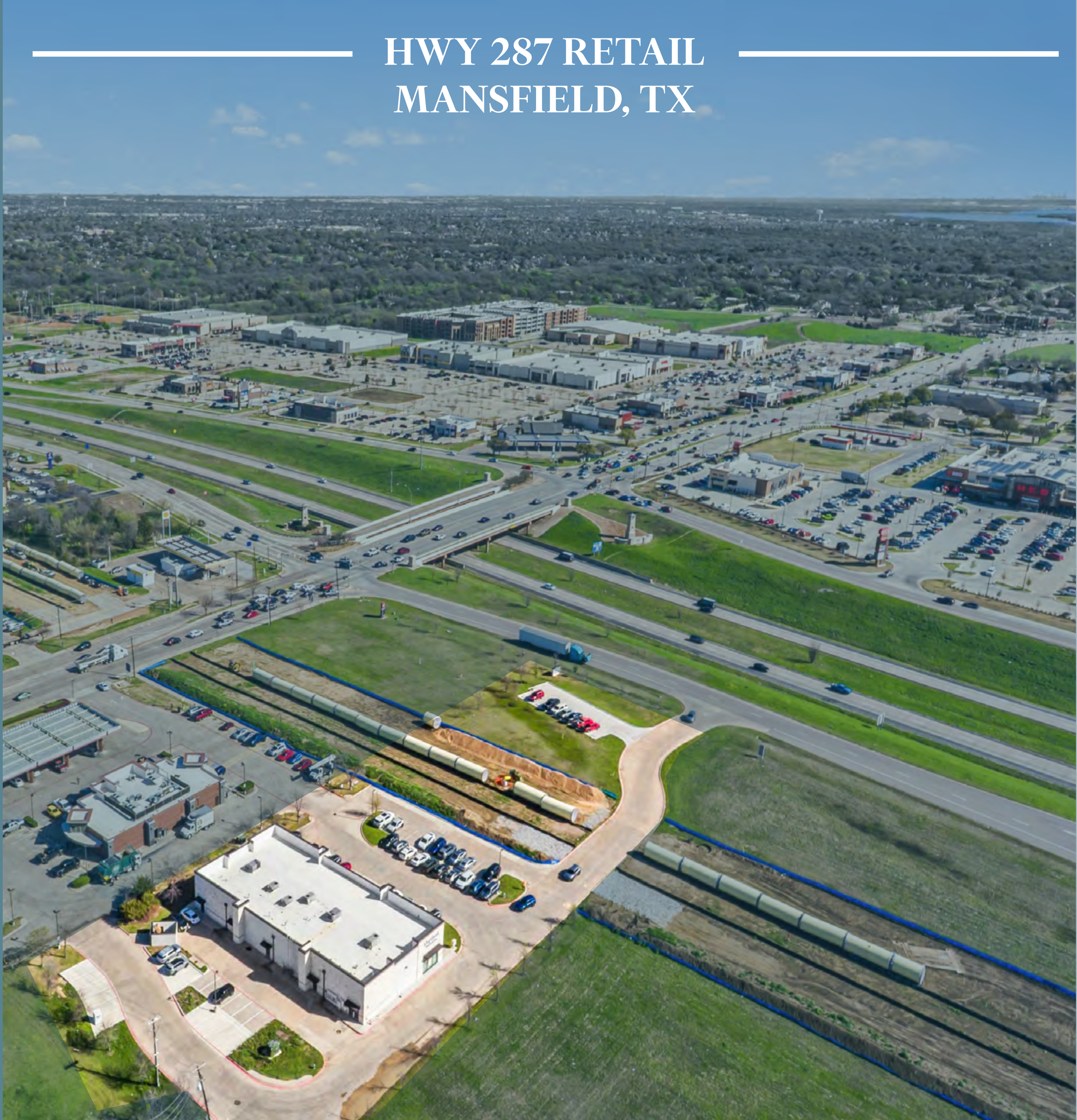
JUST LISTED
HWY 287 RETAIL

110 SOUTH US 287
MANSFIELD, TX 76063

CBRE

HWY 287 RETAIL
MANSFIELD, TX



Exclusive *Advisors*

MICHAEL AUSTRY
Senior Vice President
+1 214 252 1115
michael.austry@cbre.com

JARED AUBREY
Senior Vice President
+1 214 252 1031
jared.aubrey@cbre.com

FARHAN KABANI
Debt & Structured Finance
+1 214 979 5627
farhan.kabani@cbre.com

The Offering

Price: $5,034,000

Cap Rate: 6.50%

NET OPERATING INCOME	$327,192
YEAR BUILT	2019
GROSS LEASABLE AREA	9,858 SF
LOT SIZE	2.17 ACRES
OCCUPANCY	100%
AVERAGE TERM REMAINING	4.54 YEARS
AVERAGE RENT PSF	$33.10

Investment Highlights

100% Occupancy with Long-Term Triple Net Leases – Allows an investor to have limited landlord responsibilities and ease of management

Directly Across from 8th Most Visited H-E-B – Ranks in top 3% of all H-E-B locations in terms of visitor counts with 3.5 million annual visits (Source: Placer.ai)

High Quality Construction on 2.17 Acres – Features easy ingress/egress with ample parking in the front and rear of the center

Features Excellent Highway Access and Visibility with Strong Traffic Counts – Directly off Hwy 287 (60,113 VPD) and E Broad Street (29,174 VPD) (Source: CoStar Analytics)

Densely Developed Residential Market with Ideal Consumer Demographics – There are over 258,772 residents within a 7-mile radius of the property with an average household income of $134,835 (Source: CBRE Analytics)

Across from Shops at Broad Mixed Use Development – 5.3M Annual Visits
430,000 SF Phase 1 Retail Development included Flix Brewhouse, Belk, Academy, TJ Maxx, At Home, Starbucks, MOD Pizza, Torchy's Tacos, and more. 121,000 SF Phase 2 delivering early 2027.

388 Multifamily Units at The Alexander

Adjacent to Dr Pepper Stars Hockey Center and Fieldhouse USA

2 Miles from Mansfield High School with Annual Enrollment of 2,500+ Students

Complimentary, Service-Oriented Tenant Mix – The tenant lineup provides high quality services to the surrounding Midlothian community

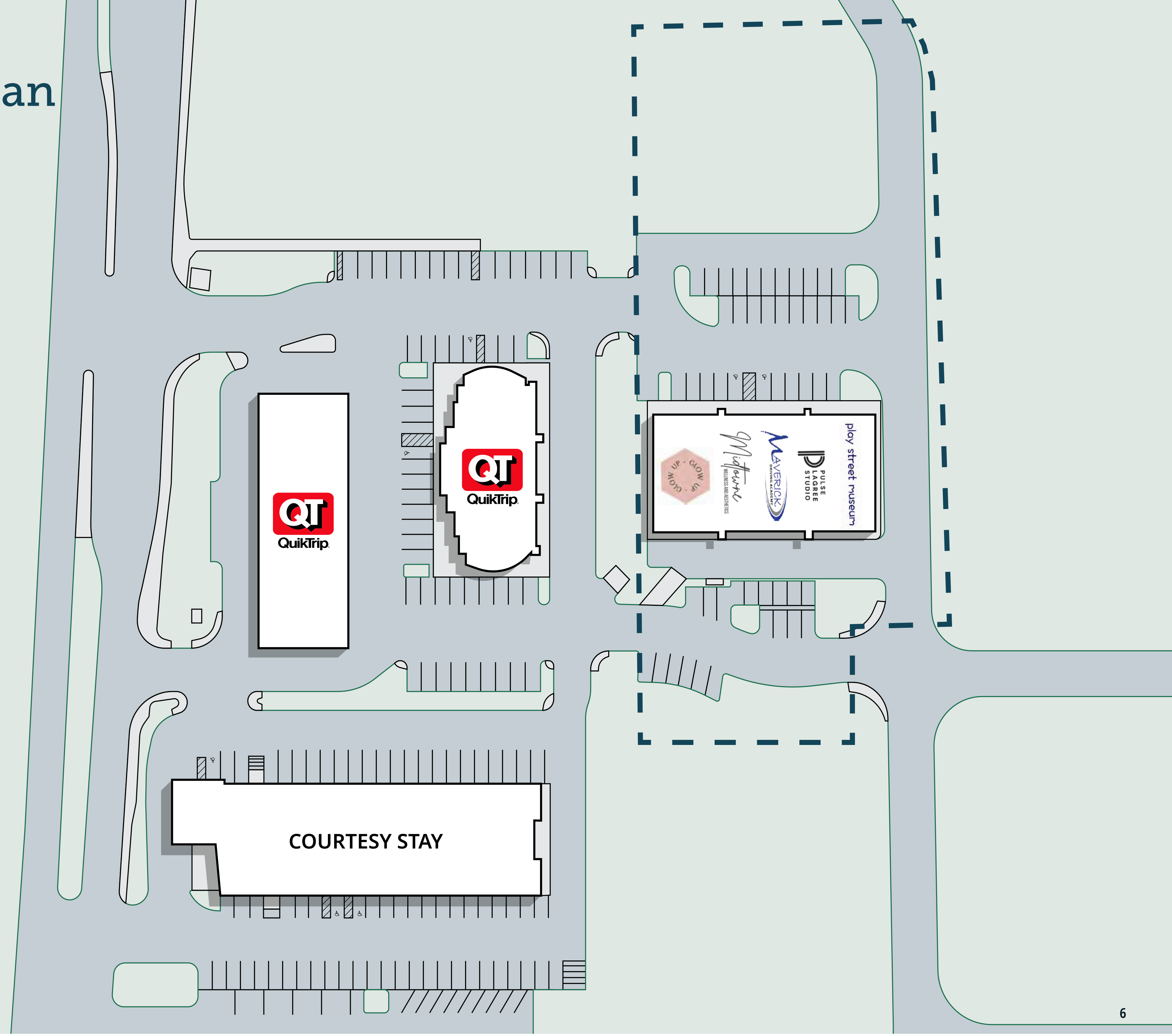
Business Friendly Climate – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations

Texas has NO State Income Tax

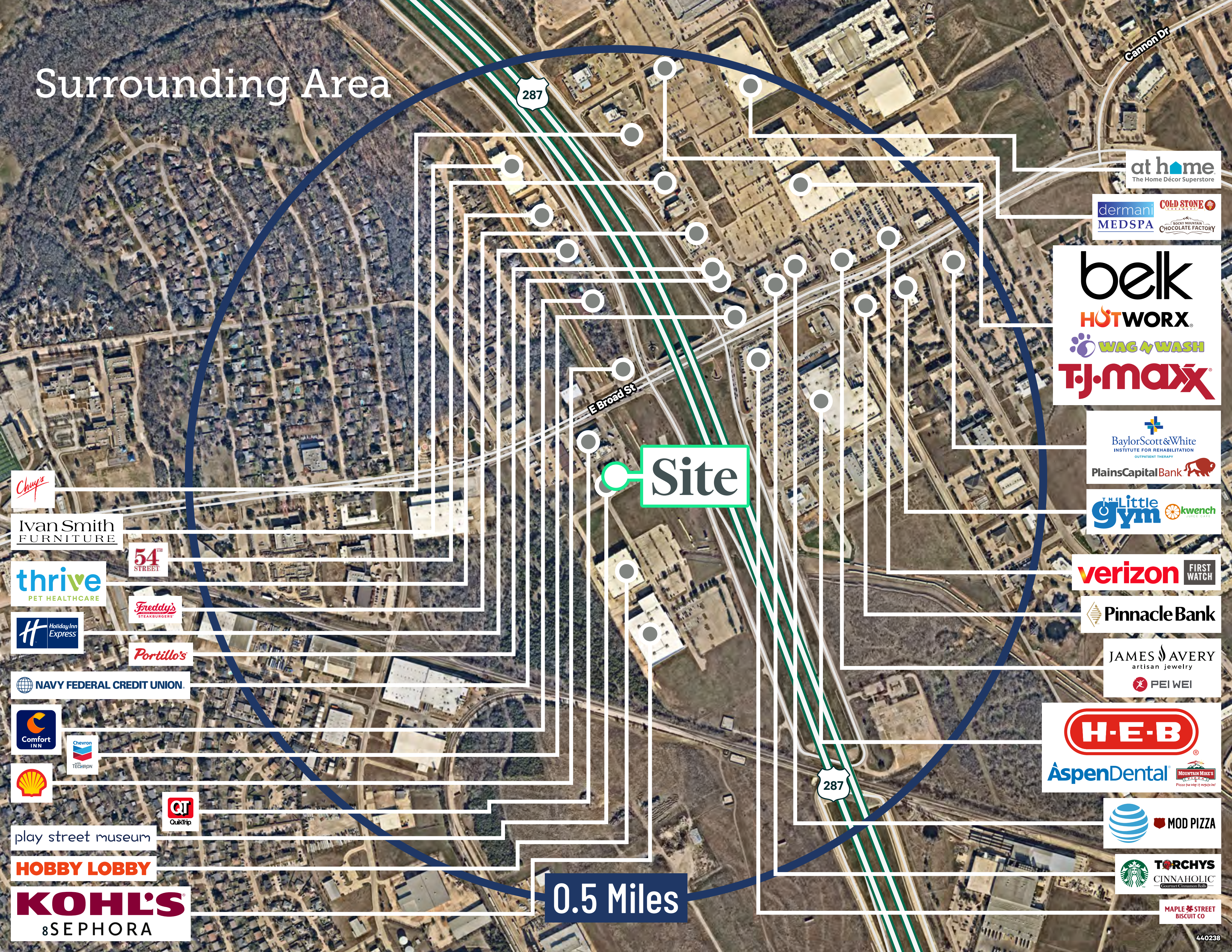
Tenant Roster

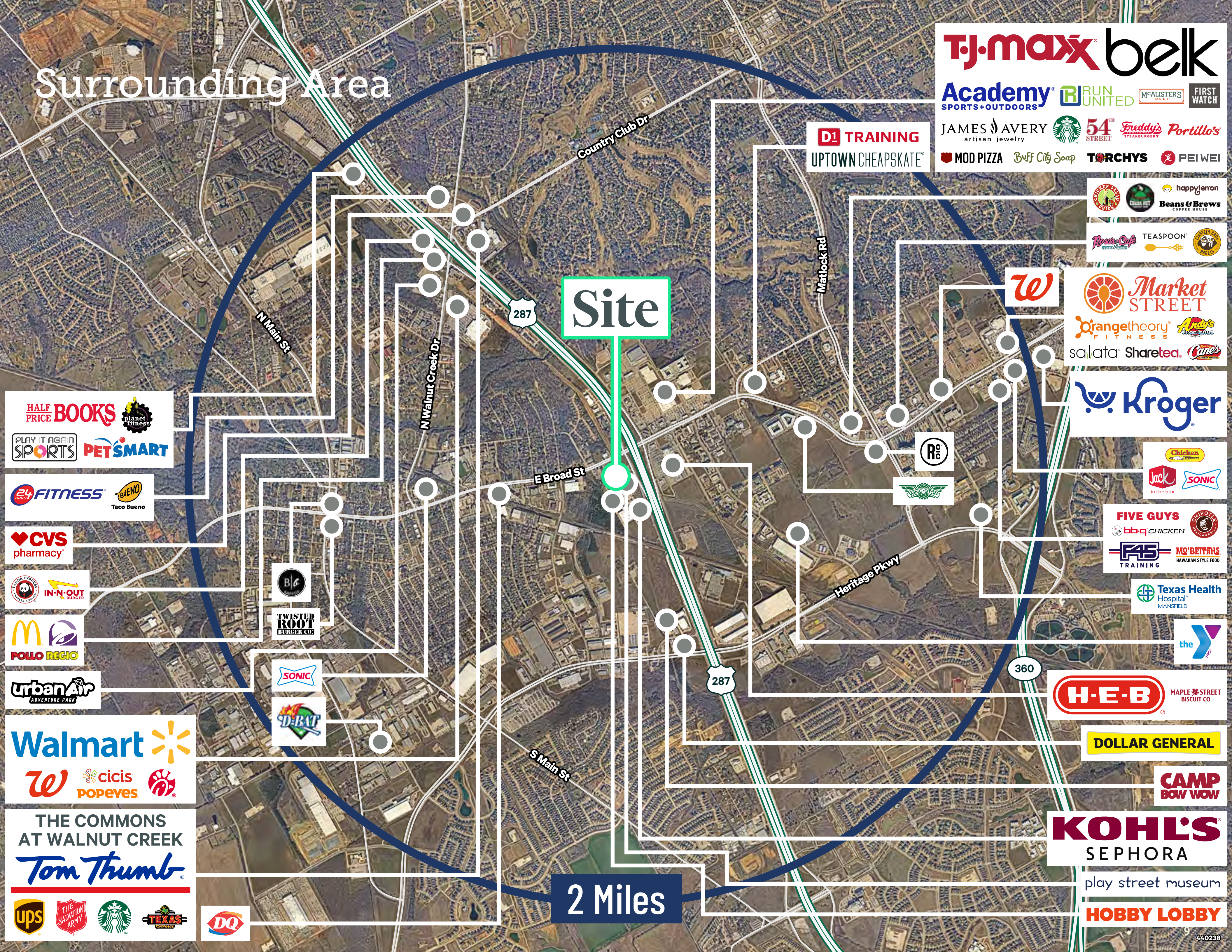
Tenant	SF	% of Center	Lease Execution	Lease Expiration	Annual Rent	Rent PSF
Glow-up	2,200 SF	22.32%	May-2021	Aug-2031	$73,700	$33.50
Pur Wellness	1,975 SF	20.03%	Sep-2024	Aug-2030	$64,954	$32.89
Maverick Driving School	1,083 SF	10.99%	Feb-2024	Apr-2029	$38,865	$35.89
Lagree Theory / Pulse	1,900 SF	19.27%	Jul-2025	May-2032	$61,060	$32.14
Play Street Museum	2,700 SF	27.39%	Jun-2022	Apr-2032	$87,677	$32.47
Totals:	**9,858 SF**	**100%**			**$326,256**	**$33.10**

Site Plan


QT
QuikTrip
QT
QuikTrip
COURTESY STAY
play street museum
PULSE LAGREE STUDIO
MAVERICK
Midtown
GLOW UP

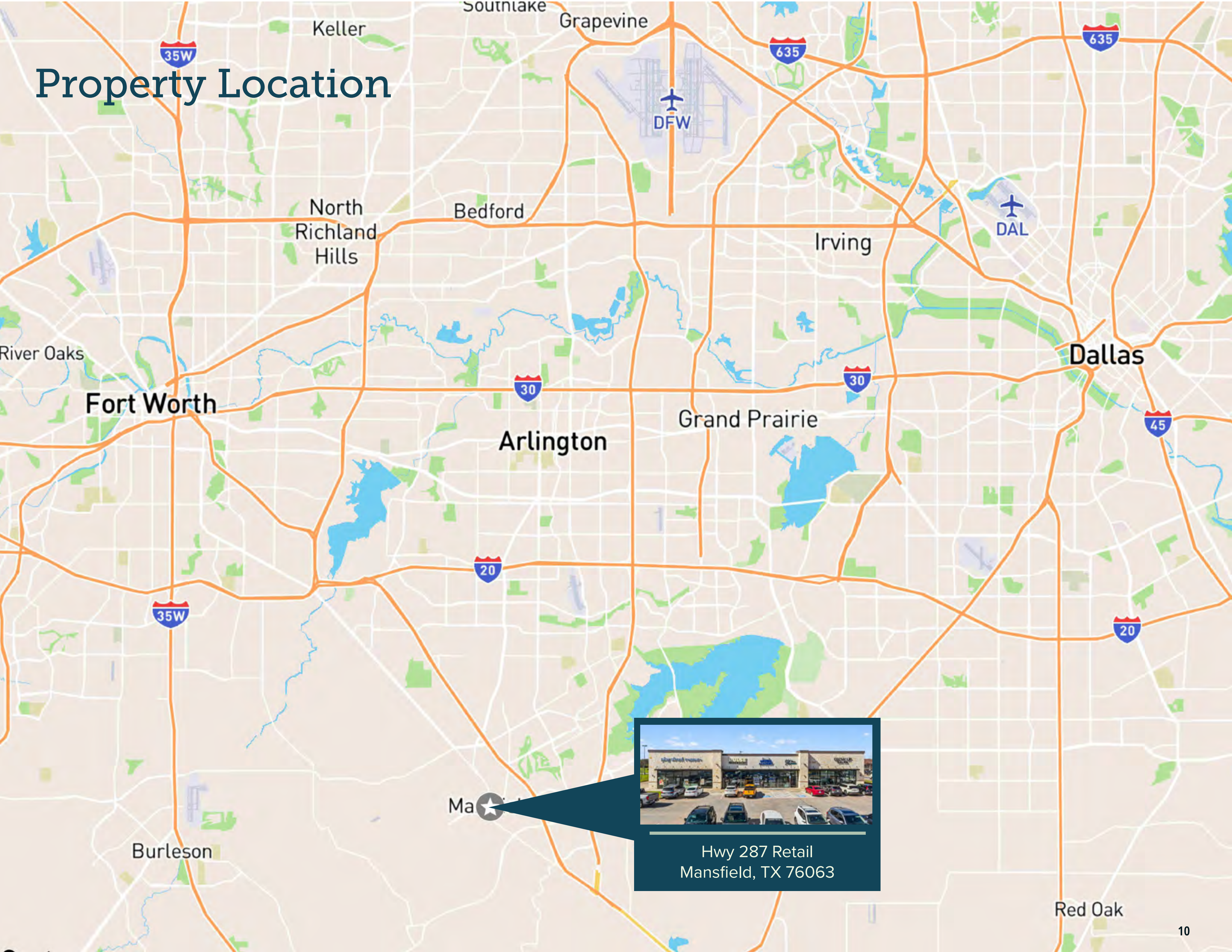
Surrounding Area


Surrounding Area
287
Cannon Dr
E Broad St
Site
0.5 Miles
at home
The Home Décor Superstore
dermani MEDSPA
COLD STONE
belk
HOTWORX
WAG N WASH
T·J·maxx
BaylorScott&White
INSTITUTE FOR REHABILITATION
PlainsCapitalBank
The Little gym
kwench
verizon
FIRST WATCH
Pinnacle Bank
JAMES AVERY
artisan jewelry
PEI WEI
H-E-B
AspenDental
MOD PIZZA
TORCHYS
CINNAHOLIC
MAPLE STREET BISCUIT CO
Chuy's
Ivan Smith
FURNITURE
54th STREET
thrive
PET HEALTHCARE
Freddy's
Holiday Inn Express
Portillo's
NAVY FEDERAL CREDIT UNION
Comfort INN
Chevron
QT
QuikTrip
play street museum
HOBBY LOBBY
KOHL'S
SEPHORA
440238



Surrounding Area
Site
2 Miles
287
360
Country Club Dr
Matlock Rd
N Main St
N Walnut Creek Dr.
E Broad St
Heritage Pkwy
S Main St
T·J·maxx
belk
Academy SPORTS+OUTDOORS
RUN UNITED
McALISTER'S DELI
FIRST WATCH
JAMES AVERY artisan jewelry
54th STREET
Freddy's
Portillo's
MOD PIZZA
Buff City Soap
TORCHYS
PEI WEI
D1 TRAINING
UPTOWN CHEAPSKATE
happy lemon
Beans & Brews
TEASPOON
Market STREET
orangetheory FITNESS
Andy's
salata
Sharetea
Canes
Kroger
Chicken Express
Jack in the box
SONIC
FIVE GUYS
CHIPOTLE
bb.q CHICKEN
F45 TRAINING
MO'BETTAHS HAWAIIAN STYLE FOOD
Texas Health Hospital MANSFIELD
the Y
H-E-B
MAPLE STREET BISCUIT CO
DOLLAR GENERAL
CAMP BOW WOW
KOHL'S
SEPHORA
play street museum
HOBBY LOBBY
HALF PRICE BOOKS
planet fitness
PLAY IT AGAIN SPORTS
PETSMART
24 HOUR FITNESS
BUENO
Taco Bueno
CVS pharmacy
IN-N-OUT BURGER
POLLO REGIO
urbanAir ADVENTURE PARK
Walmart
cicis
popeyes
THE COMMONS AT WALNUT CREEK
Tom Thumb
ups
THE SALVATION ARMY
TEXAS
DQ
SONIC
D-BAT
TWISTED ROOT BURGER CO
440238

Property Location



Hwy 287 Retail
Mansfield, TX 76063

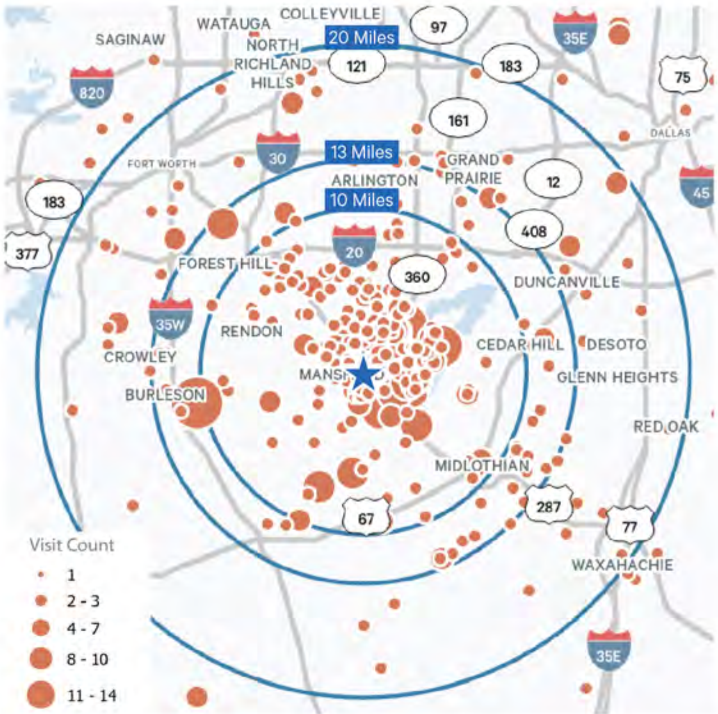
Highway 287 Retail

110 U.S. 287 Frontage Rd,
Mansfield, TX 76063

Study Period: March 2025 - February 2026

Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

Common Evening Locations



Ten Mile Demographics

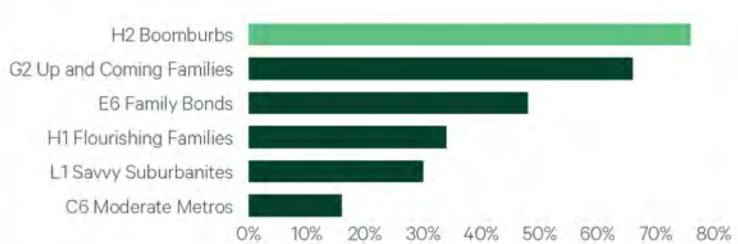
2025 Total Population 342,443	**Average Household Income** $128,218
2030 Total Population 365,476	
Total Households 115,897	**2025 Retail Trade Sales** $4.6 Billion
Educational Attainment 11% Associates, 26% Bachelors, 14% Graduate	**Median Age** 37

Site Demographics

Dwell Time	**Visitor Frequency**
18 Minutes	Return 43% One-Time 57%

Ten Mile Drive Distance

Top Tapestry Segments



Traffic By Hour

2026 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Source: Near Intelligence, Inc. 440240 | 3/16/2026

CBRE

In-Place NOI & Pricing Summary

	In-Place NOI Jan-27 to Dec-27	$ PSF
Size of Improvements		9,858 SF
In-Place Occupancy		100.00%
REVENUES		
Scheduled Base Rent		
Gross Potential Rent	$328,866	$33.36
Absorption & Turnover Vacancy	0	0.00
Total Scheduled Base Rent	328,866	33.36
CAM Reimbursement	19,318	1.96
MGT Reimbursement	18,235	1.85
INS Reimbursement	21,911	2.22
RET Reimbursement	73,305	7.44
TOTAL GROSS REVENUE	461,636	46.83
OPERATING EXPENSES		
Common Area Maintenance	(19,562)	(1.98)
Management Fee	(18,465)	(1.87)
Insurance	(22,187)	(2.25)
Real Estate Taxes	(74,230)	(7.53)
TOTAL OPERATING EXPENSES	(134,444)	(13.64)
NET OPERATING INCOME	**$327,192**	**$33.19**
PURCHASE PRICE AS OF JAN 1, 2027	**$5,033,720**	**$510.62**

Assumptions	
Commencement Date	Jan 1, 2027
Operating Expense Source	2025 Actuals Grown 6.09%
Management Fee (% of EGR)	4.00%
Real Estate Taxes Reassessed?	No

Notes

General:

a) Analysis assumes no capital or leasing costs.

Operating Expenses:

a) Operating expenses for CY2027 based on 2025 P&L grown 6.09%.

b) Real estate taxes for CY2027 based on 2026 assessment of $3,300,000 with a tax rate of 2.249380% growing 3% on a calendar basis.

c) Analysis does not factor in the Texas Margin Tax and assumes a buyer will consult with their tax advisor to evaluate their exposure to this expense.

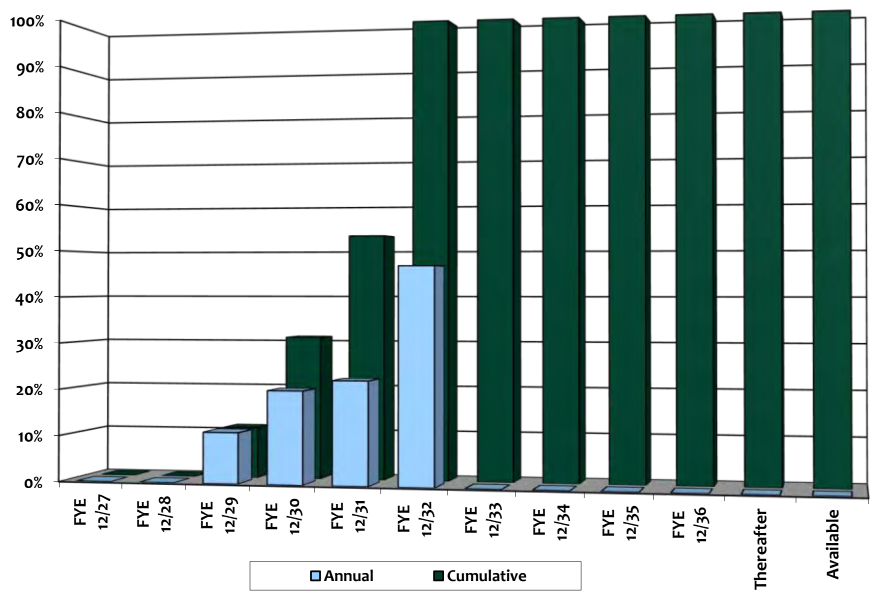
d) Expense reimbursement calculations are based on a review of Lease Documents provided.

Investment Summary	Capitalization Rate	6.50%	Weighted Average Lease Term Remaining	4.54 Years

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

Existing Lease Expirations

Suite	Tenant	Lease Expiration	WALT	FYE 12/27	FYE 12/28	FYE 12/29	FYE 12/30	FYE 12/31	FYE 12/32	FYE 12/33	FYE 12/34	FYE 12/35	FYE 12/36	Thereafter	Available
110	Maverick Driving School	Apr-29	2.33			1,083									
106	Pur Wellness	Aug-30	3.67				1,975								
102	Glow-up	Aug-31	4.67					2,200							
118	Playstreet Museum	Apr-32	5.33						2,700						
114	Lagree Theory / Pulse	May-32	5.42						1,900						
	Existing Lease WALT		4.54												
			Fiscal Year Totals:	0	0	1,083	1,975	2,200	4,600	0	0	0	0	0	0
			Percent:	0%	0%	11%	20%	22%	47%	0%	0%	0%	0%	0%	0%
			Count:	0	0	1	1	1	2	0	0	0	0	0	0
			Cumulative SF:	0	0	1,083	3,058	5,258	9,858	9,858	9,858	9,858	9,858	9,858	9,858
			Cumulative %:	0%	0%	11%	31%	53%	100%	100%	100%	100%	100%	100%	100%



Summary of Lease Expirations

Year	Suites	SF	Percent	Cumulative SF	Cumulative Percent
FYE 12/27	0	0	0%	0	0%
FYE 12/28	0	0	0%	0	0%
FYE 12/29	1	1,083	11%	1,083	11%
FYE 12/30	1	1,975	20%	3,058	31%
FYE 12/31	1	2,200	22%	5,258	53%
FYE 12/32	2	4,600	47%	9,858	100%
FYE 12/33	0	0	0%	9,858	100%
FYE 12/34	0	0	0%	9,858	100%
FYE 12/35	0	0	0%	9,858	100%
FYE 12/36	0	0	0%	9,858	100%
Thereafter	0	0	0%	9,858	100%
Available	0	0	0%	9,858	100%

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Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Rental Rates Monthly	Rental Rates Annually	Rental Rates PSF		Recovery Type
102	Glow-up	2,200	22.32%	May-2021	Aug-2031	Current	$6,142	$73,700	$33.50	-	NNN+MGT (Glow-up)
						Sep-2027	$6,295	$75,543	$34.34	2.50%	
						Sep-2028	$6,453	$77,431	$35.20	2.50%	
						Sep-2029	$6,614	$79,367	$36.08	2.50%	
						Sep-2030	$6,779	$81,351	$36.98	2.50%	
Notes: Renewal Option: One 5 year renewal option @ $37.90 /sf/yr with 2.50% annual increases.											
106	Pur Wellness	1,975	20.03%	Sep-2024	Aug-2030	Current	$5,413	$64,954	$32.89	-	NNN+MGT
						Sep-2027	$5,575	$66,902	$33.87	3.00%	
						Sep-2028	$5,742	$68,909	$34.89	3.00%	
						Sep-2029	$5,915	$70,977	$35.94	3.00%	
Notes: Renewal Option: One 6 year renewal option @ $37.73 /sf/yr. Purchase Option: ROFR to Purchase for a max of 15 days if owner decides to sell. Expense Cap: 5% cap on CAM excluding UTIL, INS, and RET (not modeled).											
110	Maverick Driving School	1,083	10.99%	Feb-2024	Apr-2029	Current	$3,239	$38,865	$35.89	-	NNN+MGT
						Feb-2028	$3,401	$40,808	$37.68	5.00%	
General Notes: Rent as of 02/27.											
114	Lagree Theory / Pulse	1,900	19.27%	Jul-2025	May-2032	Current	$5,088	$61,060	$32.14	-	NNN+MGT (Lagree)
						Dec-2027	$5,266	$63,197	$33.26	3.50%	
						Dec-2028	$5,451	$65,409	$34.43	3.50%	
						Dec-2029	$5,642	$67,698	$35.63	3.50%	
						Dec-2030	$5,839	$70,068	$36.88	3.50%	
Notes: Renewal Option: One 5 year renewal option @ $38.72 /sf/yr.											

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Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Monthly	Annually	PSF		Recovery Type
118	Play Street Museum	2,700	27.39%	Jun-2022	Apr-2032	Current	$7,306	$87,677	$32.47	-	NNN+MGT
						May-2027	$7,453	$89,431	$33.12	2.00%	(Playstreet)
						May-2028	$7,602	$91,219	$33.78	2.00%	
						May-2029	$7,754	$93,044	$34.46	2.00%	
						May-2030	$7,909	$94,904	$35.15	2.00%	
						May-2031	$8,067	$96,802	$35.85	2.00%	

Notes:
Renewal Option: One 5 year renewal option @ FMV.
Expense Cap: 5% cap on CAM excluding UTIL, INS, and RET (not modeled).

	Square Feet		Monthly	Annually	PSF
TOTALS / AVERAGES	9,858		$27,188	$326,256	$33.10

OCCUPIED SqFt	9,858	100.0%
VACANT SqFt	0	0.0%
TOTAL SqFt	9,858	100.0%

WEIGHTED-AVERAGE LEASE TERM REMAINING:	4.54 Years
WEIGHTED-AVERAGE LEASE TERM LAPSED:	3.60 Years
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:	8.13 Years

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Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2025 Population - Current Year Estimate	4,720	65,500	151,379	258,772
2030 Population - Current Year Estimate	6,023	74,622	166,425	280,267
2020-2025 Annual Population Growth Rate	4.09%	3.99%	2.55%	2.01%
2025-2030 Annual Population Growth Rate	5.00%	2.64%	1.91%	1.61%
HOUSEHOLDS				
2025 Households - Current Year Estimate	1,636	23,042	50,003	85,120
2030 Households - Current Year Estimate	2,188	26,691	56,182	93,711
2020-2025 Compound Annual Household Growth Rate	5.10%	4.54%	3.19%	2.48%
2025-2030 Annual Household Growth Rate	5.99%	2.98%	2.36%	1.94%
HOUSEHOLD INCOME				
2025 Average Household Income	$122,541	$143,867	$143,263	$134,835
2030 Average Household Income	$140,387	$155,836	$155,389	$146,942
TRAFFIC COUNTS	**HWY 287**	**E BROAD ST**		
Vehicles Per Day	60,113 VPD	29,174 VPD		

Dallas-Fort Worth Overview

Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total $1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of $13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business.

Dallas-Fort Worth Overview

4TH LARGEST MSA
in United States

LARGEST MSA
in Texas

24
Fortune 500 Companies

49
Fortune 1000 Companies

$600+ BILLION
GDP

OVER 8 MILLION RESIDENTS
10.5 Million Residents Estimated by 2040

#1 METRO
for Population Growth over the Past Decade (25%)

#1 REAL ESTATE
Investment Market

#1 LARGE METRO FOR JOB GROWTH
250,000+ jobs added per year

#1 STATE FOR DOING BUSINESS
for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP
Among U.S. Metros

2ND BUSIEST AIRPORT
in the World (DFW International)

99.3 MILLON
Annual Passengers (DFW International & Dallas Love Field)

48.9 MILLION
Annual Visitors

Disclosure and Agreement

Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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HWY 287 RETAIL

For additional information, please contact:

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Senior Vice President
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Senior Vice President
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jared.aubrey@cbre.com

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