MACARTHUR & PIONEER PLAZA

615 NORTH MACARTHUR BOULEVARD, IRVING, TEXAS 75061

OFFERING MEMORANDUM

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OFFERING MEMORANDUM

MACARTHUR & PIONEER PLAZA

LOCATION

615 NORTH MACARTHUR BOULEVARD

IRVING, TEXAS 75061

OFFERED BY

Harry Hardin

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$30
EVEREST
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SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire MacArthur & Pioneer Plaza (the "Property"), a 6,113 square foot retail asset in the established Dallas/Fort Worth submarket of Irving, Texas. The Property is 86.91% leased with an effective rent of $13.59 PSF. Priced well below replacement cost at $184.69 PSF to the building, upside potential exists by leasing the existing vacancy and converting existing modified gross leases to NNN at market rates.

INVESTMENT OVERVIEW

- 86.91% Leased Multi Tenant Asset in the Established Submarket of Irving, TX (DFW)
- Low Price Point at $1,129,000, with Net Effective Rent of $13.59 PSF
- 9.11% Pro Forma Cap Rate
- Priced Well Below Replacement Cost at $184.69 PSF
- At the Intersection of MacArthur Boulevard & Pioneer Drive (44,800+ VPD), Two Notable DFW Arteries
- Strong Fundamentals with Highly Visible Two-Sided Monument Sign, Average Suite Size of 1,528 SF, Large +/-0.79-Acre Parcel Size & Parallel Positioning to MacArthur Boulevard
- Close Proximity to DFW International Airport, 3rd Busiest Airport in the World with Over 87.8 Million Passengers Served in 2024 & Dallas Love Field Airport Seeing Over 18 Million Passengers in 2024
- City of Irving is Home to 4 Fortune 1,000 Companies & 10 Fortune 500 Companies

Macarthur & Pioneer Plaza is an 86.91% leased 6,113 square foot retail asset located in the established central DFW submarket of Irving, Texas. Positioned just minutes south of Texas State Highway 183 off the established intersection of MacArthur Boulevard & Pioneer Drive, the Property is approximately 15 minutes west from Downtown Dallas and 30 minutes east of Downtown Fort Worth. MacArthur & Pioneer Plaza is leased to a complementary mix of relevant tenants with an established local presence including Everest Home Health Care, Clinica Latina and Community Bible Fellowship Church. Significant upside potential exists in leasing the existing 800 SF vacancy to a retail, service or medical user. Additionally, MacArthur & Pioneer Plaza benefits from a highly visible two-sided monument sign, an average suite size of only 1,528 square feet providing strong residual value, large parcel size of +-/0.79 acres, two separate buildings, additional storage unit that can be leased to tenants. In-place rents are below market with an effective rent of $13.59 PSF. Pro forma estimates conemplate achieving an 9.11% cap rate at list price by leasing the existing 800 SF vacancy at $20.00 PSF NNN.

Strategically located of the well-traveled intersection of MacArthur Boulevard and Pioneer Drive, MacArthur & Pioneer Plaza experiences combined traffic volumes in excess of 44,800 vehicles per day. The Property is within 10 minutes of Dallas/Fort Worth International Airport which was ranked the 3rd busiest airport in the world by passenger traffic and served a record 87.8 million passengers in 2024. Additionally, MacArthur & Pioneer Plaza is only 20 minutes from Dallas Love Field Airport saw over 18 million passengers in 2024. Baylor Scott & White Medical Center of Irving is within minutes from the Property with over 296 patient beds and ranked as a high performing hospital rating. As of 2025 there are 4 Fortune 1,000 companies and 10 Fortune 500 companies in the city of Irving. Employers include Exxon-Mobil, Fluor, Kimberly Clark, Celanese, Pioneer Natural Resources, Vistra Energy, Michael's, Commercial Metals and Darling Ingredients among numerous others. MacArthur & Pioneer Plaza is located within a dense corridor containing more than 3,200,000 square feet of retail GLA within a 1.5-mile radius. There are over 13 public and private schools within a 2-mile radius of the Property with a combined student enrollment of over 8,700.

Irving, Texas is located centrally between Dallas/Fort Worth and is a business hub for the metroplex which a number of notable mixed use developments like the Irving Arts Center (10-acre art center with over 91,500 SF of performing and visual arts), The Toyota Music Factory (250,000 SF venue and over 8,000-seating capacity) and the Irving Convention Center (1,000 SF of meeting and exhibit space). Irving offers proximity to state-of-the-art transportation options that include two large airports (DFW International Airport and Dallas Love Field Airport), light and heavy rail systems and a number of major highways providing convenient access to the surrounding areas. The daytime population is over 136,300 people in a 3-mile radius of the Property. Overall MacArthur & Pioneer Plaza offers an investor a well-located retail asset priced well below replacement cost at a primary intersection in an established DFW submarket of Irving, Texas.

PROPERTY PROFILE

LOCATION
615 North MacArthur Boulevard
Irving, Texas 75061

PRICE
$1,129,000

PRICE PSF
$184.69

CAP RATE
7.35%

PRO FORMA CAP RATE
9.11%

BUILDING SIZE
6,113 SF

PERCENT LEASED
86.91%

YEAR BUILT
1952

LAND AREA
+/- 0.79 Acres

TRAFFIC COUNTS

West Pioneer Drive	12,422 VPD-25
North MacArthur Boulevard	32,441 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Everest Home Health Care	613 SF	10.03%	April 2029
Clinica Latina	1,800 SF	29.45%	July 2028
Community Bible Fellowship Church	2,900 SF	47.44%	August 2027

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	17,630	136,371	224,355
2025 Avg. Household Income	$93,134	$95,759	$98,027
2025 Total Households	5,637	45,390	82,056

- Please see pages 22 & 23 for underwriting details.

ADDITIONAL INFORMATION

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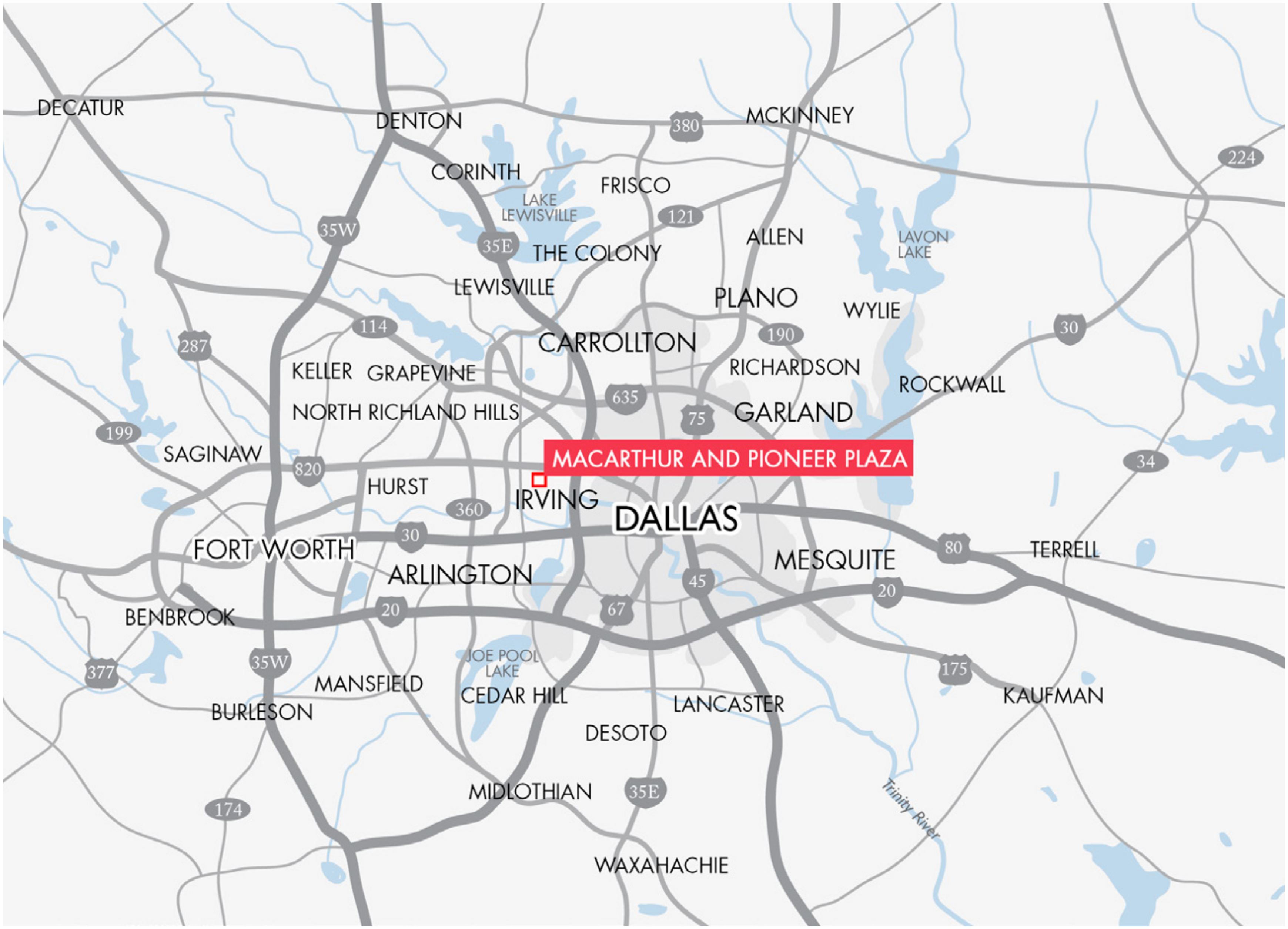
615
CBF


DECATUR
DENTON
MCKINNEY
380
224
CORINTH
FRISCO
LAKE LEWISVILLE
121
35W
35E
THE COLONY
ALLEN
LAVON LAKE
LEWISVILLE
PLANO
WYLIE
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CARROLLTON
190
30
KELLER
GRAPEVINE
RICHARDSON
ROCKWALL
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NORTH RICHLAND HILLS
75
GARLAND
199
SAGINAW
MACARTHUR AND PIONEER PLAZA
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820
HURST
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FORT WORTH
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TERRELL
MESQUITE
ARLINGTON
45
20
BENBROOK
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67
JOE POOL LAKE
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MANSFIELD
CEDAR HILL
KAUFMAN
LANCASTER
BURLESON
DESOTO
MIDLOTHIAN
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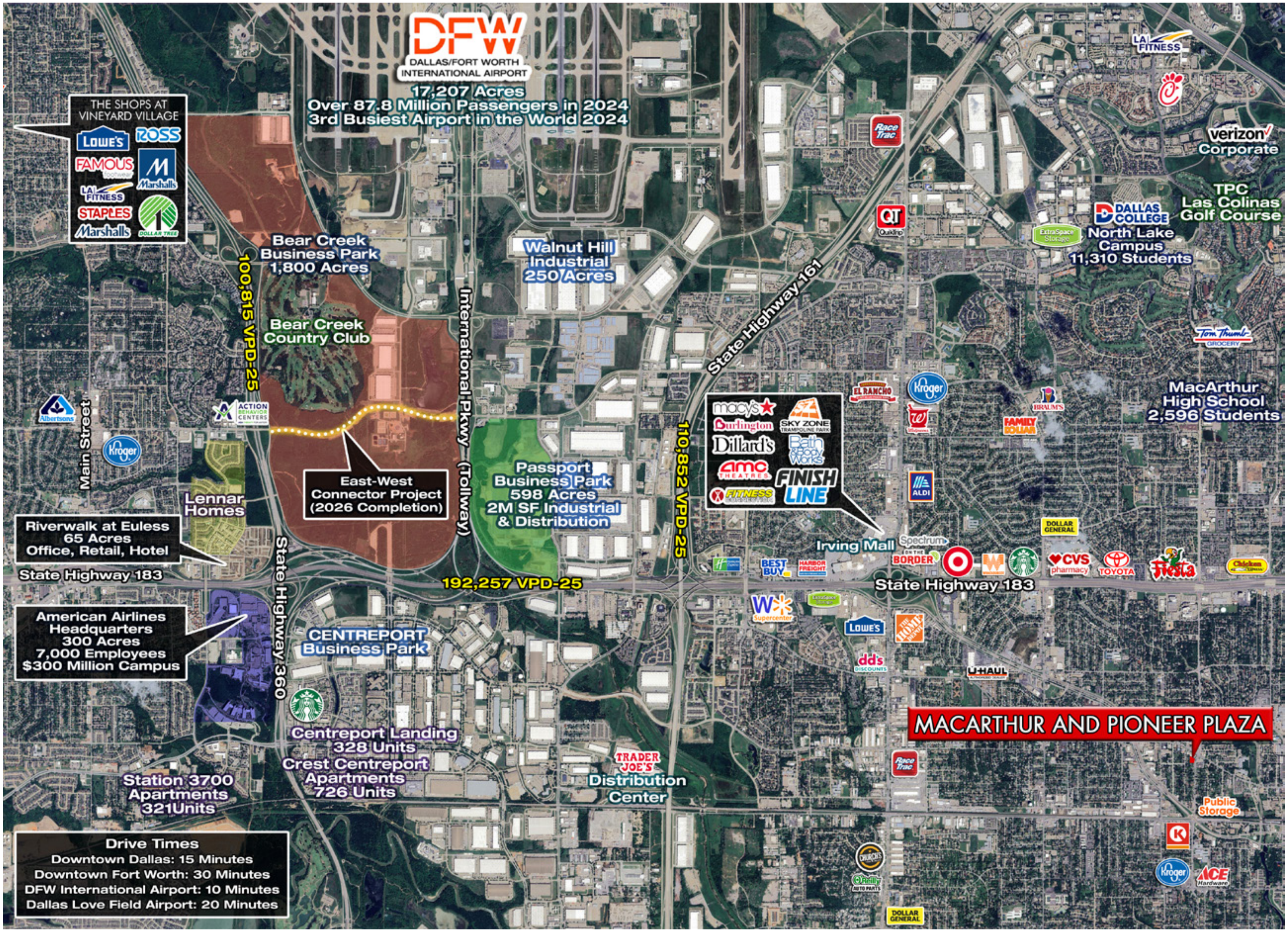
Trinity River
WAXAHACHIE

PROPERTY OVERVIEW



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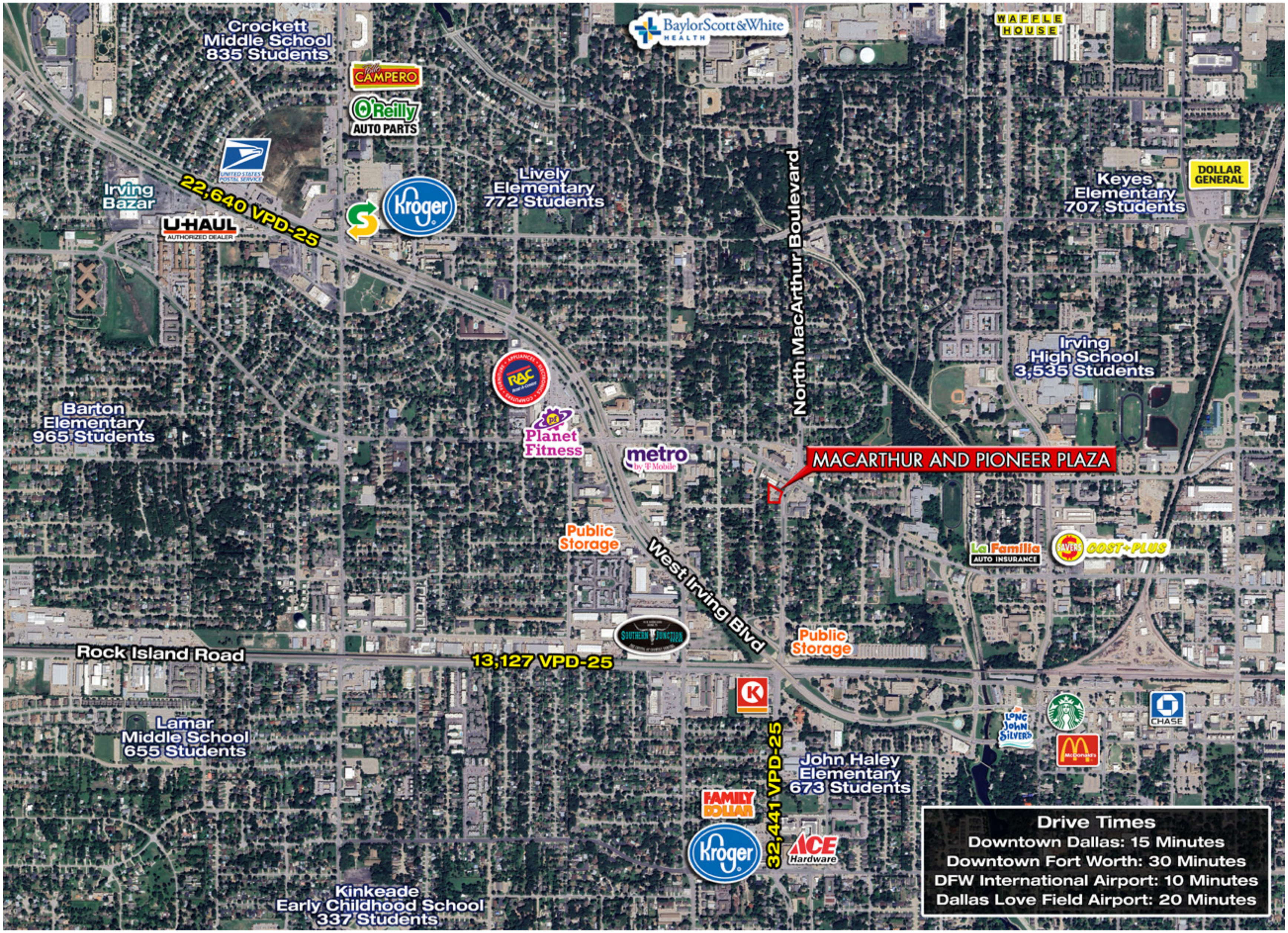
Crockett
Middle School
835 Students
BaylorScott&White HEALTH
WAFFLE HOUSE
CAMPERO
O'Reilly AUTO PARTS
Irving Bazar
U-HAUL AUTHORIZED DEALER
22,640 VPD-25
Kroger
Lively
Elementary
772 Students
North MacArthur Boulevard
Keyes
Elementary
707 Students
DOLLAR GENERAL
Irving
High School
3,535 Students
Barton
Elementary
965 Students
Planet Fitness
metro by T-Mobile
MACARTHUR AND PIONEER PLAZA
Public Storage
West Irving Blvd
La Familia AUTO INSURANCE
SAVERS COST PLUS
Rock Island Road
13,127 VPD-25
Public Storage
Lamar
Middle School
655 Students
32,441 VPD-25
John Haley
Elementary
673 Students
CHASE
FAMILY DOLLAR
Kroger
ACE Hardware
Kinkeade
Early Childhood School
337 Students
Drive Times
Downtown Dallas: 15 Minutes
Downtown Fort Worth: 30 Minutes
DFW International Airport: 10 Minutes
Dallas Love Field Airport: 20 Minutes

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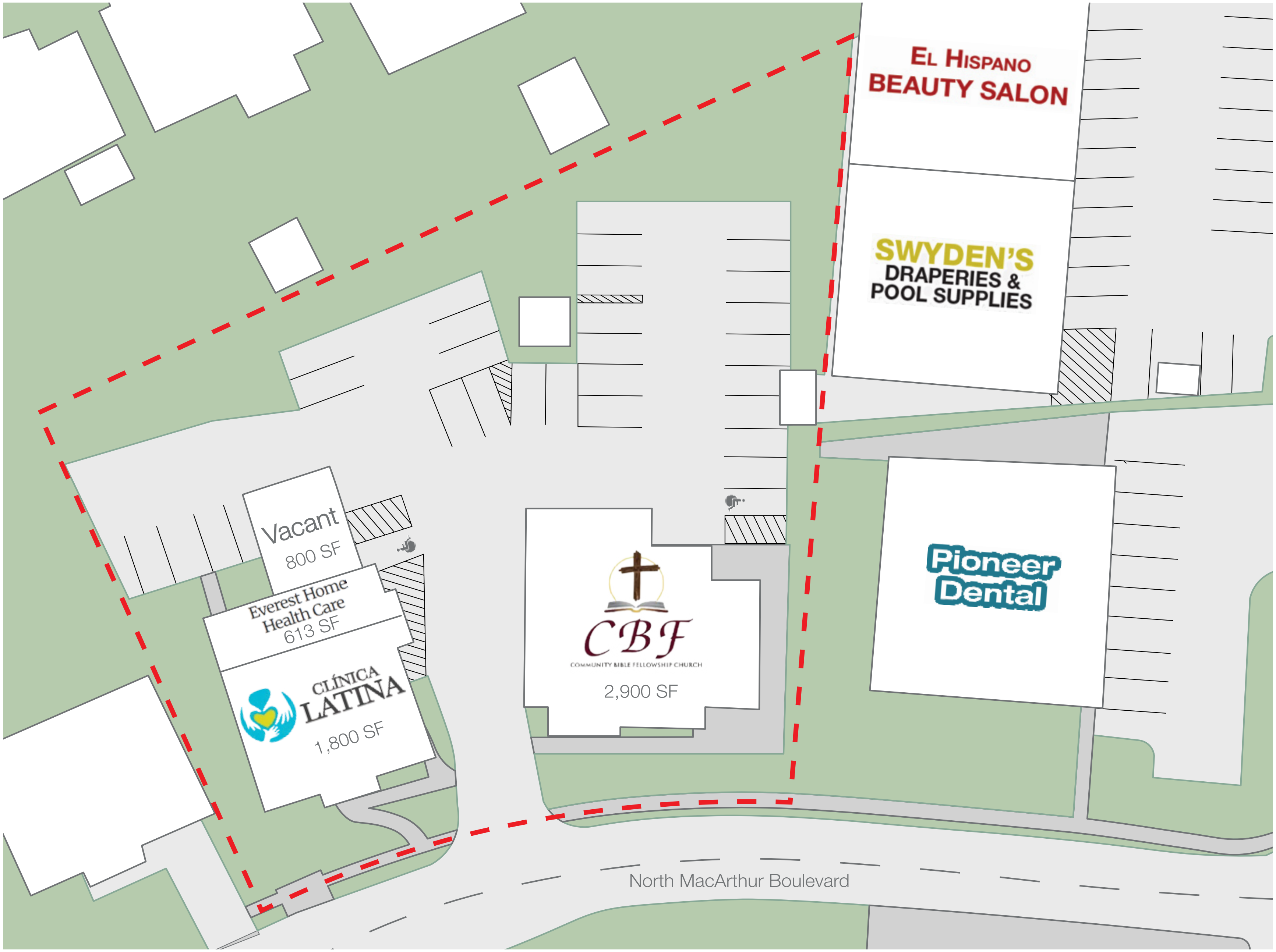
SITE PLAN


EL HISPANO
BEAUTY SALON
SWYDEN'S
DRAPERIES &
POOL SUPPLIES
Vacant
800 SF
Everest Home
Health Care
613 SF
CLÍNICA
LATINA
1,800 SF
CBF
COMMUNITY BIBLE FELLOWSHIP CHURCH
2,900 SF
Pioneer
Dental
North MacArthur Boulevard

3 FINANCIAL OVERVIEW

SHOP COS.

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI	Pro Forma NOI
MacArthur & Pioneer Plaza	6,113 SF	86.91%	$83,049	$102,975

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

- Pro forma does not demonstrate Cap Ex, Leasing Costs or TI. For demonstration purposes only. Buyer should verify with its own due diligence and financial assumptions, underwriting assumptions, rent assumptions (actual or in the future), Property related diligence and/or overall due diligence related to the viability, financial or otherwise, of the Property relative to its suitability of Buyer's intended purposes.

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		
100	Vacant	800	13.09%									
105	Everest Home Health Care	613	10.03%	May-23	Apr-29	$21.04	$12,900				Modified Gross	
110-115	Clinica Latina	1,800	29.45%	Mar-24	Jul-28	$22.67	$40,800	Aug-26 Aug-27	$23.33 $24.00	$42,000 $43,200	Modified Gross	
615	Community Bible Fellowship Church	2,900	47.44%	Sep-23	Aug-27	$18.21	$52,800	Aug-26	$18.62	$54,000	Modified Gross	
	TOTAL AREA:	6,113					$106,500					
	TOTAL LEASED AREA:	5,313	86.91%									
	TOTAL VACANT AREA:	800	13.09%									

- Pro forma does not demonstrate Cap Ex, Leasing Costs or TI. For demonstration purposes only. Buyer should verify with its own due diligence and financial assumptions, underwriting assumptions, rent assumptions (actual or in the future), Property related diligence and/or overall due diligence related to the viability, financial or otherwise, of the Property relative to its suitability of Buyer's intended purposes.

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	$16,530	$2.70
Insurance	$8,812	$1.44
Waste	$2,292	$0.37
Water	$960	$0.16
Energy	$504	$0.08
Mowing	$900	$0.15
Total Common Area Maintenance	$4,656	$0.76
TOTAL EXPENSES	**$29,998**	**$4.91**

INCOME & EXPENSES

	12-MONTH	PER SF	PRO FORMA	PER SF
Base Rent				
Occupied Space	$109,000	$20.52	$109,000	$20.52
Vacant Space (800 SF)			$16,000	$20.00
GROSS POTENTIAL RENT	$109,000	$20.52	$125,000	$20.45
Expense Reimbursements				
Real Estate Taxes	$0	$0.00	$2,163	$0.35
Insurance	$0	$0.00	$1,153	$0.19
Common Area Maintenance	$4,047	$0.66	$4,656	$0.76
Total Expense Reimbursements	$4,047	$0.66	$7,972	$1.30
GROSS POTENTIAL INCOME	$113,047	$18.49	$132,972	$21.75
EFFECTIVE GROSS INCOME	$113,047	$18.49	$132,972	$21.75
Expenses				
Real Estate Taxes	$16,530	$2.70	$16,530	$2.70
Insurance	$8,812	$1.44	$8,812	$1.44
Common Area Maintenance	$4,656	$0.76	$4,656	$0.76
Total Expenses	$29,998	$4.91	$29,998	$4.91
NET OPERATING INCOME	**$83,049**	**$13.59**	**$102,975**	**$16.85**

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PRICING

PRICE	$1,129,000	GLA	6,113 SF
CAP RATE	7.35%	NOI	$83,049
PRO FORMA CAP RATE	9.11%	PRO FORMA NOI	$102,975
PRICE PSF	$184.69 PSF	EFFECTIVE RENT PSF	$13.59 PSF

- Pro forma does not demonstrate Cap Ex, Leasing Costs or TI. For demonstration purposes only. Buyer should verify with its own due diligence and financial assumptions, underwriting assumptions, rent assumptions (actual or in the future), Property related diligence and/or overall due diligence related to the viability, financial or otherwise, of the Property relative to its suitability of Buyer's intended purposes.

LEASE EXPIRATION SCHEDULE

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
2026							
	Total for Year Ending 2026			0	0.00%	0	
2027	Community Bible Fellowship Church	615	Aug-27	2,900	47.44%		
	Total for Year Ending 2027			2,900	47.44%	2,900	47.44%
2028	Clinica Latina	110-115	Jul-28	1,800	29.45%		
	Total for Year Ending 2028			1,800	29.45%	4,700	76.89%
2029+	Everest Home Health Care	105	Apr-29	613	10.03%		
	Total for Year Ending 2029+			613	10.03%	5,313	86.91%
	TOTAL LEASED SQUARE FOOTAGE:			5,313	86.91%		
	TOTAL VACANT SQUARE FOOTAGE:			800	13.09%		
	TOTAL SQUARE FEET:			6,113	100.00%		

TENANT PROFILES

Everest Home Health Care

Everest Home Health Care	
Square Feet:	613 SF
% of Building GLA:	10.03%
In-Place Rent PSF:	$21.04
Lease Expiration:	April 2029
Company Website:	N/A

Everest Home Health Care is a licensed home health agency that provides personalized, in-home medical and non-medical care services to elderly and disabled patients. Focused on patient-centered care, the company offers skilled nursing, physical therapy, occupational therapy, and home health aide services through a professional team that collaborates closely with physicians and family members to ensure high-quality care and improved patient outcomes. Everest Home Health Care meets the growing demand for in-home care services as a trusted medical provider serving the local community.

CLÍNICA LATINA

Clinica Latina	
Square Feet:	1,800 SF
% of Building GLA:	29.45%
In-Place Rent PSF:	$22.67
Lease Expiration:	July 2028
Company Website:	clinicalatinatexas.com

Clinica Latina is a trusted family medicine and primary care clinic located in Irving, Texas, offering compassionate, comprehensive healthcare for patients aged three and up in both English and Spanish. Led by experienced providers, the clinic offers integrated services for acute issues like ear, respiratory, and urinary tract infections, as well as chronic conditions such as diabetes. Additional offerings include minor surgical procedures, all delivered in a safe, familiar environment as part of Clinica Latina's commitment to quality, patient safety, and continuous health improvement.

CBF
COMMUNITY BIBLE FELLOWSHIP CHURCH

Community Bible Fellowship Church	
Square Feet:	2,900 SF
% of Building GLA:	47.44%
In-Place Rent PSF:	$18.21
Lease Expiration:	August 2027
Company Website:	cbfirving.com

Community Bible Fellowship Church (CBF) in Irving, Texas, is a welcoming, Christ-centered neighborhood church led by Pastor Kevin L. Harris, dedicated to preaching the gospel, fostering authentic spiritual growth, and emphasizing biblical truth over tradition. As a central gathering place for the local faith community, the church offers weekly worship services, Bible studies, youth programs, and family events that support both spiritual development and community outreach.


GUADALUPE
MEDICAL CENTER
611
Clínica Familiar
La Virgen de Guadalupe
Nuestra misión es cuidar de la salud de todos
Exámenes físicos
Planificación familiar
Vacunas para el FLU
Cirugía menor
Exámenes del hígado, riñones, anemia
Consulta $30
EVEREST
HOME HEALTH CARE
611

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	17,630	136,371	224,355
2030 Total Population (Esri)	17,167	133,955	223,449
2010 Total Population (U.S. Census)	18,744	131,939	201,013
2000 Total Population (U.S. Census)	19,563	129,766	189,227
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	-0.32%	0.36%	0.89%
2024-2029 Population: Compound Annual Growth Rate (Esri)	-0.53%	-0.36%	-0.08%
2025 Total Daytime Population (Esri)	18,479	144,527	302,671
2025 Median Age (Esri)	33.6	34.4	33.6
2025 Total Households (Esri)	5,637	45,390	82,056
2030 Total Households (Esri)	5,537	44,877	82,679
2010 Total Households (U.S. Census)	5,627	43,415	71,568
2000 Total Households (U.S. Census)	6,147	45,001	70,144
2024-2029 Families: Compound Annual Growth Rate (Esri)	-0.34%	-0.21%	0.03%
2025 Average Household Income (Esri)	$93,134	$95,759	$98,027
2025 Median Household Income (Esri)	$71,375	$72,533	$75,102
2025 Per Capita Income (Esri)	$29,578	$32,022	$35,746
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	22%	17%	13%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	13%	11%	9%
2025 Population Age 25+: High School Diploma (Esri) (%)	22%	24%	22%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	13%	14%	13%
2025 Population Age 25+: Associate's Degree (Esri) (%)	8%	7%	7%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	13%	17%	22%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	5%	8%	11%
2025 Total (SIC01-99) Businesses	890	4,847	10,567
2025 Total (SIC01-99) Employees	8,336	68,106	163,409

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
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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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