

OFFERING MEMORANDUM

125 Bear Creek Parkway

Keller, TX 76248




125 Bear Creek Parkway

Keller, TX 76248

TURN14
POWERSPORTS



MATT MATTHEWS, MBA, CCIM
Managing Director

 972-765-0886


 matt.matthews@svn.com

TABLE OF **CONTENTS**

EXECUTIVE SUMMARY	03
PROPERTY OVERVIEW	06
LEASE OVERVIEW	14
FINANCIAL OVERVIEW	15
TENANT OVERVIEW	16
MARKET OVERVIEW	17
DISCLAIMER	22

EXECUTIVE SUMMARY

THE OFFERING

123 Bear Creek Parkway presents a compelling opportunity to acquire a fully occupied, single-tenant net leased investment in the affluent Dallas-Fort Worth suburb of Keller, Texas. Anchored by Turn 14 Distribution, a nationally recognized powersports distributor, the property delivers dependable cash flow and long-term ownership appeal supported by a recently extended lease, scheduled rent escalations, and functional capital improvements – while the tenant’s current below-market rent position provides investors with meaningful upside potential through future lease adjustments.

The property benefits from strategic positioning near major transportation corridors throughout North Texas, offering convenient regional connectivity and access to one of the nation’s fastest-growing distribution markets. Surrounded by established commercial development, retail amenities, and dense residential growth, 123 Bear Creek Parkway offers investors a compelling combination of stable tenancy, strong market fundamentals, and continued future appreciation potential within the expanding Dallas-Fort Worth corridor.

PROPERTY SNAPSHOT

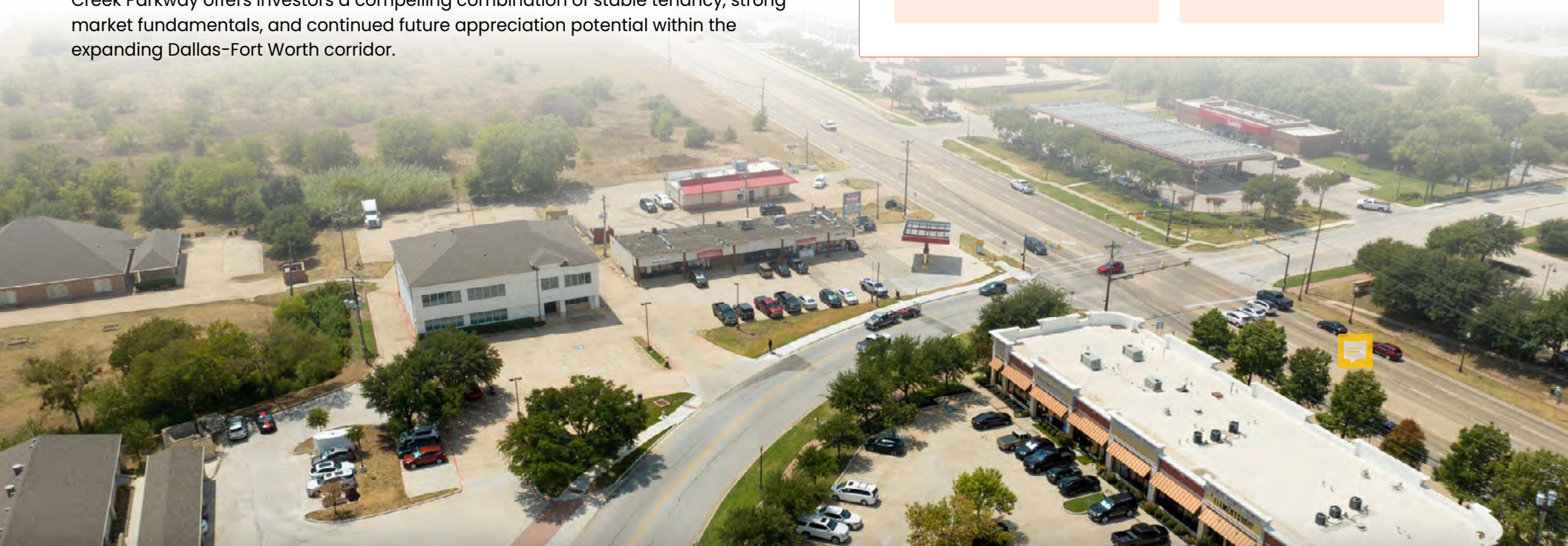
ADDRESS	125 Bear Creek Parkway
CITY, STATE ZIP	Keller, TX 76248
YEAR BUILT	1996
LAND AREA	1.03 AC

 **10,066 SF**
Building Area

 **\$2,550,000**
Asking Price

 **\$253.33**
Asking Price Per SF

 **7.50%**
Cap Rate



INVESTMENT HIGHLIGHTS

ESTABLISHED NATIONAL TENANT

Turn 14 Distribution, a nationally recognized powersports distribution company, fully occupies the property, providing stable occupancy and dependable operational tenancy within a growing distribution platform.

ESTABLISHED
Office Tenant



SINGLE-TENANT NET LEASE STRUCTURE

The property is secured by a long-term net lease commitment through January 2029, providing investors with a stable, low-management income stream underpinned by scheduled rent escalations, a recently executed lease extension, and a below-market rent position that creates compelling upside potential through future lease adjustments.

BELOW-MARKET RENTS
MARK-TO-MARKET UPSIDE



FUNCTIONAL OFFICE CONFIGURATION

The approximately 10,066-square-foot office facility features a versatile layout including private offices, conference rooms, collaborative workspace, an office area, and secured parking — complemented by five brand-new HVAC units, ensuring operational efficiency and minimizing near-term capital expenditure risk.

STRATEGICALLY
LOCATED IN

**DALLAS-
FORT WORTH
METROPLEX**



INVESTMENT HIGHLIGHTS



KELLER, TX



STRATEGIC DALLAS-FORT WORTH LOCATION

Located in Keller, Texas within the high-growth Dallas-Fort Worth Metroplex, the property benefits from strong regional connectivity and access to major transportation corridors throughout North Texas.



STRONG DEMOGRAPHICS AND COMMERCIAL GROWTH

Surrounded by expanding residential communities, established retail centers, and major commercial development, the property benefits from strong local demographics and continued economic growth throughout the Keller submarket.

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

This 10,066-square-foot office property is positioned in the highly desirable Dallas–Fort Worth suburb of Keller, Texas, and is fully leased to Turn 14 Distribution, a nationally recognized powersports distributor. Originally constructed in 1996, the property features multiple private offices, conference areas, and secured outdoor parking capabilities designed to support efficient business operations. With recent tenant improvements, five brand-new HVAC units, and additional landlord upgrades further enhancing the building’s long-term functionality, operational efficiency, and investment appeal.

The site offers convenient access to major regional transportation routes throughout North Texas, allowing efficient distribution and connectivity across the DFW Metroplex. Located within an established commercial corridor surrounded by retail, service providers, and residential growth, 123 Bear Creek Parkway provides a flexible and well-maintained investment opportunity with stable occupancy, operational utility, and long-term market relevance.



125 BEAR CREEK PARKWAY , KELLER, TX 76248

10,066 SF
Rentable Area

1.03 AC
Land Area

1996
Year Built

SUBMARKET Westlake/Grapevine

MARKET Dallas–Fort Worth

ZONING C (Commercial)

APN 41040201

OF STORIES 2

PARKING 60 Surface Parking

PROPERTY PHOTOS

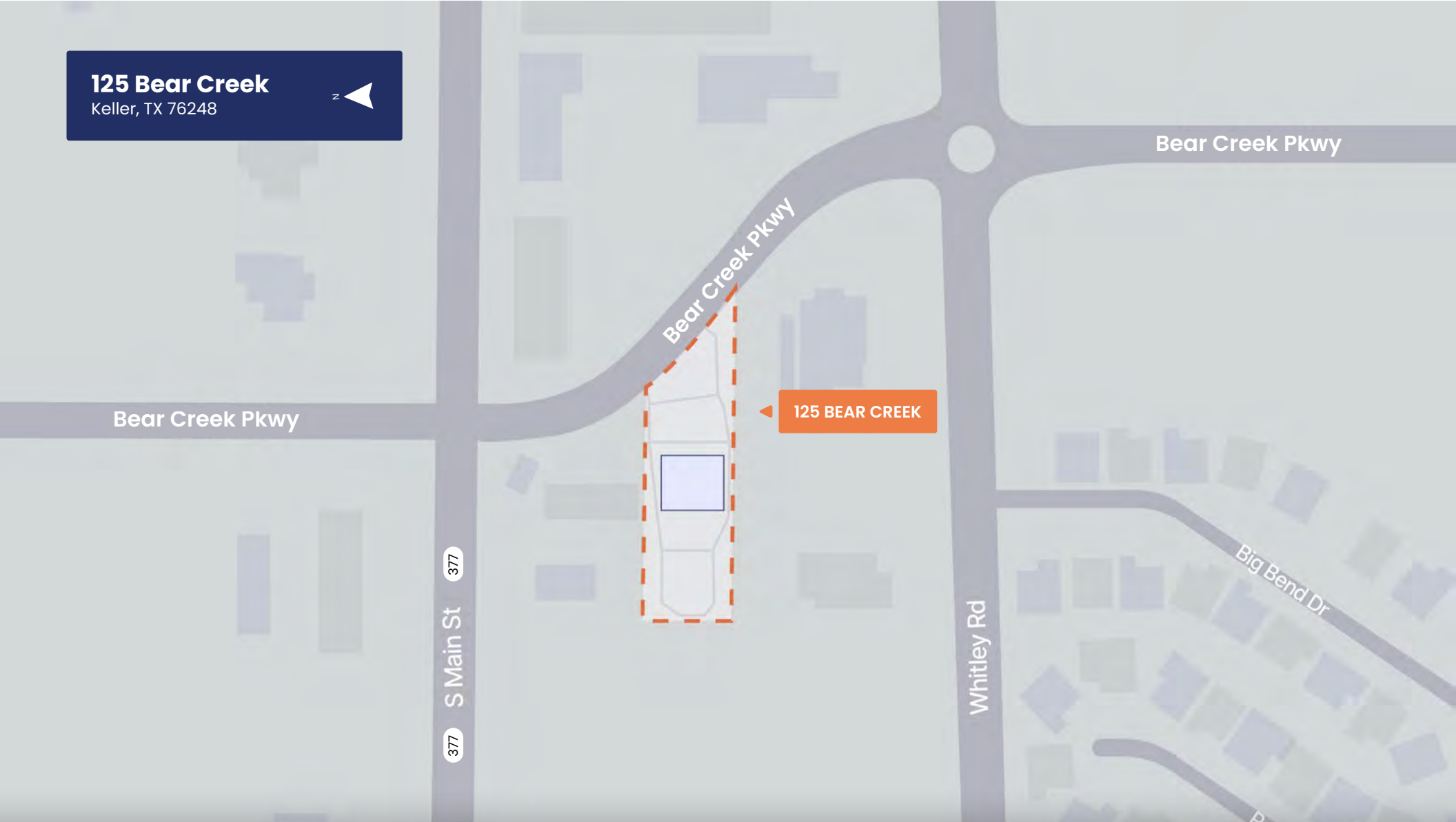


PROPERTY PHOTOS



SITE PLAN

125 Bear Creek
Keller, TX 76248



IMMEDIATE MAP



NORTH EAST VIEW



NORTH EAST VIEW



125 Bear Creek Parkway
Keller, TX 76248

LEASE OVERVIEW



10,066 SF
Leased Area

NNN
Lease Type

02/01/2024
Lease Commencement

01/31/2029
Lease Expiration

TURN 14 DISTRIBUTION INC.
Tenant

One 3-Year Option
Renewal Options

2.6% Annually
Rent Escalation

Structural, Roof & HVAC*
Landlord Responsibilities

	Lease Terms		Rent Summary			
	Start	End	Monthly	Annual	Annual PSF	Annual Increases
	02/01/2026	01/31/2027	\$15,938	\$191,254	\$19.00	-
	02/01/2027	01/31/2028	\$16,357	\$196,287	\$19.50	2.6%
	02/01/2028	01/31/2029	\$16,777	\$201,320	\$20.00	2.6%
Renewal Options						
1	02/01/2029	01/31/2032	At Fair Market Value			

* Five (5) brand-new HVAC units

INCOME STATEMENT SUMMARY

INCOME

Base Rent \$191,254

Recoveries (NNN) \$71,904

TOTAL INCOME \$263,158

EXPENSES

Common Area Maintenance \$27,000

Property Insurance \$5,904

Real Estate Tax \$39,000

TOTAL EXPENSES \$71,904

NET OPERATING INCOME \$191,254

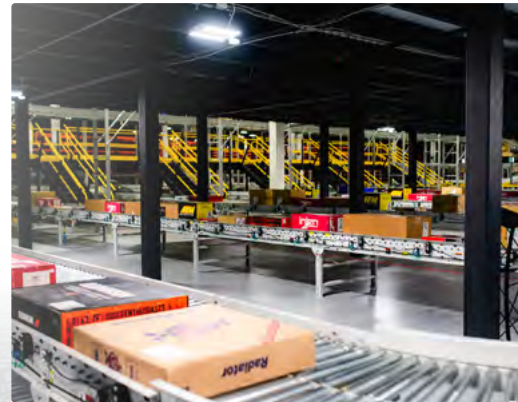
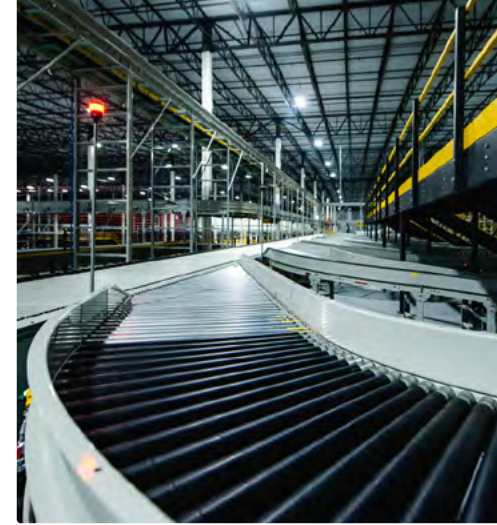


TENANT OVERVIEW


TURN 14 DISTRIBUTION INC.

Turn 14 Distribution Inc. is a leading national distributor serving the automotive and powersports aftermarket industries through a rapidly expanding business-to-business distribution platform. Founded in 2007 and headquartered in Horsham, Pennsylvania, the company operates a nationwide logistics network supporting dealers across the United States with aftermarket performance parts, accessories, apparel, and powersports products.

The company has established itself as an industry leader through its advanced distribution infrastructure, technology-driven fulfillment systems, and continued national expansion initiatives. Turn 14 Distribution's Keller, Texas location supports its growing operational footprint throughout the Southern United States and reinforces the company's long-term commitment to strategic distribution markets.



HORSHAM, PA
Headquarters 

2007
Founded 

4 Major Distribution Centers across USA
Locations 

300-500
Employees 

~ \$186.5M
Revenue (2024) 



KELLER AT A GLANCE

Keller is one of Northeast Tarrant County's premier suburban communities, located approximately 18 miles north of Downtown Fort Worth within the Dallas–Fort Worth Metroplex. Home to more than 47,000 residents, the city offers an attractive balance of affluent demographics, regional accessibility, highly rated schools, and executive-style suburban living.

STRATEGIC CONNECTIVITY

Keller benefits from exceptional regional connectivity through **SH-114, Interstate 35W, Loop 820, and US-377**, providing efficient access throughout the Dallas–Fort Worth Metroplex. The Property is strategically positioned near major business hubs including **Southlake, Westlake, AllianceTexas, and DFW International Airport**, supporting both commuter accessibility and regional business travel.



20 Mi

TO DOWNTOWN
FORT WORTH



25-Min Drive

125 BEAR CREEK
TO DFW AIRPORT



125 BEAR CREEK

ECONOMIC DRIVERS

Northeast Tarrant County continues attracting corporate investment and residential growth due to its affluent demographics, strong workforce profile, and proximity to major employment corridors throughout North Texas. Nearby business centers including **AllianceTexas and the SH-114 corridor** support a diverse economy anchored by **professional services, logistics, finance, healthcare, and corporate office users**.

ONE

OF NORTH TEXAS' PREMIER SUBURBAN GROWTH CORRIDORS



ALLIANCE TEXAS
CORPORATE
CORRIDOR NEARBY

KELLER AT A GLANCE

STRONG INSTITUTIONS FOR GROWTH

Keller is served by highly regarded public school systems including **Keller ISD, Carroll ISD, and Northwest ISD**, which continue attracting highly educated households throughout the region. The broader Dallas–Fort Worth Metroplex additionally provides access to nationally recognized universities and research institutions supporting long-term workforce development across business, healthcare, engineering, and technology industries.

Top-Rated

KELLER-ISD & CARROLL ISD

70+ Higher Education

INSTITUTIONS ACROSS DFW



SOUTHLAKE TOWN SQUARE



ALLIANCE TOWN CENTER



KELLER ISD
CENTER FOR
ADVANCED LEARNING

LIFESTYLE AND LEISURE

Keller offers a high quality of life supported by extensive parks, recreational amenities, and nearby regional entertainment destinations. Residents benefit from convenient access to **Southlake Town Square, Historic Downtown Grapevine, Alliance Town Center**, and extensive dining and retail offerings throughout Northeast Tarrant County, while nearby trails, parks, and community amenities continue reinforcing Keller's position as one of North Texas' most desirable suburban communities.

Best Small Cities
IN AMERICA (WALLET HUB)

Texas' 50
SAFEST CITIES (SAFESIDE)

DALLAS-FORT WORTH METROPLEX

A PREMIER GROWTH MARKET

The Dallas-Fort Worth Metroplex is one of the nation's fastest-growing and most diversified economic regions, supported by strong population growth, corporate relocation activity, and a highly skilled workforce. Affluent communities throughout North Texas continue attracting residents and employers due to business-friendly policies, executive housing options, strong educational institutions, and access to major transportation infrastructure.

DFW's economy is anchored by finance, technology, healthcare, logistics, defense, and professional services, reinforcing the region's long-term economic stability and investment appeal.

ECONOMIC & WORKFORCE HIGHLIGHTS

8.4+ MILLION
RESIDENTS ACROSS THE METROPLEX

4.3+ MILLION
PERSON LABOR FORCE

21 Fortune 500 Companies

44 Fortune 1000 Companies

70+ ACCREDITED COLLEGES AND UNIVERSITIES

500K+ EDUCATION & HEALTH SERVICES JOBS

Major employers and corporate headquarters throughout the Metroplex include companies such as **AT&T, American Airlines, Jacobs, Texas Instruments, Charles Schwab, Southwest Airlines, McKesson, Kimberly-Clark, and Energy Transfer.**

Fortune 500 and 1000 Companies



EDUCATION & HEALTHCARE

DFW serves as a premier education and healthcare hub in Texas, supported by nationally recognized universities and medical systems that fuel workforce development, innovation, and long-term economic growth.

Leading institutions include **Southern Methodist University (SMU), University of Texas at Dallas (UTD), Texas Christian University (TCU), University of North Texas (UNT), UT Southwestern Medical Center, Baylor Scott & White Health, Methodist Dallas Medical Center, and VA North Texas Health Care System.**

+ HEALTHCARE

🎓 EDUCATION



LIFESTYLE & TOURISM

The Metroplex offers a diverse mix of cultural, entertainment, dining, and recreational amenities that continue enhancing quality of life and residential demand.

Notable attractions include the **Dallas Arts District, the largest urban arts district in the United States, as well as the Dallas Arboretum & Botanical Garden, Dallas Zoo, AT&T Performing Arts Center, Deep Ellum, and Bishop Arts District.**



OFFICE MARKET WESTLAKE/GRAPEVINE

RENTS

Average rents in Westlake/Grapevine stand at \$34.00/SF, outperforming the Dallas–Fort Worth metro average of \$33.00/SF. The submarket continues to demonstrate steady rent growth, with 2.1% year-over-year gains, aligned with broader metro trends. Historically, Westlake/Grapevine has delivered consistent rent appreciation, supported by a five-year average of 3.0% and a ten-year average of 2.5%, underscoring its long-term strength and resilience.

DFW's economy is anchored by finance, technology, healthcare, logistics, defense, and professional services, reinforcing the region's long-term economic stability and investment appeal.

\$34.00/SF

AVERAGE OFFICE RENT
WESTLAKE/GRAPEVINE SUBMARKET

2.1%

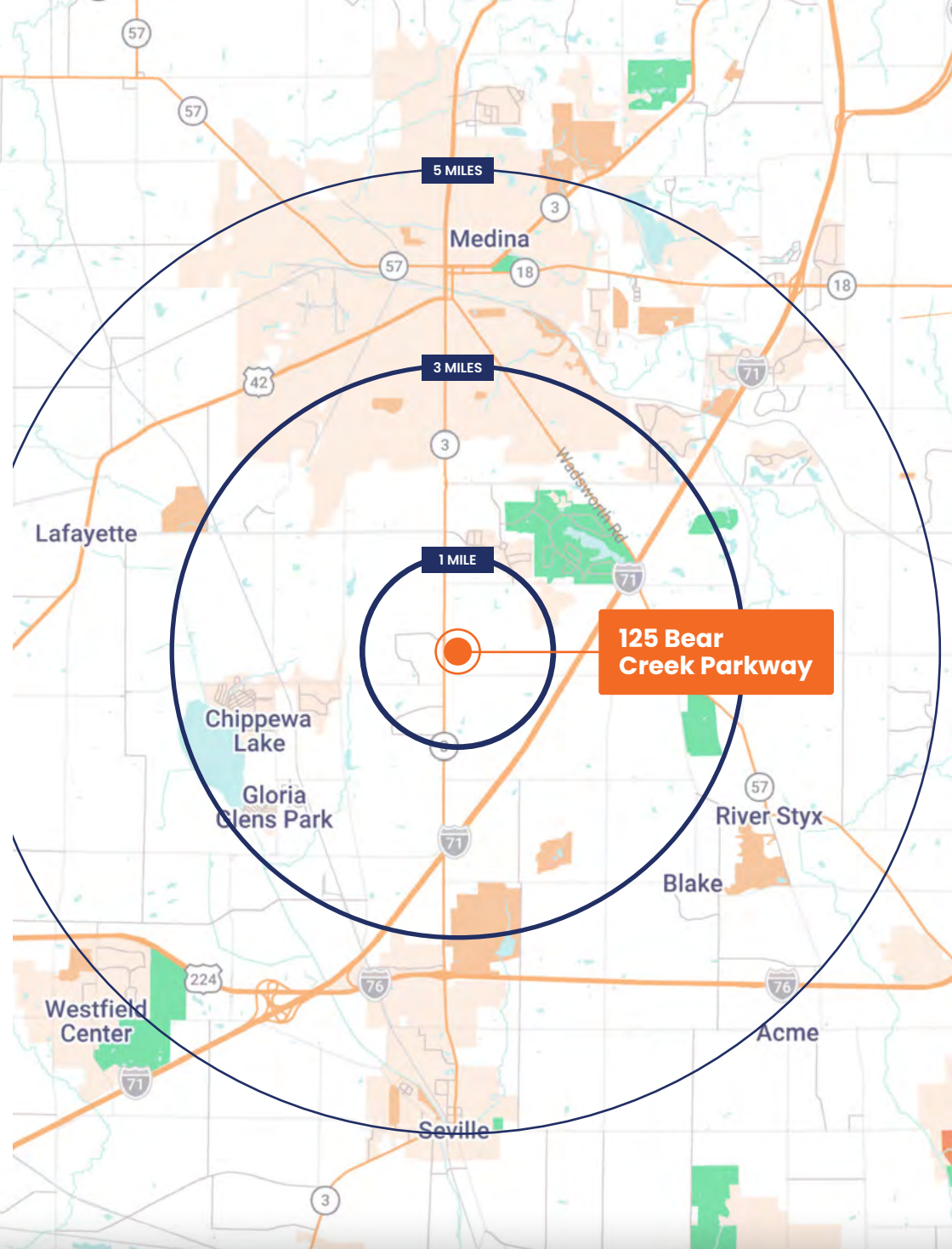
YEAR-OVER-YEAR
RENT GROWTH


Source: CoStar, 2026



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
POPULATION			
2025 Population	8,007	114,203	258,208
2030 Population Projection	8,553	119,903	271,077
Pop Growth 2024-2029	6.82%	4.99%	4.98%
Median Age	40.1	37.6	37.7
HOUSEHOLDS			
2025 Households	2,860	37,304	87,591
2030 Household Projection	3,056	39,217	92,146
Household Growth 2024-2029	6.85%	5.13%	5.20%
Owner Occupied Households	2,177	29,831	67,858
Renter Occupied Households	879	9,386	24,288
Avg Household Size	2.8	3	2.9
INCOME			
Avg Household Income	\$149,252	\$156,926	\$146,395
Median Household Income	\$111,188	\$128,204	\$117,982
DAYTIME EMPLOYMENT			
No. of Businesses	689	4,279	9,009
No. of Employees	3,832	28,985	64,673




258,208
 2025 Population


\$146,395
 Avg HH Income

Source: CoStar

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Matt Matthews, MBA, CCIM | Managing Director

📞 972-765-0886

✉️ matt.matthews@svn.com

www.svntrinity.com





OFFERING MEMORANDUM

125 Bear Creek Parkway

Keller, TX 76248



www.svntrinity.com

MATT MATTHEWS, MBA, CCIM
Managing Director

📞 972-765-0886

✉ matt.matthews@svn.com