



# MAIN STREET CROSSING

615 MAIN STREET, FRISCO, TEXAS 75036



SHOP CO.

SHOP<sup>COS.</sup>

OFFERING MEMORANDUM

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# MAIN STREET CROSSING

LOCATION

**615 MAIN STREET  
FRISCO, TEXAS 75036**

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OFFERED BY

*Tim Axilrod*

**TAXILROD@SHOPCOMPANIES.COM / 214-960-2835 / 4809 COLE AVE STE 330, DALLAS, TX 75205**

*Tommy Tucker*

**TTUCKER@SHOPCOMPANIES.COM / 214-960-2887 / 4809 COLE AVE STE 330, DALLAS, TX 75205**



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*Tim Axilrod* / **TAXILROD@SHOPCOMPANIES.COM** / **214-960-2835**  
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## EXECUTIVE SUMMARY

# INVESTMENT HIGHLIGHTS

**24,034 SF, 100% Leased Neighborhood Retail Center in Frisco, TX | 2018 Construction | Average Lease Term Expiration of May 2030 | Average Rents of \$29.88 PSF**

- Complementary Tenant Mix with KIDSUNITED, Core Dentistry, May Foot Spa, Abhiruchi, Cleopatra Beauty Lounge, D'Xquisite Cuisine & Lounge, Domino's Pizza, J Hair Studio, My Fit Med, Smoke Art, & Bluefin (11 Tenants); 8/11 Tenants Experience Rent Bumps
- Parallel Positioning to Main Street at its Intersection with FM 423 (80,300+ Combined VPD); Proximity to Dallas North Tollway (116,600+ VPD)
- Strong Fundamentals Located on a +/- 2.88-Acre Parcel, Three (3) Patios & Multiple Ingress/Egress Points, Double-Sided Monument Sign
- Neighboring National Tenant Retailers Include H-E-B, Super Target, Petco, BestBuy, Costco Wholesale, Wells Fargo, Bank of America, Chick-fil-a, Ulta Beauty, & Market Street Amongst Others
- Located in a Dense Retail Trade Area with 1.7M+ SF of Retail GLA in a 2-Mile Radius

**Located in the Affluent, High-Growth DFW Submarket of Frisco, TX | Average Household Income Exceeds \$192,800 & \$192,600 in a 1- & 3-Mile Radii, Respectively | 2,069% Population Increase in a 3-Mile Radius Since 2000**

- Frisco Ranked in 2024 as the #3 Fastest Growing City in the U.S. (Fortune) & #1 Best Place to Live for Families in Texas (Fortune)
- Notable Nearby Traffic Drivers Include H-E-B, Toyota Stadium, Downtown Frisco Square & Frisco Railhead Project: Proposed \$3B, 80-Acre Mixed-Use Development
- Minutes from \$12.7 Billion Fields Master Planned Community; Anticipated 5,000 Single Family Residences, 8,500 Multifamily Units & 18M+ SF of Commercial GLA Upon Completion
- Median Home Prices for Adjacent Neighborhoods are \$1MM+ at Shaddock Creek Estates & \$840,000 at Heather Ridge Estates



**EXECUTIVE SUMMARY**

**PROPERTY PROFILE**

**LOCATION**

615 Main Street  
Frisco, Texas 75036

**YEAR BUILT**

2018

**PERCENT LEASED**

100%

**BUILDING SIZE**

24,034 SF

**LAND AREA**

2.88 Acres

**PRICE**

\$11,969,000

**CAP RATE**

6.00%

**TRAFFIC COUNTS**

FM 423

45,380 VPD-25

Main Street

34,963 VPD-25

**KEY TENANTS**

TENANT	SF	% OF SF	LEASE EXP.
Bluefin Frisco	4,208 SF	17.51%	July 2030
Smoke Art	1,450 SF	6.03%	August 2026
My Fit Med	1,492 SF	6.21%	October 2029
J Hair Studio	1,138 SF	4.73%	August 2029
Domino's Pizza	2,589 SF	10.77%	March 2030
D'Xquisite Cuisine & Lounge	2,400 SF	9.99%	February 2030
Cleopatra Beauty Lounge	1,484 SF	6.17%	June 2031
Abhiruchi	2,280 SF	9.49%	June 2030
May Foot Spa	1,300 SF	5.41%	October 2029
Core Dentistry	2,800 SF	11.65%	September 2029
Kids United	2,893 SF	12.04%	July 2031

**DEMOGRAPHICS**

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	15,516	117,704	238,068
2025 Avg. Household Income	\$192,838	\$192,656	\$180,473
2025 Total Households	5,630	40,479	85,661

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# ADDITIONAL INFORMATION



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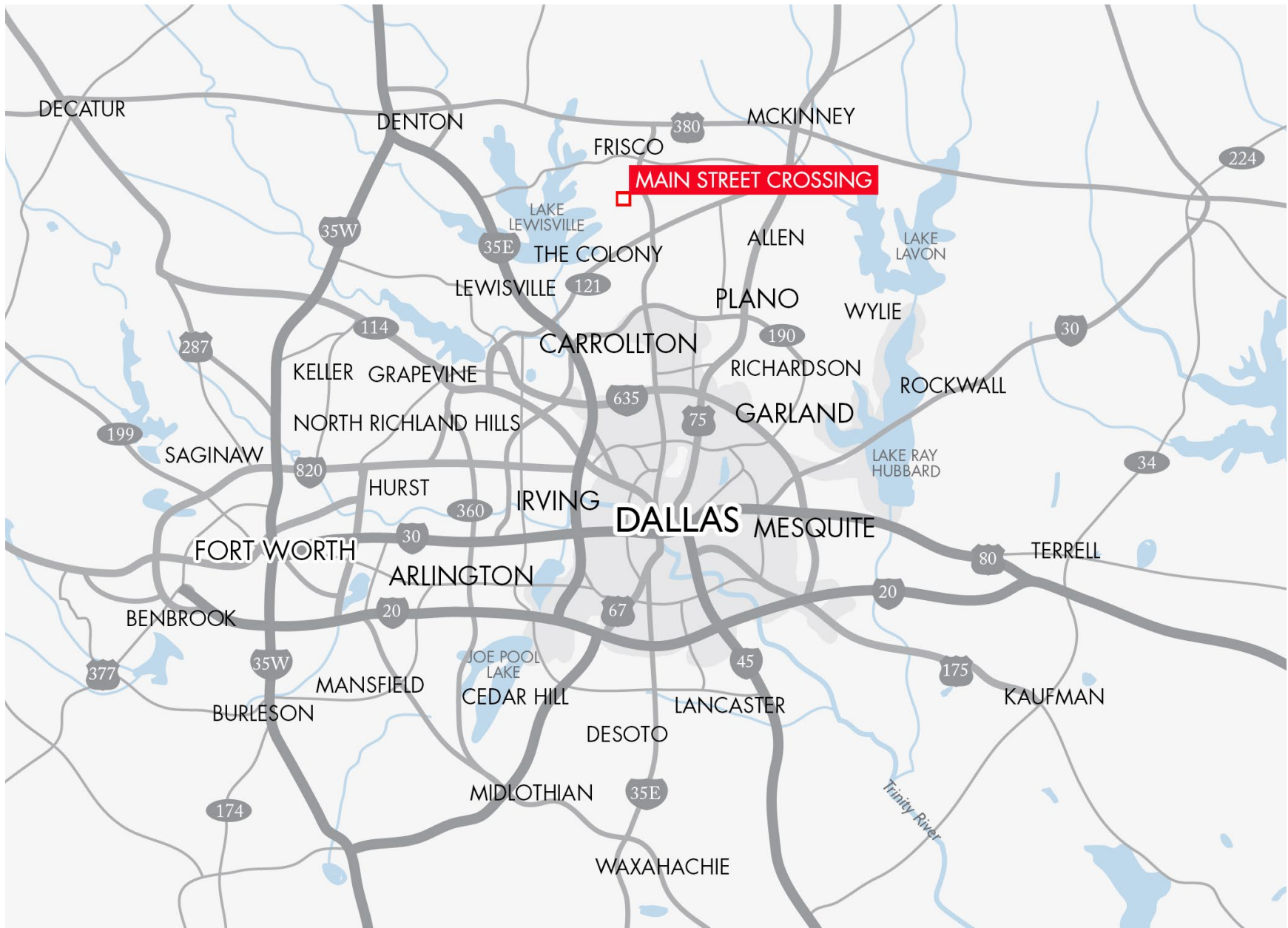
*Tim Axilrod* / **TAXILROD@SHOPCOMPANIES.COM** / **214-960-2835**

*Tommy Tucker* / **TTUCKER@SHOPCOMPANIES.COM** / **214-960-2887**

MAIN STREET CROSSING / **8**



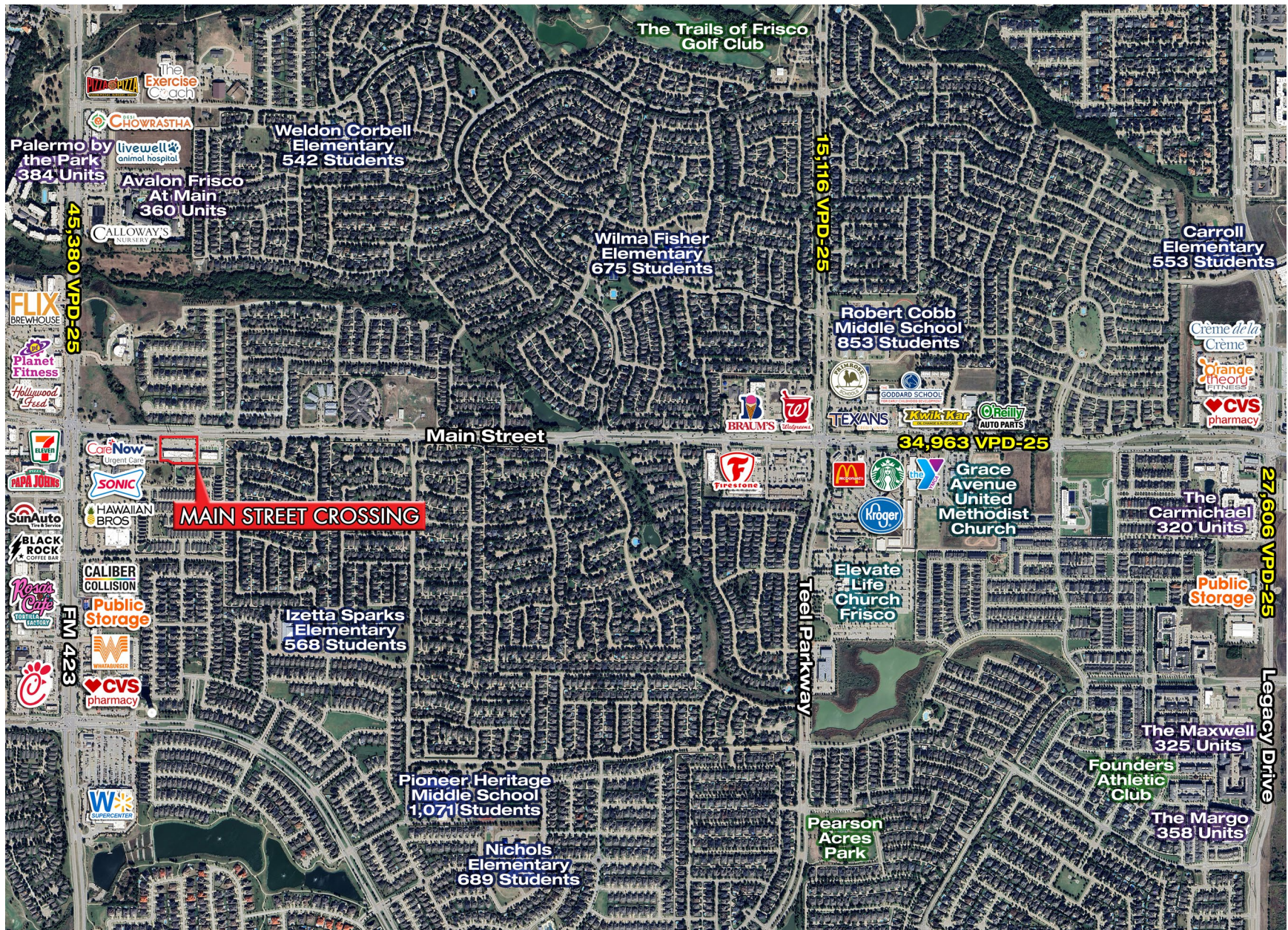
# PROPERTY OVERVIEW



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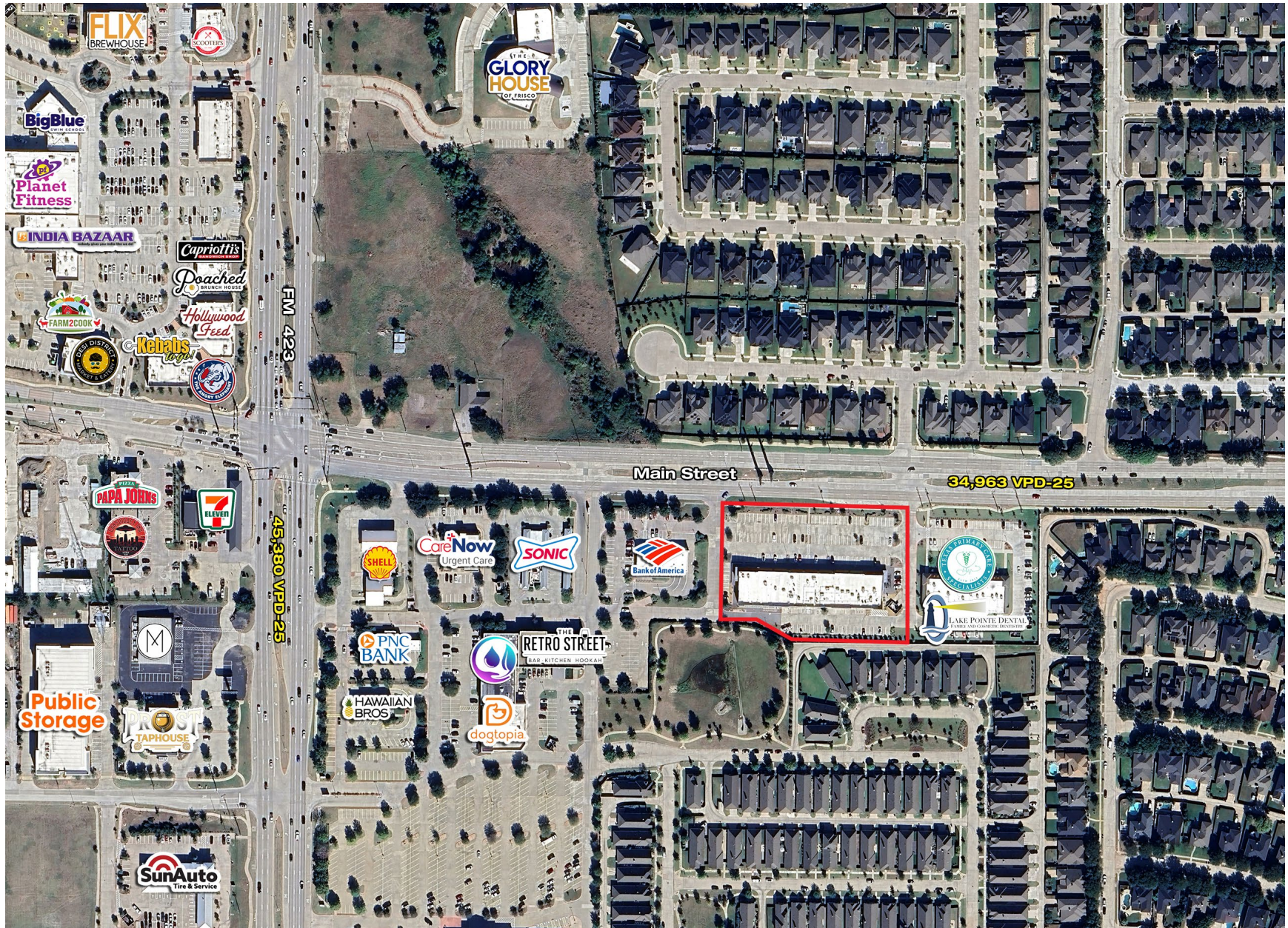


PROPERTY OVERVIEW



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# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



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PROPERTY OVERVIEW

SITE PLAN





## FINANCIAL OVERVIEW

# FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Main Street Crossing	24,034 SF	100%	\$718,186

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	Bluefin Frisco	4,208	17.51%	Mar-20	Jul-30	\$27.50	\$115,720				NNN	Two 5-year options at: 1st: Market, no greater than 10% over Preceding Term; 2nd: Market, no greater than 10% over Preceding Term
102	Smoke Art	1,450	6.03%	Jul-23	Aug-26	\$30.00	\$43,500				NNN	One 5-year option at \$33.00
104	My Fit Med	1,492	6.21%	Oct-19	Oct-29	\$30.90	\$46,103	Nov-26	\$31.83	\$47,496	NNN	No Renewal Options
105	J Hair Studio	1,138	4.73%	Sep-24	Aug-29	\$29.58	\$33,662	Nov-27	\$32.78	\$48,912	NNN	One 5-year option at FMV
								Nov-28	\$33.77	\$50,388		
								Sep-26	\$30.18	\$34,344		
106	Domino's Pizza	2,589	10.77%	Jan-20	Mar-30	\$27.00	\$69,903	Sep-27	\$30.78	\$35,028	NNN	Two 5-year options at: 1st: Market; 2nd: Market
								Sep-28	\$31.39	\$35,724		
107	D'Xquisite Cuisine & Lounge	2,400	9.99%	Mar-25	Feb-30	\$30.60	\$73,440	Mar-27	\$31.21	\$74,904	NNN	One 5-year option at FMV, No greater than 15% of Preceding Term
								Mar-28	\$31.84	\$76,416		
								Mar-29	\$32.47	\$77,928		
109	Cleopatra Beauty Lounge	1,484	6.17%	Apr-19	Jun-31	\$30.00	\$44,520	Jul-26	\$31.20	\$46,296	NNN	One 5-year option at FMV
								Jul-28	\$32.45	\$48,156		
								Jul-30	\$33.75	\$50,088		
110	Abhiruchi	2,280	9.49%	Jun-19	Jun-30	\$30.90	\$70,452	Jul-26	\$31.83	\$72,576	NNN	No Renewal Options
								Jul-27	\$32.78	\$74,738		
								Jul-28	\$33.77	\$76,992		
								Jul-29	\$34.78	\$79,296		
112	May Massage	1,300	5.41%	Jul-19	Oct-29	\$30.90	\$40,170	Nov-26	\$31.83	\$41,376	NNN	No Renewal Options
								Nov-27	\$32.78	\$42,612		
								Nov-28	\$33.77	\$43,896		
113	Core Dentistry	2,800	11.65%	Jun-19	Sep-29	\$28.60	\$80,080	Jul-27	\$30.46	\$85,284	NNN	Two 5-year options at: 1st: \$36.00; 2nd: Market
								Jul-28	\$31.39	\$87,888		
114	Kids United	2,893	12.04%	May-26	Jun-31	\$32.00	\$92,576	Jul-27	\$33.50	\$96,912	NNN	Two 5-year options at: 1st: 2.5% Annual Increases; 2nd: FMV
								Jul-28	\$35.00	\$101,256		
								Jul-29	\$36.50	\$105,600		
								Jul-30	\$38.00	\$109,932		
TOTAL AREA:		24,034					\$710,126					
TOTAL LEASED AREA:		24,034	100.00%									
TOTAL VACANT AREA:		0	0.00%									

**FINANCIAL OVERVIEW**

**INCOME/EXPENSE**

<b>EXPENSES</b>	CURRENT	PER SF	<b>INCOME &amp; EXPENSES</b>	12-MONTH	PER SF
Real Estate Taxes			Base Rent		
Real Estate Taxes	\$138,624	\$5.77	Occupied Space	\$718,186	\$29.88
Tax Consulting Fee	\$10,489	\$0.44	<b>GROSS POTENTIAL RENT</b>	<b>\$718,186</b>	<b>\$29.88</b>
<b>Total Property Tax Expense</b>	<b>\$149,112</b>	<b>\$6.20</b>			
Insurance	\$23,065	\$0.96	Expense Reimbursements		
Common Area Maintenance			Real Estate Taxes	\$149,112	\$6.20
Security/Fire alarms	\$480	\$0.02	Insurance	\$23,065	\$0.96
Landscape maintenance	\$10,392	\$0.43	Common Area Maintenance	\$77,894	\$3.24
Landscape – sprinklers	\$480	\$0.02	Management Fee	\$32,050	\$1.33
Snow removal	\$400	\$0.02	<b>Total Expense Reimbursements</b>	<b>\$282,121</b>	<b>\$11.74</b>
Powerwashing	\$575	\$0.02			
Exterior building maintenance	\$16,483	\$0.69	<b>GROSS POTENTIAL INCOME</b>	<b>\$1,000,307</b>	<b>\$41.62</b>
Roof repairs	\$5,873	\$0.24	<b>EFFECTIVE GROSS INCOME</b>	<b>\$1,000,307</b>	<b>\$41.62</b>
Plumbing	\$919	\$0.04			
Trash removal	\$13,087	\$0.54	Expenses		
Pest control	\$1,204	\$0.05	Real Estate Taxes	\$149,112	\$6.20
Water / sewer service	\$14,996	\$0.62	Insurance	\$23,065	\$0.96
Irrigation	\$3,203	\$0.13	Common Area Maintenance	\$77,894	\$3.24
Electricity	\$9,803	\$0.41	Management Fee	\$32,050	\$1.33
<b>Total Common Area Maintenance</b>	<b>\$77,894</b>	<b>\$3.24</b>	<b>Total Expenses</b>	<b>\$282,121</b>	<b>\$11.74</b>
Management Fee	\$32,050	\$1.33			
<b>TOTAL EXPENSES</b>	<b>\$282,121</b>	<b>\$11.74</b>	<b>NET OPERATING INCOME</b>	<b>\$718,186</b>	<b>\$29.88</b>

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**FINANCIAL OVERVIEW**

**PRICING**

PRICE	\$11,969,000	GLA	24,034 SF
CAP RATE	6.00%	NOI	\$718,186
LAND SIZE	2.88 Acres	AVG LEASE EXPIRATION	January 2030



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**FINANCIAL OVERVIEW**

**LEASE EXPIRATION SCHEDULE**

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
<b>MTM</b>							
2026	Smoke Art	102	Aug-26	1,450	6.03%		
Total for Year Ending 2026				1,450	6.03%	1,450	6.03%
<b>2027</b>							
Total for Year Ending 2027				0	0.00%	1,450	6.03%
<b>2028</b>							
Total for Year Ending 2028				0	0.00%	1,450	6.03%
2029	J Hair Studio	105	Aug-29	1,138	4.73%		
	Core Denistry	113	Sep-29	2,800	11.65%		
	May Massage	112	Oct-29	1,300	5.41%		
	My Fit Med	104	Oct-29	1,492	6.21%		
Total for Year Ending 2029				6,730	28.00%	8,180	34.04%
2030	D'Xquisite Cuisine & Lounge	107	Feb-30	2,400	9.99%		
	Domino's Pizza	106	Mar-30	2,589	10.77%		
	Abhiruchi	110	Jun-30	2,280	9.49%		
	Bluefin Frisco	100	Jul-30	4,208	17.51%		
Total for Year Ending 2030				11,477	47.75%	19,657	81.79%
2031+	Cleopatra Beauty Lounge	109	Jun-31	1,484	6.17%		
	Kids United	114	Jul-31	2,893	12.04%		
Total for Year Ending 2031+				4,377	18.21%	24,034	100.00%
TOTAL LEASED SQUARE FOOTAGE:				24,034	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				24,034	100.00%		

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## FINANCIAL OVERVIEW

# TENANT PROFILES



Domino's Pizza	
Square Feet:	2,589 SF
% of Building GLA:	10.77%
In-Place Rent PSF:	\$27.00
Lease Expiration:	March 2030
Company Website:	dominospizza.com

Domino's Pizza is one of the world's largest pizza restaurant chains, specializing in delivery and carryout pizza, pasta, sandwiches, and other quick-service menu items. The company operates over 20,000 locations across more than 90 countries, including approximately 7,000 stores throughout the United States. Domino's is a publicly traded company listed on the New York Stock Exchange under the ticker DPZ. The brand generated approximately \$4.7 billion in corporate revenue in 2024, with systemwide global retail sales exceeding \$18 billion.



My Fit Med	
Square Feet:	1,492 SF
% of Building GLA:	6.21%
In-Place Rent PSF:	\$30.90
Lease Expiration:	October 2029
Company Website:	myfitmed.com

MyFitMed is a privately owned medical wellness clinic specializing in hormone replacement therapy, testosterone optimization, and medically supervised weight loss programs, operating four locations in Texas, including Dallas, Frisco, Heath, and Southlake. The company delivers personalized treatment plans and recurring wellness programs tailored to each patient's needs, creating strong patient engagement and loyalty. The operational model emphasizes evidence-based medical care, ongoing patient monitoring, and preventive wellness strategies.



Kids United	
Square Feet:	2,893 SF
% of Building GLA:	12.04%
In-Place Rent PSF:	\$32.00
Lease Expiration:	July 2031
Company Website:	kidsunited.com

KidsUnited is a youth soccer training and development program operating across the United States, including in the Dallas–Fort Worth area. The program currently has 25 active locations, with more in development, bringing its total footprint to over 60 nationwide. It offers structured training for children of various ages and skill levels, with an emphasis on technical development and small-group coaching. KidsUnited focuses on building skills, confidence, and a positive learning environment to encourage long-term participation. Its scalable, multi-location model positions it as a rapidly growing provider of youth soccer programs.

## FINANCIAL OVERVIEW

# TENANT PROFILES



Bluefin Frisco	
Square Feet:	4,208 SF
% of Building GLA:	17.51%
In-Place Rent PSF:	\$27.50
Lease Expiration:	July 2030
Company Website:	bluefinfresh.com

Bluefin Frisco is a locally owned sushi and Japanese cuisine restaurant in Frisco, Texas, operating a single location. The restaurant offers sushi, sashimi, hibachi, bento boxes, and modern rolls in a casual dining setting. Bluefin emphasizes fresh, seasonal ingredients and chef-prepared dishes, maintaining a loyal local customer base. The business model focuses on delivering high-quality Japanese cuisine and a consistent dining experience, fostering repeat visits and customer loyalty. Bluefin's seasonal menu and focus on high-quality Japanese cuisine establish it as a notable dining destination.



Smoke Art	
Square Feet:	1,450 SF
% of Building GLA:	6.03%
In-Place Rent PSF:	\$30.00
Lease Expiration:	August 2026
Company Website:	smokeart.com

Smoke Art is a privately owned smoke and vape retail business based in Frisco, Texas, operating at least two confirmed locations in Frisco and an estimated 16 locations in its regional network. The brand offers a wide selection of tobacco, vaping, and CBD products in a convenient, customer-focused retail environment. The company emphasizes an accessible shopping experience, supporting strong repeat traffic and customer loyalty across its network.



J Hair Studio	
Square Feet:	1,138 SF
% of Building GLA:	4.73%
In-Place Rent PSF:	\$29.58
Lease Expiration:	August 2029
Company Website:	jhairstudio.com

J Hair Studio is a locally owned full-service hair salon located in Frisco, Texas, operating a single location serving the surrounding Dallas–Fort Worth metropolitan area. The salon offers haircuts, coloring, styling, highlights, and other professional hair care services. J Hair Studio emphasizes high-quality services and long-term client relationships, fostering consistent repeat business. J Hair Studio's expert stylists and tailored service offerings position it as a distinguished independent salon in the Dallas–Fort Worth market.



Core Dentistry	
Square Feet:	2,800 SF
% of Building GLA:	11.65%
In-Place Rent PSF:	\$28.60
Lease Expiration:	September 2029
Company Website:	coredentistry.com

Core Dentistry is a locally owned dental practice located in Frisco, Texas, operating a single clinic at Main Street Crossing serving patients throughout the Dallas–Fort Worth metropolitan area. The practice provides general, cosmetic, and family dental care services, including cleanings, restorative treatments, wisdom teeth removal, and emergency care. Core Dentistry emphasizes personalized patient care and comprehensive dental services, fostering strong patient relationships and repeat visits.

**FINANCIAL OVERVIEW**  
**TENANT PROFILES**



D'Xquisite Cuisine & Lounge	
Square Feet:	2,400 SF
% of Building GLA:	9.99%
In-Place Rent PSF:	\$30.60
Lease Expiration:	February 2030
Company Website:	<a href="http://dxquisitelounge.com">dxquisitelounge.com</a>

D'Xquisite Cuisine & Lounge is a locally owned restaurant, bar, and lounge concept located in Frisco, Texas, operating a single location serving the broader Dallas–Fort Worth metropolitan area. The business offers upscale dining, craft cocktails, and nightlife entertainment. The concept emphasizes premium food, curated nightlife programming, and an upscale lounge atmosphere, creating a unique full-service dining and entertainment experience. D'Xquisite's integrated dining and nightlife concept positions it as a premier social destination.



Cleopatra Beauty Lounge	
Square Feet:	1,484 SF
% of Building GLA:	6.17%
In-Place Rent PSF:	\$30.00
Lease Expiration:	June 2031
Company Website:	<a href="http://cleopatrabeachlounge.com">cleopatrabeachlounge.com</a>

Cleopatra Beauty Lounge is a locally owned beauty salon and spa located in Frisco, Texas, operating a single location serving clients throughout the Dallas–Fort Worth metropolitan area. The salon offers hair styling, skincare treatments, makeup, and other personal beauty services. Cleopatra Beauty Lounge emphasizes personalized beauty services and tailored client experiences, fostering strong relationships and repeat visits.



Abhiruchi	
Square Feet:	2,280 SF
% of Building GLA:	9.49%
In-Place Rent PSF:	\$30.90
Lease Expiration:	June 2030
Company Website:	<a href="http://abhiruchirestaurant.us">abhiruchirestaurant.us</a>

Abhiruchi Restaurant is an inviting destination for authentic Indian cuisine, offering a rich variety of dishes crafted with traditional spices and flavors that cater to diverse tastes. The restaurant emphasizes a thoughtfully curated menu that blends classic favorites with modern interpretations, ensuring every meal feels both familiar and exciting. From savory appetizers and aromatic biryanis to hearty vegetarian and non-vegetarian entrées, each dish is prepared with attention to quality and authenticity.



May Foot Spa	
Square Feet:	1,300 SF
% of Building GLA:	5.41%
In-Place Rent PSF:	\$30.90
Lease Expiration:	October 2029
Company Website:	<a href="http://mayfootspa.com">mayfootspa.com</a>

May Foot Spa is a locally owned nail and foot care salon located in Frisco, Texas, operating a single location serving clients throughout the Dallas–Fort Worth metropolitan area. The salon offers pedicures, manicures, foot massages, and other spa treatments. May Foot Spa emphasizes personalized spa services and tailored client experiences, fostering strong repeat visits. May Foot Spa's dedication to specialized treatments and customized client experiences sets it apart as a leading boutique destination for nail and foot wellness in the Dallas–Fort Worth area.



## 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	15,516	117,704	238,068
2030 Total Population (Esri)	15,834	123,522	265,034
2010 Total Population (U.S. Census)	7,917	61,541	125,839
2000 Total Population (U.S. Census)	811	5,442	43,286
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	15.48%	16.31%	8.27%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.41%	0.97%	2.17%
2025 Total Daytime Population (Esri)	12,580	96,057	216,174
2025 Median Age (Esri)	39.1	37.7	37.2
2025 Total Households (Esri)	5,630	40,479	85,661
2030 Total Households (Esri)	5,954	44,116	97,492
2010 Total Households (U.S. Census)	2,462	19,144	41,210
2000 Total Households (U.S. Census)	256	1,762	14,340
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.70%	1.30%	2.40%
2025 Average Household Income (Esri)	\$192,838	\$192,656	\$180,473
2025 Median Household Income (Esri)	\$154,819	\$151,269	\$136,414
2025 Per Capita Income (Esri)	\$69,709	\$66,080	\$65,068
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	0%	1%	2%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	2%	3%	3%
2025 Population Age 25+: High School Diploma (Esri) (%)	12%	13%	13%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	10%	12%	14%
2025 Population Age 25+: Associate's Degree (Esri) (%)	9%	8%	10%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	39%	37%	36%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	24%	23%	21%
2025 Total (SIC01-99) Businesses	367	2,796	7,507
2025 Total (SIC01-99) Employees	2,616	20,459	66,061





*Tim Axilrod*

4809 COLE AVE STE 330, DALLAS, TX 75205

TAXILROD@SHOPCOMPANIES.COM

214-960-2835

*Tommy Tucker*

4809 COLE AVE STE 330, DALLAS, TX 75205

TTUCKER@SHOPCOMPANIES.COM

214-960-2887

SHOP <sup>COS.</sup>