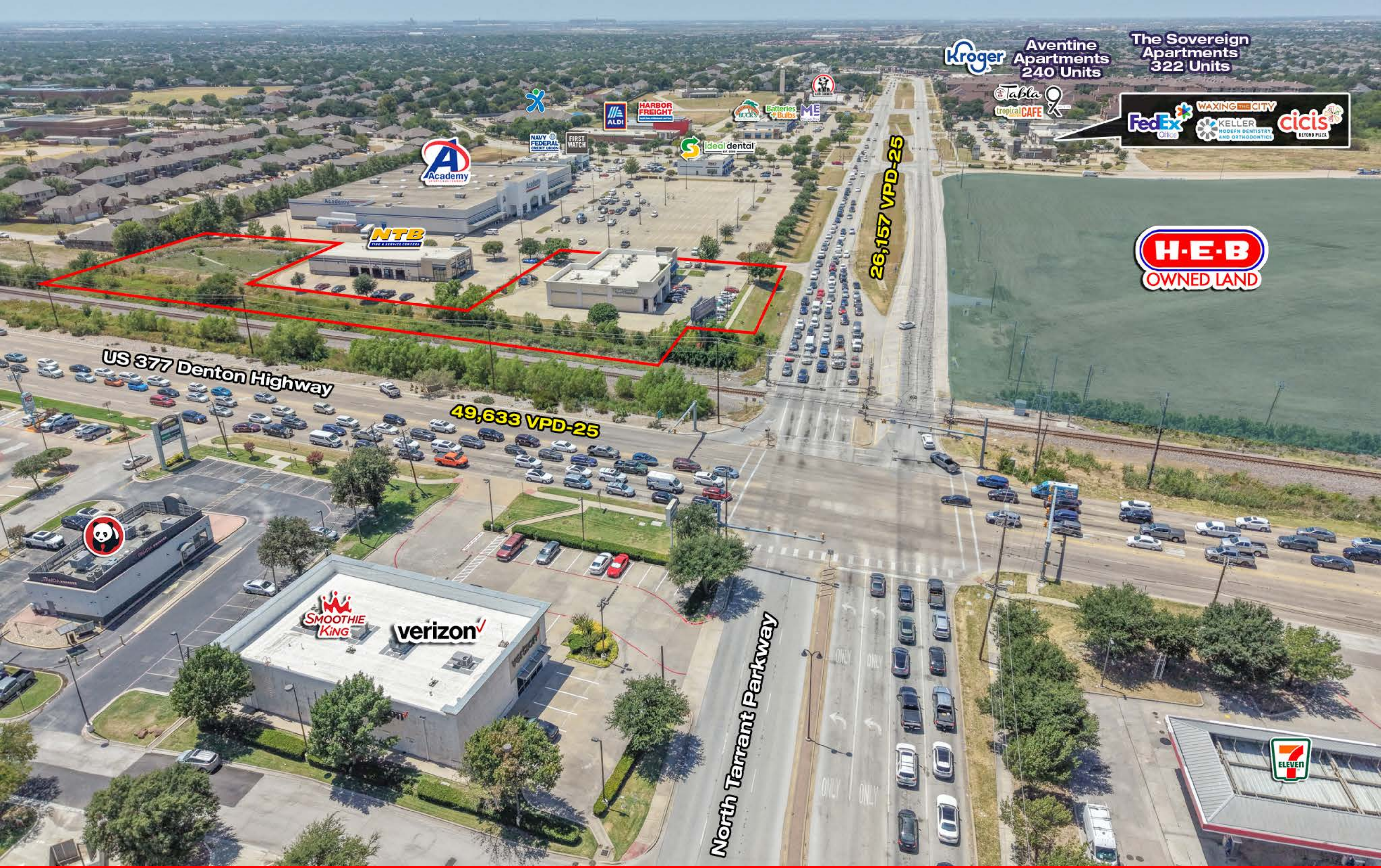
LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP Investment Sales, LLC	9003219		214-960-4545
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Tucker	543816	ttucker@shopcompanies.com	214-960-2887
Designated Broker of Firm	License No.	Email	Phone
Harry Hardin	794620	hhardin@shopcompanies.com	972-685-1421
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission



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