



EXCLUSIVE

OFFERING MEMORANDUM

Welcome to Sports Village Plaza: Frisco, Texas' premier 18,580-square-foot retail center, fully occupied with triple-net leases. Positioned in a high-demand DFW suburb known for rapid growth and elite amenities. Secure your place in this thriving market and reap the rewards of Frisco's prosperous economy and affluent community.



**6065
SPORT VILLAGE RD**

FRISCO | TEXAS 75033

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01

EXECUTIVE SUMMARY



- Located 25 minutes north of downtown Dallas, and 25 minutes from both DFW International Airport and Love Field
- Ranked as one of the fastest growing communities in the U.S.
- Over 9 million square feet of retail and dining, including IKEA, Stonebriar Centre Mall, and The Shops at Starwood
- Frisco Square is located at the intersection of Dallas North Tollway and Main Street, a new mixed-use development encompassing as much as 4.4 million square feet of the office, retail, multi-family, and municipal facilities including City Hall, Main Library and Frisco Heritage Village and Museum
- Frisco is home to several sporting venues: The Dallas Stars NHL team, with their corporate office and official practice ice located adjacent to the mall. FC Dallas major league soccer plays at Toyota Stadium, where a variety of concerts, football games and national and international soccer games also take place. The Frisco RoughRiders, AA affiliate of the Development League team Texas Legends play at DrPepper Arena.
- The Dallas Cowboys moved their headquarters to Frisco in 2016. The 91-acre Dallas Cowboys project includes the team's new headquarters and boasts state of the art training facilities and practice fields, a luxury hotel, high-end retail shopping and restaurants, and a 12,000 seat indoor stadium where the Frisco Independent School District high school varsity boys will play home games during the season

LOCATION OVERVIEW



SPORTS VILLAGE PLAZA

Located at 6065 Sports Village Road, Frisco, TX 75033, this prime address situates you in the heart of one of Texas' fastest-growing cities. Frisco is renowned for its affluent community, excellent schools, and world-class sports facilities, including the Dallas Cowboys' headquarters and Toyota Stadium home of FC Dallas. The location offers easy access to major highways, ensuring seamless connectivity throughout the Dallas-Fort Worth metroplex. Surrounding the area are thriving residential neighborhoods, upscale retail centers, and a vibrant commercial landscape, making it an ideal location for businesses seeking growth and visibility in a dynamic market.



The area is home to major retail destinations such as Stonebriar Centre, IKEA, and The Shops at Starwood, catering to a diverse range of shopping needs. Additionally, the Frisco Fresh Market offers a vibrant mix of local produce, artisanal goods, and community events, adding to the area's charm and appeal.

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INVESTMENT OVERVIEW



PROPERTY SUMMARY

An impressive 18,580-square-foot multi-tenant retail center nestled in the sought-after DFW suburb of Frisco, Texas. Boasting full occupancy with a roster of thriving businesses including Safelite Auto Glass (occupying slightly more than fifty percent of rentable space), Empowerment Center of Texas, The Suites Space, Chef Nic & Co, and Earnest B's BBQ—all under triple-net leases. Situated in a community known for its rapid growth and upscale demographics.



**6065 SPORTS VILLAGE ROAD
FRISCO, TEXAS 75033**



BUILDING SQUARE FOOTAGE - 18,580



LOT SIZE (ACRES) 1.934



\$9,250,000



CAP RATE 5.83





PRICE	\$9,250,000
CAP RATE	5.83
NOI - CURRENT	\$539,119
PERCENT OCCUPIED	100.00%
GROSS LEASEABLE AREA (GLA) (SQ.FT.)	18,580
PRICE PER SQUARE FOOT	\$497.84
LAND AREA(ACRES)	1.934
YEAR BUILT	2013

WHY FRISCO ?

Why Frisco? Frisco isn't just any suburb—it's a dynamic hub renowned for its rapid growth and affluent demographics. Home to major corporate headquarters, top-tier schools, and world-class sports facilities including the Dallas Cowboys' headquarters, Frisco attracts residents and visitors alike who seek a blend of suburban tranquility and urban amenities.

SPORTS VILLAGE PLAZA

Discover Sports Village Plaza, an 18,580-square-foot, fully leased multitenant retail center in Frisco, Texas—a hotbed of growth and prosperity. Situated in a prime location within this desirable DFW suburb, the plaza boasts 100% occupancy with triple-net leases, ensuring stable, passive income for investors. Frisco's dynamic economy, anchored by major corporations and top-tier amenities like the Dallas Cowboys' headquarters, guarantees sustained tenant demand and steady appreciation. This turnkey investment opportunity not only offers immediate cash flow but also positions investors to capitalize on the city's ongoing expansion and affluent demographic appeal. Don't miss your chance to join the winning team and secure your stake in this thriving market.



PRIME LOCATION, PRIME INVESTMENT

Located strategically within Frisco, Sports Village Plaza enjoys prime visibility and accessibility. It's more than just retail space—it's a cornerstone of local commerce, surrounded by a vibrant mix of residential neighborhoods and commercial enterprises.

OPPORTUNITY KNOCKS

As Frisco continues to grow, so does the demand for premium retail spaces. Secure your stake in this thriving market with Sports Village Plaza.



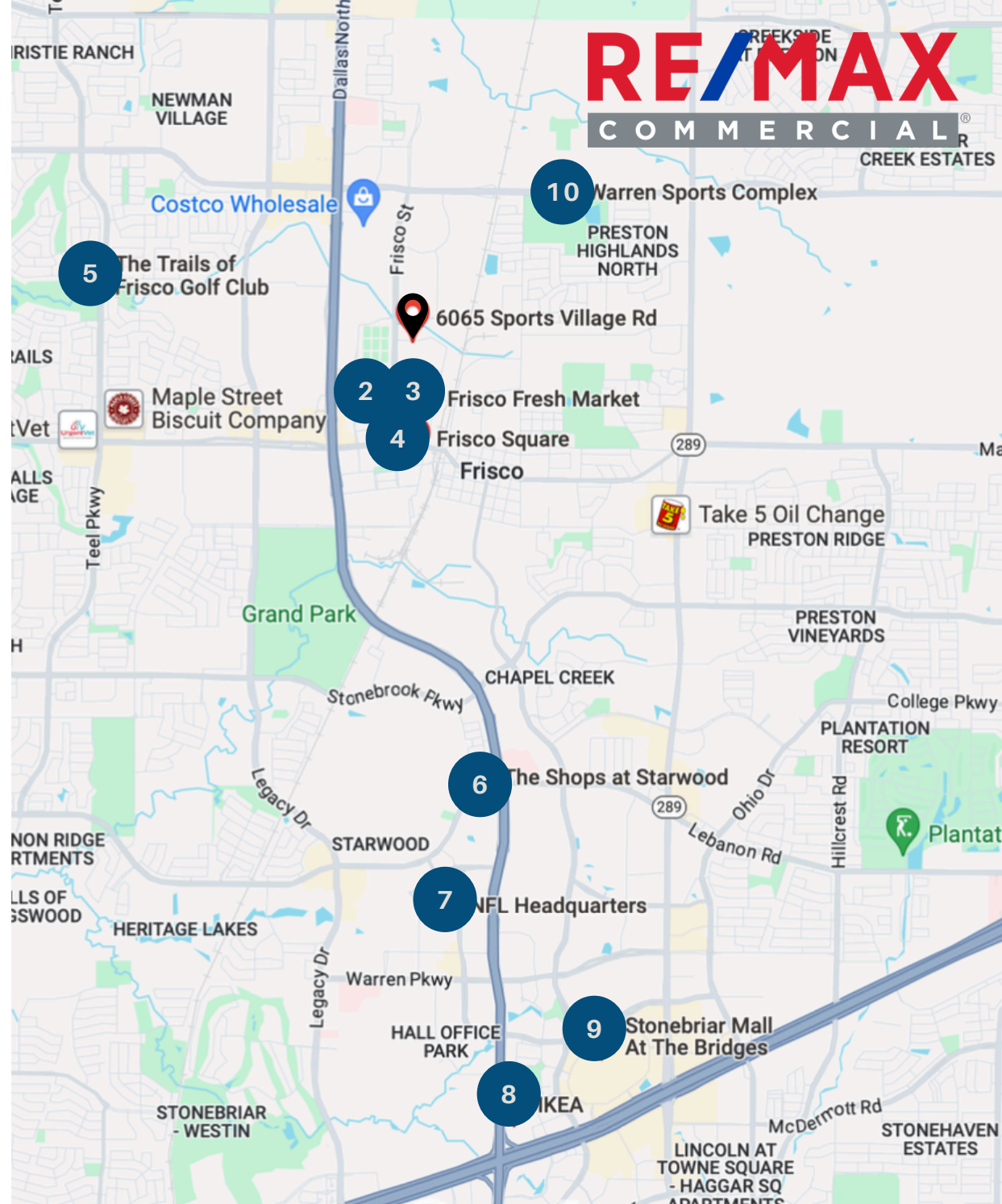
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LOCATION OVERVIEW

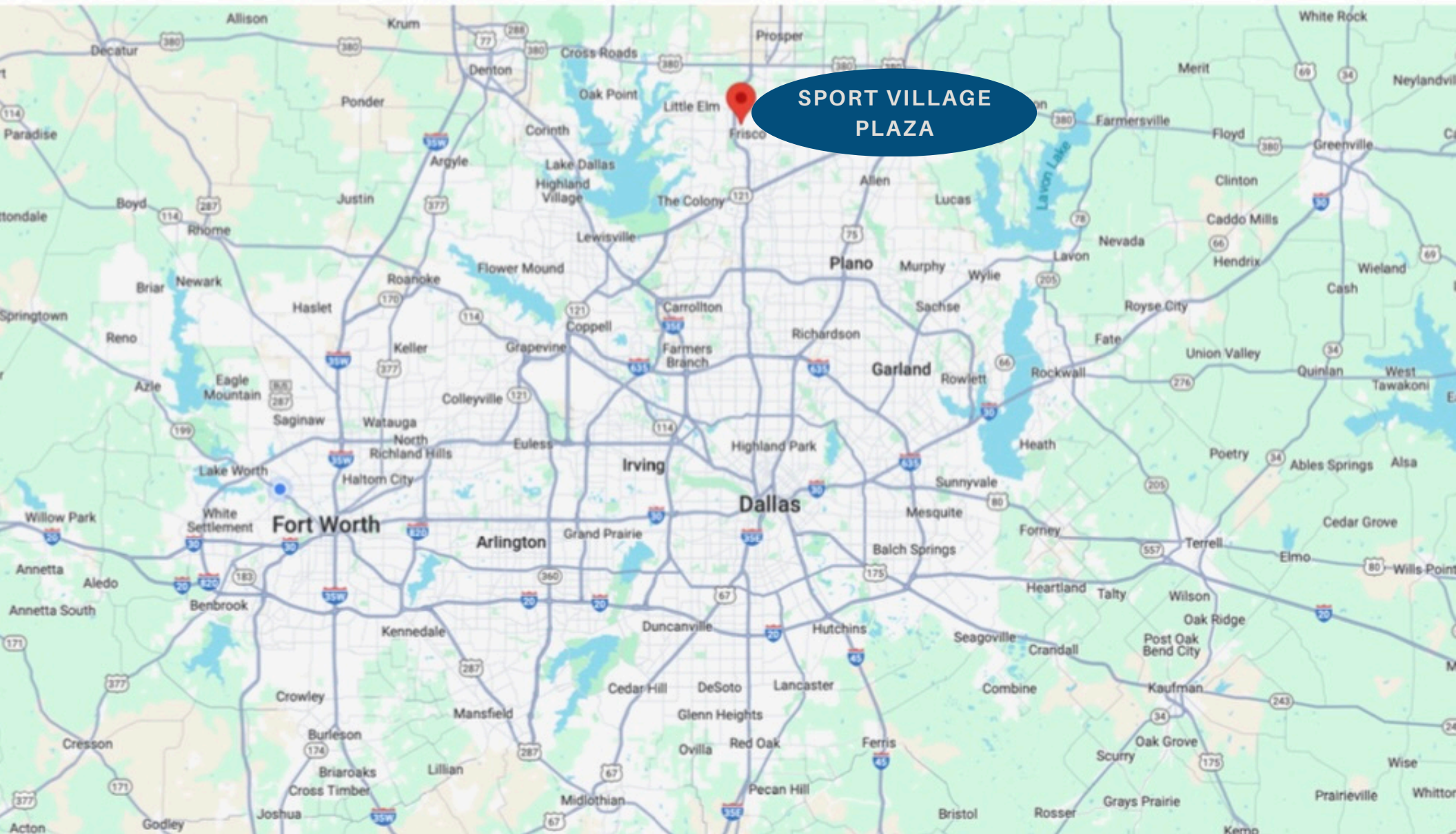


LOCATION OVERVIEW

1. SPORTS VILLAGE PLAZA
2. TOYOTA STADIUM - SOCCER CENTER
3. FRISCO FRESH MARKET
4. FRISCO SQUARE
5. THE TRAILS OF FRISCO GOLF CLUB
6. THE SHOPS AT STARWOOD
7. COWBOYS HEADQUARTERS - NFL HEADQUARTERS
8. IKEA
9. STONEBRIAR MALL AT THE BRIDGES
10. WARREN SPORTS COMPLEX



REGIONAL MAP



05

DEMOGRAPHICS



DEMOGRAPHICS



243,707
2025
POPULATION



\$648,500
MEDIAN
PROPERTY VALUE



235,208
2024
POPULATION



129,000
EMPLOYED
POPULATION



230,794
2023
POPULATION



\$150,000
MEDIAN HH
INCOME



37.8
MEDIAN
AGE



\$220,771
HIGHEST
MEDIAN HH
INCOME



06

FINANCIAL OVERVIEW



FINANCING & EXPENSES

EXPENSES	CURRENT	PER SQ. FT.
REAL ESTATE TAXES	\$97,642	\$5.25
INSURANCE	\$42,162	\$2.27
CAM		
UTILITIES	\$16,375	\$0.88
REPAIRS & MAINTENANCE	\$8,211	\$0.44
FIRE ALARM MONITORING	\$1,298	\$0.07
PEST CONTROL	\$1,147	\$0.06
LANDSCAPE MAINTENANCE	\$15,543	\$0.84
TOTAL CAM	\$42,574	\$2.29
MANAGEMENT FEE	\$39,627	\$2.13
TOTAL EXPENSES	\$220,005	\$11.94

INCOME & EXPENSES	CURRENT	PER SQ. FT.
BASE RENT		
OCCUPIED SPACE		
GROSS POTENTIAL RENT		
EXPENSE REIMBURSEMENT		
REAL ESTATE TAXES	\$97,642	\$5.25
INSURANCE	\$42,162	\$2.27
CAM	\$42,574	\$2.29
MANAGEMENT FEE	\$39,627	\$2.13
TOTAL EXPENSE REIMBUREMENT	\$222,005	\$11.94
GROSS POTENTIAL INCOME		
EFFECTIVE GROSS INCOME		
TOTAL EXPENSES	\$222,005	\$11.94
NET OPERATING INCOME		

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RENT COMPARABLES



TABLE

RENT ROLL

TENANT	GLR	LEASE TO	MONTHLY RENT (CURRENT)	MONTHLY CAM Charge
Safelite #100-400	9357	08/23/2022- 08/30/2029	\$23,002.63	\$7,017.75
Empowerment Center Of Texas #500	2013	06/01/2024 - 05/31/2031	\$4,838.00	\$1,509.75
The Suite Space #600	2366	01/20/2024 - 01/31/2029	\$5,686.25	\$1,774.50
Chef Nic & Co. #700	2327	03/01/2023 - 06/30/2028	\$5,761.26	\$1,745.25
Earnest B's BBQ #800	2517	09/01/2023 - 09/30/2028	\$6,292.30	\$1,887.75

	GLA	% OF GLA	BEGIN	END	TOTAL	PSF	REIMBURSED	OPTION	TYPE
Safelite #100-400	9,357	50.36%	08/23/2022	08/30/2029	\$267,984.48	\$28.64	\$7,017.73	Two 5y	NNN
		Changes on:	11/01/2025			\$276,031.50			
			11/01/2026			\$284,359.20			
			11/01/2027			\$292,874.16			
			11/01/2028			\$301,669.68			
			11/01/2029			\$311,681.67			

TENANT SUMMARY

	GLA	% OF GLA	BEGIN	END	TOTAL	PSF	REIMBURSED	OPTION	TYPE
Empowerment Center Of Texas #500	2,013	10.99%	06/01/2024	05/31/2031	\$56,364.00	\$28.00	\$1,509.75		NNN
		Changes on:	07/01/2025			\$58,056.00			
		Changes on:	07/01/2026			\$59,796.00			
		Changes on:	07/01/2027			\$61,590.00			
		Changes on:	07/01/2028			\$63,438.00			
		Changes on:	07/01/2029			\$65,340.00			
The Suite Place #600	2,366	12.91%	01/20/2024	01/31/2029	\$68,235.00	\$28.88	\$1,774.50		NNN
		Changes on:	04/01/2026			\$70,282.00			
		Changes on:	04/01/2027			\$72,391.00			
		Changes on:	04/01/2028			\$74,563.00			

TENANT SUMMARY

	GLA	% OF GLA	BEGIN	END	TOTAL	PSF	REIMBURSED	OPTION	TYPE
Chef Nic & Co. #700	2,327	12.70%	03/01/2023	06/30/2028	\$67,110.68	\$28.84	\$1,745.25		NNN
		Changes on:	09/01/2026			\$69,135.12			
		Changes on:	09/01/2027			\$71,206.20			
		Changes on:	09/01/2028			\$73,347.00			
Earnest B's BBQ #800	2,517	13.64%	09/01/23	09/30/2028	\$72,993.00	29.00	\$1,887.75	One 5y	NNN
		Changes on:	10/01/2025			\$75,510.00			
		Changes on:	10/01/2026			\$78,027.00			
		Changes on:	10/01/2027			\$80,544.00			
		Changes on:	10/01/2028			\$83,061.00			

TENANT SUMMARY

	GLA	% OF GLA	BEGIN	END	TOTAL	PSF	REIMBURSED	OPTION	TYPE
Total Vacant	0	0%							
Total Occupied	18,580	100%							
Total	18,580								