
MIXLAB WEATHERFORD, TX



953 HILLTOP DR
WEATHERFORD, TX 76086

CBRE



MIXLAB WEATHERFORD, TX

Exclusive Advisors

BRAD BENJAMIN

Vice President
+1 214 252 1030
brad.benjamin@cbre.com

MICHAEL AUSTRY

Senior Vice President
+1 214 252 1115
michael.austry@cbre.com

JARED AUBREY

Senior Vice President
+1 214 252 1031
jared.aubrey@cbre.com

FARHAN KABANI

Debt & Structured Finance
+1 214 979 5627
farhan.kabani@cbre.com

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The Offering

Price: \$2,132,000

Cap Rate: 8.50%



NET OPERATING INCOME (NOI)	\$181,200	YEAR BUILT	2008
RENT INCREASES	YES	GROSS LEASABLE AREA (GLA)	4,763 SF
LEASE TERM	5 YEARS	LOT SIZE	0.41 ACRES
LEASE COMMENCEMENT	MARCH 2024	LEASE TYPE	NN
LEASE EXPIRATION	MARCH 2029	ROOF & STRUCTURE	LANDLORD*
REMAINING TERM	3.5 YEARS	OPTIONS TO PURCHASE	NONE
OPTIONS	5 x 5 YEARS	GUARANTOR	CORPORATE

*Tenant reimburses Landlord for maintenance and operation of the Building Systems and the Property

TERM	COMMENCEMENT	ANNUAL RENT
CURRENT TERM	3/14/2024	\$181,200
OPTION 1	4/1/2029	FMV
OPTION 2	4/1/2034	FMV
OPTION 3	4/1/2039	FMV
OPTION 4	4/1/2044	FMV
OPTION 5	4/1/2049	FMV
NET OPERATING INCOME		\$181,200

Investment Highlights



Private Equity Backed – Modern, full-service veterinary pharmacy that specializes in compounded, commercial and over-the-counter medications for animals of all sizes across all 50 states.



1 Mile from Weatherford College with Annual Enrollment of over 7,700 Students



Corporate NN Lease with 5, 5-Year Options – Allows an investor the opportunity to acquire a net lease asset with limited responsibilities



Over 3,050 Multifamily Units within a 2-Mile Radius
– (Source: CoStar Analytics)



Surrounded by Medical Office Campus and 0.5 Mile from Medical City Weatherford – The 103-bed full-service hospital provides over 30 medical specialties to Parker County and the surrounding communities



Neighboring National Retailers Include – Walmart, Target, T.J. Maxx, ULTA, Michaels, Lowe's, HomeGoods, Aldi, Ross Dress For Less, PetSmart, Kohl's, Home Depot, Sephora, McDonald's, Chipotle, Starbucks and many more



Located in the 6th Fastest Growing County in Texas
– Parker County was the 6th fastest growing county in Texas from 2020-2025, growing by over 26%



Business Friendly Climate – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations



Strong Demographics – Average household income of \$115,722 within 7-miles of the property



Texas has NO State Income Tax

mixlab

TYPE: VETERINARY PHARMACY

NO. OF BRANCHES: 5

YEARS IN BUSINESS 8

HEADQUARTERS: NEW YORK, NY

WEBSITE: www.mixlab.com

Established in 2017, Mixlab is a veterinary pharmacy that specializes in compounding medications for pets and wildlife. In addition to custom compounds, they offer a full range of commercially available branded and generic medications, as well as over-the-counter wellness products. Mixlab provides an online platform for veterinarians to prescribe medications, offering rapid prototyping of dosage forms, delivery devices, and customized medication packaging. The company emphasizes regulatory awareness, quality-by-design practices, and collaborative mentoring. Mixlab offers affordable access, project storage, and a supportive community to accelerate pet-health pharmaceutical developments.



Site Plan

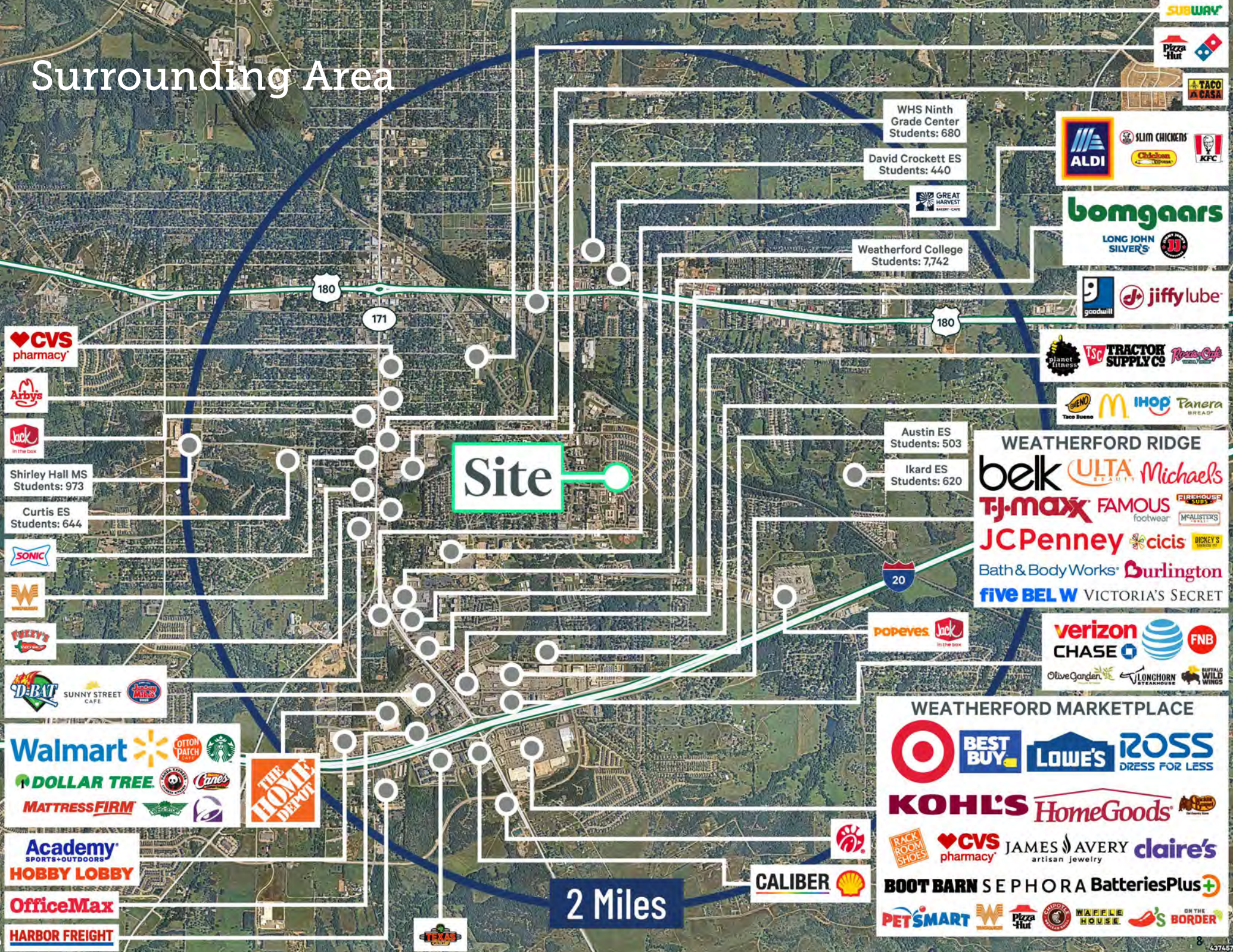


Surrounding Area



0.5 Miles

Surrounding Area



SUBWAY

Pizza Hut

TACO A CASA

ALDI

SLIM CHICKENS

KFC

bomgaars

LONG JOHN SILVER'S

goodwill

jiffylube

planet fitness

VSC

TRACTOR SUPPLY CO

Rocky Cafe

WENDY'S

McDonald's

IHOP

Panera BREAD

belk

ULTRA

Michaels

TJ-maxx

FAMOUS footwear

FIREHOUSE SUBS

JCPenney

cicis

RICKEY'S

Bath & Body Works

Burlington

FIVE BEL W

VICTORIA'S SECRET

POPEYES

Jack in the box

verizon

CHASE

FNB

Olive Garden

LONGHORN STEAKHOUSE

BUFFALO WILD WINGS

Target

BEST BUY

LOWE'S

ROSS DRESS FOR LESS

KOHL'S

HomeGoods

RACK ROOM SHOES

CVS pharmacy

JAMES AVERY artisan jewelry

claire's

BOOT BARN

SEPHORA

BatteriesPlus+

PET SMART

Wendy's

Pizza Hut

WHEEL HOUSE

ON THE BORDER

WHEEL HOUSE

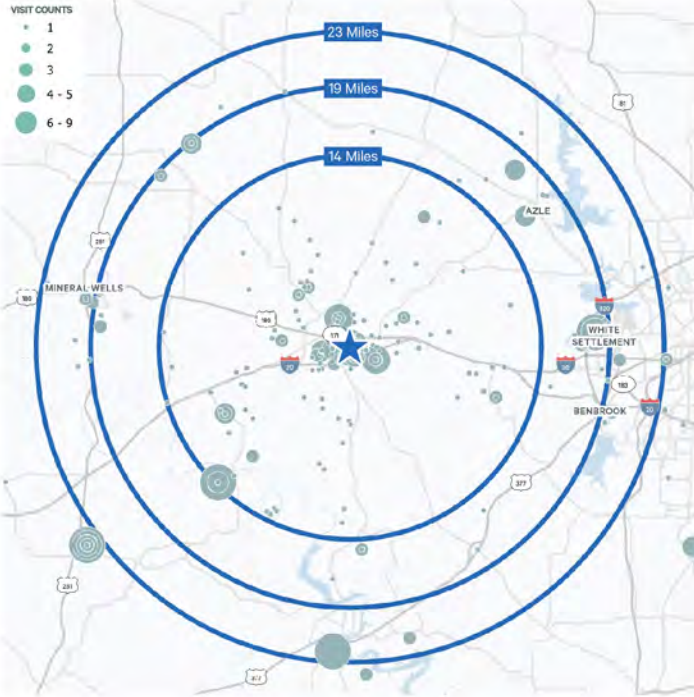
Mixlab | Mass Mobile Data

953 Hilltop Dr
Weatherford, TX 76086

Study Period: October 2024 to October 2025

Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

Common Evening Radius



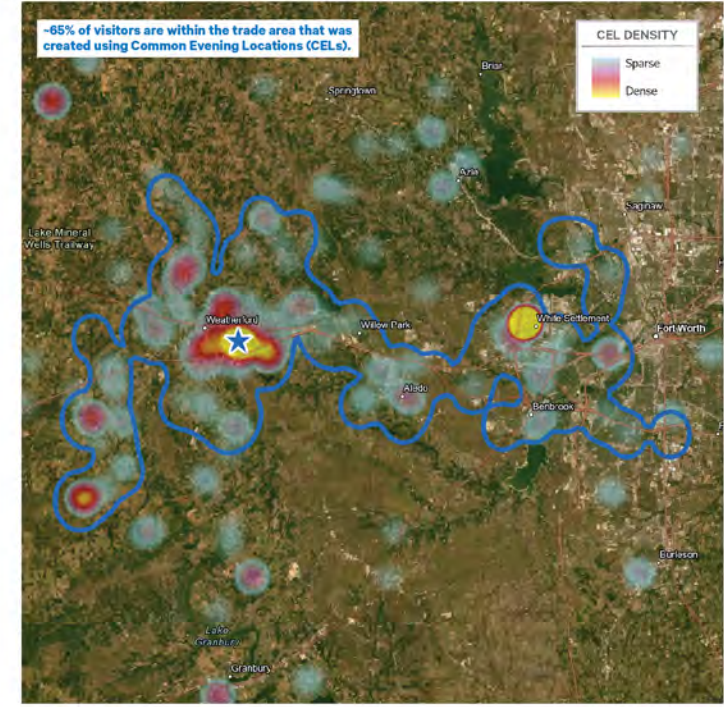
Trade Area Demographics

Total Population	Average Household Income
370,318	\$110,970
Total Households	2025 Retail Trade Sales SIC
146,799	\$8 Billion
Educational Attainment	Median Age
9% Associates 23% Bachelors 13% Graduate	37

Site Demographics

Top Tapestry Segment	Visitor Frequency
17% 6A Green Acres	Return 22% One-Time 78%

Trade Area



Percent Daytime Locations

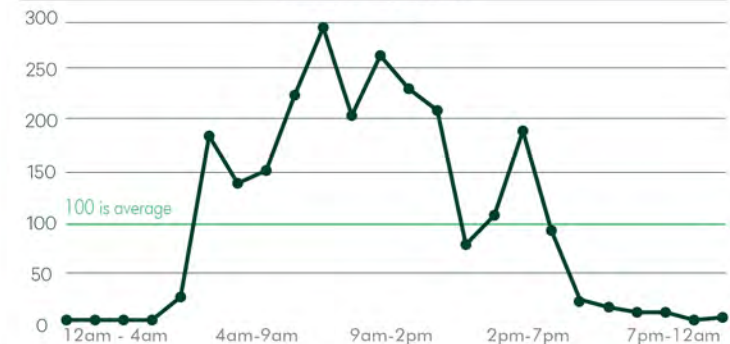
Weatherford	59%
Fort Worth	9%
Aledo	4%
Lipan	3%

Percent Evening Locations

Weatherford	50%
Fort Worth	10%
Lipan	8%
Mineral Wells	4%



Traffic By Hour



Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2024 Population - Current Year Estimate	5,919	30,832	45,806	60,567
2029 Population - Current Year Estimate	6,139	32,221	48,532	66,151
2020-2024 Annual Population Growth Rate	0.87%	1.54%	2.04%	2.03%
2024-2029 Annual Population Growth Rate	0.73%	0.89%	1.16%	1.78%
HOUSEHOLDS				
2024 Households - Current Year Estimate	2,482	12,532	18,074	23,617
2029 Households - Current Year Estimate	2,524	12,885	18,829	25,169
2020-2024 Compound Annual Household Growth Rate	1.25%	2.24%	2.60%	2.58%
2024-2029 Annual Household Growth Rate	0.34%	0.56%	0.82%	1.28%
HOUSEHOLD INCOME				
2024 Average Household Income	\$72,292	\$95,941	\$106,107	\$115,722
2029 Average Household Income	\$78,390	\$103,712	\$115,182	\$127,047
TRAFFIC COUNTS				
	SANTA FE DR	CLEAR LAKE RD		
Vehicles Per Day	16,379 VPD	1,652 VPD		



Dallas-Fort Worth Overview



Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total \$1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of \$13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business. 11

Dallas-Fort Worth Overview

4TH LARGEST MSA

in United States

LARGEST MSA

in Texas

24

Fortune 500 Companies

49

Fortune 1000 Companies

\$600+ BILLION

GDP

OVER 8 MILLION RESIDENTS

10.5 Million Residents Estimated by 2040

#1 METRO

for Population Growth over the Past Decade (25%)

#1 REAL ESTATE

Investment Market

#1 LARGE METRO FOR JOB GROWTH

250,000+ jobs added per year

#1 STATE FOR DOING BUSINESS

for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP

Among U.S. Metros

2ND BUSIEST AIRPORT

in the World (DFW International)

99.3 MILLION

Annual Passengers (DFW International & Dallas Love Field)

48.9 MILLION

Annual Visitors

Disclosure and Agreement

Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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