

5-TENANT RETAIL STRIP CENTER

Investment Opportunity



New Costco-Anchored Strip | 10-Year Leases | 97k Pop and \$180k HHI in 3-Miles
Above-Market Rent Increases



5720 West University Dr. (US 380) | Prosper TX

DALLAS/FORT WORTH MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292-B

OFFERING SUMMARY



OFFERING

Price	\$10,401,000
Annual Rent	\$598,103
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	NEC US 380 & FM 1385, Prosper, TX 75078 <i>(aka 5720 West University Drive, Prosper, TX 75078)</i>
Rentable Area	-13,774 SF
Total Occupancy	100%
Land Area	-1.7 AC
Year Built	2026
Parcel Number	1050845
Tenants	85°C Bakery Café Rose Couture Nail Bar Navy Federal Credit Union Gold Rush Lease Pending
Lease Types	NNN*

**Tenant reimburses for common area maintenance, taxes, & insurance*

INVESTMENT HIGHLIGHTS



Brand-New Costco-Anchored Strip Center | 10-Year NNN Leases | Fee Simple Ownership

- Opportunity to acquire a newly constructed five-tenant strip center located at the signalized intersection of US 380 and FM 1385 in Prosper, Texas, one of the fastest-growing communities in the Dallas-Fort Worth Metroplex
- Tenants operate under NNN lease structures, minimizing landlord expense obligations and providing stable cash flow
- Newly delivered construction featuring modern design, attractive storefronts, and existing building and roof warranties

Directly Adjacent to Costco | Dominant Regional Traffic Driver

- Located immediately adjacent to Costco Wholesale, one of the strongest retail traffic generators in North America
- Benefits from daily consumer visits generated by Costco, creating recurring crossover traffic for the subject tenants
- Positioned within a rapidly expanding retail node featuring H-E-B, Walmart, Kroger Marketplace, Sprouts, Academy Sports, Chick-fil-A, Starbucks, Dutch Bros, Whataburger, and numerous additional national retailers
- One of the closest multi-tenant retail assets to the Costco entrance & parking field

Located Along the US 380 Growth Corridor | Billions in Public & Private Investment

- Situated at the intersection of US 380 and FM 1385, one of the most significant growth corridors in North Texas
- Benefiting from substantial regional transportation improvements including the widening of FM 1385 and long-term US 380 corridor expansion projects, with both roads expanding to 6-lanes
- Surrounding area continues to experience significant residential, retail, hospitality, and infrastructure investment
- Positioned to benefit from future increases in traffic volume, accessibility, and population growth throughout the corridor

Exceptional Demographics | Among the Most Affluent Trade Areas in Texas

- Average household income exceeds \$177,000 within 5 miles and is projected to surpass \$193,000 by 2030
- Over 15,600 residents and ~170k HHI within 1-mile and over 98k residents with ~\$180k HHI within 3-miles of the subject property
- Trade area supported by some of the highest-income master-planned communities in North Texas

Surrounded by Major Regional Demand Drivers

- Approximately 3 miles from PGA Frisco, the 660-acre headquarters campus of the PGA of America featuring championship golf courses, Omni PGA Resort, entertainment venues, dining destinations, and corporate events
- Approximately 5 miles from Universal Kids Resort, Universal's first theme park specifically designed for families with young children, which opened in June 2026
- Near numerous employment centers, healthcare facilities, hospitality projects, and entertainment destinations driving sustained consumer demand
- Down the road from Fields Development, a new 2,500+ acre master-planned legacy project that is projected to represent \$10-\$15 Billion dollars of value at full completion
- Located within one of the most desirable residential and commercial growth markets in the Dallas-Fort Worth Metroplex

Strong Traffic Counts | Excellent Visibility & Access

- More than 63,800 vehicles pass the intersection of US 380 and FM 1385 daily
- Signalized intersection with excellent visibility from University Drive (US 380)
- Prominent monument signage provides strong tenant exposure
- Multiple ingress and egress points with convenient customer access
- Robust parking ratio of approximately 5 stalls per 1,000 square feet

Diverse Service-Oriented Tenant Mix | Internet-Resistant Uses

- Complementary mix of retail, financial services, personal care, food service, and specialty retail tenants
- The center is anchored by Navy Federal Credit Union, the world's largest credit union serving more than 15 million members globally
- Service-oriented and experiential uses provide strong insulation from e-commerce competition
- Suite sizes ranging from approximately 1,100 SF to 4,000 SF provide long-term leasing flexibility and broad tenant demand

Located Within the Nation's Fourth-Largest Metropolitan Area

- Dallas-Fort Worth is the largest metropolitan area in Texas and one of the strongest economic regions in the United States
- Home to numerous Fortune 500 headquarters, major employers, and one of the fastest-growing populations in the country
- Consistent corporate relocation activity continues to drive employment, housing demand, and retail growth
- Texas remains one of the nation's most business-friendly states with no state income tax



PROPERTY OVERVIEW



LOCATION



Prosper, TX
Dallas/Fort Worth MSA
Denton County

PARKING



~68 parking spaces on the owned parcel. The parking ratio is approximately 5 stalls per 1,000 SF of leasable area.

ACCESS



US 380 (E University Ave): 1 Access Point

PARCEL



Parcel Number: 1050845
Acres: ~1.7

TRAFFIC COUNTS



US 380 (E University Ave): 46,854 VPD
FM 1385: 17,253 VPD

CONSTRUCTION



Year Built: 2026

IMPROVEMENTS



~13,774 SF SF of existing building area

ZONING



Mixed Use



FM 1385

17,253 VPD

Future Retail

COSTCO
WHOLESALE
FUEL

COSTCO
WHOLESALE
OPENED 2025

Future Retail

Future Retail

85C Bakery Cafe

ROSE GARDEN

Rose Garden Hall Bar

NAVY FEDERAL

380

46,854 VPD





Mezzo Apartments
(~250 Units)

FM 1385

17,253 VPD

Future Retail

380

46,854 VPD

WESTSIDE
GATEWAY

COSTCO
WHOLESALE
FUEL

Future Retail

COSTCO
WHOLESALE

OPENED 2025

Future Retail



COSTCO
WHOLESALE
OPENED 2025

Future Multi Family
250 Units Under
Construction

MARRIOTT
-126 Rooms

WESTSIDE
GATEWAY

Future Retail

Future Retail

Future Retail

FM 1385
17,253

46,854 VPD

380

CIRCLE K

Windsong Ranch Marketplace

Kroger Jack in the box
THE HOME DEPOT McDonald's
Panera BREAD MOD PIZZA Cane's

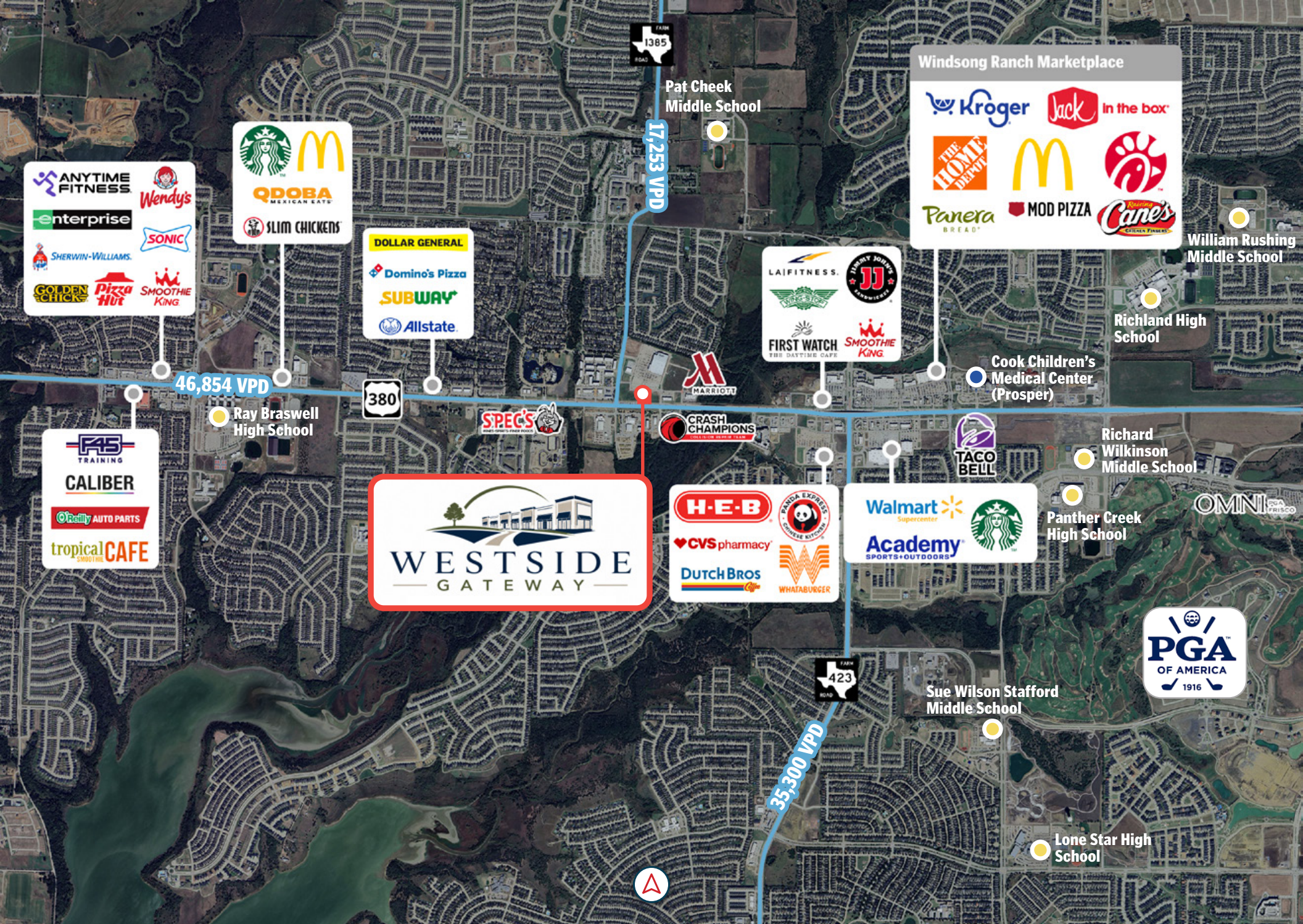
Walmart Supercenter
Academy SPORTS+OUTDOORS
Starbucks

LAIFITNESS.
WING-STOP
FIRST WATCH THE DAYTIME CAFE
SMOOTHIE KING
FRANKY JOHN'S KNOWLEDGE

H-E-B
CVS pharmacy
Dutch Bros
PANDA EXPRESS CHINESE BUFFET
WHATABURGER

HARELI FRESH MARKET

CRASH CHAMPIONS
COLLISION REPAIR TEAM



Suite	Tenant	SQ FT
101	85 Degrees Bakery	2,813
102	Rose Couture Nail Bar	4,000
103	Gold Rush	1,103
104	Lease Pending	1,979
105	Navy Federal Credit Union	3,879



W UNIVERSITY DRIVE

46,854 VPD



SURROUNDING RETAIL DRIVERS



Academy
SPORTS+OUTDOORS

Walmart
Supercenter
OPENED 2025

Firestone
since 1926 COMPLETE AUTO CARE

IHOP

WESTSIDE
GATEWAY

1 MILE

verizon

SURROUNDING RETAIL DRIVERS



BLACK RIFLE COFFEE COMPANY

REGIONS

FM 423

35,333 VPD

Freddy's STEAKBURGERS

Portillo's

The Travis (~488 Apartment Units)

H-E-B

OPENED 2025

H-E-B FUEL

WESTSIDE GATEWAY

.8 MILES

WHATABURGER

380

46,854 VPD

SURROUNDING RETAIL DRIVERS



H-E-B
OPENED 2025


WESTSIDE
— GATEWAY —

.8 MILES

SURROUNDING RETAIL DRIVERS



2 MILES

SURROUNDING RETAIL DRIVERS



Cook Children's Medical Center (Prosper)



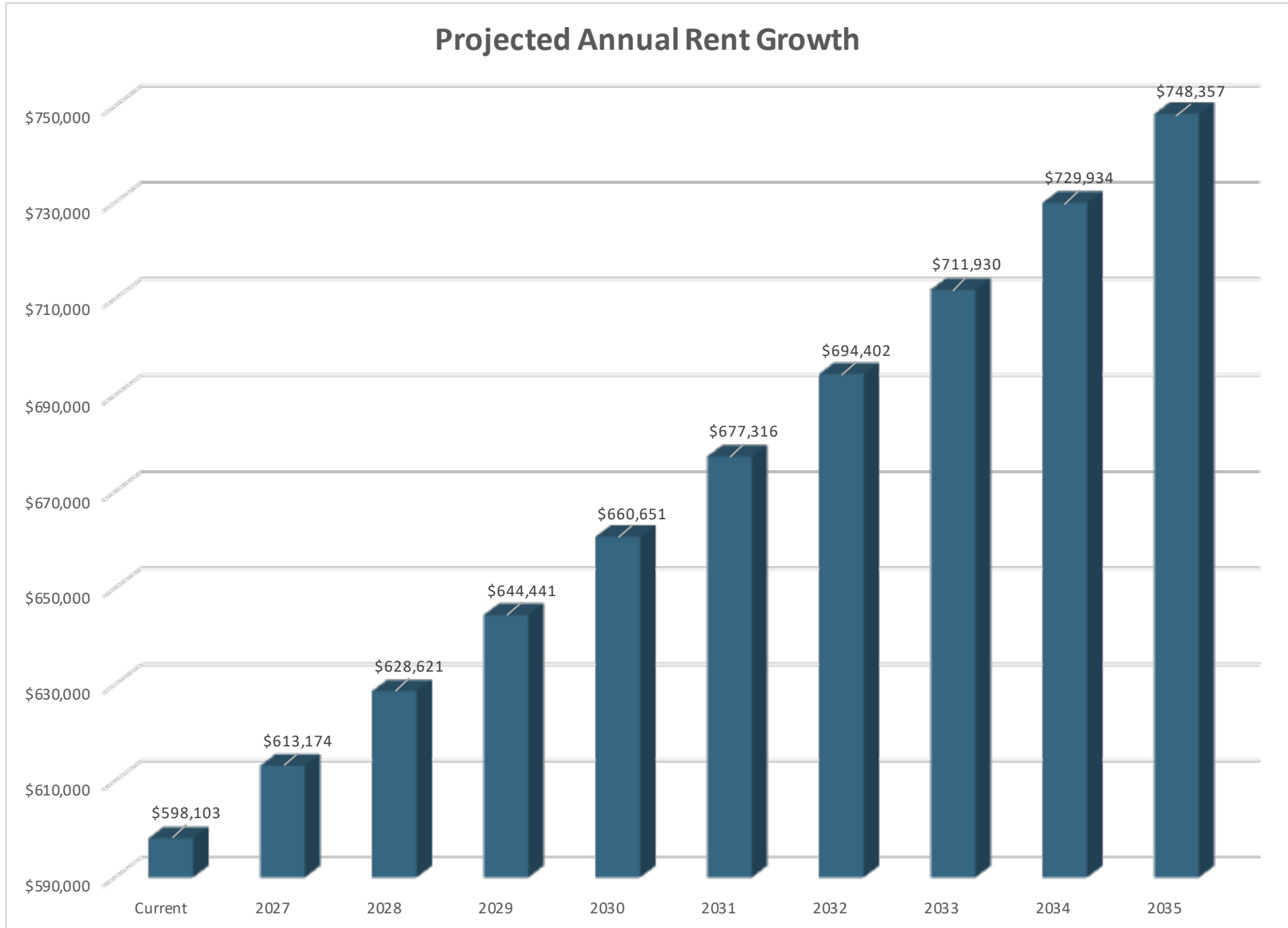
RENT ROLL



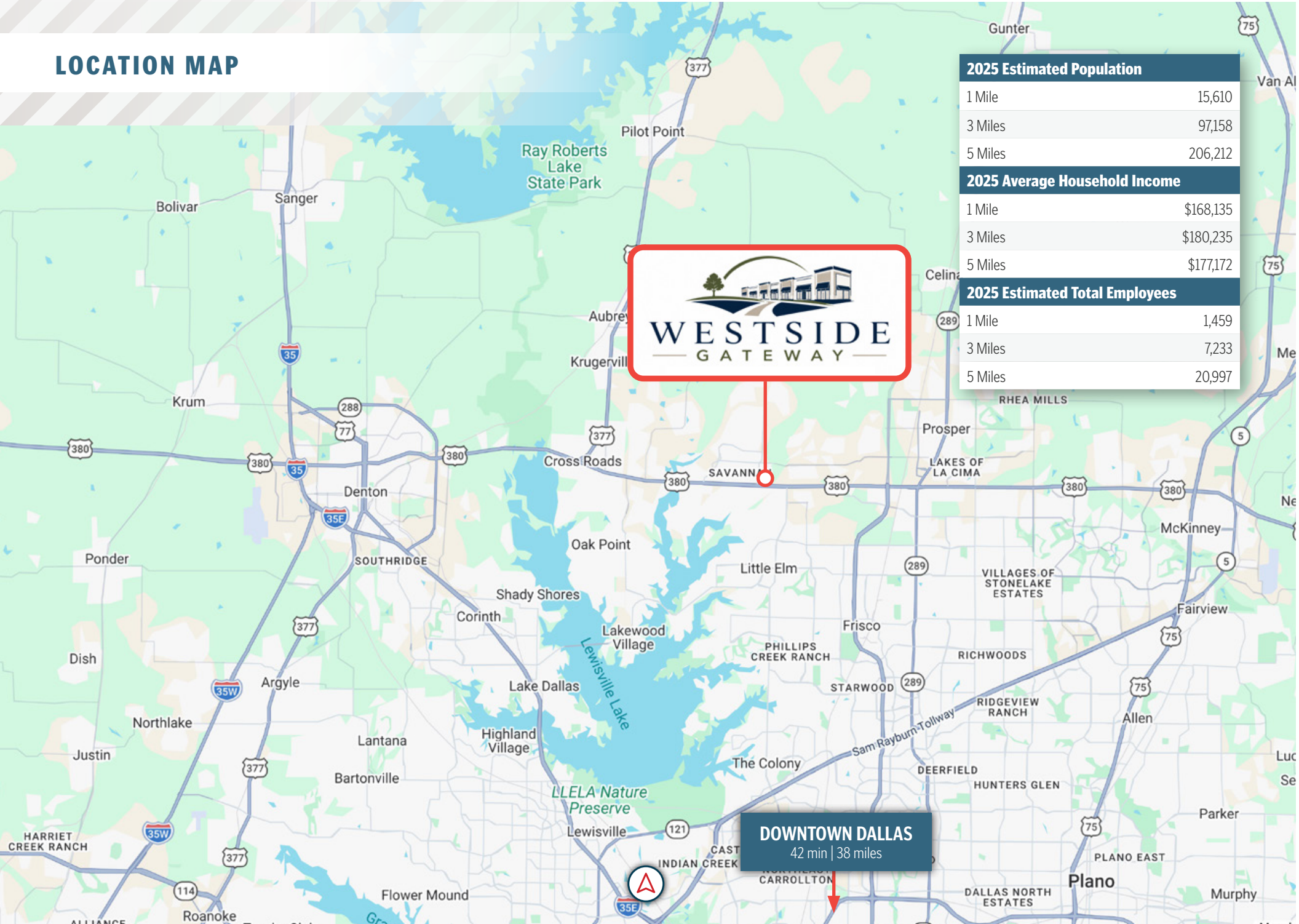
Tenant Name	Suite #	Square Feet	Pro Rata (SF)	Lease Start	Lease End	Begin	Monthly	PSF	Annually	PSF	Recovery Type	Options
85°C Bakery Café	101	2,813	20.42%	Jun 2026	Jun 2036	Current	\$11,018	\$3.92	\$132,211	\$47.00	NNN	2 (5-year) 2.50% annual rent increases
Rose Couture Nail Bar	102	4,000	29.04%	Jun 2026	Jun 2036	Current	\$14,667	\$3.67	\$176,000	\$44.00	NNN	1 (5-year) 3% annual rent increases
Gold Rush	103	1,103	8.01%	Sep 2026	Sep 2036	Current	\$4,136	\$3.75	\$49,635	\$45.00	NNN	2 (5-year) 2.50% annual rent increases
Lease Pending	104	1,979	14.37%	TBD 2026	TBD 2036	Current	\$7,091	\$3.58	\$85,097	\$43.00	NNN	2 (5-year) 2.50% annual rent increases
Navy Federal Credit Union	105	3,879	28.16%	May 2026	May 2036	Current	\$12,930	\$3.33	\$155,160	\$40.00	NNN	3 (5-year) 2% annual rent increases
Total		13,774	100.00%				\$49,842		\$598,103			

Notes:

- 1) Tenant reimburses landlord for the costs of Common Area Maintenance, Taxes, and Insurance



LOCATION MAP



2025 Estimated Population

1 Mile	15,610
3 Miles	97,158
5 Miles	206,212

2025 Average Household Income

1 Mile	\$168,135
3 Miles	\$180,235
5 Miles	\$177,172

2025 Estimated Total Employees

1 Mile	1,459
3 Miles	7,233
5 Miles	20,997

DOWNTOWN DALLAS
42 min | 38 miles

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	15,610	97,158	206,212
2030 Projected Population	17,682	121,582	254,687
2010 Census Population	3,283	22,825	69,073
Projected Annual Growth 2025 to 2030	2.52%	4.59%	4.31%
Historical Annual Growth 2010 to 2020	12.51%	11.72%	7.86%
Households & Growth			
2025 Estimated Households	5,076	30,921	68,112
2030 Projected Households	5,830	39,234	85,416
2010 Census Households	1,075	7,166	21,513
Projected Annual Growth 2025 to 2030	2.81%	4.88%	4.63%
Historical Annual Growth 2010 to 2020	12.34%	11.48%	7.95%
Income			
2025 Estimated Average Household Income	\$168,135	\$180,235	\$177,172
2025 Estimated Median Household Income	\$132,187	\$147,963	\$141,425
2025 Estimated Per Capita Income	\$56,009	\$57,234	\$58,572
Businesses & Employees			
2025 Estimated Total Businesses	181	990	2,925
2025 Estimated Total Employees	1,459	7,233	20,997





85C BAKERY CAFE

85cbakerycafe.com

Company Type: Private

Locations: 1,000+



Founded in 2003 by entrepreneur Cheng-Hsueh Wu, 85°C Bakery Cafe was created with a vision of making premium-quality coffee, breads, and cakes accessible at affordable prices. What began as a single concept has grown into a globally recognized bakery-cafe brand with more than 1,000 locations worldwide. Since opening its first U.S. location in Irvine, California, in 2008, 85°C Bakery Cafe has earned a loyal customer following and widespread recognition for its innovative products and exceptional value. Each location features handcrafted beverages made to order, premium coffee brewed from high-quality Guatemalan beans, and an in-store bakery offering more than 50 varieties of freshly baked pastries. Complemented by gourmet cakes crafted by award-winning chefs, 85°C Bakery Cafe delivers a unique and elevated café experience centered on quality, freshness, and affordability.

Source: 85cbakerycafe.com/about



GOLD RUSH

goldrushdfw.com

Company Type: Private

Locations: 11+



Founded in Denver in 2011, Gold Rush has earned a reputation as one of the nation's premier precious metals buyers, offering competitive payouts and a customer-first experience that has fueled its expansion across Colorado and Texas. Gold Rush DFW is a dedicated precious metals and diamond buying specialist serving the Dallas-Fort Worth area with locations in Arlington, Dallas, and Euless, and several additional locations under contract and coming soon. The company holds a BBB A+ rating and carries credentials from the GIA, RapNet, and the American Gem Society. Gold Rush buys gold, silver, platinum, palladium, and diamonds in any form — with no appointment required, no pressure to sell, and same-day cash payouts. Every evaluation is performed transparently in front of the customer using XRF technology and live market pricing.

Source: goldrushdfw.com/media-room

BRAND PROFILE



NAVY FEDERAL CREDIT UNION

navyfederal.org

Company Type: Private

Locations: 380+



Established in 1933 with only 7 members, Navy Federal now has the distinct honor of serving more than 15 million members globally and is the world's largest credit union. As a member-owned and not-for-profit organization, Navy Federal always puts the financial needs of its members first. Membership is open to all Department of Defense and Coast Guard Active Duty, Veterans, civilian and contractor personnel, and their families. Navy Federal employs a workforce of over 25,000 and has a global network of more than 380 branches. Navy Federal is contracted to operate the Overseas Military Banking Program under the authority of the Department of Defense, which provides Active Duty military Servicemembers deployed overseas with access to some 60 branches and hundreds of ATMs spread across 10 countries and territories.

Source: navyfederal.org/about/press-releases



ROSE COUTURE

rcnailbar.com

Company Type: Private

Locations: 11+



Rose Couture is a premier beauty and wellness salon dedicated to delivering exceptional personal care services in a sophisticated and welcoming environment. Driven by a passionate team committed to excellence, the salon focuses on creating an elevated client experience through personalized attention and high-quality treatments. The salon offers a comprehensive range of beauty services, including manicures, pedicures, brow and eyelash tinting and perming, lash services, and head spa treatments. Featuring modern, luxurious amenities and a chic contemporary design, Rose Couture combines premium service offerings with an upscale atmosphere, making it a preferred destination for beauty, relaxation, and self-care.

Source: rcnailbar.com/about



PROSPER, TEXAS

Prosper is a rapidly growing suburban town located in Collin County and Denton County, north of Dallas within the Dallas–Fort Worth (DFW) Metroplex. Known for its master-planned communities, high quality of life, and strong residential growth, Prosper has transformed from a small agricultural town into one of the fastest-growing communities in North Texas. Its strategic location along the Dallas North Tollway provides convenient access to major employment centers throughout the region. Prosper has a 2026 population of 49,025.

Prosper's economy is supported by professional services, healthcare, retail, construction, real estate, and education, with many residents commuting to nearby cities such as Frisco, Plano, McKinney, and Dallas for employment. The town has experienced significant commercial development in recent years, with new shopping centers, restaurants, office space, and mixed-use projects emerging alongside residential growth. Prosper benefits from the strong economic performance of North Texas, including opportunities in technology, finance, healthcare, and corporate headquarters operations.

Prosper offers a variety of parks, sports facilities, and community-focused amenities. The town features extensive green spaces, walking trails, playgrounds, and recreational programs that support an active lifestyle. Community events, seasonal festivals, and farmers markets contribute to a strong sense of community. Residents also enjoy easy access to entertainment, shopping, and dining destinations in nearby Frisco and the broader DFW Metroplex.

Prosper is served by the highly regarded Prosper Independent School District (Prosper ISD), one of the fastest-growing and top-performing school districts in Texas. The district is known for its strong academic programs, athletics, and modern educational facilities. Higher education opportunities are available nearby through institutions such as Collin College, University of North Texas, and several universities throughout the Dallas–Fort Worth region. The nearest major airport is Dallas Love Field.





DALLAS, TEXAS

Dallas is a major American metropolis located in the state of Texas. The city is also the largest urban center of the fourth most populous metropolitan area in the United States of America. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The City of Dallas is the 3rd largest city in Texas with a population of 1,310,845 as of July 1, 2023.

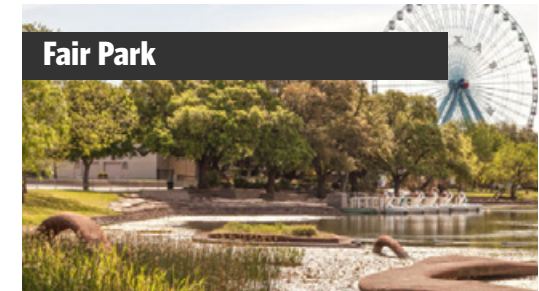
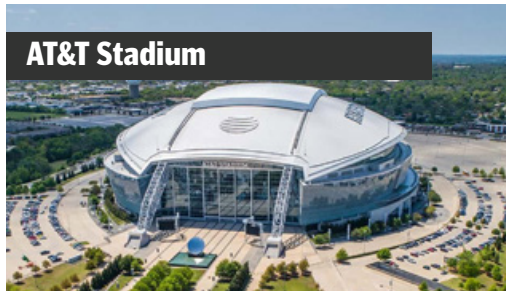
The City of Dallas is the largest local economy in the nation's fourth largest metropolitan area. The City is home to over 62,000 businesses. Dallas' diverse industry employment mix continues to support steady and progressive local economic growth and to dampen the negative effects of any single industry downturn. Professional and Business services were the largest employment industry within the City, marking a change from the last two years where the Trade, Transportation and Utilities sector was the largest. The Dallas-Fort Worth area has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. Fortune Magazine's 2022 annual list of the Fortune 500 in America indicates the city of Dallas had 11 Fortune 500 companies, and the DFW region as a whole had 23. As of 2022, Dallas-Fort Worth represents the second-largest concentration of Fortune 500 headquarters in Texas and fourth-largest in the United States, behind the metropolitan areas of Houston, Chicago and New York .

Dallas has attractions too numerous to do justice in a simple list. Some of Dallas' more notable and unique attractions include: The Cotton Bowl, The Dallas World Aquarium, The Dallas Zoo, The John F. Kennedy Memorial, The Mesquite Rodeo, The State Fair of Texas, the largest fair of its kind in the country, The Stockyards National Historic District in nearby Fort Worth, The Will Rogers Memorial Center in nearby Fort Worth.



Dallas is proud of its big city vibe. At 68 acres in size, the Dallas Arts District is the largest self-contained urban arts district in the USA. This area includes the Museum of Art, Crow Collection of Asian Art, Nasher Sculpture Center, Morton H. Meyerson Symphony center and the AT&T Performing Arts Center. Popular Dallas attractions also include the Dallas Zoo, the Dallas Arboretum, the Texas Discovery Gardens, several historical sites and a bunch of top-rated restaurants.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. Fort Worth sights are an interesting combination of sophistication and earthiness. Locals often brag that Fort Worth is, “Where the West begins,” and rightfully so. This city was founded on wealth from cattle and hardworking cowboys.





NAVY
FEDERAL

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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