



ASKING PRICE	CAP RATE	NOI
\$7,400,000	6.25%	\$462,500
\$613.66/SF	Stabilized	Updated 2026

Building Size	12,059 SF
Year Built	2025 — New Construction
Occupancy	100% — 3 Tenants
Lease Type	Triple Net (NNN)
Traffic	28,425 VPD — McKinney St
Lot / Parking	0.99 AC 34 Surface Spaces
Sale Type	Fee Simple — For Sale by Owner

WHY THIS ASSET STANDS OUT

- **Recession-Resistant Corporate Anchor**
Action Behavior Centers occupies 59% of GLA under a corporate-backed NNN lease. ABA therapy is federally mandated and insurance-reimbursed — these tenants virtually never relocate. Institutional credit quality with zero landlord risk.
- ■ **Brand-New 2025 Construction**
No deferred maintenance, no capital expenditure risk. Full depreciation benefits available to the buyer. Like-new asset priced below replacement cost.
- **Updated 2026 Rents — Higher NOI**
ABC rent already stepped up 2.5% in October 2026. Tropical Smoothie amendment in progress for January 2027 increase. NOI growing to \$462,500 — stronger than listing date.
- **Drive-Thru Tenant — Highest Rent/SF**
Tropical Smoothie Café with drive-thru at \$40.50/SF — the highest rent/SF in the center. Drive-thru end cap drives strong daily traffic and adds re-leasing value.

- **True NNN — Passive Income Day One**
Tenants pay ALL taxes, insurance, and CAM. Zero landlord management obligations. Perfect for 1031 exchange, out-of-state, or passive investors.
- **Population Nearly Doubled in 4 Years**
Within 1 mile: 16,632 (2020) → 31,475 (2024). Median HH income: \$137,316. One of the strongest residential growth corridors in the United States.
- **\$891,672 TIA Invested by Tenants**
Massive tenant improvement commitment signals long-term occupancy intent from all three operators. Dramatically reduces rollover and re-leasing risk.
- **2.0–2.5% Annual Rent Bumps — All Leases**
Inflation-resistant, compounding income growth built into every lease. NOI grows automatically every year throughout the hold period.

TENANT ROSTER

TENANT	TYPE	SF / %GLA	RENT/SF	ANNUAL RENT	LEASE TERM	INCREASES	CREDIT
Action Behavior Centers	ABA Therapy	7,114 / 58.99%	\$39.98	\$284,382	84 mo.	2.5%/yr	Corporate ✓
Cheer Land Play & Party	Entertainment	3,518 / 29.17%	\$34.00	\$119,612	120 mo.	2.5%/yr	Franchisee
Tropical Smoothie Café ★	QSR / Drive-Thru	1,443 / 11.97%	\$40.50	\$61,844	120 mo.	2.0%/yr	Franchisee
TOTAL — STABILIZED		12,059 / 100%	\$38.60	\$462,500			

★ Tropical Smoothie Café rent amendment in progress for January 2027 increase.



Aerial — Master-Planned Community Context



Aerial — Walmart Supercenter Adjacent



Monument Sign & Full Facade



Action Behavior Centers — Frontage

MARKET SNAPSHOT			COMPARABLE SALES		
\$7,400,000	1-Mile Population (2024)	31,475	Property	Date	Price
\$613.66 / SF	1-Mile Population (2020)	16,632	Legacy Ranch Plaza ★	Listed	\$7,400,000
6.25%	Population Growth	89% in 4 Years	3031 Washington Dr	Nov 2024	\$7,693,000
ne \$462,500	Median HH Income (1-mi)	\$137,316	2435 Sam Rayburn Hwy	Feb 2025	\$5,802,000
\$454,852 (\$37.72/SF)	Traffic Count	28,425 VPD	ABC Northlake (single)	2024	\$3,768,019
Oct 2026) \$284,382/yr	Melissa ISD Bond	\$875M — Apr 2025	Shops at Melissa	Active	\$11,500,000
\$114,561 (\$9.50/SF)	DFW Retail Vacancy	< 5% (2025)			
ne \$569,413	State Income Tax	None — Texas			
nses (\$114,561)					
CONTACT FOR INFORMATION & OFFERS			Bhadresh Trivedi		
			214-777-2288		
			ranadfwrealty@gmail.com		
			crexi.com/properties/253855		