

MB2 DENTAL

2441 LACY LANE, CARROLLTON (DALLAS/FT. WORTH MSA), TX 75006



Actual Site



NEW 15-YEAR ABSOLUTE NNN
LEASE WITH RARE 3% ANNUAL
RENT INCREASES



CORPORATE GUARANTEED
LEASE WITH MB2, 800+
LOCATIONS IN 43 STATES



250,493 RESIDENTS IN PRIMARY
TRADE AREA WITH DAYTIME
POPULATION OF 385,069



DALLAS-FORT WORTH
INTERNATIONAL AIRPORT
4TH BUSIEST AIRPORTS IN THE
WORLD WITH 85.6M PASSENGERS
IN 2025



156,200 VPD

635

MACARTHUR PARK



TARGET

TJ-maxx

Kroger



Michaels



IHOP



POPEYES
LOUISIANA KITCHEN

KOHL'S

Walmart



TRADER JOE'S

Tom Thumb



Total Wine
SPIRITS • BEER & MORE



AT&T



PNC

SUBJECT
PROPERTY

PRESIDENT GEORGE BUSH TURNPIKE

LACY LN



RESIDENTIAL
COMMUNITIES
251,998 RESIDENTS IN
PRIMARY TRADE AREA



DALLAS-FORT WORTH INTERNATIONAL AIRPORT
4TH BUSIEST AIRPORTS IN THE WORLD WITH
85.6M PASSENGERS IN 2025



THE SHOPS AT MACARTHUR HILLS



156,200 VPD

DOMINION AT MERCER CROSSING
256 UNITS

LUXE AT MERCER CROSSING
410 UNITS



18,100 VPD

LUNA RD

17,300 VPD



VALLEY VIEW LN

SUBJECT
PROPERTY

MCIVER LN

LACY LN



RESIDENTIAL
COMMUNITIES
251,998 RESIDENTS IN
PRIMARY TRADE AREA



DOWNTOWN CARROLLTON
3 MILES

CARROLLTON PARK VILLAGE

HIBBETT
SPORTS



Bank of America

dd's
DISCOUNTS

REGAL STAFFING SERVICES

18,100 VPD

LUNA RD

LACY LN

MCIVER LN

108,907 VPD

COSTCO
WHOLESALE

BEST
BUY



LA|FITNESS

ExtraSpace
Storage

THE VISTA

THE VISTA SHOPPING CENTER
2.4M ANNUAL VISITORS



MB2
DENTAL

HEADQUARTERS 2

MB2
DENTAL

HEADQUARTERS 1

MB2
DENTAL

HEADQUARTERS 3

SUBJECT
PROPERTY



RESIDENTIAL
COMMUNITIES
251,998 RESIDENTS IN
PRIMARY TRADE AREA



DOWNTOWN DALLAS 15 MILES



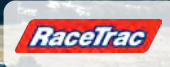
DALLAS LOVE FIELD AIRPORT
7.5M ANNUAL VISITORS



139,200 VPD



17,300 VPD



REGAL STAFFING SERVICES

18,100 VPD



LUNA RD

LACY LN

**SUBJECT
PROPERTY**



VALLEY VIEW LN

MCIVER LN



RESIDENTIAL
COMMUNITIES
251,998 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



\$7,210,000

PRICE

6.00%

CAP RATE

PROPERTY DETAILS

ADDRESS	2441 Lacy Lane, Carrollton, TX 75006
TENANT	MB2 Dental Solutions, LLC
BUILDING SIZE	16,280 SF
ACREAGE	±1
YEAR BUILT	2003 / Ren. 2025
RENT COMMENCEMENT	4/1/2025
RENT EXPIRATION	3/31/2040
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
NOI	\$432,600
INCREASES	3% Annual Increases

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEAR 2	\$36,050.00	\$432,600.00
YEAR 3	\$37,131.50	\$445,578.00
YEAR 4	\$38,245.45	\$458,945.34
YEAR 5	\$39,392.81	\$472,713.70
YEAR 6	\$40,574.59	\$486,895.11
YEAR 7	\$41,791.83	\$501,501.96
YEAR 8	\$43,045.59	\$516,547.02
YEAR 9	\$44,336.95	\$532,043.43
YEAR 10	\$45,667.06	\$548,004.74
YEAR 11	\$47,037.07	\$564,444.88
YEAR 12	\$48,448.19	\$581,378.23
YEAR 13	\$49,901.63	\$598,819.57
YEAR 14	\$51,398.68	\$616,784.16
YEAR 15	\$52,940.64	\$635,287.68



SECURE STREAM OF INCOME

- **New 15-Year Absolute NNN Lease with Rare 3% Annual Rent Increases**
Tenant pays directly for repair and replacement of roof, structure, taxes, insurance, and common area maintenance
- **Strategic Corporate Headquarters for MB2 Dental**
Part of 3 building campus with 19 year operating history and over 500 employees
- **Tenant Invested Approximately \$3 Million in Building Renovations in 2025**
Signaling long-term viability and commitment to location
- **Corporate Guaranteed Lease with MB2**
800+ locations in 43 states with 1,900+ doctors included in the dental partnership organization
- **MB2 Featured in Inc. 5,000 List of Fastest Growing Private Companies for Fifth Time (2024)**
Added over 500 locations and grown by more than 30% per year since 2021
- **MB2 is the Largest Dental Partnership Organization (DPO) in the U.S.**
Valued in excess of \$3.5 billion (as of 2024)



ACCESSIBLE LOCATION & DURABLE CUSTOMER BASE

- **250,493 Residents in High-Growth Market**
Population increased 22% Since 2010
- **Affluent Trade Area with \$151,892 Average Household Income in 5-Mile Radius**
385,069 total daytime population
- **Just off George Bush Turnpike with 108,907 VPD**
Minutes to I-35 with 139,200 VPD and direct access to Dallas (15 Miles)
- **Positioned within Dallas/Ft. Worth MSA with 8.4 Million Residents**
The top metro economy in the U.S. with 450,000 net new jobs since 2020
- **Minutes to Dallas/Ft. Worth International Airport**
The 4th busiest airport in the world with about 85.6 million passengers in 2025

ADDITIONAL PHOTOS



TENANT OVERVIEW

MB2 DENTAL OVERVIEW

MB2 Dental, headquartered in Carrollton, Texas, is a pioneering Dental Partnership Organization (DPO) founded in 2007 by Dr. Chris Steven Villanueva. The company has introduced a unique joint venture model that empowers dentists to retain clinical autonomy while benefiting from the resources and support of a larger organization. This model allows doctors to maintain their branding and control, earn through multiple revenue streams, and reinvest in the parent company. As of the end of 2024, MB2 Dental has partnered with over 700 general and specialty dental practices across 43 states, reflecting its rapid expansion and appeal among dental professionals.

In recognition of its significant growth, MB2 Dental was ranked #102 on the 2024 Inc. Regionals Southwest list, marking the third time the company has appeared on this prestigious list. Between 2022 and 2023, MB2 Dental achieved a two-year revenue growth rate of 109%, underscoring the effectiveness of its partnership model. In 2024, the company expanded its network by adding 108 new practices and entered five new states, increasing its national footprint to 44 states. Additionally, MB2 Dental secured \$2.3 billion in unitranche debt financing and received a \$525 million investment from Warburg Pincus, marking its third recapitalization in seven years. These milestones highlight MB2 Dental's commitment to empowering dentists and transforming the dental industry through its innovative partnership approach.

WWW.MB2DENTAL.COM



Representative Photo



HEADQUARTERS
CARROLLTON
TEXAS



800+
TOTAL LOCATIONS
WITH 12,500+ EMPLOYEES



YEAR FOUNDED
2007



MB2 DENTAL REACHES SIGNIFICANT MILESTONES IN 2025, SURPASSING 800 PRACTICES AND LAUNCHING CARABELLI CLUB

January 6, 2026

MB2 Dental, the nation's first and largest dental partnership organization (DPO), closed out 2025 with notable achievements in growth, innovation, and impactful initiatives. The year was a pivotal moment in the company's mission to uphold the integrity of private practice and empower dental professionals nationwide.

"Closing the year with more than 800 practices and launching Carabelli Club are incredible milestones for MB2," said Dr. Chris Steven Villanueva, founder and chief executive officer of MB2 Dental. "Every one of these practices chose a partnership over a buyout. They kept their names on the door, maintained full clinical autonomy, and gained the resources to grow without compromise. That shared commitment is what sets our community apart and drives momentum into the year ahead."

Read more [HERE](#).
Source: MB2Dental

DEMOGRAPHICS CARROLLTON

POPULATION	1 MI	3 MI	5 MI
2026 Total	5,059	98,217	250,493
2020 Total	1,731	86,586	235,790
2010 Total	261	68,804	195,993
Total Daytime Population	13,017	146,174	385,069
HOUSEHOLDS	1 MI	3 MI	5 MI
2026 Total Households	2,861	40,568	102,659
INCOME	1 MI	3 MI	5 MI
2026 Median Household Income	\$106,922	\$103,204	\$106,859
2026 Average Household Income	\$152,499	\$143,656	\$151,892

HIGHLIGHTS

250,493 Total Population within 5 Miles

\$152,499 Average Income within 1 Mile

102,659 Total Households within 5 Miles



BUILDING TOUR



CARROLLTON, TX



ABOUT

Carrollton, Texas is a thriving suburban city located in the heart of the Dallas Fort Worth metroplex, approximately 16 miles north of downtown Dallas. As a key city within one of the nation's largest and fastest growing metropolitan regions, it serves as a hub for manufacturing, logistics, technology, and professional services, supported by major employers including AmerisourceBergen and Schneider Electric. The city offers a business friendly environment, diverse population, and strong residential base, with steady population growth of nearly 24% since 2000. With its strategic location, direct highway and rail connectivity, and diversified economic base, Carrollton is well positioned for continued growth and long term commercial investment.

ATTRACTIONS



Carrollton, Texas offers a variety of attractions that highlight its vibrant community, history, and recreational opportunities. The city is home to Historic Downtown Carrollton, where visitors can enjoy unique shops, local dining, and community events throughout the year. Outdoor enthusiasts can explore the city's extensive trail system, numerous parks, and green spaces, including Arbor Hills Nature Preserve nearby. In addition, Carrollton hosts festivals, farmers markets, and cultural events that foster a welcoming and engaging atmosphere for residents and visitors alike.

EDUCATION



Carrollton, Texas offers a strong educational foundation through its public and private school systems, serving students across the community. The city is primarily served by Carrollton-Farmers Branch Independent School District, which provides a wide range of academic and extracurricular opportunities. In addition, nearby colleges and workforce training programs support higher education and career development. Together, these resources contribute to a skilled workforce and support the area's continued economic growth.

ECONOMY



Carrollton, Texas has a diverse economy supported by technology, manufacturing, and professional services. The city benefits from its location within the Dallas-Fort Worth metroplex, providing access to a large consumer base and workforce. Local industries include advanced manufacturing, logistics, and corporate operations, supported by a highly skilled talent pool. With its strategic location and continued business investment, Carrollton maintains a stable and growing economic environment.

TRANSPORTATION



Carrollton, Texas provides convenient transportation access through a network of highways and regional connections. The city is located near major routes including Interstate 35E and the President George Bush Turnpike, linking it to Dallas and other key markets. DART rail and bus services provide public transportation options for commuters and residents. This accessibility supports efficient movement of goods, services, and workers throughout the region.

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Colliers International
12780 High Bluff Drive, San Diego, CA 92130

Colliers Broker of Record | Daniel Taylor

Thomas T. Ladt

+1 760 930 7931
Thomas.Ladt@colliers.com
CA License No. 01803956

Jay Patel

+1 619 666 6339
JPatel@colliers.com
CA License No. 01512624

Nico Lautmann

+1 650 575 6219
Nico.Lautmann@colliers.com
CA License No. 01915278