



TEXAS HEALTH 4-TENANT
2211 CENTRAL EXPRESSWAY, MELISSA, TEXAS 75454



OFFERING MEMORANDUM

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OFFERING MEMORANDUM

TEXAS HEALTH 4-TENANT

(MEDICAL & RETAIL ASSET FRONTING U.S. 75 IN
HIGH-GROWTH DFW SUBMARKET OF MELISSA)

LOCATION

2211 CENTRAL EXPRESSWAY

MELISSA, TEXAS 75454

OFFERED BY

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

2026 Construction | 100% Leased, 4-Tenant Medical & Retail Center | Average Lease Term Expiration March 2037 | Drive-Thru End Cap

- Neighborhood & Health Focused Tenant Mix with Texas Health Resources (Corporate; +/- 420 care locations), Beans & Brews (Drive-Thru End Cap; +/- 94+ locations), Ascend Dental & Implant Center & Pediatric Dentist; All Tenants Experiencing Annual Rent Bumps During the Primary Term
- Strong Fundamentals on a +/- 2.20-Acre-Parcel, Drive-Thru, Modern Glass Storefront Systems with Flat-Profile Canopy System, Visible 2-Sided Monument Sign & Two (2) Ingress/Egress Points of Access
- Strategically Positioned Along U.S. 75 (73,700+ VPD), Approximately 40 Minutes North of Dallas & 30 Minutes South of Sherman; Moments from SH 121
- Surrounded by Major Retail & Grocery Anchors Including H-E-B, Kroger, Walmart Supercenter, Buc-ee's, Chick-fil-A, Starbucks & Dutch Bros

Positioned in No. 4 Fastest Growing US City (U.S. Census) - Melissa, TX | Average Household Income Exceeds \$213,800 & \$196,700 in a 1- & 3-Mile Radii

- Minutes from Trinity Falls; Master-planned Community with 3,648 Lots across 1,700 Acres, Median List Price of \$519,000 & Riverstone Estates; 268-Acre Master-planned Community with 652 Residential Lots, 50-Foot Single Family Homesites & 3.2 Miles of Walking & Biking Trails
- Melissa Park Village; 22-Acre Mixed-Use Development Set to Feature 36K SF of Retail & 23K+ SF of Flexible Office Space
- Five Minutes South of Rosamond Corners, a New 355k+ SF Retail Center Anchored by Kroger, Hobby Lobby, TJ Maxx, HomeGoods
- Melissa Downtown District Redevelopment Includes the Widening of Seven (7) Downtown Streets & Melissa Gateway Village; a 55K SF Mixed-Use Development with Retail & Office
- Growing Retail Trade Area with 846K+ SF of Retail GLA in a 2-Mile Radius with 132K SF Under Construction (CoStar)
- Melissa Ranked #4 Fastest-Growing U.S. City from mid-2024 – mid 2025 (U.S. Census Bureau) & #4 Safest City in Texas in 2026 (SafeWise)



EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION

2211 Central Expressway
Melissa, Texas 75454



Beans & Brews
COFFEE HOUSE



Keya Patel DDS PLLC
Pediatric Dentistry

YEAR BUILT

2026

PERCENT LEASED

100%

BUILDING SIZE

16,421 SF

LAND AREA

2.20 Acres

PRICE

\$10,885,000

CAP RATE

6.00%

TRAFFIC COUNTS

US-75

Highway 121

73,735 VPD-26

29,773 VPD-26

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Texas Health Resources	9,537 SF	58.08%	May 2037
Beans & Brews	1,600 SF	9.74%	July 2036
Ascend Dental & Implant Center	2,185 SF	13.31%	February 2037
Keya Patel DDS PLLC	3,099 SF	18.87%	September 2037

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2026 Total Population	6,941	42,016	85,887
2026 Avg. Household Income	\$213,852	\$196,708	\$178,163
2026 Total Households	2,346	14,043	28,249

ADDITIONAL INFORMATION



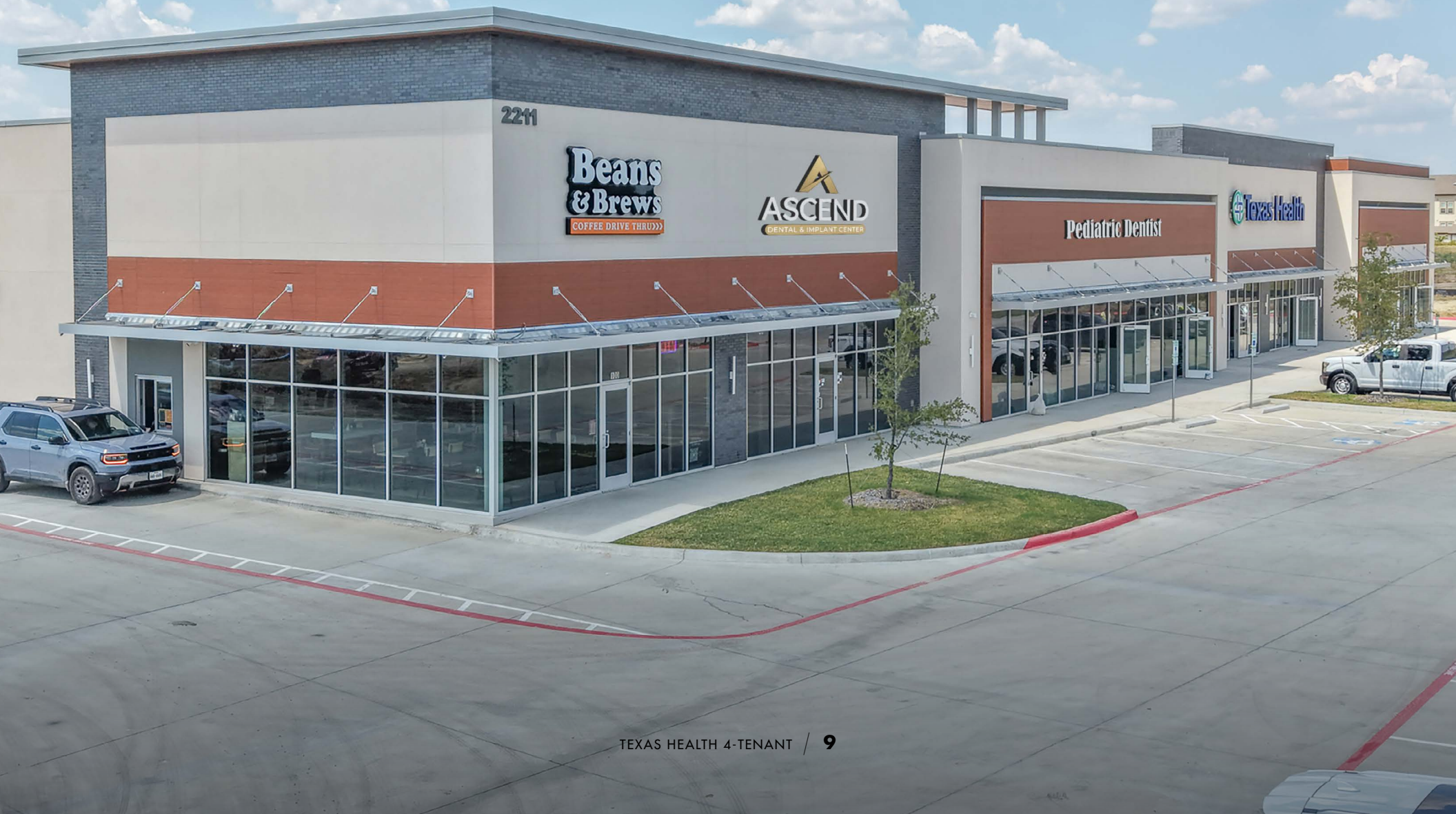
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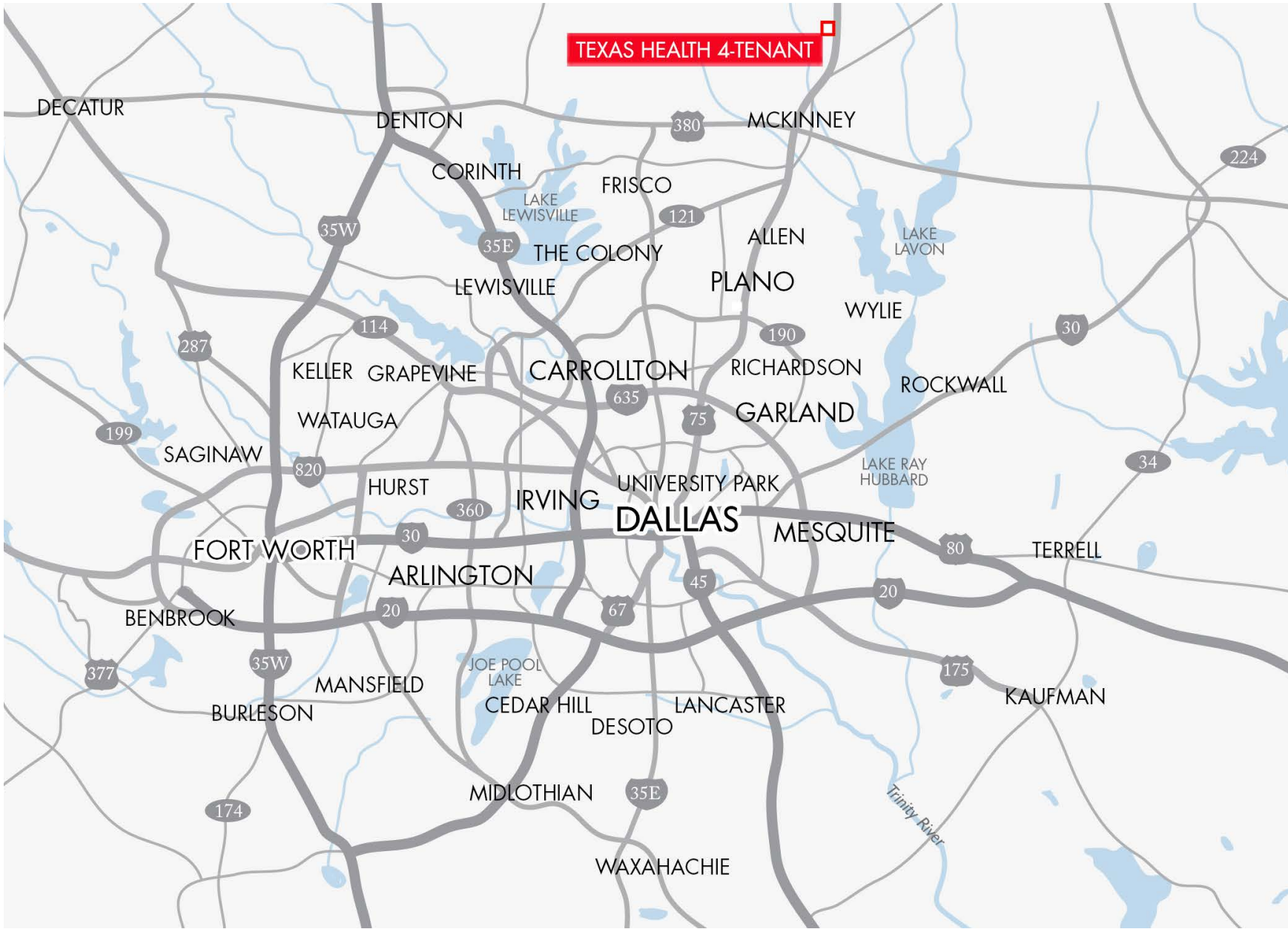
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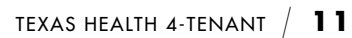
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PROPERTY OVERVIEW



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PROPERTY OVERVIEW



PROPERTY OVERVIEW

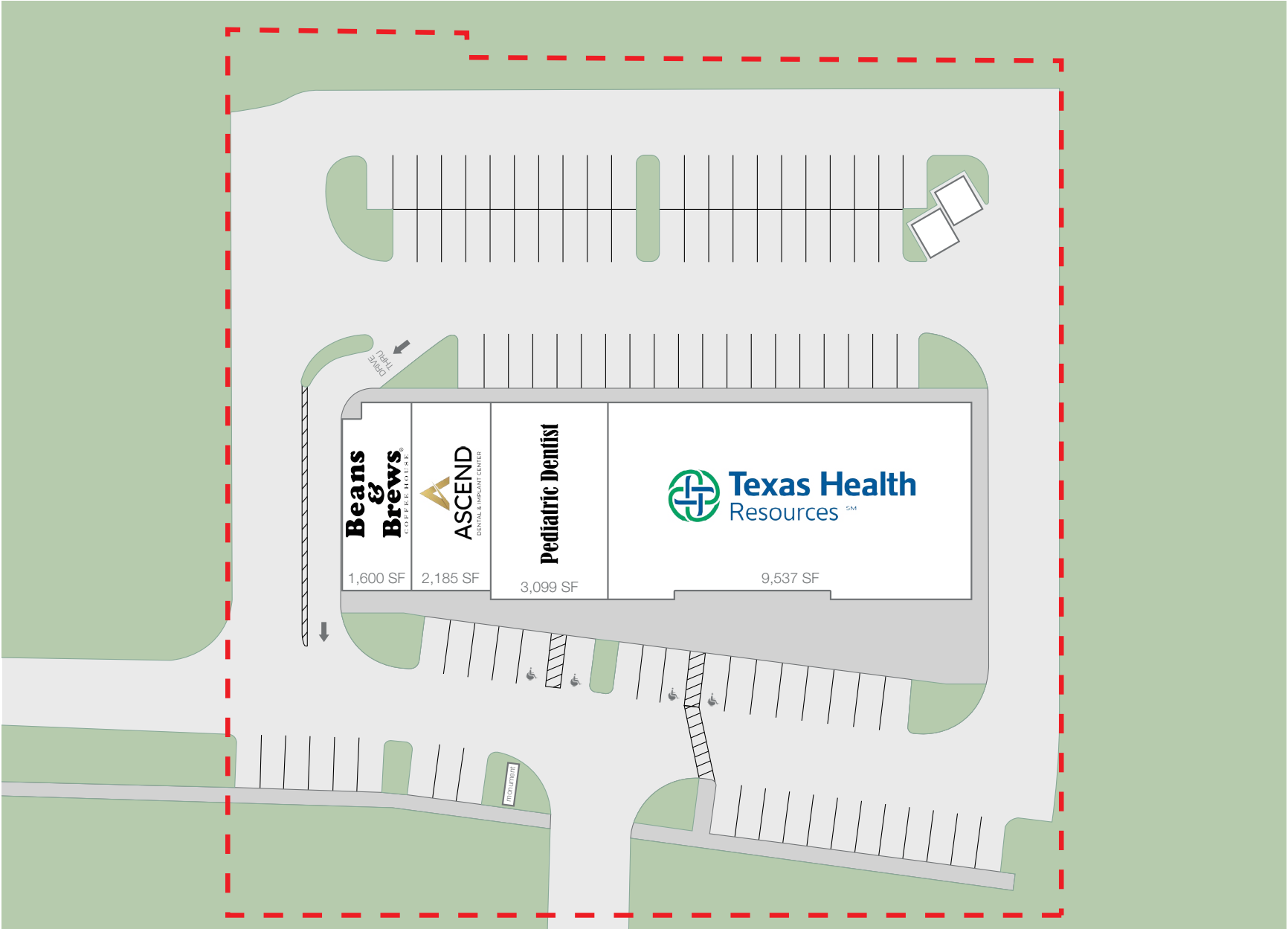


PROPERTY OVERVIEW



PROPERTY OVERVIEW

SITE PLAN





FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Texas Health Resources 4-Tenant	16,421 SF	100%	\$653,126

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		
100	Beans & Brews	1,600	9.74%	Jun-26	Jul-36	\$47.00	\$75,200	Aug-27	\$48.18	\$77,080	NNN	Two 5-year options at: 1st: 2.5% Annual Increases; 2nd: 2.5% Annual Increases
								Aug-28	\$49.38	\$79,007		
								Aug-29	\$50.61	\$80,982		
								Aug-30	\$51.88	\$83,007		
								Aug-31	\$53.18	\$85,082		
								Aug-32	\$54.51	\$87,209		
								Aug-33	\$55.87	\$89,389		
								Aug-34	\$57.26	\$91,624		
								Aug-35	\$58.70	\$93,914		
200	Ascend Dental & Implant Center	2,185	13.31%	Dec-26	Feb-37	\$40.00	\$87,400	Feb-28	\$40.80	\$89,148	NNN	Two 5-year options at: 1st: 2% Annual Increases; 2nd: Market
								Feb-29	\$41.62	\$90,931		
								Feb-30	\$42.45	\$92,750		
								Feb-31	\$43.30	\$94,605		
								Feb-32	\$44.16	\$96,497		
								Feb-33	\$45.05	\$98,427		
								Feb-34	\$45.95	\$100,395		
								Feb-35	\$46.87	\$102,403		
								Feb-36	\$47.80	\$104,451		
300	Keya Patel DDS PLLC - Pediatric Dentistry	3,099	18.87%	Jun-27	Sep-37	\$39.00	\$120,861	Oct-28	\$39.98	\$123,883	NNN	Two 5-year options at: 1st: 2.5% Annual Increases; 2nd: 2.5% Annual Increases
								Oct-29	\$40.97	\$126,980		
								Oct-30	\$42.00	\$130,154		
								Oct-31	\$43.05	\$133,408		
								Oct-32	\$44.12	\$136,743		
								Oct-33	\$45.23	\$140,162		
								Oct-34	\$46.36	\$143,666		
								Oct-35	\$47.52	\$147,257		
								Oct-36	\$48.71	\$150,939		
400	Texas Health Resources	9,537	58.08%	Jan-27	May-37	\$40.00	\$381,480	Jun-28	\$41.00	\$391,017	NNN	Two 5-year options at: 1st: 2.5% Annual Increases; 2nd: Market
								Jun-29	\$42.03	\$400,792		
								Jun-30	\$43.08	\$410,812		
								Jun-31	\$44.15	\$421,083		
								Jun-32	\$45.26	\$431,610		
								Jun-33	\$46.39	\$442,400		
								Jun-34	\$47.55	\$453,460		
								Jun-35	\$48.74	\$464,796		
								Jun-36	\$49.95	\$476,416		
TOTAL AREA:		16,421				\$664,941						
TOTAL LEASED AREA:		16,421	100.00%									
TOTAL VACANT AREA:		0	0.00%									

INCOME/EXPENSE

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$665,724	\$40.54
GROSS POTENTIAL RENT	\$665,724	\$40.54
Expense Reimbursements		
Real Estate Taxes	\$151,894	\$9.25
Insurance	\$12,316	\$0.75
Common Area Maintenance	\$29,325	\$1.79
Management Fee	\$6,436	\$0.39
Administrative Fee	\$966	\$0.06
Total Expense Reimbursements	\$200,937	\$12.24
GROSS POTENTIAL INCOME	\$866,661	\$52.78
EFFECTIVE GROSS INCOME	\$866,661	\$52.78
Expenses		
Real Estate Taxes	\$151,894	\$9.25
Insurance	\$12,316	\$0.75
Common Area Maintenance	\$29,325	\$1.79
Management Fee	\$20,000	\$1.22
Total Expenses	\$213,535	\$13.00
NET OPERATING INCOME	\$653,126	\$39.77



FINANCIAL OVERVIEW

PRICING

PRICE	\$10,885,000	GLA	16,421 SF
CAP RATE	6.00%	NOI	\$653,126
LAND SIZE	2.20 Acres	AVG LEASE EXPIRATION	March 2037



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FINANCIAL OVERVIEW
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							
	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+	Beans & Brews	100	Jul-36	1,600	9.74%		
	Ascend Dental & Implant Center	200	Feb-37	2,185	13.31%		
	Texas Health Resources	400	May-37	9,537	58.08%		
	Keya Patel DDS PLLC - Pediatric Dentistry	300	Sep-37	3,099	18.87%		
	Total for Year Ending 2031+			16,421	100.00%	16,421	100.00%
TOTAL LEASED SQUARE FOOTAGE:				16,421	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				16,421	100.00%		

FINANCIAL OVERVIEW

TENANT PROFILES



Texas Health Resources - 420+ Care Locations

Square Feet:	9,537 SF
% of Building GLA:	58.08%
In-Place Rent PSF:	\$40.00
Lease Expiration:	May 2037
Company Website:	texashealth.org

Texas Health Resources is one of the largest nonprofit health systems in North Texas, with more than 420 points of access, including 29 hospital locations, across a 16-county service area. Supported by approximately 30,000 employees, 6,400 physicians and 4,400+ licensed hospital beds, Texas Health generated approximately \$7.3 billion in operating revenue in 2025, demonstrating its substantial scale and established presence throughout North Texas.



Beans & Brews - 94+ Locations

Square Feet:	1,600 SF
% of Building GLA:	9.74%
In-Place Rent PSF:	\$47.00
Lease Expiration:	July 2036
Company Website:	beansandbrews.com

Founded in Salt Lake City in 1993, Beans & Brews Coffee House is a growing specialty coffee concept with 94 locations across six states and more than 75 additional locations in development. The brand is known for its proprietary High-Altitude Roasting™ process and offers a broad menu of hot, iced and blended coffee beverages, espresso drinks, teas, smoothies, energy drinks, sandwiches, pastries and other grab-and-go offerings. Beans & Brews continues to expand through traditional storefront and drive-thru formats, with 25 new locations targeted to open in 2026.



Ascend Dental & Implant Center - 2 Locations

Square Feet:	2,185 SF
% of Building GLA:	13.31%
In-Place Rent PSF:	\$40.00
Lease Expiration:	February 2037
Company Website:	ascenddentalcenter.com

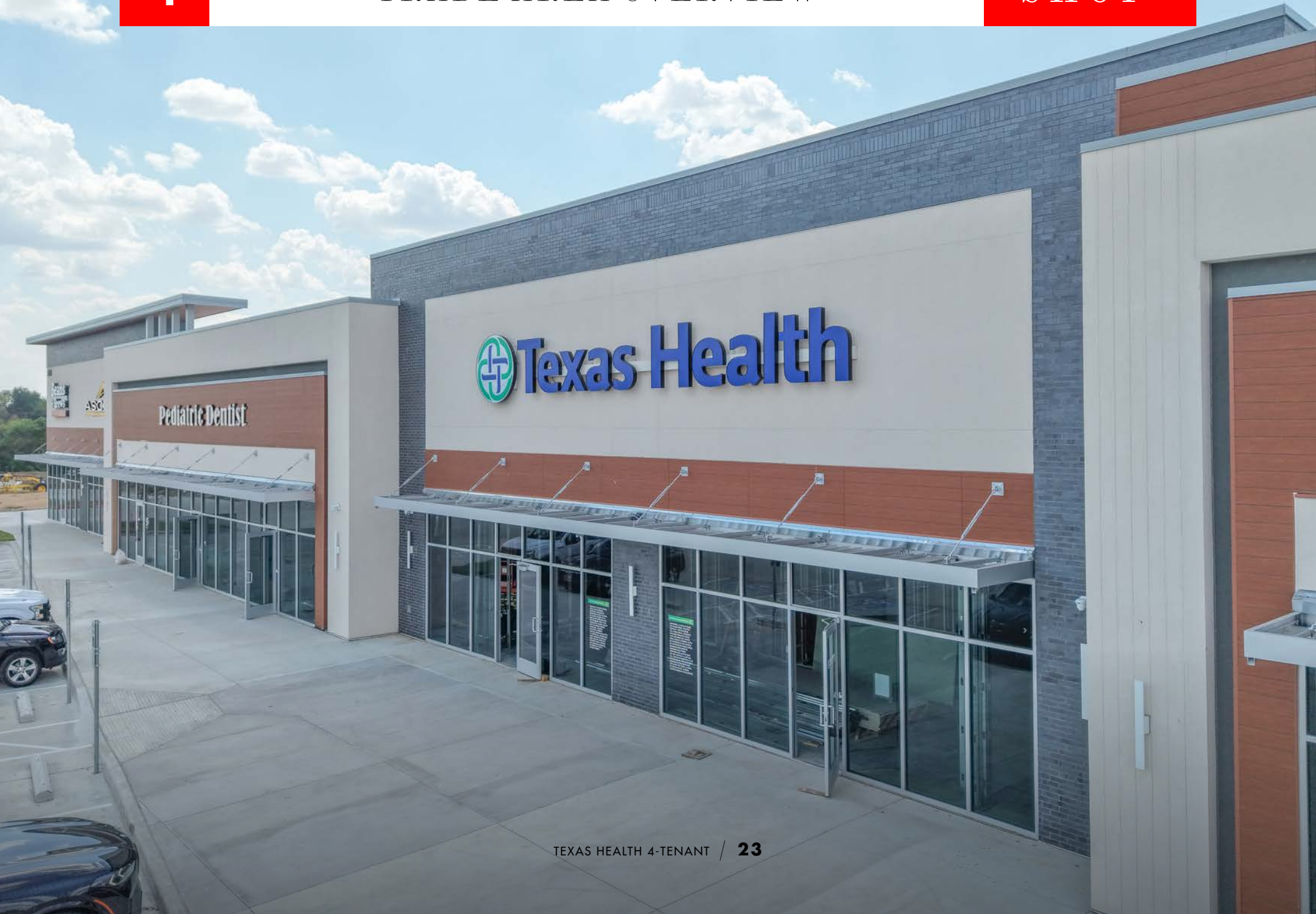
Ascend Dental & Implant Center is a full-service dental practice led by Dr. Lorenzo A. Espinoza, DDS, FAGD. The practice offers preventive, restorative, cosmetic, emergency, and implant dentistry in a modern, patient-focused setting, combining advanced dental technology with comprehensive care designed to support long-term oral health.



Keya Patel DDS PLLC - Pediatric Dentistry - 1 Location

Square Feet:	3,099 SF
% of Building GLA:	18.87%
In-Place Rent PSF:	\$39.00
Lease Expiration:	September 2037
Company Website:	N/A

Keya Patel DDS PLLC is a new pediatric dental practice led by Dr. Keya Patel, DDS, a pediatric dentist with longstanding ties to North Texas. Dr. Patel completed her dental and pediatric specialty training at UT Health San Antonio. The practice will provide comprehensive dental care for children and adolescents, including preventive, restorative and orthodontic services, dental trauma care, sedation and care for patients with special healthcare needs.



DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



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 fastest 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.

TRADE AREA OVERVIEW

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2026 Total Population	6,941	42,016	85,887
2031 Total Population (Esri)	8,943	57,390	114,467
2010 Total Population (U.S. Census)	1,121	6,431	23,264
2000 Total Population (U.S. Census)	221	3,705	11,235
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	11.66%	8.07%	6.87%
2024-2029 Population: Compound Annual Growth Rate (Esri)	5.20%	6.43%	5.91%
2026 Total Daytime Population (Esri)	4,830	30,626	70,641
2026 Median Age (Esri)	36.1	36.2	36.2
2026 Total Households (Esri)	2,346	14,043	28,249
2031 Total Households (Esri)	3,092	19,599	38,555
2010 Total Households (U.S. Census)	375	2,130	7,152
2000 Total Households (U.S. Census)	89	1,272	3,657
2024-2029 Families: Compound Annual Growth Rate (Esri)	5.33%	6.72%	6.30%
2026 Average Household Income (Esri)	\$213,852	\$196,708	\$178,163
2026 Median Household Income (Esri)	\$185,129	\$165,470	\$146,455
2026 Per Capita Income (Esri)	\$72,992	\$64,737	\$58,235
2026 Population Age 25+: Less than 9th Grade (Esri) (%)	0%	2%	3%
2026 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	1%	3%	3%
2026 Population Age 25+: High School Diploma (Esri) (%)	12%	13%	15%
2026 Population Age 25+: Some College/No Degree (Esri) (%)	14%	13%	17%
2026 Population Age 25+: Associate's Degree (Esri) (%)	10%	9%	8%
2026 Population Age 25+: Bachelor's Degree (Esri) (%)	37%	37%	34%
2026 Population Age 25+: Graduate/Professional Degree (Esri) (%)	25%	20%	16%

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 informational 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.

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Date

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Regulated by the Texas Real Estate Commission



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