

CUSTER TOUR VILLAGE

6201 CUSTER ROAD, MCKINNEY, TEXAS 75070



OFFERING MEMORANDUM

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CUSTER TOUR VILLAGE

LOCATION

**6201 CUSTER ROAD
MCKINNEY, TEXAS 75070**

OFFERED BY

Tim Axilrod

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

100% Leased 16,553 SF, 5 Tenant Retail Center in McKinney, TX | 2021 Construction | 7+ Year WALT with 79% of GLA Rolling in 2034 | Mo-Bettah's Corporate on Drive-Thru End Cap | All Tenants have Escalations

- Complementary Tenant Mix with Mo' Bettahs Hawaii Food, Ashar Dentistry, Goli Soda, Jerry's Liquor and Fine Wine, & Rumble boxing
- In-Place Contractual Rent Growth with 4 of 5 Tenants Bumping Annually at 2.5%; Mo' Bettahs Increases 10% in February 2029
- Custer Rd Frontage (40,300+ vehicles per day); Proximity to Highway 121 (163,200+ VPD)
- Dense Retail Corridor with 2.2MM+ SF of Retail GLA in a 2-Mile Radius
- Nearby National Tenant Retailers Include Walmart, Target, Ross, Five Below, PetSmart, Lowe's Home Improvement, Starbucks, Chick Fil A, McDonald's & Several other National Credit Retailers

On the Border of Booming & Affluent Submarkets of Frisco & McKinney, TX | Average Household Income Exceeds \$190,800 & \$196,000 in a 1- & 3-Mile Radii; 804% Population Growth Since 2000 in a 3-Mile Radius

- Frisco Ranked #3 Fastest Growing City in the U.S. (Fortune 2024) | McKinney Ranked #1 Real Estate Market in the U.S. (WalletHub 2024)
- Adjacent to The Grove +/- 2,000 Single Family Lots with Homes Priced \$478K-\$870K; Hunters Creek - 850 Homes, Median List Price \$714k & Richwoods - 1,600 Homes, Median List Price \$1.098MM
- Neighboring TPC Craig Ranch; 18-Hole, Par-72, 7,438-Yard Golf Course Home to CJ Cup Byron Nelson Tournament
- Across from Liberty High School of Frisco with 2,080+ Enrollment
- Notable Frisco Developments include PGA Headquarters (\$550M Development Across 600+ Acres), The Star (\$2B+ Headquarters of the Dallas Cowboys) & The Mix (\$3B Master-Planned Development over 112 Acres) and Downtown McKinney's Historic Square & \$1B+ in Planned Mixed Use Growth



EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION

6201 Custer Road
McKinney, Texas 75070



Ashar
Dentistry



YEAR BUILT

2021

PERCENT LEASED

100%

BUILDING SIZE

16,553 SF

LAND AREA

1.93 Acres

PRICE

\$10,259,000

CAP RATE

6.25%

TRAFFIC COUNTS

Custer Road 40,377 VPD-25
Collin McKinney Parkway 12,988 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Mo' Bettahs	2,779 SF	16.79%	January 2034
Jerry's Liquor and Fine Wine	3,500 SF	21.14%	February 2029
Ashar Dentistry	2,500 SF	15.10%	May 2034
Rumble Boxing	2,700 SF	16.31%	March 2034
Goli Soda	5,074 SF	30.65%	April 2034

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2023 Total Population	16,175	136,033	360,606
2023 Avg. Household Income	\$190,857	\$196,005	\$184,974
2023 Total Households	5,963	45,891	126,198

ADDITIONAL INFORMATION



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PROPERTY OVERVIEW

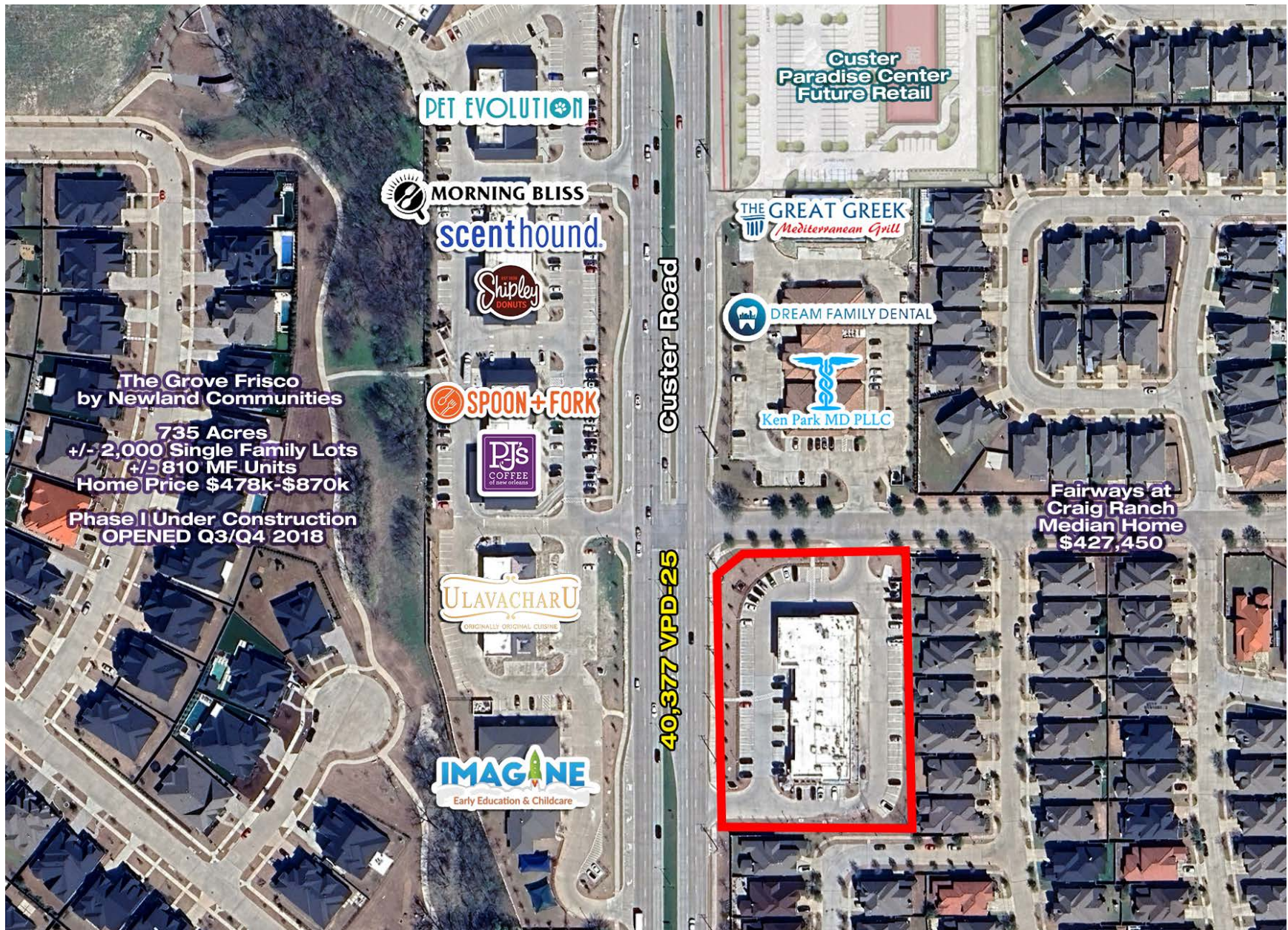


PROPERTY OVERVIEW

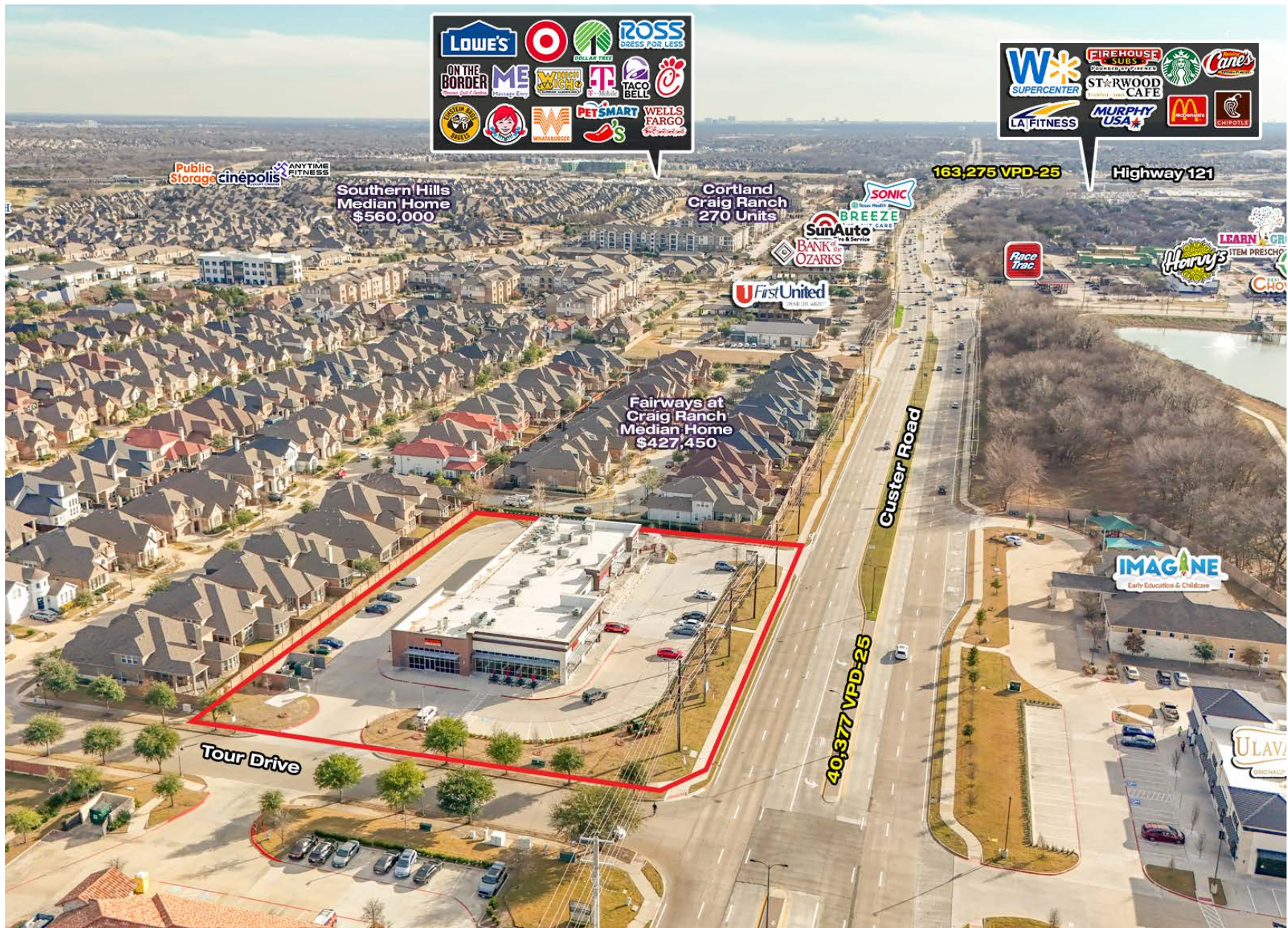


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PROPERTY OVERVIEW

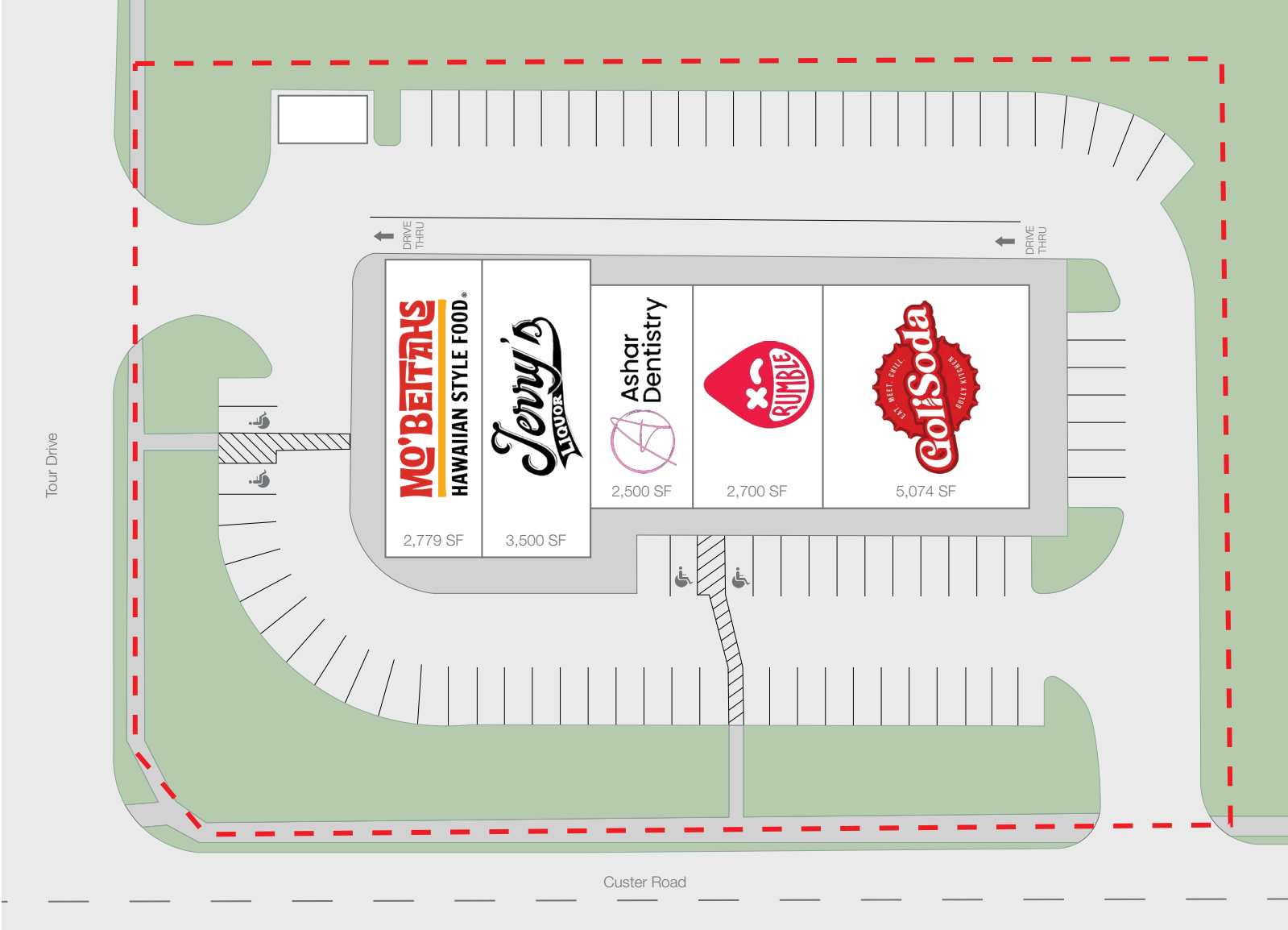


PROPERTY OVERVIEW



PROPERTY OVERVIEW

SITE PLAN



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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Custer Tour Village	16,553 SF	100%	\$641,249

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



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FINANCIAL OVERVIEW

RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
800	Mo' Bettahs Hawaii Food	2,779	16.79%	Jan-24	Jan-34	\$42.00	\$116,718	Feb-29	\$46.20	\$128,390	NNN	Two 5-year options at: 1st: \$50.82; 2nd: \$55.90
700	Jerry's Liquor and Fine Wine	3,500	21.14%	Jan-24	Feb-29	\$36.77	\$128,695	Jan-27	\$37.69	\$131,915	NNN	Two 5-year options at: 1st: Greater of: Market or 102% of Previous Year; 2nd: Greater of: Market or 102% of Previous Year
600	Ashar Dentistry	2,500	15.10%	Jan-24	May-34	\$35.72	\$89,300	Jan-27	\$36.61	\$91,525	NNN	Two 5-year options at: 1st: 2.5% Annual Increase; 2nd: Market Rate
400	Rumble Boxing	2,700	16.31%	Jan-24	Mar-34	\$35.72	\$96,444	Jan-28	\$37.53	\$93,825	NNN	Two 5-year options at: 1st: Greater of: Market or 102.5% of Previous Year; 2nd: Greater of: Market or 102.5% of Previous Year
100	Goli Soda	5,074	30.65%	Jan-24	Apr-34	\$39.92	\$202,554	Jan-29	\$38.47	\$96,175	NNN	Two 5-year options at: 1st: Greater of: Market or 110% of Previous Year; 2nd: Greater of: Market or 110% of Previous Year
		TOTAL AREA:	16,553			\$633,711						
		TOTAL LEASED AREA:	16,553	100.00%								
		TOTAL VACANT AREA:	0	0.00%								

FINANCIAL OVERVIEW

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	\$83,669	\$5.05
Insurance	\$19,535	\$1.18
Common Area Maintenance		
Electricity	\$2,758	\$0.17
Fire Alarm System	\$450	\$0.03
Landscaping	\$5,846	\$0.35
Parking Lot Sweeping	\$5,391	\$0.33
Pest Control Services	\$135	\$0.01
Repair & Maintenance	\$2,605	\$0.16
Waste Management	\$17,903	\$1.08
Water	\$22,220	\$1.34
Community Common Area Maintenance	\$3,720	\$0.22
Total Common Area Maintenance	\$61,028	\$3.69
Management Fee	\$24,164	\$1.46
TOTAL EXPENSES	\$188,396	\$11.38



INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$641,249	\$38.74
GROSS POTENTIAL RENT	\$641,249	\$38.74
Expense Reimbursements		
Real Estate Taxes	\$83,669	\$5.05
Insurance	\$19,535	\$1.18
Common Area Maintenance	\$61,028	\$3.69
Management Fee	\$24,164	\$1.46
Total Expense Reimbursements	\$188,396	\$11.38
GROSS POTENTIAL INCOME	\$829,645	\$50.12
EFFECTIVE GROSS INCOME	\$829,645	\$50.12
Expenses		
Real Estate Taxes	\$83,669	\$5.05
Insurance	\$19,535	\$1.18
Common Area Maintenance	\$61,028	\$3.69
Management Fee	\$24,164	\$1.46
Total Expenses	\$188,396	\$11.38
NET OPERATING INCOME	\$641,249	\$38.74

FINANCIAL OVERVIEW

PRICING

PRICE	\$10,259,000	GLA	16,553 SF
CAP RATE	6.25%	NOI	\$641,249
LAND SIZE	1.93 Acres	AVG BASE LEASE EXPIRATION	March 2033



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FINANCIAL OVERVIEW

LEASE EXPIRATION SCHEDULE

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
2026	Total for Year Ending 2026			0	0.00%	0	
2027	Total for Year Ending 2027			0	0.00%	0	
2028	Total for Year Ending 2028			0	0.00%	0	
2029	Jerry's Liquor & Fine Wine	700	Feb-29	3,500	21.14%		
	Total for Year Ending 2029			3,500	21.14%	3,500	21.14%
2030	Total for Year Ending 2030			0	0.00%		
2031+	Mo' Bettahs Hawaii Food	800	Jan-34	2,779	16.79%		
	Rumble Boxing	400	Mar-34	2,700	16.31%		
	Goli Soda	100	Apr-34	5,074	30.65%		
	Ashar Dentistry	600	May-34	2,500	15.10%		
	Total for Year Ending 2031+			13,053	78.86%	13,053	78.86%
TOTAL LEASED SQUARE FOOTAGE:				16,553	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				16,553	100.00%		

FINANCIAL OVERVIEW

TENANT PROFILES



Mo' Bettahs Hawaii Food - 70+ Locations	
Square Feet:	2,779 SF
% of Building GLA:	16.79%
In-Place Rent PSF:	\$42.00
Lease Expiration:	January 2034
Company Website:	mobettahs.com

Mo' Bettahs started in Bountiful, Utah in 2008 when brothers Kimo and Kalani Mack wanted to share the authentic Hawaiian island meals they grew up with on O'ahu. Since then, the Hawaiian plate lunch brand has expanded with help from partners like the Savory Restaurant Fund and now has more than 70 locations across multiple states. They serve classic Hawaiian plate lunches such as grilled teriyaki chicken and steak, katsu chicken, homemade macaroni salad and steamed rice, creating a casual, family friendly place to enjoy island style food while they continue growing into new markets.



Jerry's Liquor and Fine Wine - 3 Locations	
Square Feet:	3,500 SF
% of Building GLA:	21.14%
In-Place Rent PSF:	\$36.77
Lease Expiration:	February 2029
Company Website:	jerrysliquortx.com

Jerry's Liquor and Fine Wine is a liquor store serving the North Texas area, with locations in McKinney, Allen and The Colony. They specialize in a thoughtfully curated selection of bourbons, no-additive tequilas and fine wines, offering options from well known distilleries as well as unique bottles from around the world. The shop also carries spirits, craft beers, pre-mixed cocktails and specialty mixers, giving customers a range of choices for any occasion. Knowledgeable staff are available to help you find the right bottle, and they can assist with special orders, imports and wholesale distribution if you need larger quantities or hard to find beverages.



Ashar Dentistry - 1 Location	
Square Feet:	2,500 SF
% of Building GLA:	15.10%
In-Place Rent PSF:	\$35.72
Lease Expiration:	May 2034
Company Website:	ashardentistry.com

Ashar Dentistry is a dental practice in McKinney, TX, focused on providing personalized, compassionate care for patients of all ages. They offer a wide range of dental services under one roof, including general preventive care, pediatric dentistry, cosmetic treatments like teeth whitening and clear aligners, and restorative work such as crowns, bridges, implants and dentures. Their team uses modern technology and a gentle approach to help patients maintain healthy, confident smiles in a comfortable, welcoming environment.

FINANCIAL OVERVIEW

TENANT PROFILES



Rumble Boxing - 385+ Locations

Square Feet:	2,700 SF
% of Building GLA:	16.31%
In-Place Rent PSF:	\$35.72
Lease Expiration:	March 2034
Company Website:	rumbleboxinggym.com

Rumble Boxing in South McKinney is a high energy fitness studio that blends boxing inspired training with full body strength and cardio workouts. Their signature 45 minute group classes are structured like a 10 round 'fight,' splitting time between boxing skills and resistance training, all set to motivating music and led by energetic instructors. The classes are designed to be challenging yet accessible for all fitness levels, creating a supportive and inclusive community atmosphere where beginners and experienced athletes alike can improve stamina, technique, and overall fitness.



Goli Soda - 1 Location

Square Feet:	5,074 SF
% of Building GLA:	30.65%
In-Place Rent PSF:	\$39.92
Lease Expiration:	April 2034
Company Website:	golisodatx.com

Goli Soda, operates exclusively from its single location in McKinney, Texas and offers bold and authentic Indian cuisine in a lively, modern setting. Their menu features a range of dishes from traditional curries and biryanis to creative street food favorites, all made with fresh ingredients and vibrant spices. The restaurant also has a full bar, live entertainment, brunch and happy hour specials, making it a popular spot for social dining, celebrations, or enjoying Indian flavors at home through pickup and delivery.



TRADE AREA OVERVIEW

DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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TRADE AREA OVERVIEW
DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	16,175	136,033	360,606
2030 Total Population (Esri)	18,645	149,477	382,344
2010 Total Population (U.S. Census)	2,835	66,579	228,826
2000 Total Population (U.S. Census)	112	15,033	104,003
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	24.92%	10.94%	5.97%
2024-2029 Population: Compound Annual Growth Rate (Esri)	2.88%	1.90%	1.18%
2025 Total Daytime Population (Esri)	13,960	107,065	307,403
2025 Median Age (Esri)	37.9	36.6	37.7
2025 Total Households (Esri)	5,963	45,891	126,198
2030 Total Households (Esri)	7,019	50,908	135,868
2010 Total Households (U.S. Census)	938	22,601	78,572
2000 Total Households (U.S. Census)	36	5,355	35,118
2024-2029 Families: Compound Annual Growth Rate (Esri)	2.64%	1.83%	1.19%
2025 Average Household Income (Esri)	\$190,857	\$196,005	\$184,974
2025 Median Household Income (Esri)	\$157,794	\$159,885	\$150,144
2025 Per Capita Income (Esri)	\$69,544	\$66,474	\$64,831
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	1%	1%	1%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	0%	1%	1%
2025 Population Age 25+: High School Diploma (Esri) (%)	4%	9%	9%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	15%	12%	12%
2025 Population Age 25+: Associate's Degree (Esri) (%)	7%	7%	8%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	43%	38%	38%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	29%	32%	29%
2025 Total (SIC01-99) Businesses	427	3,050	10,185
2025 Total (SIC01-99) Employees	3,762	23,539	88,518



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