



**ROYSE CITY RETAIL CENTER
(WALMART & LOWE'S SHADOW ANCHORED)
610 INTERSTATE 30, ROYSE CITY, TEXAS 75189**



SHOP^{COS.}

CONFIDENTIAL OFFERING MEMORANDUM

ROYSE CITY
RETAIL CENTER
(WALMART & LOWE'S
SHADOW ANCHORED)

LOCATION

630 I-30 SUITE 103
ROYCE CITY, TEXAS 75189

OFFERED BY

Tommy Tucker

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A large, three-dimensional red Verizon logo is mounted on the upper portion of a light-colored brick building facade. The building has horizontal bands of darker brickwork. The sky is clear and blue.

103

RESERVED
PARKING

VIOLATORS
SUBJECT TO
FINE AND TOWING

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SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire Royse City Retail Center (the “Property”), a 2024 construction, 20,621 square foot retail center shadow-anchored by Walmart and Lowe’s in the affluent high growth DFW submarket of Royse City, Texas. The Property is leased to a relevant mix of restaurant and retail service users with an average base lease term expiration of February 2034. Royse City is among the fastest growing submarkets in DFW with a population growth of over 197% in a 1-mile radius since 2000. Average household incomes exceeds \$110,740 and \$128,200 in a 1 and 3 mile radii, respectively.

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

- 100% Leased 2024 Construction Retail Center in Affluent and High-Growth DFW Submarket of Royse City, Texas
 - Rents Average just \$22.70 PSF NNN, with New Retail Space in the Area Leasing for \$35+ PSF NNN
 - Priced Below Replacement Costs at \$350.23 PSF
 - Shadow Anchored by Walmart & Lowe's with Strong Fundamentals Including Shallow Bay Depth and Brick Masonry
 - Royse City has Seen Significant Growth with Over 15,000 Future Single-Family Homes Approved or Recently Constructed
 - Average Household Income Exceeds \$110,740 & \$128,200 in a 1 & 3 Mile Radii, Respectively
 - Notable National Retailers in the Immediate Area Include Walmart, CVS, Texas Health Family Care, Baylor Scott & White, T-Mobile, AT&T & Starbucks Among Others
- Royse City Retail Center is an 20,621 square foot, five-tenant retail center located in the high-growth DFW submarket of Royse City, Texas. Newly constructed in 2024, the Property is shadow anchored by Walmart and approximately 35 minutes northeast of Downtown Dallas. Royse City Retail Center is situated on a large +/-2.00 acre parcel and 100% leased to a relevant mix of restaurant and service users led by Dollar Tree, Classy Nails & Spa, Verizon Wireless, Taco City Y Mas and Royse City Community Development Corp. All tenants have brand new leases that commenced in 2024 with one commencing in 2025 and a weighted average base lease term of 9.2 years. The average lease term expiration is February 2034. Notable national retailers in the immediate area include Walmart, CVS, Texas Health Family Care, Baylor Scott & White, T-Mobile, AT&T, Starbucks, WingStop, Whataburger and Tractor Supply among others.
- Strategically located off Interstate 30, the Property benefits from traffic volumes in excess of 83,400 vehicles per day as well as convenient freeway entry/exit access with multiple ingress/egress points. Additionally, The Property is located within minutes of several future master planned housing developments including Bearpen Creek (1,000-acre community with over 3,000 homes), Hine's Creekside (1,000 homes) and Centurion American's 500-acre Verandah and Wynne/Jackson's Creekshaw (181-acre community with over 755 homes). Royse City is experiencing rapid residential growth with over 10,000 future single-family homes approved for future construction. TxDot is currently under construction to widen Interstate 30 to six lanes from the city of Garland to the Hunt County line and will eventually connect to the planned Collin County Outer Loop, which will span over 55 miles from Royse City's western border to Celina. Royse City High School is minutes east of Dollar Tree Retail Center along Interstate 30 and has an active enrollment of more than 2,047 students.
- Royse City is experiencing meaningful growth as a submarket due to its proximity to Dallas, affordable residential options, quality of schools, employment opportunities and convenient interstate access. The average household income exceeds \$110,740 and \$128,200 in a one and three mile radius, respectively. Overall, Dollar Tree Retail Center offers an investor the opportunity to acquire a 2024 new construction retail asset with a relevant tenant lineup anchored by Lowe's and Walmart Supercenter within the affluent and high-growth DFW submarket of Royse City, Texas.

EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION

610 I-30 Suite 103
Royse City, Texas 75189



YEAR BUILT

2024

PERCENT LEASED

100%

BUILDING SIZE

20,621 SF

LAND AREA

+/- 2.00 Acres

PRICING

\$7,222,000

CAP RATE

6.25%

TRAFFIC COUNTS

Interstate 30
State Highway 66

83,458 VPD-25
8,688 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Dollar Tree Stores, Inc.	11,387 SF	55.22%	January 2030
Classy Nails & Spa	3,880 SF	18.82%	October 2034
Verizon Wireless	1,320 SF	6.40%	October 2034
Wells Burgers Express	1,672 SF	8.11%	November 2035
Taco City y Mas	2,362 SF	11.45%	December 2034

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	7,089	29,605	61,054
2025 Avg. Household Income	\$110,740	\$128,222	\$130,583
2025 Total Households	2,320	10,059	19,753

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ADDITIONAL INFORMATION



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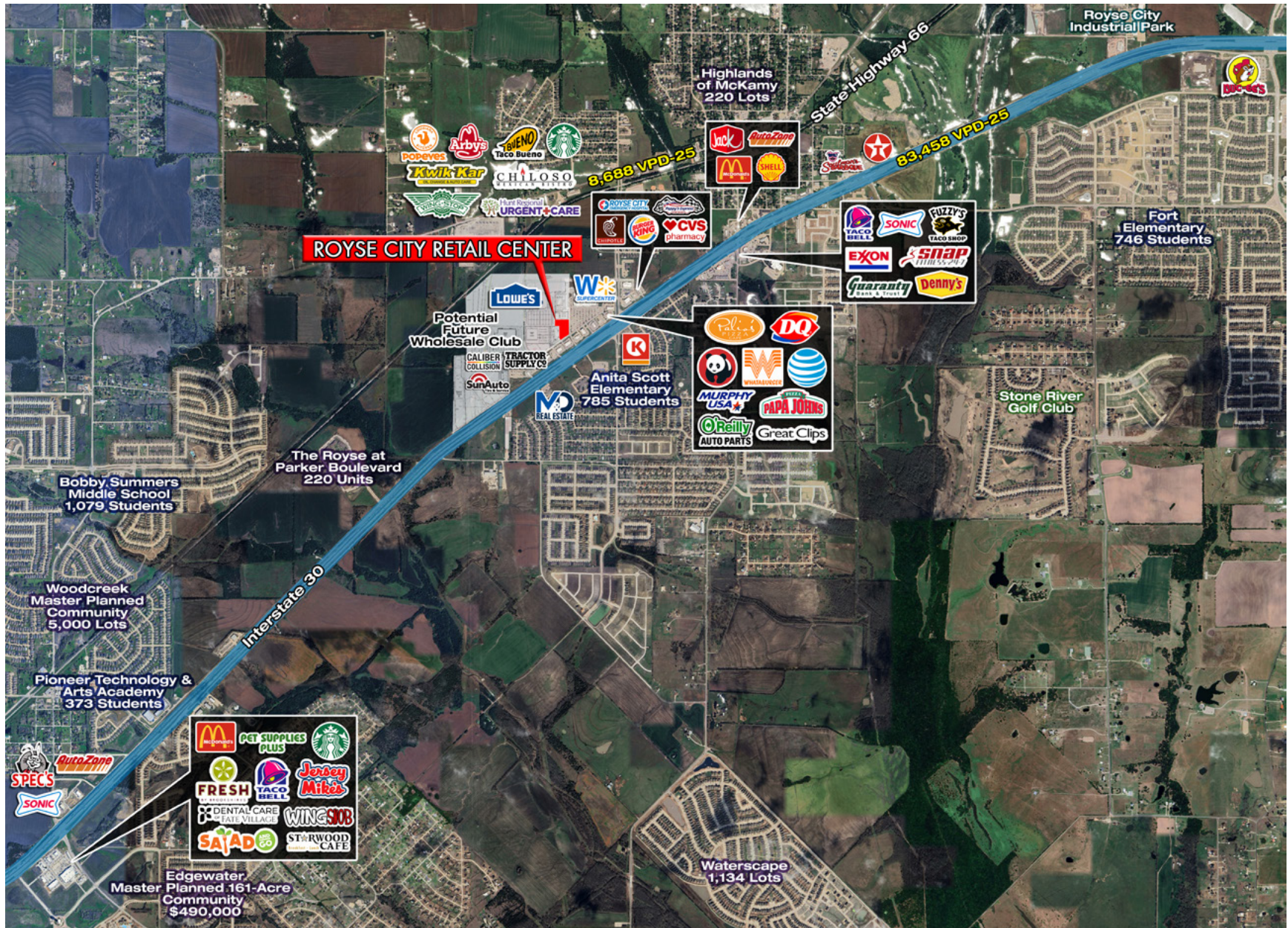
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PROPERTY OVERVIEW



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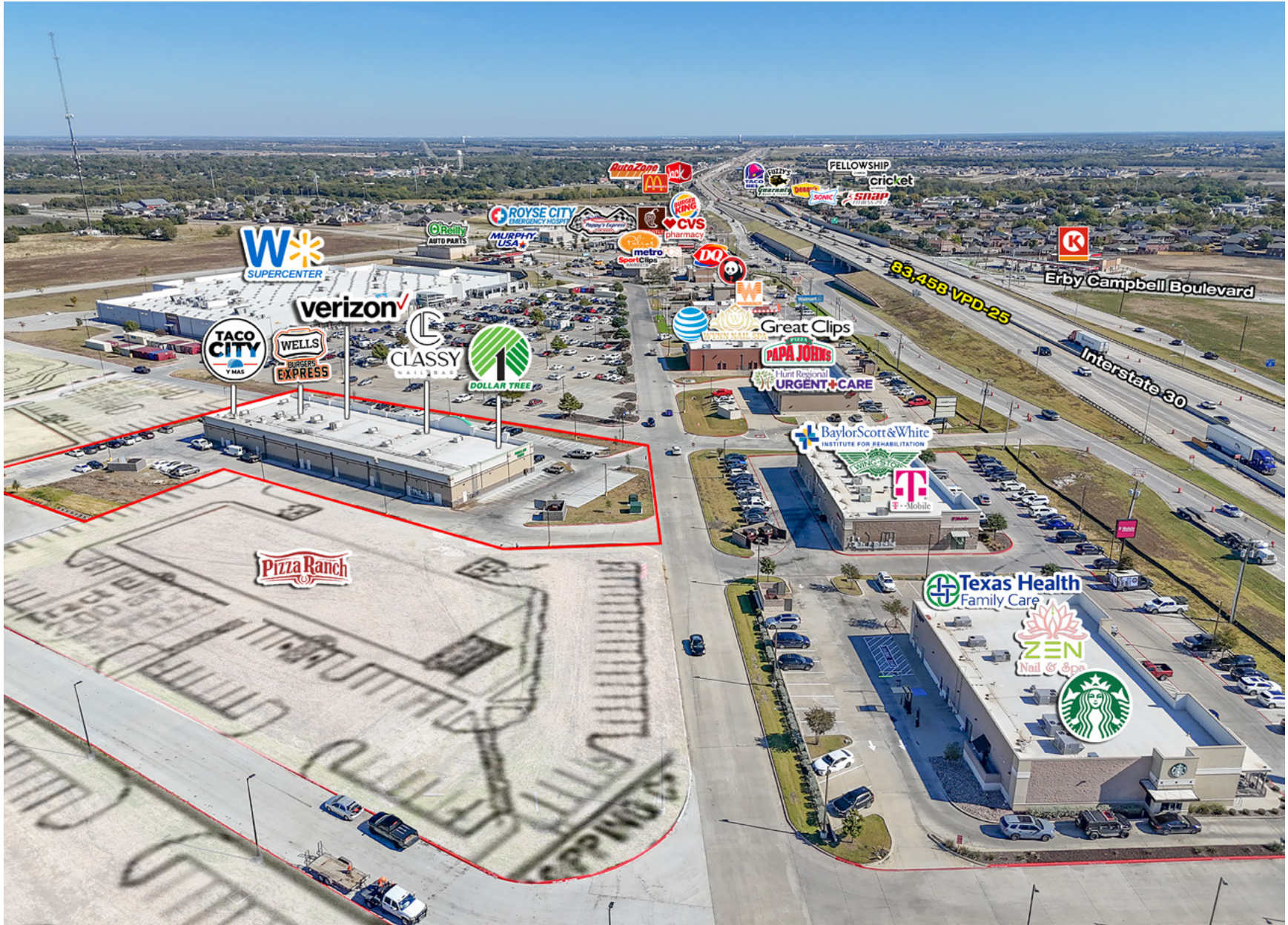
PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



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PROPERTY OVERVIEW



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PROPERTY OVERVIEW

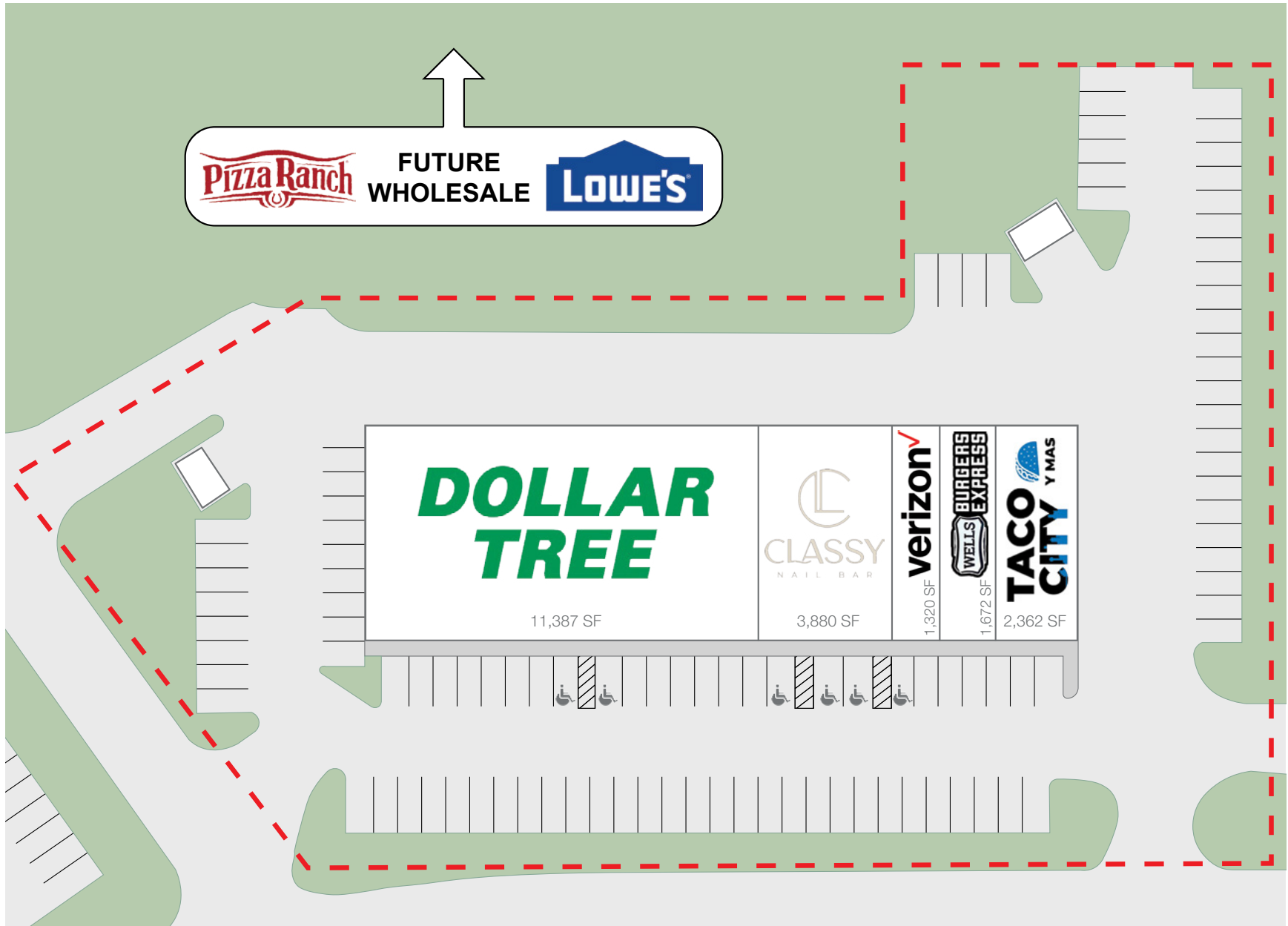
SHADOW ANCHORED WALMART



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PROPERTY OVERVIEW

SITE PLAN



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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Royse City Retail Center	20,621 SF	100%	\$451,378

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



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					
101	Dollar Tree Stores, Inc.	11,387	55.22%	Oct-24	Jan-30	\$14.00	\$159,418				NNN	Four 5-year options at: 1st: \$14.50; 2nd: \$15.00; 3rd: \$15.50; 4th: \$16.00			
102	Classy Nails & Spa	3,880	18.82%	Oct-24	Oct-34	\$32.00	\$124,160	Nov-29	\$34.00	\$131,920	NNN	Two 5-year options at: 1st: \$37.40; 2nd: \$41.14			
103	Verizon Wireless	1,320	6.40%	Oct-24	Oct-34	\$33.83	\$44,656	Nov-26	\$34.67	\$45,764	NNN	Two 5-year options at: 1st: 42.24 + 2.5% Annual Increases; 2nd: 47.79 + 2.5% Annual Increases			
								Nov-27	\$35.54	\$46,913					
								Nov-28	\$36.43	\$48,088					
								Nov-29	\$37.34	\$49,289					
								Nov-30	\$38.27	\$50,516					
								Nov-31	\$39.23	\$51,784					
104	Wells Burgers Express (Royse City Community Development Corp Guaranteed Lease)	1,672	8.11%	Nov-25	Nov-35	\$32.00	\$53,504	Nov-32	\$40.21	\$53,077	NNN	No Renewal Options			
								Nov-33	\$41.21	\$54,397					
								Nov-26	\$32.64	\$54,574					
								Nov-27	\$33.29	\$55,661					
								Nov-28	\$33.96	\$56,781					
								Nov-29	\$34.64	\$57,918					
105	Taco City y Mas	2,362	11.45%	Jan-25	Dec-34	\$35.70	\$84,323	Nov-30	\$35.33	\$59,072	NNN	Two 5-year options at: 1st: 42.66 + 2.% Annual Increase; 2nd: 47.34 + 2.5% Annual Increases			
								Nov-31	\$36.04	\$60,259					
								Nov-32	\$36.76	\$61,463					
								Nov-33	\$37.50	\$62,700					
								Nov-34	\$38.25	\$63,954					
								Jan-27	\$36.41	\$86,000					
								Jan-28	\$37.14	\$87,725					
								Jan-29	\$37.88	\$89,473					
Jan-30	\$38.64	\$91,268													
	Jan-31	\$39.41	\$93,086		Jan-32	\$40.20	\$94,952		Jan-33	\$41.00	\$96,842		Jan-34	\$41.82	\$98,779
TOTAL AREA:		20,621					\$466,061								
TOTAL LEASED AREA:		20,621	100.00%												
TOTAL VACANT AREA:		0	0.00%												

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FINANCIAL OVERVIEW

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	\$41,004	\$1.99
Insurance	\$18,049	\$0.88
Common Area Maintenance		
Pest Control	\$823	\$0.04
Plumbing	\$472	\$0.02
General R&M	\$5,016	\$0.24
Roof	\$510	\$0.02
Landscaping	\$7,058	\$0.34
Landscaping Repairs	\$1,754	\$0.09
Parking Lot Snow Removal	\$309	\$0.01
Parking Lot Sweeping	\$4,763	\$0.23
Electricity Common Areas	\$2,195	\$0.11
Water	\$574	\$0.03
Sewer	\$8,159	\$0.40
Trash Removal	\$6,820	\$0.33
Utility Billing Fee	\$1,104	\$0.05
Cleaning Contract Services	\$7,794	\$0.38
Cleaning - Power Wash	\$812	\$0.04
Total Common Area Maintenance	\$48,164	\$2.34
Management Fee	\$19,936	\$0.97
TOTAL EXPENSES	\$127,153	\$6.17

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$468,031	\$22.70
GROSS POTENTIAL RENT	\$468,031	\$22.70
Expense Reimbursements		
Real Estate Taxes	\$41,004	\$1.99
Insurance	\$18,049	\$0.88
Common Area Maintenance	\$42,520	\$2.06
Management Fee	\$8,927	\$0.43
Total Expense Reimbursements	\$110,500	\$5.36
GROSS POTENTIAL INCOME	\$578,531	\$28.06
EFFECTIVE GROSS INCOME	\$578,531	\$28.06
Expenses		
Real Estate Taxes	\$41,004	\$1.99
Insurance	\$18,049	\$0.88
Common Area Maintenance	\$48,164	\$2.34
Management Fee	\$19,936	\$0.97
Total Expenses	\$127,153	\$6.17
NET OPERATING INCOME	\$451,378	\$21.89

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FINANCIAL OVERVIEW

PRICING

PRICE	\$7,222,000	GLA	20,621 SF
CAP RATE	6.25%	NOI	\$451,378
AVERAGE RENT PSF	\$22.70 PSF	AVG PRIMARY TERM	9.2 YEARS



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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	Total for Year Ending 2029			0	0.00%	0	
2030+	Dollar Tree Stores, Inc.	101	Jan-30	11,387	55.22%		
	Classy Nails & Spa	102	Oct-34	3,880	18.82%		
	Verizon Wireless	103	Oct-34	1,320	6.40%		
	Wells Burgers Express						
	(Royse City Community Development Corp Guaranteed Lease)	104	Nov-35	1,672	8.11%		
	Taco City y Mas	105	Dec-34	2,362	11.45%		
	Total for Year Ending 2030+			20,621	100.00%	20,621	100.00%
TOTAL LEASED SQUARE FOOTAGE:				20,621	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				20,621	100.00%		

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FINANCIAL OVERVIEW

TENANT PROFILES



Dollar Tree Stores, Inc.	
Square Feet:	11,387 SF
% of Building GLA:	55.22%
In-Place Rent PSF:	\$14.00
Lease Expiration:	January 2030
Company Website:	www.dollartree.com

Dollar Tree is a popular American discount retail chain known for offering a wide variety of products, all typically priced at \$1.25 or less. The store sells everyday essentials such as household goods, cleaning supplies, food and snacks, party decorations, seasonal items, and more. Its combination of low prices and diverse merchandise makes it a go-to destination for budget-conscious shoppers seeking quality products at unbeatable prices.



Classy Nails & Spa	
Square Feet:	3,880 SF
% of Building GLA:	18.82%
In-Place Rent PSF:	\$32.00
Lease Expiration:	October 2034
Company Website:	classynailbargarland.com

Classy Nail Bar is a chic nail salon located in Royce City, Texas, dedicated to elevating your nail and spa experience. At this salon, beauty and comfort take center stage through personalized services—whether you're in for a manicure, pedicure, or indulgent spa treatment—with each session tailored to your unique needs. Their team uses premium products and modern techniques in an environment designed for relaxation and sophistication.



Verizon Wireless	
Square Feet:	1,320 SF
% of Building GLA:	6.40%
In-Place Rent PSF:	\$33.83
Lease Expiration:	October 2034
Company Website:	www.verizon.com

Verizon is a leading U.S. telecommunications provider that champions reliability, innovation, and customer-centric solutions. With a strong focus on both personal and business users, Verizon delivers robust wireless connectivity, 5G-enabled services, and flexible device programs designed to make upgrading simpler and more cost-effective.



Taco City y Mas	
Square Feet:	2,362 SF
% of Building GLA:	11.45%
In-Place Rent PSF:	\$35.70
Lease Expiration:	December 2034
Company Website:	www.tacocityymas.com

Tacos Y Mas is a vibrant Mexican eatery making waves in the Dallas–Fort Worth area with its bold flavors and welcoming atmosphere. Locally and minority-owned, the restaurant prides itself on serving authentic Mexican fare made from scratch—featuring seasoned meats prepared in-house, fresh daily sides, and a standout salsa bar offering seven unique varieties.



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	7,089	29,605	61,054
2030 Total Population (Esri)	8,635	36,936	76,752
2010 Total Population (U.S. Census)	6,145	13,378	23,294
2000 Total Population (U.S. Census)	2,382	5,064	9,010
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	5.05%	7.21%	7.78%
2024-2029 Population: Compound Annual Growth Rate (Esri)	4.02%	4.52%	4.68%
2025 Total Daytime Population (Esri)	5,975	21,221	41,862
2025 Median Age (Esri)	34.2	34.8	34.8
2025 Total Households (Esri)	2,320	10,059	19,753
2030 Total Households (Esri)	2,880	12,762	25,193
2010 Total Households (U.S. Census)	2,049	4,381	7,439
2000 Total Households (U.S. Census)	823	1,684	2,937
2024-2029 Families: Compound Annual Growth Rate (Esri)	4.35%	4.80%	4.90%
2025 Average Household Income (Esri)	\$110,740	\$128,222	\$130,583
2025 Median Household Income (Esri)	\$99,126	\$112,297	\$112,336
2025 Per Capita Income (Esri)	\$36,671	\$41,835	\$42,082
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	4%	3%	3%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	6%	4%	4%
2025 Population Age 25+: High School Diploma (Esri) (%)	24%	22%	21%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	26%	22%	20%
2025 Population Age 25+: Associate's Degree (Esri) (%)	8%	12%	13%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	19%	23%	24%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	8%	11%	12%
2025 Total (SIC01-99) Businesses	238	466	838
2025 Total (SIC01-99) Employees	2,167	3,829	6,293

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.

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

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for informational 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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Designated Broker of Firm	License No.	Email	Phone
Harry Hardin	794620	hhardin@shopcompanies.com	972-685-1421
Sales Agent/Associate’s Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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