

Legacy Ranch Plaza

2111 McKinney Street | Melissa, TX 75454 | Collin County, DFW

\$7,500,000 ASKING PRICE	6.07% CAP RATE	\$454,852 STABILIZED NOI	100% OCCUPIED
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PROPERTY SNAPSHOT

Building Size	12,059 SF
Year Built	2024 — New Construction
Lot Size	0.99 Acres 34 Parking Spaces
Lease Type	Triple Net (NNN)
No. of Tenants	3 Tenants — All Open & Operating
Traffic Count	28,425 VPD — McKinney Street (TX-5)
Location	Collin County / Dallas–Fort Worth MSA

TENANTS

ACTION BEHAVIOR CENTERS	Corporate NNN 7,114 SF 58.99% GLA \$39.00/SF
CHEER LAND PLAY & PARTY	NNN 3,518 SF 29.17% GLA \$34.00/SF
TROPICAL SMOOTHIE CAFE	NNN w/ Drive-Thru 1,443 SF 11.97% GLA \$40.50/SF

This Offering Memorandum is confidential and intended solely for qualified investors. All information herein is deemed reliable but not guaranteed. Buyer to verify independently.

EXECUTIVE SUMMARY

Legacy Ranch Plaza presents a rare opportunity to acquire a brand-new (2024), 100% occupied, three-tenant NNN retail strip center in one of the Dallas–Fort Worth Metroplex's fastest-growing submarkets. Located at 2111 McKinney Street in Melissa, Texas, the 12,059 SF center delivers a **stabilized NOI of \$454,852 at a 6.07% cap rate** — offering immediate, passive, management-free income with zero lease-up risk from day one.

The center is anchored by **Action Behavior Centers** (ABA Therapy for Autism) — a nationally recognized, corporate-backed tenant occupying 7,114 SF (59% of GLA) on a NNN lease. ABA therapy is a federally mandated, insurance-reimbursed medical service, making this a **recession-resistant, medically necessary** use that virtually never relocates. Complementing the anchor are **Cheer Land Play & Party** (3,518 SF, 10-year NNN) and **Tropical Smoothie Café with Drive-Thru** (1,443 SF, 10-year NNN) — delivering a synergistic mix of healthcare, family entertainment, and food & beverage that drives consistent daily traffic. All three tenants operate under true NNN leases with contractual annual rent escalations of 2.0–2.5%.

Melissa, Texas is experiencing **14% annual population growth** — among the highest in the nation — driven by master-planned communities delivering 350+ new residential units annually. The subject property fronts McKinney Street (TX-5) with **28,425 vehicles per day**, surrounded by Walmart Supercenter, HEB, Kroger, Buc-ee's, CVS Pharmacy, AutoZone, Starbucks, McDonald's, and 20+ national co-tenants. Within a 1-mile radius, median household income is **\$137,316** — among the most affluent trade areas in the DFW Metroplex. Population within 1 mile has grown from 16,632 in 2020 to 31,475 in 2024 — **nearly doubling in just 4 years**, confirming one of the strongest residential growth corridors in the United States. The 5-mile trade area boasts **45,000+ residents** with an **average household income exceeding \$129,000**. Combined tenant improvement allowances exceed \$891,000, signaling deep, long-term occupancy commitment from all three operators. Texas has no state income tax, further enhancing after-tax investor returns.

INVESTMENT HIGHLIGHTS

- **Recession-Resistant Corporate Anchor:** Action Behavior Centers — ABA Therapy for Autism — is a federally mandated, insurance-reimbursed medical service operating under a corporate NNN lease. Medically necessary uses virtually never relocate, providing institutional-grade income certainty.
- **100% Occupied — New 2024 Construction:** All three tenants open and operating. Brand-new asset with zero deferred maintenance, zero lease-up risk, and full depreciation benefits available to the buyer from day one.
- **14% Annual Population Growth:** Melissa, TX is one of the fastest-growing communities in the United States. Collin County's explosive residential growth directly supports retailer performance and long-term rent trajectory.
- **True NNN — Completely Passive Income:** Tenants pay all taxes, insurance, and CAM. Minimal landlord obligations from closing forward. Ideal for out-of-state or passive investors seeking management-free ownership.
- **\$891,672 TIA Invested:** Substantial tenant improvement allowances across all three operators signal deep, long-term occupancy commitment — significantly reducing rollover and re-leasing risk.
- **Drive-Thru Tropical Smoothie Cafe:** Highest rent/SF in the center at \$40.50/SF. Drive-thru end cap provides strong daily visibility, traffic generation, and re-leasing optionality — a premium physical asset.
- **28,425 VPD — McKinney Street Frontage:** Direct frontage on TX-5, the primary arterial serving the Legacy Ranch corridor. Surrounded by Walmart Supercenter, HEB, Kroger, Buc-ee's, and 20+ national co-tenants.
- **2.0–2.5% Annual Rent Escalations:** Contractual rent bumps in every lease protect and grow NOI against inflation throughout the entire hold period — compounding income year over year.
- **\$137,316 Median HH Income — 1-Mile Radius:** Within a 1-mile radius, median household income is \$137,316 — among the most affluent trade areas in the DFW Metroplex. Population within 1 mile has nearly doubled from 16,632 (2020) to 31,475 (2024) in just 4 years — one of the strongest residential growth corridors in the US.
- **Texas — No State Income Tax:** Enhanced after-tax returns vs. comparable assets in income-tax states. Combined with NNN structure, makes this a premier 1031 exchange or passive portfolio acquisition.

PROPERTY DETAILS

Property Name	Legacy Ranch Plaza
Address	2111 McKinney Street, Melissa, TX 75454
County / MSA	Collin County / Dallas–Fort Worth
Year Built	2024 — New Construction
Building Size	12,059 SF (Rentable)
Lot Size	0.99 Acres
Parking	34 Surface Spaces
Lease Type	Triple Net (NNN)
No. of Tenants	3 — All Open & Operating
Occupancy	100%
Traffic Count	28,425 VPD — McKinney St (TX-5)
Sale Type	Fee Simple / Investment

FINANCIAL SUMMARY — STABILIZED

Asking Price	\$7,500,000
Price Per Square Foot	\$621.90 / SF
Cap Rate (Stabilized)	6.07%
Scheduled Base Rent	\$454,852 (\$37.72/SF)
NNN Recoveries	\$114,561 (\$9.50/SF)
Effective Gross Income	\$569,413
Property Taxes (Estimated)	(\$70,000)
Insurance	(\$20,000)
CAM / Management	(\$24,561)
Total Operating Expenses	(\$114,561)

Note: NOI reflects fully stabilized income with all three tenants paying rent. Tropical Smoothie Café rent and NNN obligations commence 01/01/2026. All figures are for evaluation purposes only; buyer to verify independently.

RENT ROLL SUMMARY

Tenant	SF	% GLA	Rent/SF	Monthly	Annual	Term	Rent Start	Increase s
Action Behavior Centers	7,114	58.99 %	\$39.00	\$23,121	\$277,446	84 mo.	09/01/2025	2.5%/yr
Cheer Land Play & Party	3,518	29.17 %	\$34.00	\$9,968	\$119,612	120 mo.	12/01/2025	2.5%/yr
Tropical Smoothie Café	1,443	11.97 %	\$40.50	\$5,154	\$61,844	120 mo.	01/01/2026	2.0%/yr
TOTAL / STABILIZED	12,059	100%	\$37.72	\$38,243	\$454,852			

TENANT PROFILES

Action Behavior Centers — ABA Therapy for Autism				CORPORATE NNN LEASE ANCHOR TENANT
7,114 SF	58.99%	\$39.00/SF	\$23,121/mo	\$277,446/yr
SF	% of GLA	Rent/SF	Monthly Rent	Annual Rent
Legal Entity	Action Behaviour Centers Therapy LLC		Lease Term	84 Months (7 Years)
Effective Date	10/31/2024		Rent Start Date	09/01/2025
NNN / Opex Start	06/01/2025		Annual Rent Increases	2.5% Annually
Renewal Options	2 × 5-Year Option 1: 4.0%/yr Option 2: FMV		TIA Invested	\$626,032 (Fully Paid)

Nationally recognized corporate ABA therapy provider. Largest tenant at 59% of GLA. Prepaid rent: \$22,405.50. Corporate entity provides institutional-grade credit quality and long-term income certainty.

Cheer Land Play & Party				NNN LEASE FAMILY ENTERTAINMENT
3,518 SF	29.17%	\$34.00/SF	\$9,968/mo	\$119,612/yr
SF	% of GLA	Rent/SF	Monthly Rent	Annual Rent
Legal Entity	Xland 99 LLC		Lease Term	120 Months (10 Years)
Effective Date	07/22/2024		Rent Start Date	12/01/2025
NNN / Opex Start	08/01/2025		Annual Rent Increases	2.5% Annually
Renewal Options	2 × 5-Year Both periods: 2.5%/yr increases through 2045		TIA Invested	\$193,490 — \$55.00/SF (Fully Paid)

Family play & party franchise. Commencement: 08/30/2024. Security deposit: \$12,752.75. Longest base lease term in the center (10 years). Income grows continuously through 2045 across both option periods.

Tropical Smoothie Café — with Drive-Thru				NNN LEASE QSR / FOOD & BEVERAGE
1,443 SF	11.97%	\$40.50/SF	\$5,154/mo	\$61,844/yr
SF	% of GLA	Rent/SF	Monthly Rent	Annual Rent
Legal Entity	DVD Wellness LLC		Lease Term	120 Months (10 Years)
Effective Date	12/30/2024		Rent Start Date	01/01/2026
NNN / Opex Start	01/01/2026		Annual Rent Increases	2.0% Annually
Renewal Options	2 × 5-Year Option 2: FMV		TIA Invested	N/A

Highest rent/SF in the center at \$40.50/SF. Drive-thru provides strong daily visibility and traffic generation. Security deposit: \$5,886.37. Prepaid rent: \$5,886.37. Rent and NNN obligations both commence 01/01/2026.

LOCATION OVERVIEW

Melissa, Texas is situated in Collin County along the US-75 / Central Expressway corridor, approximately 35 miles north of downtown Dallas. Collin County consistently ranks among the **fastest-growing counties in the United States**, driven by master-planned residential communities, above-average household incomes, and strong job growth across the DFW Metroplex.

The subject property fronts **McKinney Street (TX-5) at Legacy Ranch Drive** carrying 28,425 vehicles per day, providing direct high-visibility access from the primary arterial serving the corridor. Master-planned communities including Legacy Ranch, Liberty, Meadow Run, and Bryant Farms continue to deliver **350+ new residential units annually**, ensuring sustained population growth and retailer demand. In April 2025, **Melissa ISD passed an \$875 million school bond** — a strong signal of long-term community confidence and investment.

DEMOGRAPHICS — 5-MILE RADIUS

METRIC	1-MILE	3-MILE	5-MILE
Population	—	—	45,000+
Avg Household Income	—	—	\$129,000+
New Residential Units / yr	—	—	350+
School District	Melissa ISD		\$875M Bond — Apr 2025

Note: Detailed 1-mile and 3-mile demographic data available in the Due Diligence Package.

NEARBY CO-TENANCY

Walmart Supercenter • HEB • Kroger • Buc-ee's • CVS Pharmacy • AutoZone • F45 • Starbucks • McDonald's • Burger King • Taco Bell • Sonic • Circle K • Valero • RaceTrac • McAlister's Deli • Verizon • Golden Chick • Jeremiah's Italian Ice • Mountain Mikes • Braum's • Sherwin-Williams • Caliber Collision • Whitewater Car Wash

COMPARABLE SALES — COLLIN COUNTY SUBMARKET

Property	City	Date	Price	Cap Rate	\$/SF	GLA	Built
Legacy Ranch Plaza (Subject)	Melissa	Listed 2025	\$7,500,000	6.07%	\$622	12,059	2024
3031 Washington Dr	Melissa	Nov 2024	\$7,693,000	6.50%	\$514	14,971	2023
2435 Sam Rayburn Hwy	Melissa	Feb 2025	\$5,802,000	6.25%	\$489	11,862	2021
Shops at Melissa (Active)	Melissa	On Market	\$11,500,000	6.11%	\$680	16,920	2026
Shoppes at Virginia	McKinney	On Market	\$4,971,000	6.10%	\$548	9,069	2023

Subject property at \$622/SF with 2024 build year and corporate anchor represents compelling relative value vs. comparables. All comp data deemed reliable but not guaranteed.

DUE DILIGENCE PACKAGE

The following materials are available to qualified buyers upon execution of a Confidentiality / Non-Disclosure Agreement (NDA):

- **Rent Roll:** Verified rent roll for all three tenants including base rent, NNN recoveries, and lease term details.
 - **Executed Lease Copies:** Full copies of all three executed lease agreements including all amendments and addenda.
 - **Operating Statements:** Year-end 2024 operating statements including income and expense detail.
 - **Site Plan & Survey:** Certified survey and architectural site plan showing property boundaries, parking, and building layout.
 - **Title Commitment:** Preliminary title report and commitment from a qualified title company.
 - **Property Photography:** High-resolution exterior and interior photographs plus aerial/drone imagery.
 - **Financial Proforma:** Multi-year income projection model with rent escalation schedule for all three tenants.
 - **Zoning & Permits:** Certificate of occupancy, zoning confirmation, and applicable building permits.
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CONTACT & OFFERS

For additional information, to execute an NDA, or to submit an offer, please contact:

SELLER / OWNER	PROPERTY
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CONFIDENTIALITY & DISCLAIMER

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