



**CORPORATE NET LEASED ASSET THROUGH 2032 WITH TENANT AS
WHOLLY OWNED SUBSIDIARY OF BERKSHIRE HATHAWAY ENTITY
955 STATE HIGHWAY 121, ALLEN, TEXAS 75013**

CONFIDENTIAL OFFERING MEMORANDUM

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WHOLLY OWNED SUBSIDIARY OF BERKSHIRE HATHAWAY ENTITY

LOCATION

955 STATE HIGHWAY 121

ALLEN, TEXAS 75013

OFFERED BY

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EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

- Corporately Guaranteed Net Leased Asset Located in the Affluent High Growth DFW Submarket of Allen, TX
- Rental Escalation in July 2027 with Two (2) 5-Year Options to Extend at Market Rate
- Thriving Retail Trade Area with Over 4,000,000 SF of Retail GLA in a 2 Mile Radius (CoStar) Including Fairview Town Center (640k SF), Allen Premium Outlets (400k SF) & Village at Allen (250k SF)
- HomeServices America, Inc., an Affiliate of Berkshire Hathaway, Acquired Ebby Halliday Brand in 2018
- Situated along TX-121 (75,300+ VPD); Exceptional Positioning to Two-Notable DFW Thoroughfares
- Strong Fundamentals with Parallel Positioning with Excellent Visibility Along TX-121, Masonry Construction, an Outdoor Patio, Intriguing Potential in Conversion to Multi-Tenant Asset Shallow Bay Depth
- Average Household Incomes of \$201,000 & \$167,200 in 1 & 3 Mile Radii, Respectively
- Population Increase of Over 8,000% Since 2000

Ebby Halliday is a 10,682 SF corporate single tenant net leased asset with in the affluent high growth Dallas Fort Worth submarket of Allen, Texas. Situated on a large 1.17 acre parcel, the property is located 25 minutes from Dallas Fort Worth International Airport, 30 minutes from downtown Dallas, and 40 minutes from downtown Fort Worth. Located on the well-traveled TX-121 (Sam Rayburn Tollway) with traffic volumes exceeding 75,300 vehicles per day, the property benefits from parallel positioning and high visibility to TX-121, masonry construction, an outdoor patio, intriguing potential in conversion to multi-tenant asset and shallow bay depth. Ebby Halliday features a 6.0% rental escalation in July 2027 with two (2) 5-year options at market rate. The average household income exceeds \$201,000 and \$167,200 in a 1- and 3- mile radius, respectively. Notable national retailers in the immediate area include Walmart, Target, Whole Foods, Dicks Sporting Goods, Best Buy, Nike, Under Armor, West Elm, H&M and Cabela's among others.

Positioned in an extremely dense retail trade area with over 4,000,000 square feet of retail GLA within a 2-mile radius (CoStar), Ebby Halliday benefits from dense residential communities and bustling retail corridors due to its exceptional proximity to the intersection of Highway 75 and State Highway 121. Moments east of the Property, Allen Premium Outlets boasts 123 stores across 400,000 square feet, featuring a wide mix of national brands such as H&M, Polo Ralph Lauren, Nike and Addidas and bringing

in an estimated 1,200,000 monthly visitors. Two (2) minutes northeast of the Property, is the highly anticipated \$3 billion Billingsly master planned community in Allen and Fairview at the intersection of State Highway 121 and Highway 75. Phase I of the development, Sloan Corners is anticipated to contain over 10,600,000 SF of office GLA, 6,000 apartment units and 220,000 SF of retail GLA over 480 acres. Five (5) minutes east of Ebby Halliday, across Highway 75, is the 640,000 square foot retail destination of Fairview Town Center anchored by Whole Foods, Dillard's, Macy's, and JCPenney, and attracts an average of 1,300,000 monthly visitors. Six (6) minutes from the Property, The Village at Allen consists of 250,000 square feet of retail, restaurant and entertainment GLA boasting key tenants for the local community, such as Super Target, Best Buy, Marriott Hotel, the Allen Event Center, and Top Golf.

Allen is a desirable DFW community experiencing explosive growth due to a high quality of life, a top-ranked educational system, convenient shopping and dining and quick access to the DFW Metroplex. Allen has experienced tremendous growth with a population increase of over 8,000% from 2000 to 2025 in a 1-mile radius. The Property benefits from compelling demographics in which the total population exceeds 302,200 in a 5-mile radius. Ebby Halliday offers an investor the opportunity to acquire an exceptionally well-positioned retail asset with strong fundamentals in the affluent and booming DFW submarket of Allen, Texas.

PROPERTY OVERVIEW
LEASE ABSTRACT

Offering Price: \$5,800,000

Cap Rate: 6.50%

2027 Cap Rate: 6.87%

Tenant: Ebby Halliday Inc.

Location: 955 State Highway 121
Allen, Texas 75013

Guarantor: Corporate Guarantee

Building Square Feet: 10,682 SF

Rent Commencement: July 1, 2017

Lease Expiration: June 30, 2032

Remaining Lease Term: 6.5 Years

Renewal Options: Two, 5-year Options at Market Rent

Rent Increases: 6% Increase in 2027

Lease Type: NNN

Roof: Tenant Responsibility



Rent Schedule:

Years	Annual Base Rent	Annual NOI
Present - June 30, 2027	\$352,512	\$377,032
July 1, 2027 - June 30, 2032	\$373,872	\$398,392
July 1, 2032 - June 30, 2037 (1st Renewal Option)	Market	Market
July 1, 2037 - June 30, 2042 (2nd Renewal Option)	Market	Market

Tenant is responsible for roof repair and replacement. Per the lease Landlord facilitates and Tenant reimburses. Landlord is responsible for the foundation and exterior walls. Roof replaced in December of 2023 (new TPO) with 20 year warranty. Additionally, Seller collects management fee income from tenant without expense, and NOI underwritten above includes management fee income amount collected in 2025 by Seller.

PROPERTY OVERVIEW

TENANT PROFILE



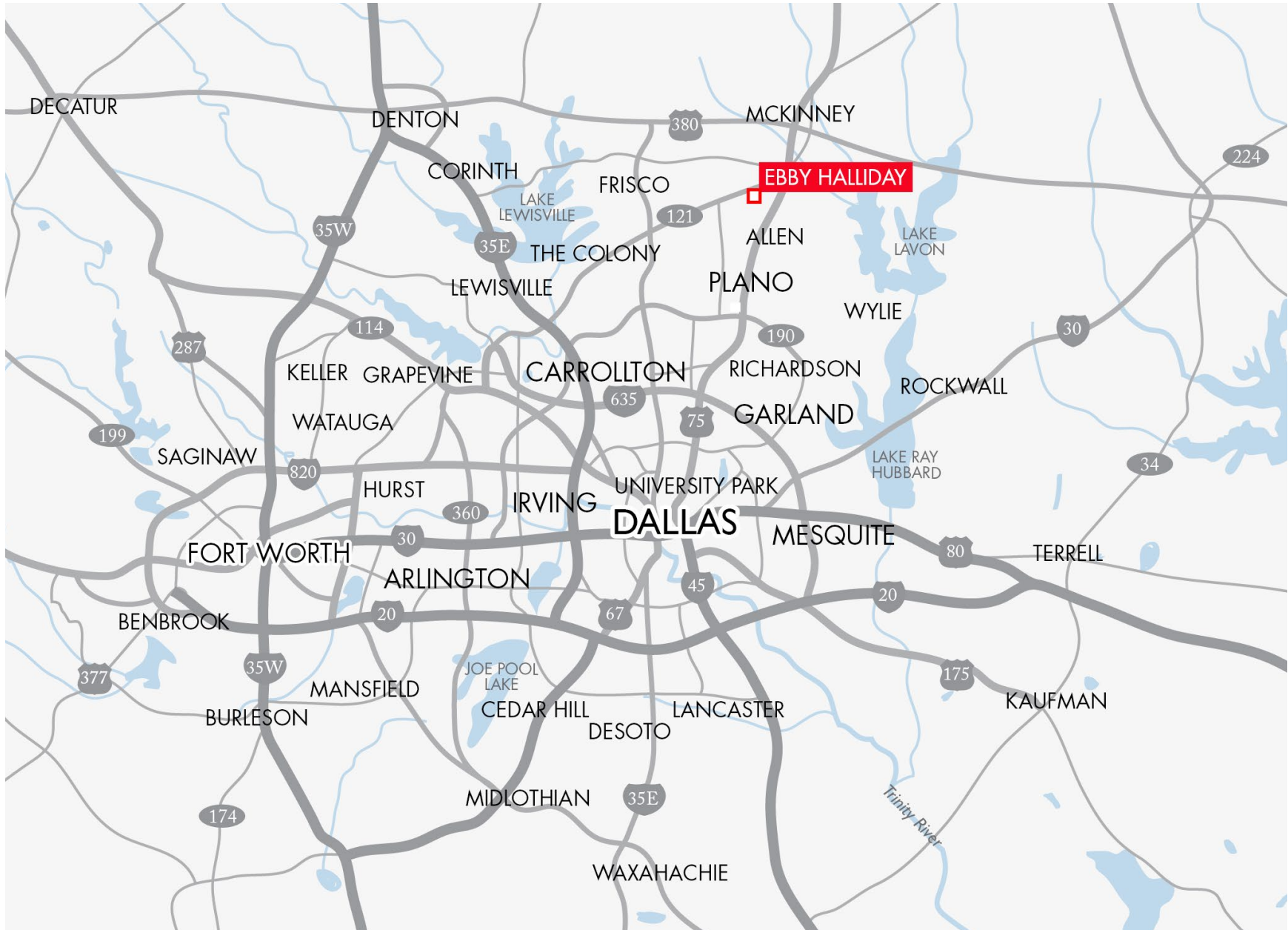
Ebby Halliday, REALTORS is a premier residential real estate brokerage based in North Texas, with a legacy that dates back to 1945. Rooted in the vision of its founder, Ebby Halliday, the company grew into one of the largest independently owned residential real estate firm in Texas, with more than 30 offices and around 1,750 real estate associates until being purchased by HomeServices America, Inc., an affiliate of Berkshire Hathaway, in 2018.

Operating as part of the Ebby Halliday Companies (which includes Dave Perry-Miller Real Estate and Williams Trew), Ebby offers a full-service “one-door” experience — handling brokerage, mortgage, title, and insurance — to deliver a smooth and integrated transaction for clients. Their foundation of “service to client, service to industry, and service to community” reflects not just in their business model but in their award-winning relocation and corporate real estate services, as well as their deep philanthropic involvement in the North Texas region.





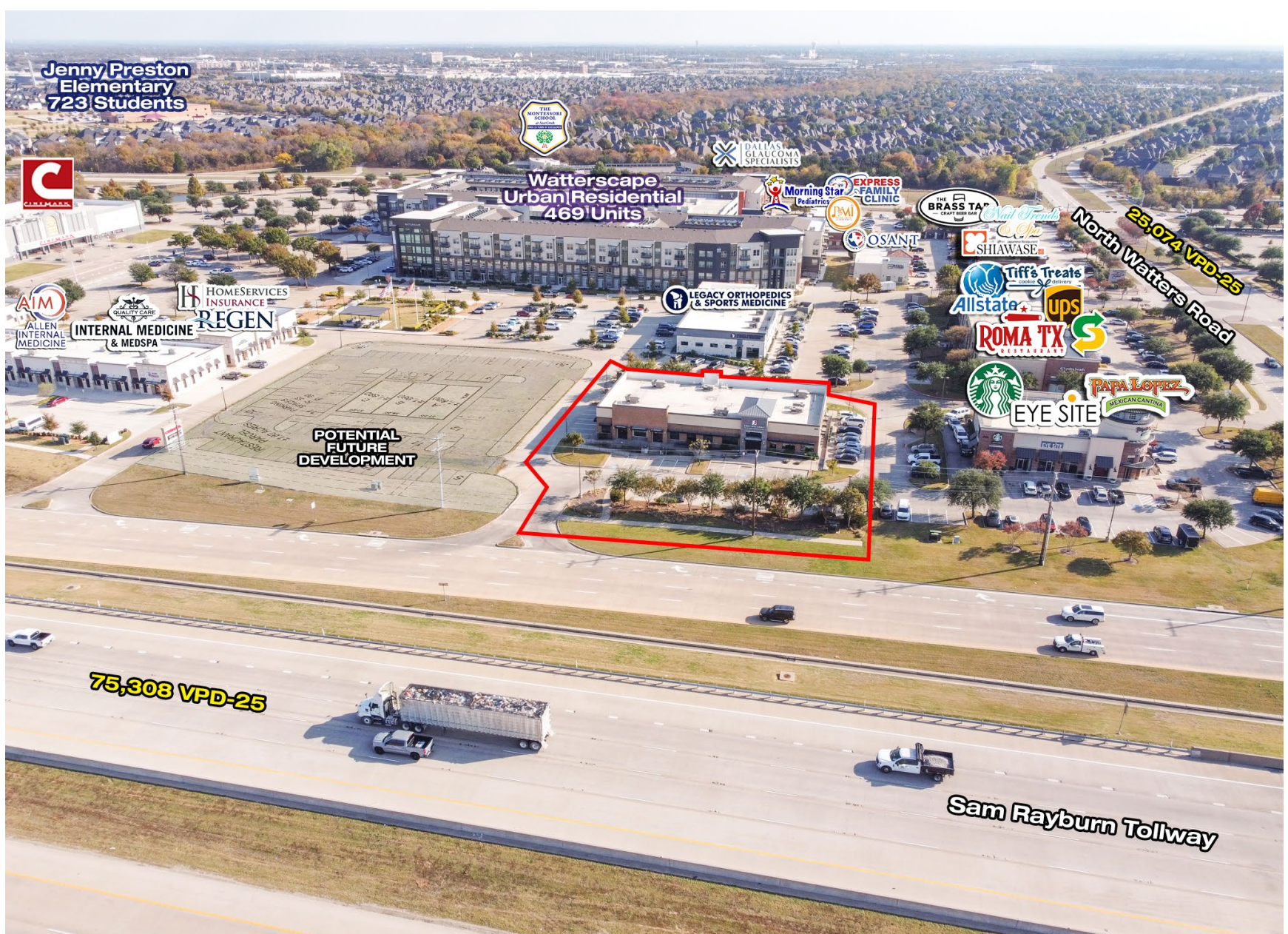
PROPERTY OVERVIEW



PROPERTY OVERVIEW



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SITE PLAN



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TRADE AREA OVERVIEW

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.

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TRADE AREA OVERVIEW

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	12,838	121,876	302,234
2030 Total Population (Esri)	15,249	134,789	323,512
2010 Total Population (U.S. Census)	3,850	71,792	205,157
2000 Total Population (U.S. Census)	154	25,081	96,593
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	22.99%	7.61%	5.44%
2024-2029 Population: Compound Annual Growth Rate (Esri)	3.50%	2.03%	1.37%
2025 Total Daytime Population (Esri)	10,836	108,293	267,240
2025 Median Age (Esri)	36.5	36.8	37.9
2025 Total Households (Esri)	4,296	45,472	108,683
2030 Total Households (Esri)	5,174	51,165	118,478
2010 Total Households (U.S. Census)	1,214	24,693	70,453
2000 Total Households (U.S. Census)	45	8,292	32,499
2024-2029 Families: Compound Annual Growth Rate (Esri)	3.74%	1.98%	1.39%
2025 Average Household Income (Esri)	\$201,097	\$167,219	\$170,323
2025 Median Household Income (Esri)	\$174,509	\$126,804	\$133,079
2025 Per Capita Income (Esri)	\$65,158	\$62,597	\$61,423
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	1%	1%	1%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	3%	1%	1%
2025 Population Age 25+: High School Diploma (Esri) (%)	8%	11%	12%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	11%	15%	15%
2025 Population Age 25+: Associate's Degree (Esri) (%)	5%	8%	9%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	38%	38%	36%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	34%	25%	25%
2025 Total (SIC01-99) Businesses	406	3,960	9,427
2025 Total (SIC01-99) Employees	3,384	36,558	87,065

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.

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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the Texas Real Estate Commission



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