VIRIDIAN MARKETPLACE

(3-TENANT DRIVE THRU ASSET)

500 FORT WORTH DRIVE, DENTON, TEXAS 76201

OFFERING MEMORANDUM

SHOP COS.

SHOP COS.

OFFERING MEMORANDUM

VIRIDIAN MARKETPLACE

LOCATION

500 FORT WORTH DRIVE

DENTON, TEXAS 76201

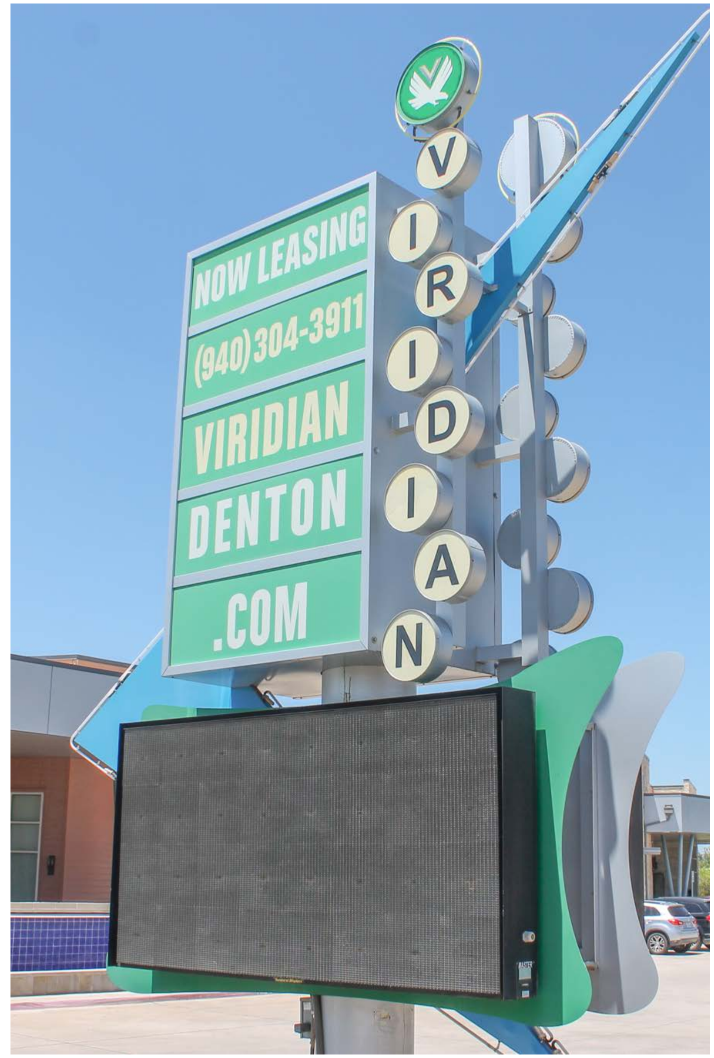
OFFERED BY

Tim Axilrod

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

Harry Hardin

HHARDIN@SHOPCOMPANIES.COM / 972-685-1421 / 4809 COLE AVE STE 330, DALLAS, TX 75205



SHOPCOMPANIES.COM

OFFERED BY

Tim Axilrod / **TAXILROD@SHOPCOMPANIES.COM** / **214-960-2835**
Harry Hardin / **HHARDIN@SHOPCOMPANIES.COM** / **972-685-1421**

TABLE OF CONTENTS

1 EXECUTIVE SUMMARY

2 PROPERTY OVERVIEW

3 FINANCIAL OVERVIEW

4 TRADE AREA OVERVIEW

1 EXECUTIVE SUMMARY

SHOP COS.

INVESTMENT HIGHLIGHTS

100% Leased, 3-Tenant Retail Center | 2020 Construction | Average Lease Term Expiration May 2031 | Drive-Thru End Cap

- Strong Fundamentals on an Oversized +/-1.836-Acre Parcel
- Complementary Tenant Mix with WellMed (Corporate), Avoca Coffee (4 Locations Across DFW), & Universal Smoke & Vape (4 Locations Across DFW); All Tenants Experiencing Annual Rent Bumps During Primary Term
- WellMed with 330+ Clinics & 18,000+ Affiliated Providers Across Texas, Florida & New Mexico Owned by Optum, the Care-Delivery Arm of UnitedHealth Group, Inc. (NYSE: UNH)
- Benefits from Parallel Positioning to Fort Worth Road (28,700+ VPD), Partial Masonry Construction & a Drive Thru + Outdoor Patio for Avoca Coffee Roasters
- Nearby National Tenant Retailers Include RaceTrac, McDonalds, Whataburger, Taco Bell & PNC Bank Amongst Others
- Average Household Income Exceeds $86,200 & $110,800 in a 3- & 5-Mile Radii, Respectively

Located in the Growing Submarket of Denton, TX | Denton is the 20th Most Populous City in Texas (DEDC) | 30 Minutes from DFW International Airport & Dallas Love Field | 31% Population Increase Since 2010

- Minutes from The University of North Texas (UNT) in Denton; The 4th largest University in Texas with a Total Enrollment Exceeding 46,000 Students & Offering 240+ Degree Programs
- Near Landmark by Hillwood; a 3,200-Acre Master Planned Development by Perot, 6,000+ Homes by Nine (9) Builders Ranging from $300K - $1M+ in Price, 1,100 Acres of Integrated Parks & 5M SF of Mixed-Use Commercial Space
- Two (2) Brand New H-E-B Grocery Openings in Denton; Robson Ranch Location Set for 133,900+ SF Slated to Open Early 2027, University Drive Location Set for 126,800+ SF Slated to Open Fall of 2027
- Proximity to Texas Women's University; Ranked in the Top 4% for Best Nursing Colleges Nationally (Niche) with 15,000 Student Enrollment & Offering 75+ Degree Programs

PROPERTY PROFILE

LOCATION
500 Fort Worth Drive
Denton, Texas 76201

YEAR BUILT
2020

PERCENT LEASED
100%

BUILDING SIZE
13,388 SF

LAND AREA
1.836 Acres

PRICE
$6,466,000

CAP RATE
6.65%

TRAFFIC COUNTS
Interstate 35 — 122,858 VPD-26
Fort Worth Drive — 28,739 VPD-26

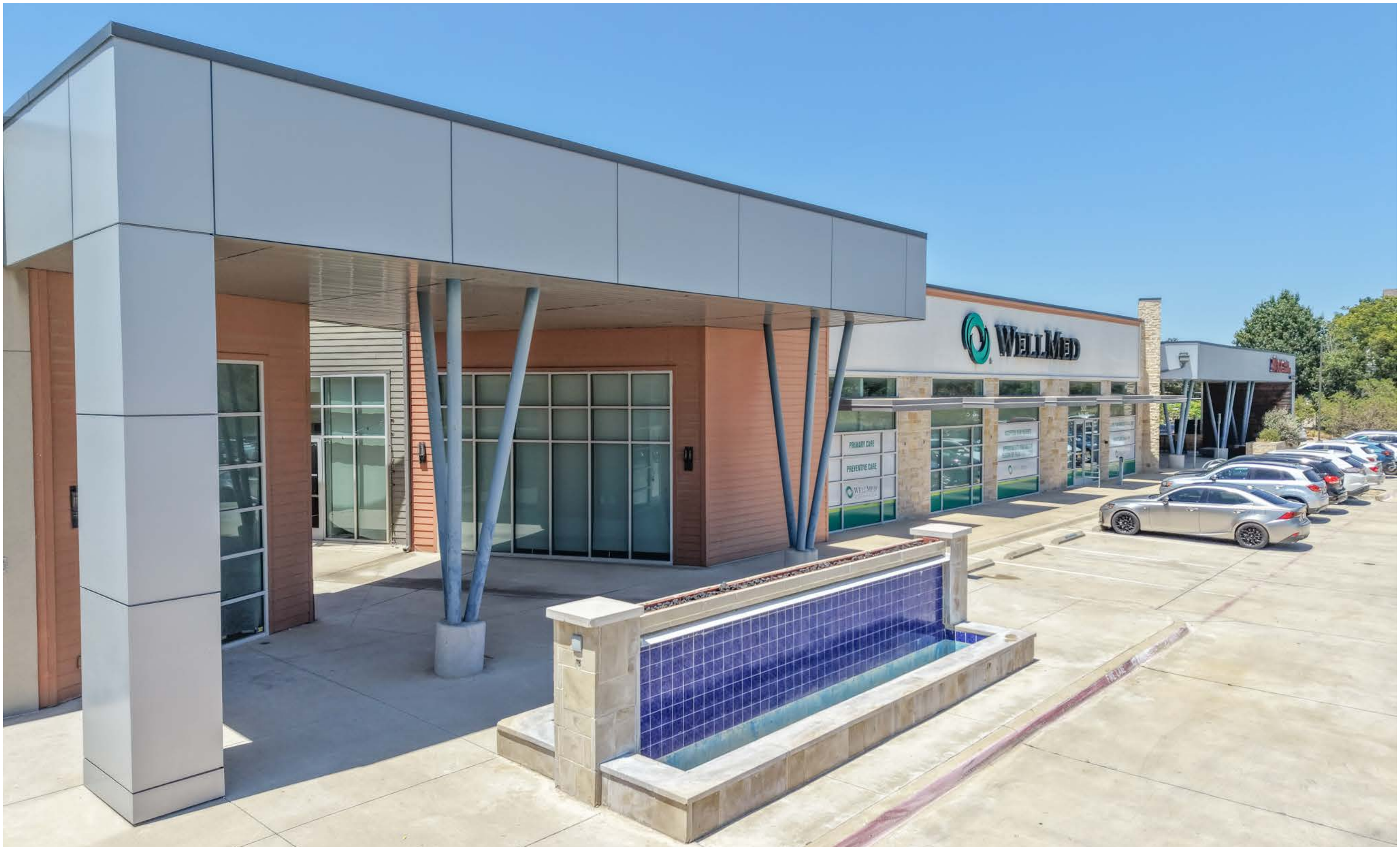
KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
WellMed	9,250 SF	69.09%	July 2031
Avoca Coffee	2,711 SF	20.25%	December 2030
Universal Smoke & Vape	1,427 SF	10.66%	July 2031

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2026 Total Population	18,654	86,018	159,595
2026 Avg. Household Income	$58,058	$86,278	$110,859
2026 Total Households	8,591	36,308	63,262

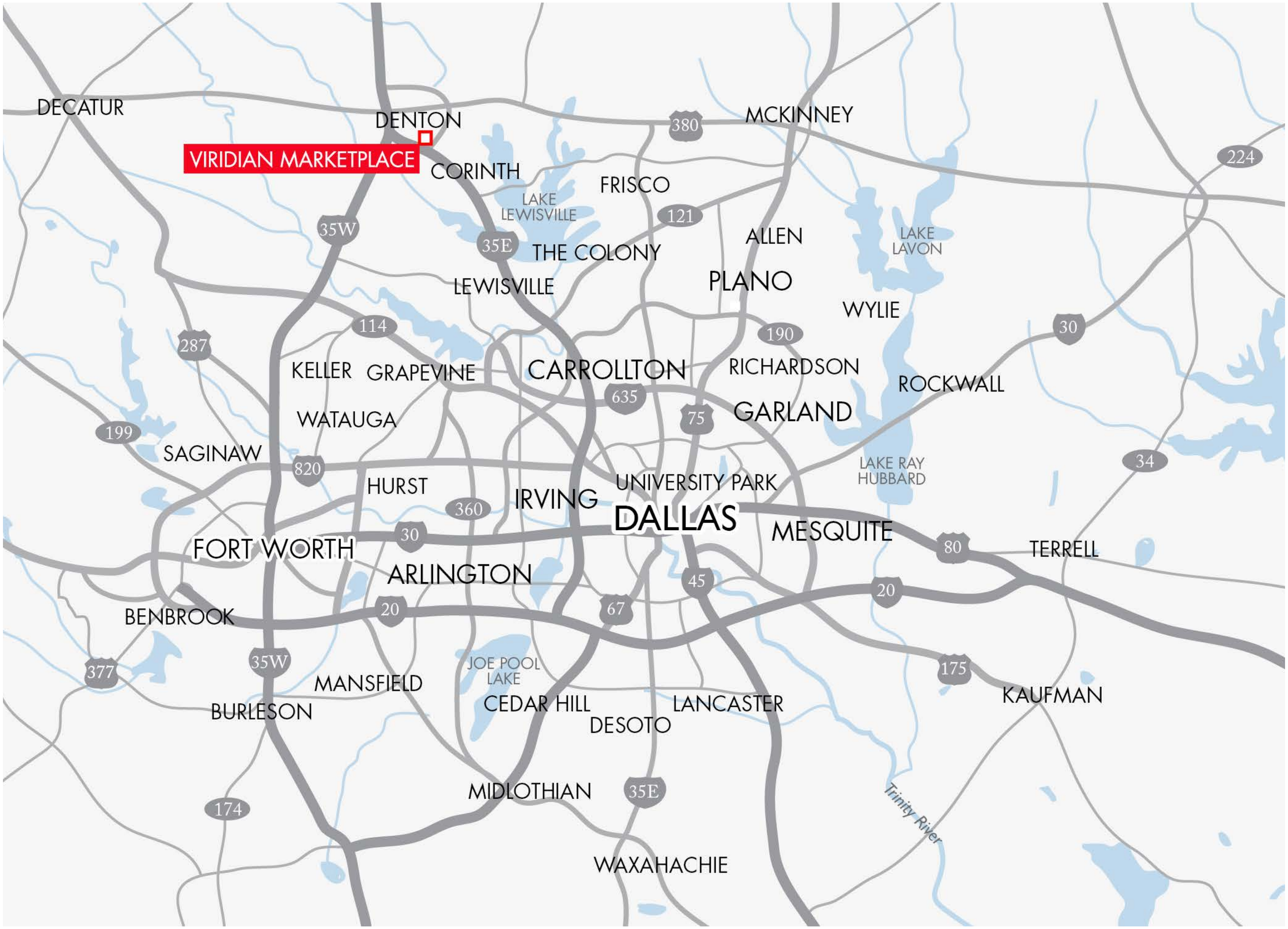
ADDITIONAL INFORMATION



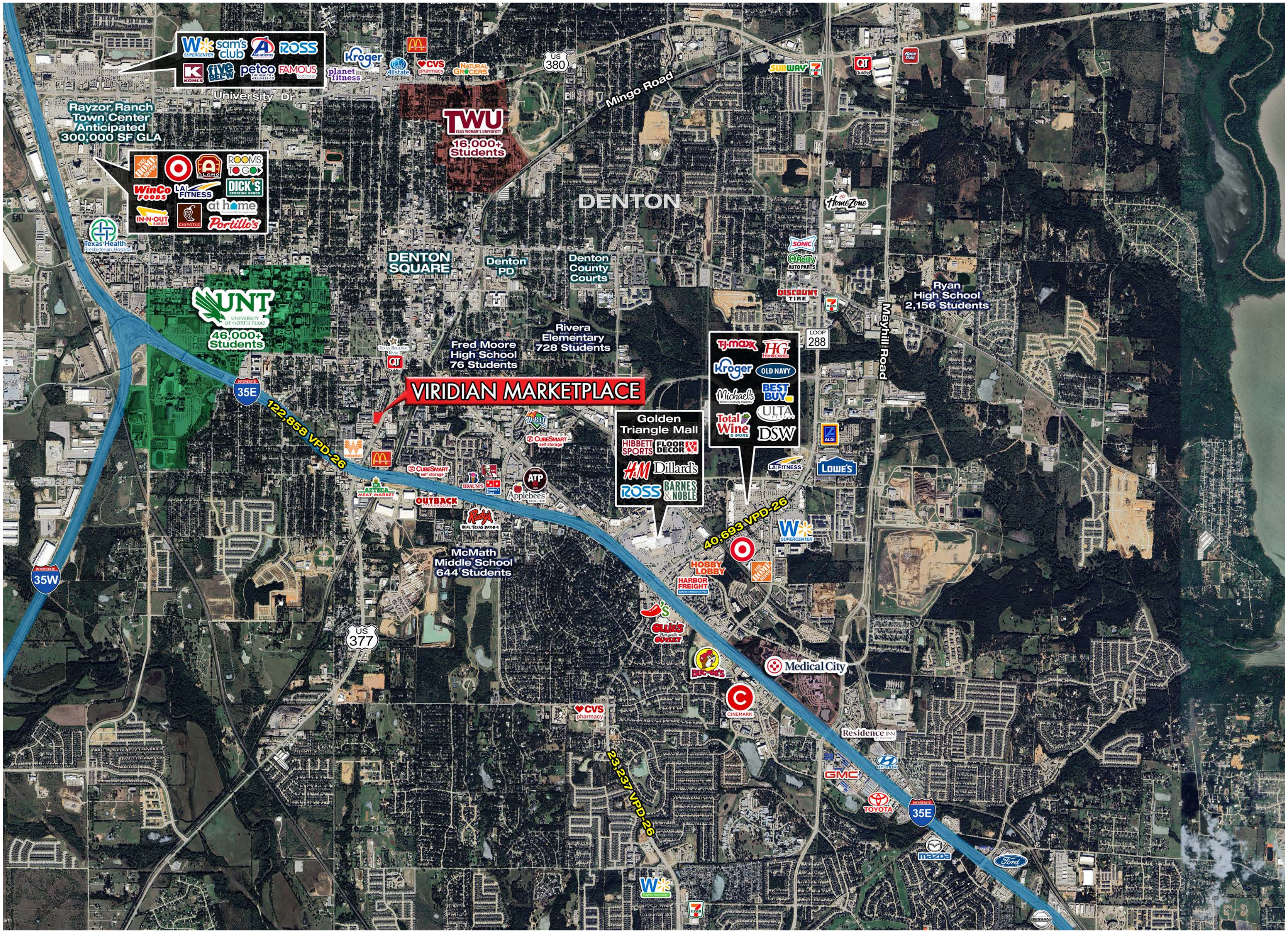
OFFERED BY

Tim Axilrod / **TAXILROD@SHOPCOMPANIES.COM** / **214-960-2835**
Harry Hardin / **HHARDIN@SHOPCOMPANIES.COM** / **972-685-1421**

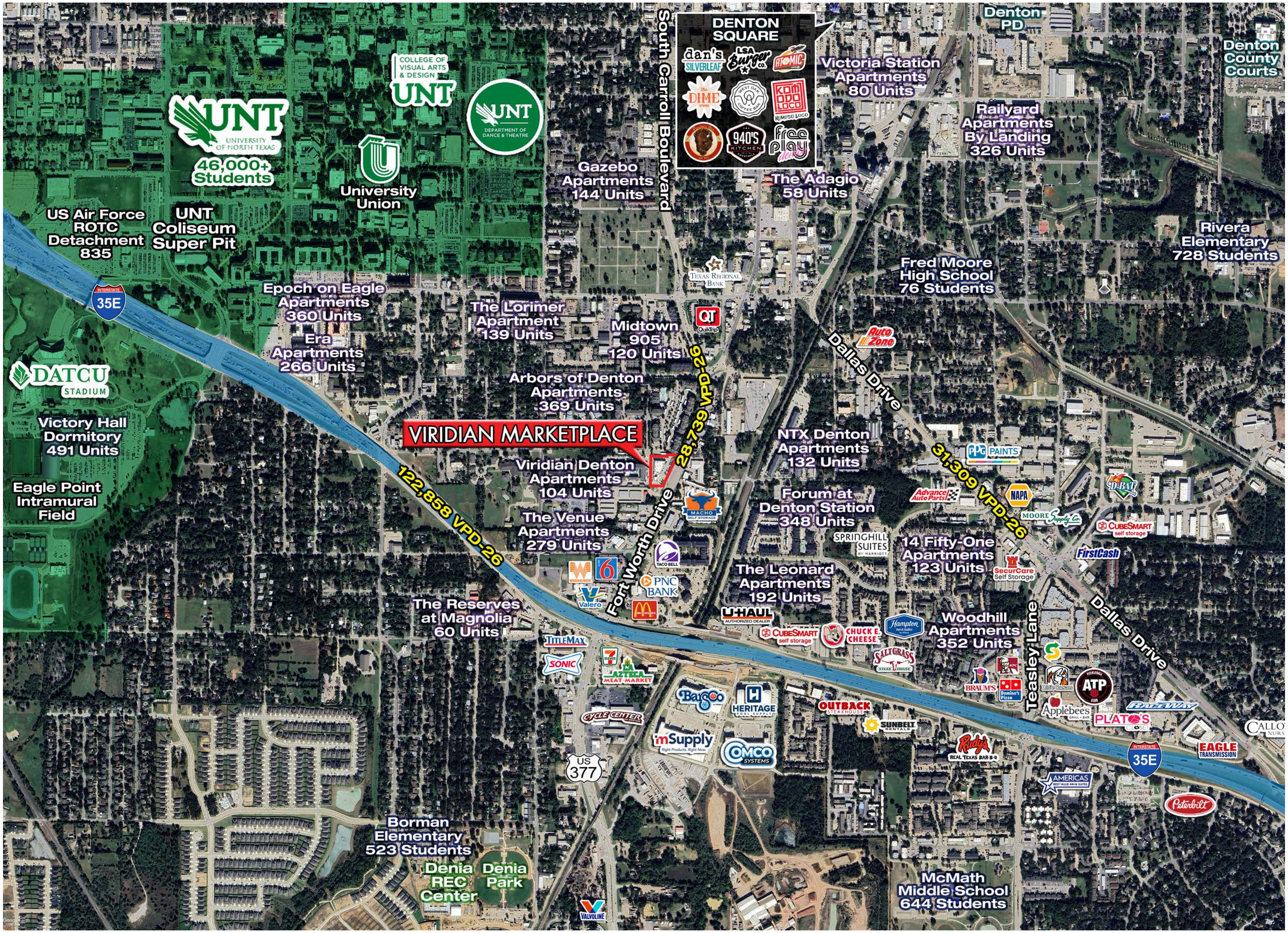

WELLMED
ACCEPTING NEW PATIENTS
APPOINTMENTS AVAILABLE IN PERSON OR FROM YOUR HOME
WELLMED AT DENTON SOUTH
Suite 140
A CARE TEAM WHO SURROUNDS YOU
QUALITY CARE SINCE 1990



SHOPCOMPANIES.COM



SHOPCOMPANIES.COM



SHOPCOMPANIES.COM

SHOPCOMPANIES.COM

3 FINANCIAL OVERVIEW

SHOP COS.

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Viridian Marketplace	13,388 SF	100%	$429,997

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

RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term Start	Rent Term End	Annual Base Rent PSF	Annual Base Rent Total	Escalations Date	Escalations PSF	Escalations Total	Lease Type	Renewal Options & Comments
100	Universal Smoke & Vape	1,427	10.66%	Aug-26	Jul-31	$36.00	$51,372	Aug-27	$36.72	$52,399	NNN	Two 5-year options at: 1st: FMV; 2nd: FMV
								Aug-28	$37.45	$53,447		
								Aug-29	$38.20	$54,516		
								Aug-30	$38.97	$55,606		
110 - 140	WellMed	9,250	69.09%	Jun-23	Jul-31	$30.15	$278,888	Jun-27	$30.91	$285,918	NNN	Two 3-year options at: 1st: FMV; 2nd: FMV
								Jun-28	$31.68	$293,040		
								Jun-29	$32.47	$300,348		
								Jun-30	$33.28	$307,840		
150	Avoca Coffee	2,711	20.25%	Jan-21	Dec-30	$35.33	$95,780	Jan-27	$36.04	$97,704	NNN	Two 5-year options at: 1st: FMV; 2nd: FMV
								Jan-28	$36.76	$99,656		
								Jan-29	$37.49	$101,635		
								Jan-30	$38.24	$103,669		
	TOTAL AREA:	13,388					$426,039					
	TOTAL LEASED AREA:	13,388	100.00%									
	TOTAL VACANT AREA:	0	0.00%									

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	$62,648	$4.68
Insurance	$15,000	$1.12
Common Area Maintenance	$33,500	$2.50
Management Fee (4.00%)	$21,646	$1.62
TOTAL EXPENSES	**$132,794**	**$9.92**

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	$429,997	$32.12
GROSS POTENTIAL RENT	$429,997	$32.12
Expense Reimbursements		
Real Estate Taxes	$62,648	$4.68
Insurance	$15,000	$1.12
Common Area Maintenance	$33,500	$2.50
Management Fee	$21,646	$1.62
Total Expense Reimbursements	$132,794	$9.92
GROSS POTENTIAL INCOME	$562,791	$42.04
EFFECTIVE GROSS INCOME	$562,791	$42.04
Expenses		
Real Estate Taxes	$62,648	$4.68
Insurance	$15,000	$1.12
Common Area Maintenance	$33,500	$2.50
Management Fee (4.00%)	$21,646	$1.62
Total Expenses	$132,794	$9.92
NET OPERATING INCOME	**$429,997**	**$32.12**

PRICING

PRICE	$6,466,000	GLA	13,388 SF
CAP RATE	6.65%	NOI	$429,997
LAND SIZE	1.836 Acres	AVG LEASE EXPIRATION	May 2031

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	Avoca Coffee	150	Dec-30	2,711	20.25%		
	Total for Year Ending 2030			2,711	20.25%	2,711	20.25%
2031+	Universal Smoke & Vape	100	Jul-31	1,427	10.66%		
	WellMed	110 - 140	Jul-31	9,250	69.09%		
	Total for Year Ending 20231+			10,677	79.75%	13,388	100.00%
	TOTAL LEASED SQUARE FOOTAGE:			13,388	100.00%		
	TOTAL VACANT SQUARE FOOTAGE:			0	0.00%		
	TOTAL SQUARE FEET:			13,388	100.00%		

TENANT PROFILES

WellMed (NYSE: UNH; 330+ Clinics)	
Square Feet:	9,250 SF
% of Building GLA:	69.09%
In-Place Rent PSF:	$30.15
Lease Expiration:	July 2031
Company Website:	wellmedhealthcare.com

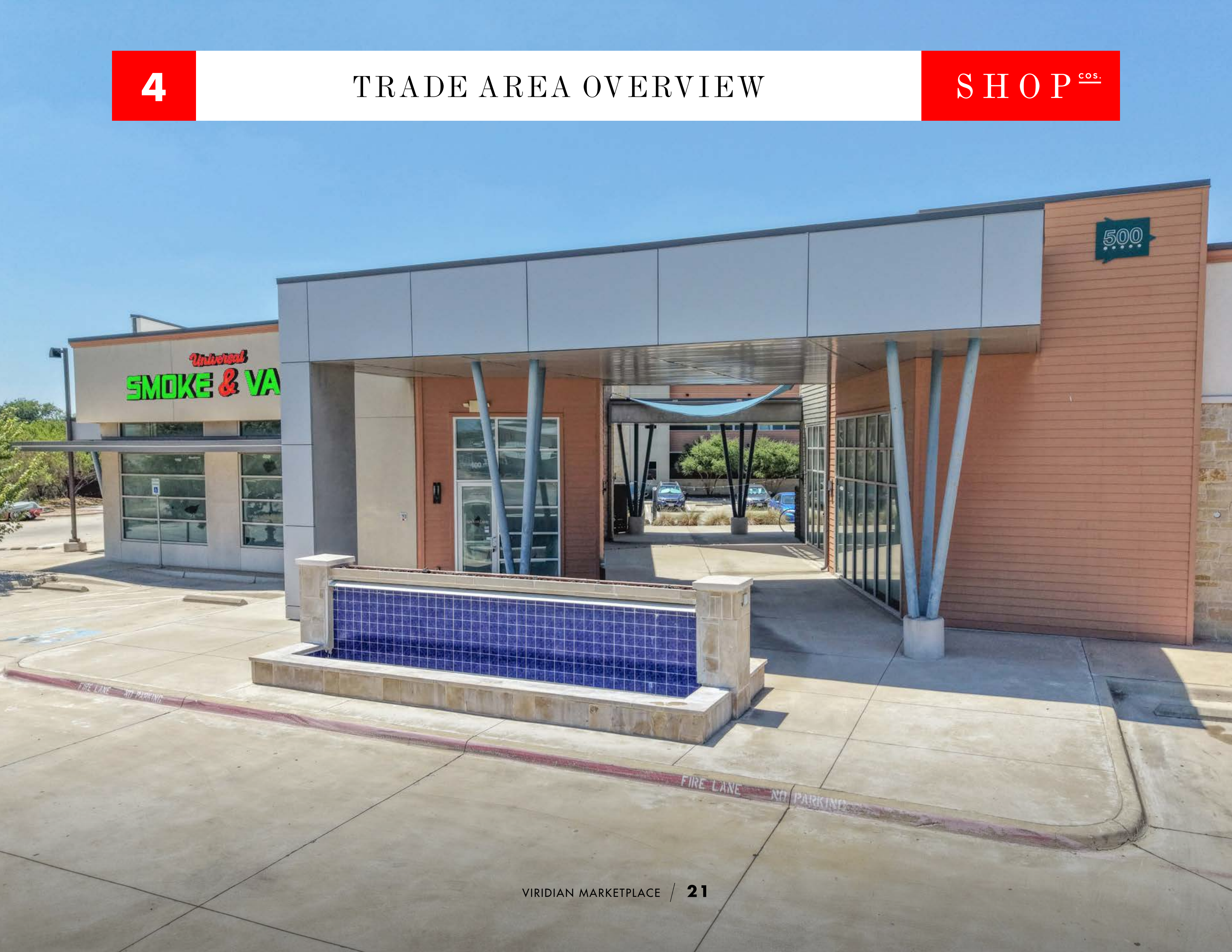
WellMed is a physician-led healthcare organization founded in 1990 by Dr. George M. Rapier III in San Antonio, Texas. The company focuses on preventive, value-based care for older adults, emphasizing chronic condition management and reducing hospital utilization. Today, WellMed serves more than 1 million patients through an extensive network of clinics and affiliated providers across Texas and Florida, delivering coordinated primary care, specialty services, and in-home support. Since 2011, WellMed has operated under Optum, the care delivery platform of UnitedHealth Group (NYSE: UNH), leveraging data-driven technology and integrated care resources to enhance patient outcomes.

Avoca Coffee (4 Locations)	
Square Feet:	2,711 SF
% of Building GLA:	20.25%
In-Place Rent PSF:	$35.33
Lease Expiration:	December 2030
Company Website:	avocacoffee.com

Avoca Coffee Roasters is a Fort Worth-based specialty coffee roaster and café operator focused on locally roasted, high-quality coffee sourced from around the world. Founded in 2010, Avoca offers handcrafted espresso drinks, coffee blends, single-origin roasts, and café beverages in a community-focused environment. The company operates four locations throughout the DFW area and also provides wholesale coffee services and packaged coffee products.

Universal Smoke & Vape (4 Locations)	
Square Feet:	1,427 SF
% of Building GLA:	10.66%
In-Place Rent PSF:	$36.00
Lease Expiration:	July 2031
Company Website:	universalsmoke.com

Universal Smoke & Vape is a specialty smoke shop offering a wide selection of vaping devices, e-liquids, disposable vapes, glass products, smoking accessories, CBD items, and other adult lifestyle products from many of the industry's leading brands. The retailer focuses on providing customers with a diverse product selection, competitive pricing, and knowledgeable service, making it a convenient destination for both new and experienced consumers seeking quality smoking and vaping products.


Universal
SMOKE & VA
500
FIRE LANE
NO PARKING

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
2026 Total Population	18,654	86,018	159,595
2031 Total Population (Esri)	19,458	93,322	176,734
2010 Total Population (U.S. Census)	16,610	70,902	119,264
2000 Total Population (U.S. Census)	14,555	61,571	89,333
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	1.08%	1.26%	2.26%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.85%	1.64%	2.06%
2026 Total Daytime Population (Esri)	18,833	104,664	164,855
2026 Median Age (Esri)	24.1	28.6	31.3
2026 Total Households (Esri)	8,591	36,308	63,262
2031 Total Households (Esri)	9,202	40,393	71,799
2010 Total Households (U.S. Census)	6,614	27,556	44,267
2000 Total Households (U.S. Census)	5,764	24,139	33,999
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.84%	1.66%	2.22%
2026 Average Household Income (Esri)	$58,058	$86,278	$110,849
2026 Median Household Income (Esri)	$41,087	$63,058	$81,864
2026 Per Capita Income (Esri)	$26,801	$36,716	$44,176
2026 Population Age 25+: Less than 9th Grade (Esri) (%)	4%	4%	4%
2026 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	5%	4%	4%
2026 Population Age 25+: High School Diploma (Esri) (%)	13%	17%	17%
2026 Population Age 25+: Some College/No Degree (Esri) (%)	17%	18%	18%
2026 Population Age 25+: Associate's Degree (Esri) (%)	11%	8%	9%
2026 Population Age 25+: Bachelor's Degree (Esri) (%)	27%	28%	28%
2026 Population Age 25+: Graduate/Professional Degree (Esri) (%)	19%	17%	17%

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
Thomas Tucker	543816	ttucker@shopcompanies.com	214-960-2887
Designated Broker of Firm	License No.	Email	Phone
Tim Axilrod	617806	taxilrod@shopcompanies.com	214-960-2835
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

SHOPCOMPANIES.COM

Tim Axilrod

4809 COLE AVE STE 330, DALLAS, TX 75205

TAXILROD@SHOPCOMPANIES.COM

214-960-2835

Harry Hardin

4809 COLE AVE STE 330, DALLAS, TX 75205

HHARDIN@SHOPCOMPANIES.COM

972-685-1421

SHOP COS.