

2570  
NORTHSHORE BLVD  
FLOWER MOUND, TX



# FULLY LEASED MEDICAL OFFICE INVESTMENT SALE



100% OCCUPIED BY MYEYEDR. AND SOUTHERN VETERINARY PARTNERS

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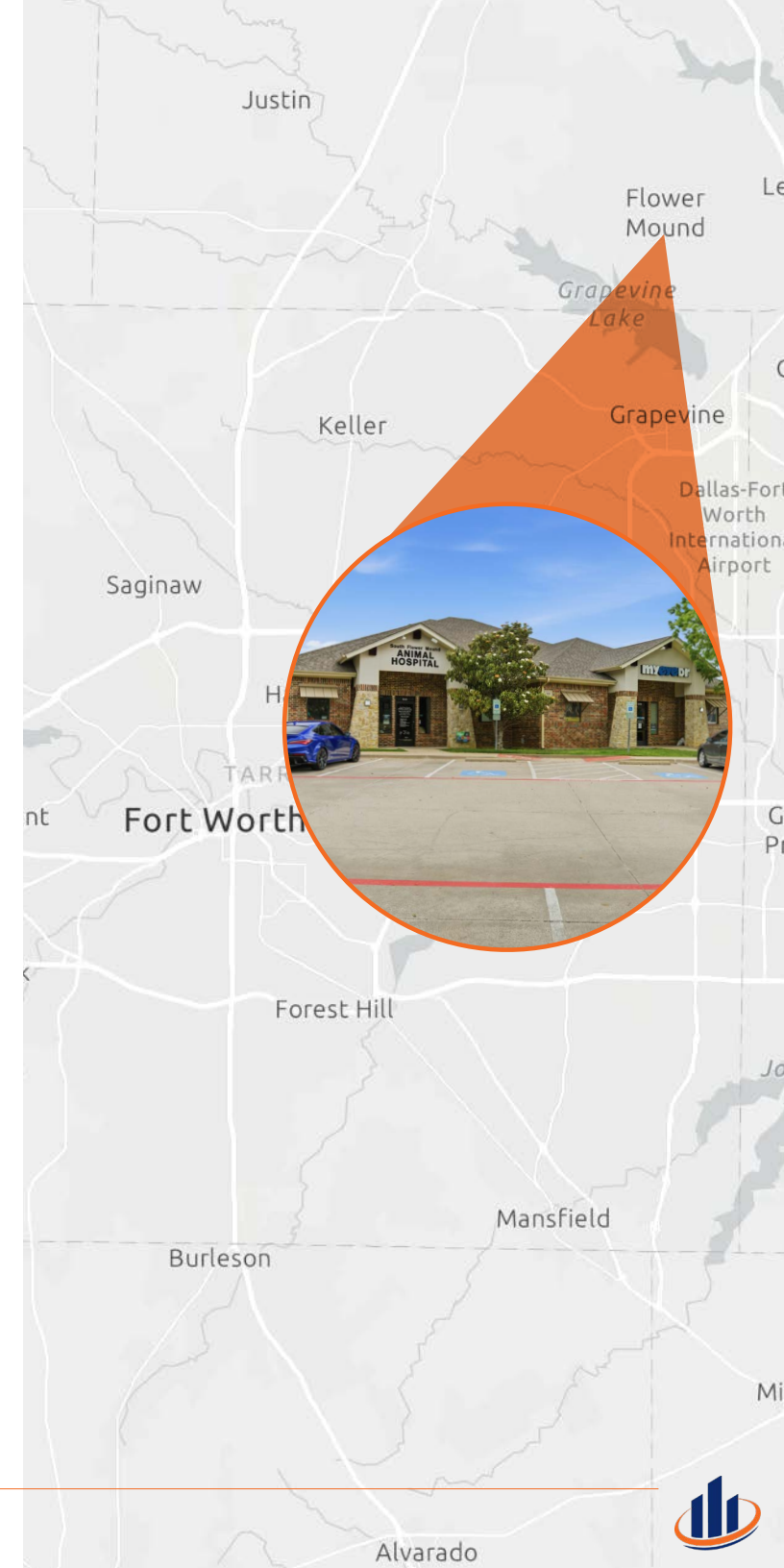


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## PROPERTY SUMMARY

# OFFERING SUMMARY

<b>Price</b>	\$2,484,000
<b>Cap Rate</b>	6.50%
<b>Price PSF</b>	\$386.46
<b>Occupancy</b>	100%
<b>Year Built</b>	2010
<b>Building Size</b>	6,425 SF
<b>Acres</b>	1.2064 AC



# PROPERTY HIGHLIGHTS

- » **Specialized Healthcare Buildout Supporting Tenant Retention:** The property features a tailored medical/healthcare buildout, creating a high barrier to entry and fostering long-term tenant stability within a specialized user base.
- » **Prime Office/Retail Location with Strong Visibility:** Strategically positioned along Northshore Boulevard, the property benefits from prominent frontage, excellent sightlines, and consistent daily traffic, providing strong exposure for both office and retail users.
- » **Excellent Access to Major Thoroughfares & High Traffic Counts:** Conveniently located with immediate connectivity to key regional arteries including FM 2499, Lakeside Parkway, and I-35E, allowing for efficient access throughout Flower Mound and the greater Dallas-Fort Worth Metroplex.
- » **Affluent Surrounding Demographics & Dense Residential Base:** Situated within a highly desirable trade area characterized by strong household incomes, high education levels, and a dense concentration of established and growing residential communities.
- » **Proximity to Lake Grapevine & Regional Retail Destinations:** Located just minutes from Lake Grapevine and in close proximity to major retail hubs such as Highland Village, Lakeside DFW, and other lifestyle centers.
- » **Located Within a High-Growth Flower Mound Submarket:** Positioned in one of the most dynamic and rapidly expanding submarkets in the DFW area, benefiting from ongoing residential and commercial development, strong population growth, and continued economic investment in the immediate area.



# TENANT MIX



South Flower Mound Animal Hospital is a full-service veterinary clinic providing comprehensive pet care, including wellness exams, diagnostics, surgical services, and preventative treatments. Veterinary practices are highly specialized medical users with substantial capital invested in buildout, including exam rooms, surgical suites, and advanced diagnostic equipment, which supports long-term tenancy and operational stability.

Serving the area's dense and pet-friendly residential communities, the clinic benefits from strong demand driven by high rates of pet ownership and consistent care needs. Veterinary services generate recurring visits through routine checkups, vaccinations, and ongoing treatment plans, contributing to dependable revenue streams and foot traffic. The nature of veterinary operations makes relocation both costly and disruptive, further strengthening tenant retention.

As a service-based healthcare provider, South Flower Mound Animal Hospital supports daily activity at the property while maintaining a community-oriented presence. The tenant complements the asset by providing an essential neighborhood service, reinforcing the property's role as a convenient and necessity-driven destination within the submarket.



MyEyeDr. is a nationally recognized vision care provider offering comprehensive eye exams, prescription eyewear, contact lens fittings, and ongoing ocular health services. As part of a well-established and expanding brand, MyEyeDr. brings strong operational infrastructure, brand recognition, and a proven business model to the property. Optical users are highly service-oriented and benefit from repeat customer visits driven by annual exams, prescription updates, and ongoing vision care needs, creating consistent and reliable foot traffic.

The practice serves a broad patient base drawn from the surrounding affluent residential communities, supporting stable demand and long-term viability. Significant investment in specialized medical equipment, optical displays, and interior buildout reinforces tenant commitment and makes relocation costly and operationally inefficient. As a healthcare-oriented use, MyEyeDr. generates steady daytime traffic while maintaining a professional and low-impact presence. The tenant enhances the overall tenancy mix by providing essential medical services that align with the needs of the growing Flower Mound population.





# 2022 FINANCIAL SUMMARY

# RENT ROLL SUMMARY

TENANT	RSF	LEASE START	LEASE EXPIRATION	CURRENT RENT/SF	MONTHLY BASE RENT	ANNUAL BASE RENT	ESCAL DATE	ESCAL PSF	ESCAL ANNUAL
MyEyeDr. (Med Southwest, PLLC)	3,249	5/31/2022	5/31/2027	\$27.81	\$7,529	\$90,349			
Southern Veterinary Partners, LLC	3,200	8/1/2023	10/31/2036	\$28.63	\$7,634	\$91,607	11/1/2026	\$29.20	\$93,439
<b>TOTAL</b>	<b>6,449</b>				<b>\$15,163</b>	<b>\$181,956</b>			

## OM SUMMARY METRICS

<b>Total Leased SF</b>	6,449
<b>Total Monthly Base Rent</b>	\$15,163
<b>In-Place NOI (Annual)</b>	\$161,460
<b>Weighted Avg Rent/SF</b>	\$28.21
<b>As-Of Date</b>	4/23/26
<b>Weighted Avg Lease Term (Years)</b>	5.78
<b>Cap Rate</b>	6.50%
<b>Implied Value at Cap</b>	\$2,484,000

## INVESTMENT HIGHLIGHTS

- 100% occupied by MyEyeDr. and Southern Veterinary Partners.
- SVP lease runs through 10/31/2036 with recurring annual bumps; next scheduled step is 11/1/2026 .
- MyEyeDr. lease expires 5/31/2027 and includes two 3-year renewal options .
- Current in-place base rent: approximately \$181,956 annually (\$15,163/mo).



# INCOME & EXPENSE SUMMARY

## 2025 ACTUAL OPERATING SUMMARY

	AMOUNT	NOTES
Base Rental Income	\$180,466	Actual 2025 rent reflected on operating statement.
Real Estate Taxes	\$0	Tenant-paid direct or reimbursed under the leases; no landlord-side tax expense shown.
Utilities	(\$3,199)	Primarily owner-paid shared services under SVP structure; MyEyeDr utilities are separately metered and tenant-paid direct.
Repairs & Maintenance	(\$7,001)	2025 operating statement includes landscaping and other property repairs/exterior maintenance.
Property Management / CAM	\$0	No separate recurring management fee shown on the 2025 statement.
Insurance	(\$8,908)	Landlord building/property insurance shown on 2025 statement; SVP reimburses 50% of building coverage under its lease.
<b>Net Operating Income</b>	<b>\$161,359</b>	<b>Before debt service, depreciation, amortization, and below-NOI items.</b>

Below-NOI financing, depreciation, and amortization entries are excluded above.

## LEASE EXPENSE RESPONSIBILITY PROFILE

EXPENSE ITEM	RESPONSIBILITY SUMMARY
<b>Real Estate Taxes</b>	MyEyeDr. reimburses its proportionate share through Additional Rent, while SVP pays Real Property Taxes directly.
<b>Utilities</b>	MyEyeDr. pays separately metered utilities direct. SVP pays direct utilities and also reimburses landlord for 50% of shared water, exterior trash, and fire sprinkler inspection costs.
<b>Insurance</b>	Under MyEyeDr., landlord carries building/property and liability coverage at landlord cost. Under SVP, tenant pays 50% of building fire and extended coverage and carries its own liability and personal property insurance.
<b>Interior / Systems</b>	MyEyeDr. handles interior non-structural items, but landlord remains responsible for HVAC, plumbing, electrical, and other mechanical systems serving the premises. SVP is more net: tenant maintains interior, HVAC, mechanical, electrical, and plumbing lines/equipment within the unit.
<b>Structure / Roof / Common Areas</b>	Landlord retains roof, structure, exterior/common areas, and parking/landscaping exposure under both leases, although MyEyeDr. reimburses certain CAM-type items.

## KEY TAKEAWAYS

- This is a blended net-lease profile, not a uniform pure NNN structure.
- MyEyeDr. leaves broader landlord repair exposure because landlord retains major building systems serving that suite, in addition to structure and common areas.
- SVP is more net in practice: tenant pays taxes directly, covers its in-unit systems, and reimburses 50% of building fire/extended coverage plus certain shared utility-type costs.

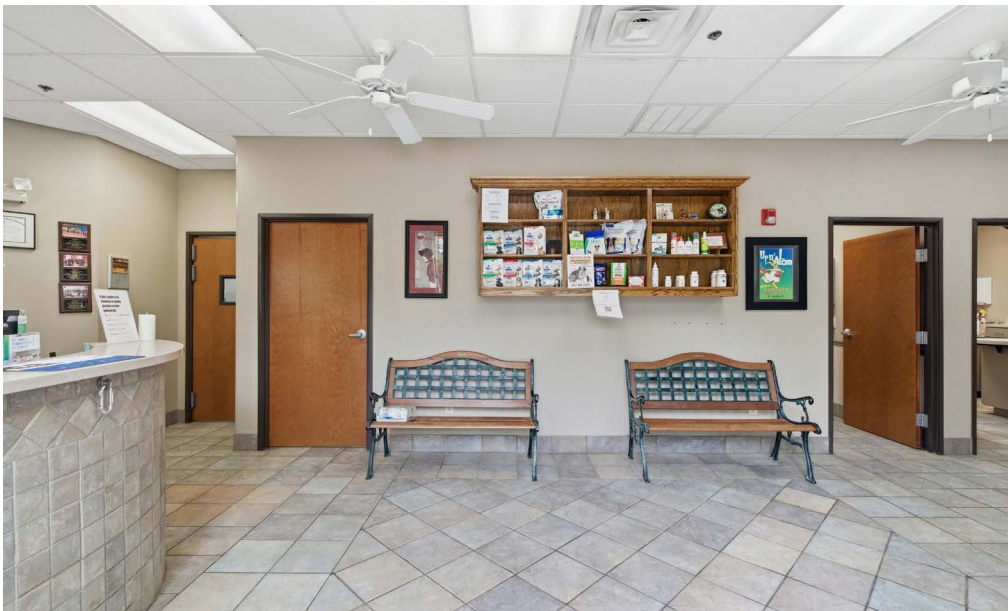




# 03

**PHOTOS & AERIALS**

# PHOTOS



# PHOTOS



# AERIALS





# 04

**LOCATION** OVERVIEW

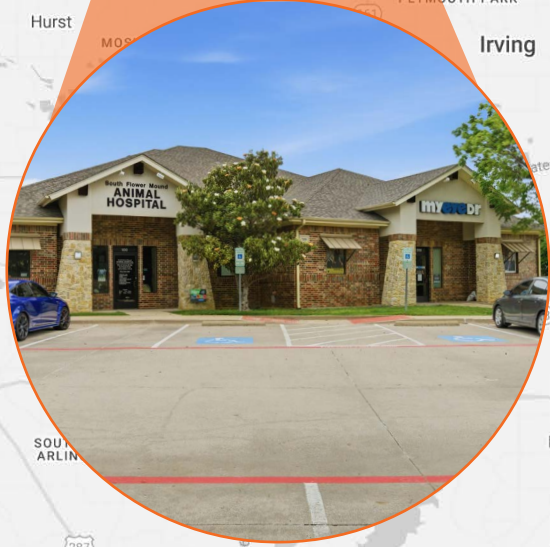
# AREA OVERVIEW



# PROXIMITY MAP

31 Miles | Fort Worth

27 Miles | Dallas



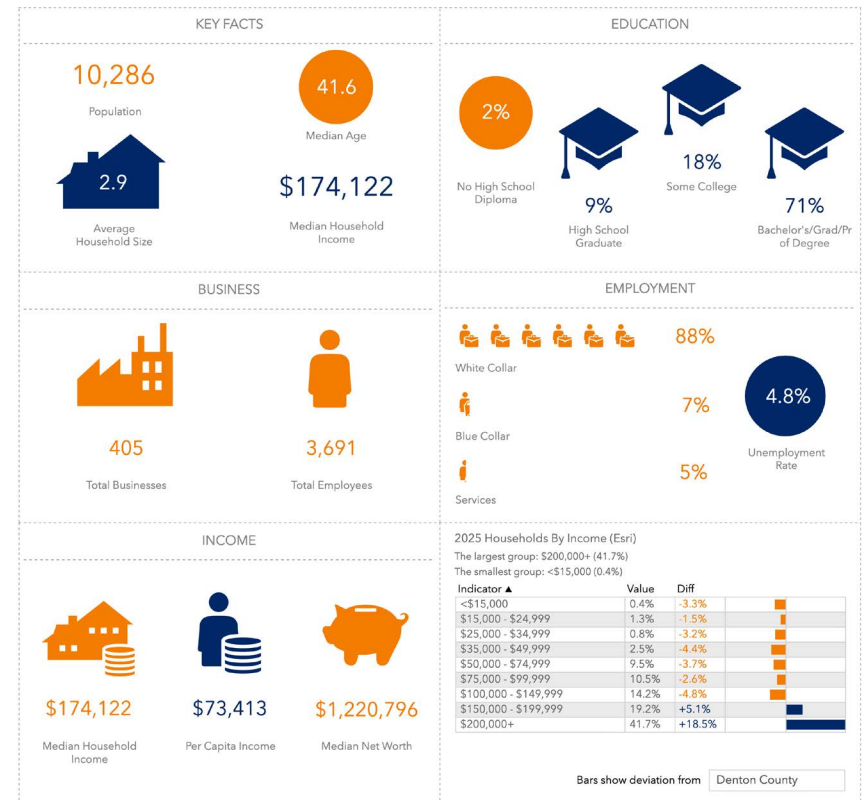
2570 Northshore Blvd is strategically positioned along one of Flower Mound's primary commercial corridors, serving a highly affluent and rapidly growing trade area within the northern Dallas-Fort Worth Metroplex. Surrounded by master-planned residential communities, neighborhood retail centers, and medical service providers, the property benefits from consistent daily traffic and strong consumer demand.



# DEMOGRAPHIC DATA

2025 Summary	1 MILE	3 MILE	5 MILE
<b>Population</b>	10,286	71,206	203,654
<b>Households</b>	3,509	26,683	77,713
<b>Families</b>	2,998	19,488	53,510
<b>Average HH Size</b>	2.93	2.66	2.61
<b>Owner Occupied Housing Units</b>	3,041	18,578	47,400
<b>Renter Occupied Housing Units</b>	468	8,105	30,313
<b>Median Age</b>	41.6	39.8	38.3
<b>Median HH Income</b>	\$174,122	\$143,925	\$115,480
<b>Average HH Income</b>	\$214,925	\$184,926	\$159,639
2030 Summary	1 MILE	3 MILE	5 MILE
<b>Population</b>	10,033	71,831	207,547
<b>Households</b>	3,511	27,729	81,132
<b>Families</b>	2,980	19,931	55,106
<b>Average HH Size</b>	2.86	2.58	2.55
<b>Owner Occupied Housing Units</b>	3,053	19,343	50,133
<b>Renter Occupied Housing Units</b>	458	8,386	30,999
<b>Median Age</b>	41.6	40.1	39.1
<b>Median HH Income</b>	\$190,454	\$155,411	\$127,952
<b>Average HH Income</b>	\$230,089	\$196,950	\$171,840

## 1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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# FLOWER MOUND TEXAS

Flower Mound, Texas, is a premier suburban community within the Dallas–Fort Worth (DFW) Metroplex, strategically positioned approximately 30 miles northwest of downtown Dallas and 25 miles northeast of downtown Fort Worth. The town offers exceptional regional connectivity via FM 2499 (Long Prairie Road), FM 1171 (Cross Timbers Road), SH-121, and SH-114, providing direct access to major employment centers, retail hubs, and Dallas/Fort Worth International Airport, which is located less than 15 miles away. This central location enhances Flower Mound’s appeal for businesses and commercial real estate investors seeking accessibility and visibility within North Texas.

Flower Mound has experienced consistent population and household growth, driven by the broader expansion of the DFW metroplex—one of the fastest-growing and most economically resilient regions in the United States. The community is known for its affluent demographics, highly educated workforce, and strong median household incomes, all of which support sustained demand for retail, office, and mixed-use developments. As new residents and businesses continue to migrate to the area, Flower Mound benefits from rising consumer spending and long-term real estate stability.

The Town of Flower Mound has maintained a proactive, business-friendly development approach, emphasizing thoughtful planning, infrastructure investment, and high design standards. This commitment has fostered vibrant commercial districts such as Parker Square and reinforced Flower Mound’s reputation as a high-quality, growth-oriented suburban market. Its strategic location within the DFW metroplex, combined with strong fundamentals and long-term growth prospects, positions Flower Mound as an attractive destination for commercial real estate investment.



UNIVERSITY OF  
NORTH TEXAS  
**7,300 EMPLOYEES**



CHARLES SCHWAB  
CORPORATION  
**6,500 EMPLOYEES**



NEBRASKA FURNITURE  
MART  
**4,800 EMPLOYEES**



DENTON INDEPENDENT  
SCHOOL DISTRICT  
**4,500 EMPLOYEES**

DENTON COUNTY TOP EMPLOYERS



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**All SVN offices are independently owned and operated.**



# 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date