

# Offering Memorandum

U.S. District Courthouse  
& U.S. Marshal Service  
Building

7940 Preston Rd | Plano, TX 75024

UNITED STATES COURTHOUSE  
PLANO, TEXAS



Accelerating success.



## Disclaimer

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Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a

confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



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**Exclusive Investment Advisory Team:**

**Geoff Ficke**

Executive Vice President  
+1 972 759 7814  
geoff.ficke@colliers.com

**Zack Ficke**

Vice President  
+1 972 759 7854  
zack.ficke@colliers.com

**Debra Vander Weit**

Vice President  
+1 847 987 1265  
debra.vanderweit@colliers.com

**Sydney Gonzalez**

Sr. Client Services Specialist  
+1 972 759 7840  
sydney.gonzalez@colliers.com

**Rokas Samas**

Marketing Specialist  
+1 972 759 7824  
rokas.samas@colliers.com

**Nash Corcoran**

Financial Analyst  
+1 214 217 9366  
nash.corcoran@colliers.com

**Debt & Structured Finance:**

**Shawn Givens**

Vice Chairman  
+1 214 217 4868  
shawn.givens@colliers.com

**Will Givens**

Senior Vice President  
+1 214 217 4869  
william.givens@colliers.com

**Robert Siddall**

Vice President  
+1 214 217 4870  
robert.siddall@colliers.com

**Ken Higgins**

Chief Transaction Analyst  
+1 214 217 4871  
ken.higgins@colliers.com

**Bryce Finley**

Financial Analyst  
+1 214 217 1214  
bryce.finley@colliers.com

**Jack Marchant**

Financial Analyst  
+1 214 706 6025  
jack.marchant@colliers.com

**Matthew McGannon**

Financial Analyst  
+1 214 217 4894  
matt.mcannon@colliers.com

# Offering Summary

7940 Preston Rd

Plano, TX 75024



The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the U.S. District Courthouse and U.S. Marshals Service Building located at 7940 Preston Rd in Plano, Texas. This offering represents a rare opportunity to acquire a trophy-quality, mission-critical federal facility purpose-built to the rigorous specifications of the U.S. District Court for the Eastern District of Texas, one of the busiest federal dockets in the nation. The property is offered for the first time by its original developer after nearly 18 years of ownership.

The 36,755 RSF facility was constructed in 2008 and features a highly specialized buildout including a District Judge courtroom, a Magistrate Judge courtroom, dedicated judicial chambers, secure holding and prisoner processing areas, and a dedicated U.S. Marshals Service operational suite complete with a fitness facility. In 2022, total project replacement cost was estimated at \$50.3 million, representing an extraordinary margin of safety for acquiring investors. Construction costs have risen materially since 2022, meaning the true cost to replicate this asset today exceeds \$55 million. This depth of mission-critical improvement renders the facility effectively irreplaceable for its federal occupants and creates one of the highest re-tenancing barriers available in the institutional net lease market.

The lease is backed by the full faith and credit of the U.S. Government (S&P: AA+) under a modified gross lease with a 10-year firm term commencing July 21, 2023, and extending through a total term of 17 years to July 20, 2040. The soft term carries a two-year termination notice requirement, and with senior and magistrate level judges operating in a purpose-built facility situated in one of the most desirable lifestyle corridors in North Texas, the practical authority these officials hold over occupancy decisions to GSA means the probability of long-term tenancy extends well beyond the lease's contractual obligations.

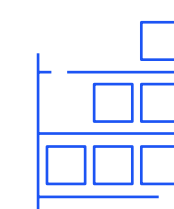
The Plano courthouse serves as the Sherman Division of the U.S. District Court for the Eastern District of Texas, one of the most consequential federal jurisdictions in the country. The court adjudicates federal, civil, and criminal matters across eight counties in the greater Dallas-Fort Worth region, including complex commercial litigation, patent disputes, drug trafficking, and federal criminal prosecutions. The Eastern District has long been recognized as the premier venue for patent infringement litigation in the United States, drawing cases from major technology and pharmaceutical companies nationwide and cementing this courthouse as a critical and permanent node in the federal judicial system.

Plano, Texas is one of the most economically dynamic cities in the United States, home to more than 500 corporate and regional company headquarters including JPMorgan Chase, Capital One, Toyota Motor North America, Samsung Electronics America, PepsiCo, and Frito-Lay, supporting over 210,000 jobs within the city. AT&T's new global headquarters and the Texas Research Quarter signal that Plano's business landscape will continue evolving, further cementing its position as the corporate capital of North Texas. Continuous multifamily and mixed-use development surrounding the property reinforces sustained demand and long-term stability in one of the most affluent and supply-constrained submarkets in the Dallas-Fort Worth metroplex.



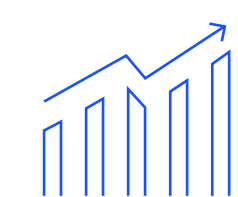
#### Federal Credit Tenant

Backed by the U.S. Government, the tenant carries an AA+ credit rating from S&P.



#### Exceptional Asset Scarcity

Government-owned facilities account for more than 80% of the federal court system's space portfolio nationwide, with the few privately owned federal courthouses in Texas located in smaller, rural markets, making the Plano courthouse the only such asset in a major metropolitan submarket in the state.



#### Long-Term Tenancy

A 10-year firm term, 17-year total term, and two-year notice requirement in the soft period provide investors with durable, predictable income throughout the life of the investment. The U.S. Judiciary's \$1.3 billion in annual rent obligations to GSA reflects the permanence of the federal government's court real estate commitments nationwide.



#### Prime Legacy Corridor Location

Located in one of DFW's most affluent and fastest-growing corporate submarkets, surrounded by Fortune 500 headquarters, high-density multifamily, and premier retail and dining destinations. At 6.02 acres, the property commands a substantial and scarce land holding rarely available in a fully developed, high-demand urban submarket.



#### Significant Discount to Replacement Cost

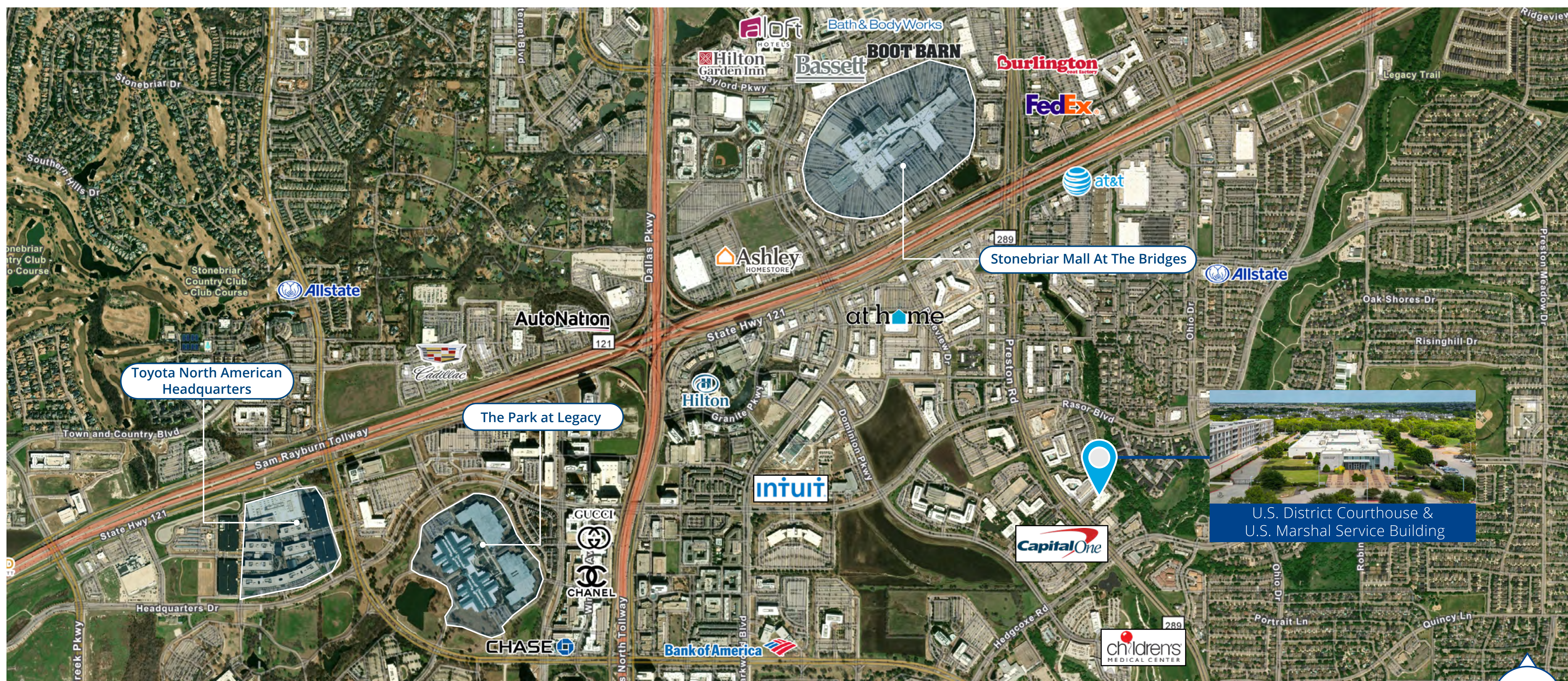
2022 replacement cost was estimated at \$50.3 million, representing the opportunity for investors to acquire a purpose-built federal courthouse at a fraction of what it would cost to deliver this asset today.



#### Specialized Infrastructure Buildout

A District Judge courtroom, Magistrate Judge courtroom, judicial chambers, secure prisoner processing areas, and a U.S. Marshals operational suite underscore the significant federal investment and long-term operational commitment to this facility.

# Aerial Overview



# Property Profile

**Property Address** 7940 Preston Rd, Plano, TX 75024

**Rentable Square Feet (RSF)** 36,755

**Lot Size (Acres)** 6.02

**FAR** 0.14

**Year Built** 2008

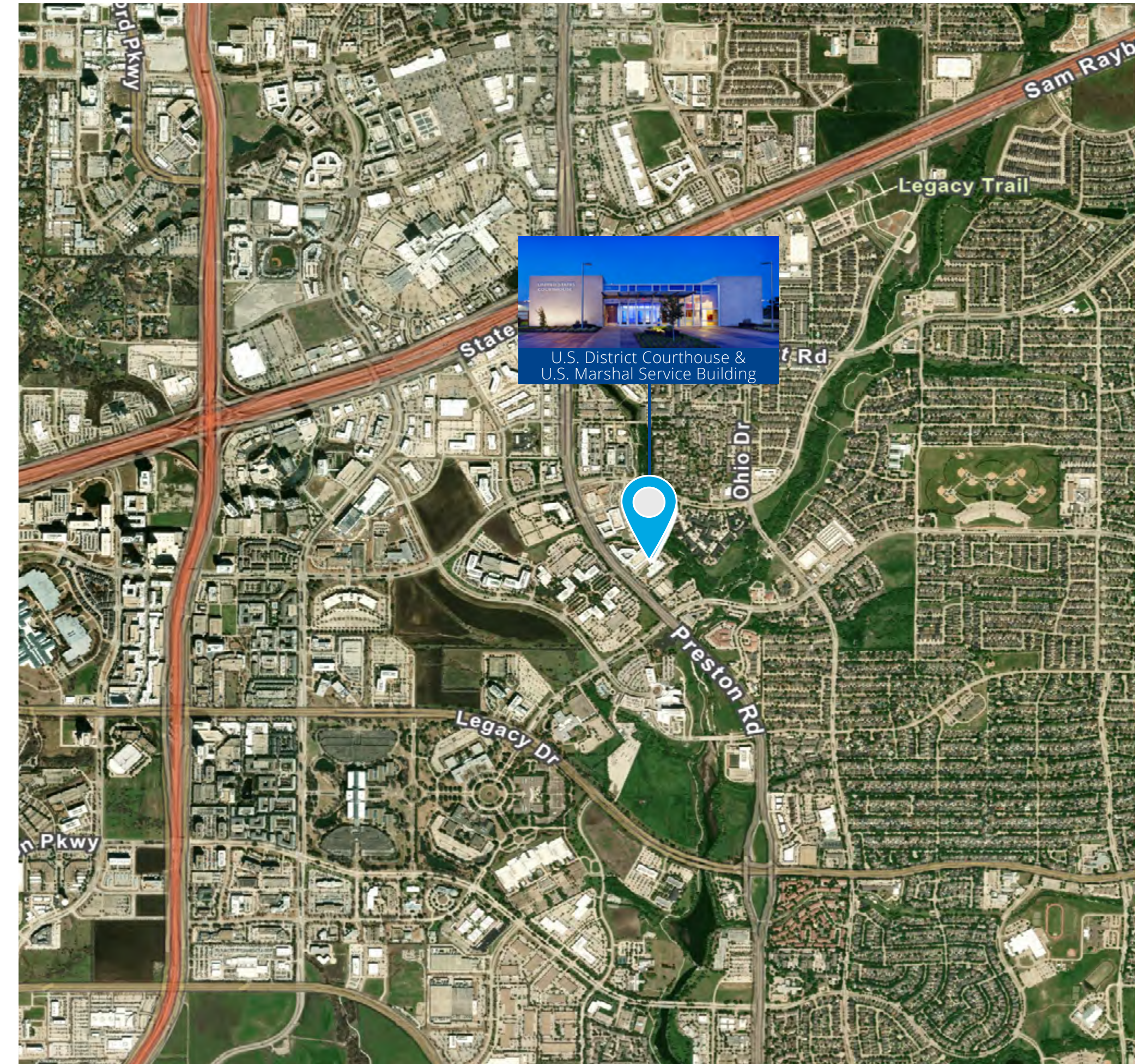
**Lease Guarantor** U.S. Federal Government

**Ownership** Private

**Property Type** Courthouse

**APN** R-8663-00A-002R-1

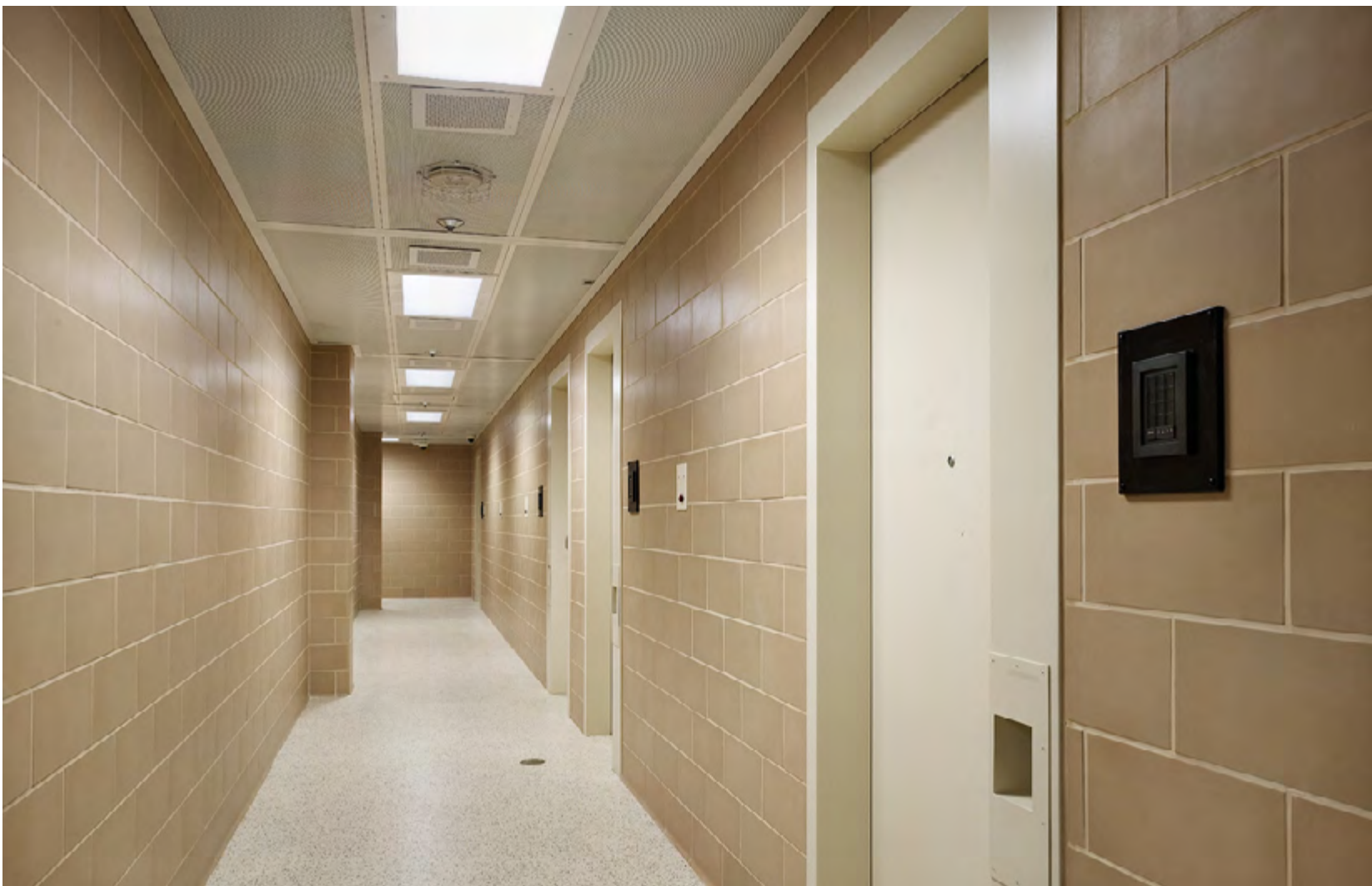
**Ownership Type** Fee Simple



# Property Photography



# Interior Photography



# Demographics

## Plano, TX Overview

Plano, Texas boasts a thriving and diversified economic landscape driven by strong corporate investment, innovation, and a highly skilled workforce. The city continues to attract major employers, ranging from technology and financial services to advanced manufacturing, supported by intentional long-term planning and pro-business policies that bolster stability and growth. Recent expansions in high-tech industries, biomanufacturing, and corporate headquarters relocations strengthen Plano's role as a regional economic powerhouse, bringing thousands of high-paying jobs and reinforcing its reputation as a hub for innovation and opportunity. This positive economic momentum is further sustained by strategic redevelopment projects, strong business-retention programs, and a high quality of life that draws both talent and industry, making Plano one of the most economically dynamic cities in North Texas.

## Top Fortune 500 Corporations in Plano

Plano hosts major Fortune-ranked employers including **JPMorgan Chase** with 11,261 employees, **Bank of America** with 6,566 employees, **Capital One** with 5,649 employees, **Toyota Motor North America** with 4,938 employees, and **PepsiCo/Frito-Lay** with 3,759 employees. **AT&T** is also relocating its **global headquarters** from downtown Dallas to a 54-acre campus at 5400 Legacy Drive in Plano, with partial occupancy targeted to begin in the second half of 2028.

## Demographics in a 5-Mile Radius



**\$171,998**

**Average Household Income**



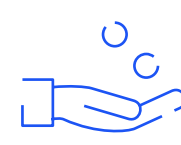
**129,122**

**Current Total Households**



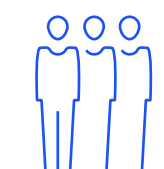
**\$567,767**

**Median Home Value**



**15,857**

**Total Businesses**



**321,121**

**Current Total Population**



**202,123**

**Total Employees**



# Tenant Overview



## U.S. District Court and U.S. Marshal Service Building

The U.S. District Courthouse and U.S. Marshals Service Building serves as a critical federal facility that houses courtrooms for the U.S. District Courthouse along with offices and operational space for the U.S. Marshals Service. Designed to support the administration of justice, the building accommodates judicial proceedings, chambers for judges, and secure areas for detainee movement, evidence handling, and law enforcement coordination. Its architecture emphasizes security, durability, and civic presence, reflecting the building's role in upholding federal law while providing safe, efficient access for judges, court staff, attorneys, jurors, and the public.

### Lease Information | U.S. District Court and U.S. Marshal Service Building

Lease Type	Modified Gross
Rentable Square Feet (RSF)	36,755
ANSI/BOMA Occupant Area (ABOA) Square Feet	30,961
% Share of SF	100.00%

### Lease Information | U.S. District Court and U.S. Marshal Service Building

Lease Commencement	7/21/2023
Firm Term Expiration	7/20/2033
Lease Expiration	7/20/2040
Lease Firm Term	10.00
Lease Total Term	17.01
Firm Term Remaining	7.32
Total Term Remaining	14.33
Real Estate Taxes	The Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of increases or decreases to be referred as a tax adjustment based on an established tax base.
Real Estate Tax Base	\$257,294.44
Current Shell Rental Rate/SF	\$44.28
Operating Expense/SF	\$10.80
Total Rent Amount/SF	\$55.08
Operating Cost Adjustment	CPI-W
Termination Notice	The Government may terminate this Lease at anytime effective after the Firm Term of this Lease, by providing not less than 730 days' prior written notice to the lessor.

Commencement: 7/21/2023   Expiration: 7/20/2040	07/21/2023 - 07/20/2033 (Firm)			07/21/2033 - 07/20/2040 (Soft)		
	\$/SF	Annual	Monthly	\$/SF	Annual	Monthly
Shell Rent	\$44.28	\$1,627,511.40	\$135,625.95	\$52.08	\$1,914,200.40	\$159,516.70
OpEx Rent	\$10.80	\$396,954.00	\$33,079.50	\$10.80	\$396,954.00	\$33,079.50
<b>Total</b>	<b>\$55.08</b>	<b>\$2,024,465.40</b>	<b>\$168,705.45</b>	<b>\$62.88</b>	<b>\$2,311,154.40</b>	<b>\$192,596.20</b>

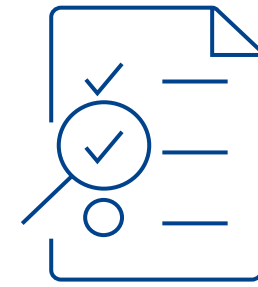
# Pro Forma Cash Flow

For the Years Ending <sup>[1]</sup>		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total	
		Apr-2027	Apr-2028	Apr-2029	Apr-2030	Apr-2031	Apr-2032	Apr-2033	Apr-2034	Apr-2035	Apr-2036	Apr-2037	Apr-2038	Apr-2039	Apr-2040	Apr-2041		
<b>Rental Revenue</b>																		
	<b>\$/SF</b>																	
U.S. Courts - Base Rent	[2]	\$44.28	1,627,511	1,627,511	1,627,511	1,627,511	1,627,511	1,627,511	1,627,511	1,850,651	1,914,200	1,914,200	1,914,200	1,914,200	1,914,200	1,914,200	2,137,683	26,866,117
<b>Total Rental Revenue</b>		<b>\$44.28</b>	<b>1,627,511</b>	<b>1,627,511</b>	<b>1,627,511</b>	<b>1,627,511</b>	<b>1,627,511</b>	<b>1,627,511</b>	<b>1,627,511</b>	<b>1,850,651</b>	<b>1,914,200</b>	<b>1,914,200</b>	<b>1,914,200</b>	<b>1,914,200</b>	<b>1,914,200</b>	<b>1,914,200</b>	<b>2,137,683</b>	<b>26,866,117</b>
<b>Other Tenant Revenue</b>																		
U.S. Courts - OpEx Rent	[3]	\$11.40	418,898	431,465	444,409	457,741	471,474	485,618	500,186	515,192	530,648	546,567	562,964	579,853	597,249	615,166	633,621	7,791,053
U.S. Courts - RE Tax Reimbursement	[4]	\$(0.39)	(14,460)	(7,175)	329	8,057	16,018	24,217	32,663	41,361	50,321	59,549	69,055	78,845	88,929	99,316	110,014	657,040
U.S. Courts - HVAC Overtime	[5]	\$0.21	7,596	7,824	8,059	8,301	8,550	8,806	9,070	9,342	9,623	9,911	10,209	10,515	10,830	11,155	11,490	141,282
<b>Total Other Tenant Revenue</b>		<b>\$11.21</b>	<b>412,034</b>	<b>432,114</b>	<b>452,797</b>	<b>474,099</b>	<b>496,041</b>	<b>518,641</b>	<b>541,919</b>	<b>565,896</b>	<b>590,591</b>	<b>616,028</b>	<b>642,228</b>	<b>669,213</b>	<b>697,009</b>	<b>725,638</b>	<b>755,126</b>	<b>8,589,375</b>
<b>Effective Gross Revenue</b>		<b>\$55.49</b>	<b>2,039,546</b>	<b>2,059,626</b>	<b>2,080,308</b>	<b>2,101,611</b>	<b>2,123,553</b>	<b>2,146,153</b>	<b>2,169,431</b>	<b>2,416,547</b>	<b>2,504,792</b>	<b>2,530,228</b>	<b>2,556,428</b>	<b>2,583,414</b>	<b>2,611,209</b>	<b>2,639,838</b>	<b>2,892,809</b>	<b>35,455,491</b>
<b>Operating Expenses</b>	[6]																	
Janitorial		\$1.72	63,250	65,148	67,102	69,115	71,188	73,324	75,524	77,790	80,123	82,527	85,003	87,553	90,179	92,885	95,671	1,176,381
Landscaping		\$0.48	17,500	18,025	18,566	19,123	19,696	20,287	20,896	21,523	22,168	22,834	23,519	24,224	24,951	25,699	26,470	325,481
R&M		\$1.50	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643	69,672	71,763	73,915	76,133	78,417	80,769	83,192	1,022,940
Insurance		\$1.16	42,529	43,805	45,119	46,473	47,867	49,303	50,782	52,305	53,874	55,491	57,155	58,870	60,636	62,455	64,329	790,993
Property Taxes		\$6.61	242,834	250,119	257,623	265,352	273,312	281,512	289,957	298,656	307,615	316,844	326,349	336,140	346,224	356,611	367,309	4,516,456
Utilities		\$3.59	132,000	135,960	140,039	144,240	148,567	153,024	157,615	162,343	167,214	172,230	177,397	182,719	188,200	193,846	199,662	2,455,057
G&A		\$0.18	6,500	6,695	6,896	7,103	7,316	7,535	7,761	7,994	8,234	8,481	8,735	8,998	9,267	9,545	9,832	120,893
Management Fee	[7]	\$1.11	40,791	41,193	41,606	42,032	42,471	42,923	43,389	43,831	44,296	44,781	45,285	45,808	46,349	46,908	47,485	709,110
<b>Total Operating Expenses</b>		<b>\$16.34</b>	<b>600,404</b>	<b>617,594</b>	<b>635,300</b>	<b>653,537</b>	<b>672,321</b>	<b>691,668</b>	<b>711,596</b>	<b>736,585</b>	<b>758,997</b>	<b>780,773</b>	<b>803,202</b>	<b>826,304</b>	<b>850,099</b>	<b>874,608</b>	<b>904,322</b>	<b>11,117,311</b>
<b>Net Operating Income</b>		<b>\$39.15</b>	<b>1,439,142</b>	<b>1,442,031</b>	<b>1,445,008</b>	<b>1,448,074</b>	<b>1,451,232</b>	<b>1,454,484</b>	<b>1,457,834</b>	<b>1,679,962</b>	<b>1,745,794</b>	<b>1,749,455</b>	<b>1,753,226</b>	<b>1,757,110</b>	<b>1,761,110</b>	<b>1,765,230</b>	<b>1,988,487</b>	<b>24,338,180</b>

## Notes to Cash Flow

1. Analysis start date begins on May 1, 2026.
2. Analysis assumes that the U.S. Courts renews at 115% of the previous rental rate at expiration in Year 15.
3. U.S. Courts OpEx Base is \$396,954.00/annum - Subject to CPI Increases, figure illustrated above includes any previous or projected increases. Future CPI growth schedule is assumed: 3.0% Y-o-Y.
4. U.S. Courts has a real estate tax base of \$257,294.44/annum - Landlord is reimbursed any overage above this amount or covers any shortfall on behalf of the Government.
5. Overtime HVAC based on 2025 actual collections at \$125/hour reimbursement rate per lease - Analysis assumes 3.0% YoY growth every calendar year.
6. Operating expense source: Owner provided property P&Ls - Analysis assumes 3.0% YoY growth every calendar year.
7. Management Fee is assumed to be 2.0% of effective gross revenue (EGR).

# Pricing



## Offering Instructions

Offers should be submitted via email to:

**[Geoff.Ficke@colliers.com](mailto:Geoff.Ficke@colliers.com)**, **[Zack.Ficke@colliers.com](mailto:Zack.Ficke@colliers.com)** &  
**[Debra.VanderWeit@colliers.com](mailto:Debra.VanderWeit@colliers.com)**

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Sale Price

## Price Unstated

A Formal Call for Offers Date will be Established on a Date to be Determined.

Please contact our Investment Sales Team for questions or more information.

# Reach out to get started.



Accelerating success.

## **Geoff Ficke**

Executive Vice President  
+1 972 759 7814  
geoff.ficke@colliers.com

## **Zack Ficke**

Vice President  
+1 972 759 7854  
zack.ficke@colliers.com

## **Debra Vander Weit**

Vice President  
+1 847 987 1265  
debra.vanderweit@colliers.com

## **Sydney Gonzalez**

Sr. Client Services Specialist  
+1 972 759 7840  
sydney.gonzalez@colliers.com

## **Rokas Samas**

Marketing Specialist  
+1 972 759 7824  
rokas.samas@colliers.com

## **Nash Corcoran**

Financial Analyst  
+1 214 217 9366  
nash.corcoran@colliers.com

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