



OFFERING MEMORANDUM

Multi Tenant Retail brought to you exclusively by

DuWest
INVESTMENT SERVICES



STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the retail property known located at 5415-5421 The Station Blvd, Sachse, TX 75048 being approximately 18,040 square feet of improvements and situated on 1.72 acres of land ("the "Property"). It is not to be used for any other purpose or made available to any other person without the express written consent of Seller or DuWest Realty, LLC ("DW"). The material herein is based in part upon information supplied by the Seller and in part upon information obtained by DW from sources it deems reliable. No representation or warranty, expressed or implied, is made by the Seller, DW, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation, conduct their own due diligence, and form their own conclusions without reliance upon the material contained herein. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase and Sale Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or DW or any of their affiliates or any of their respective officers, directors, owners, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from DW or Seller or their affiliates or any of their respective officers, directors, owners, or agents as legal, tax, or other advice. Prior to forming their acquisition value of the Property, prospective purchasers should consult with their own legal counsel and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

EXECUTIVE SUMMARY

ROBERT B. SEWELL

[CLICK HERE TO VIEW VIDEO](#)



OFFERING MEMORANDUM

DuWest Realty Investment Services is pleased to Present for Sale The Station Phase II ("The Property") located in Sachse, TX, featuring 18,040 SF across two buildings in the heart of The Station's master planned development. The Property is part of a \$500 million mixed use development that spans 134 acres and includes a 34 acre park, over 1,000 residential units and a range of retail, dining, and entertainment offerings. The Property is 100% occupied by six quality tenants with a 7.6 year WALT.

The Station Phase II features new, high-quality construction in a rapidly growing DFW submarket. In addition to the healthy rent levels, the tenant line-up features a perfect mix of service, dining and medical users. More than ever, we are seeing investor demand for medical retail tenants. Given the significant capital invested into their buildouts, they become "sticky" creating long-term stability in the tenant line up. In addition, the restaurant concepts in the center are corporately backed, strong regional operators, all of which are on a rapid expansion trajectory throughout DFW. Notably, Nation's Hamburgers selected this site as one of its first locations outside of California, a testament to both the strength of the center and the compelling growth story of the Sachse and greater DFW markets. Moreover, the Property offers an attractive 1 acre pad already laid out for 5,500 square feet of restaurant including a drive-thru. This additional value coupled with the dynamic and diverse tenant mix will be highly attractive to the investor pool.

Sachse specifically is a rapidly growing suburb located in Collin and Dallas Counties, the epicenter of one of the fastest-growing regions in the United States. Strategically positioned along President George Bush Turnpike (101,759 VPD) and State Highway 78 (49,525 VPD), Sachse benefits from strong regional connectivity and commuter traffic. The city has experienced meaningful population growth driven by suburban expansion, new housing development, and strong household formation with a major catalyst for continued growth being The Station. In addition to significant private investment, the city has committed capital toward infrastructure, parks, and civic improvements, reinforcing long-term economic stability and quality of life. The population of Collin County is anticipated to double by the year 2060 with around 2.4 million people calling the county home. As the larger cities begin to fill, smaller North Texas cities are now in the spotlight of massive developments.

Overall, The Station Phase II presents a compelling opportunity to acquire a fully stabilized, high-quality retail asset within one of North Texas' most dynamic growth corridors. The Property offers durable in-place income supported by a diverse mix of medical, service, and corporately backed restaurant tenants, creating long-term stability and strong consumer draw within the broader master-planned development.

5415-5421 THE STATION BLVD

ADDRESS

SACHSE, TX

CITY

DALLAS

COUNTY

2023

CONSTRUCTION YR

6

NUMBER OF TENANTS

18,040 SF

BUILDING SIZE

1.72 ACRES

SITE SIZE

7.6 YEARS

WALT

\$675,697

IN-PLACE NOI

6.00%

CAP RATE

\$11,262,000

PRICE

100%

OCCUPANCY

NNN

LEASE STRUCTURE

**PRESIDENT GEORGE BUSH
TURNPIKE: 101,759 VPD**

**THE STATION BLVD:
15,206 VPD**

TRAFFIC COUNTS

INVESTMENT HIGHLIGHTS

Set within the serene Sachse landscape, you'll find The Station, a mixed-use entertainment district evoking the vibrant heart of the city while paying respect to the suburb's rustic roots. The district creates a harmonious balance between work, play and life – encompassing a rich tapestry of residential communities, retail spaces, restaurants and entertainment offerings — all surrounding Sachse's 34-acre Heritage Park.



PART OF MASSIVE \$500M MIXED USE MASTER PLANNED DEVELOPMENT -- THE STATION

Entire development spans 134 acres and includes a 34 acre park, over 1,000 residential units, and 400,000 SF of commercial and retail amenities



DYNAMIC TENANT MIX

Strong mix of corporate level credit tenants such as Baylor Scott & White and Methodist Medical as well as beloved local restaurant and service tenants



HIGH TRAFFIC COUNTS AND VISIBILITY ALONG PG&T (101,759 VPD)

Generate strong demand for commercial tenants and drive retail performance.

INVESTMENT HIGHLIGHTS



SACHSE, TX -- EPICENTER OF ECONOMIC DEVELOPMENT AND INVESTMENT

Sachse has received major investment from the private and public sectors for a variety of developments including

The Station (\$500M), Heritage Park Renovation (\$10M), City Facility Investment to build out 27,000+ SF of municipal space (\$14M), Evolve Biologics Plant (\$200M), and with approximately \$2.25 million of projected expenditures by the EDC this year



AFFLUENT SURROUNDING RESIDENTIAL POPULATION

Average HH Income of \$193,408 and Average Home Value of \$518,162 (3 miles)



7.6 YEAR WALT

Featuring Embedded Cash Flow Growth

LOCATION MAP



Bunker-Hill Rd

PG&T (101,759 VPD)
TOLL

SACHSE
Sachse High School
2,935 Students

Pinnacol
Montessori

Little Caesars
DR DONUTS
MAMA TOSCA
FRUXUS
BOB'S

B. G. Hudson Middle School
1,165 Students

THE STATION
SACHSE, TEXAS
\$500M Mixed Use Development

The Station (Single Family)
225 Lots
800 Units

Robert B. Sewell Elementary School
708 Students

Heritage Park

Ariel Pointe
SENIOR LIVING
189 Senior Living Units

ADALINE
AT THE STATION
290 MF Units

LinZ
AT THE STATION
300 MF Units

CHIPOTLE
Starbucks
Sayfani Coffee House
SK SALON
KEKI
Epic Wings

AMBERLIN
A SPARROW LIVING COMMUNITY
AT THE STATION
93 Age 55+ Units

7
ELEVEN

THE STATION
SACHSE, TEXAS

MILES ONE90
Luxury Apartment Homes
386 MF Units

Trinity Medical Plaza Sachse

Medical City Healthcare

SPEC'S
Future

NORTHPLACE CHURCH

Pho Station
MANNY'S
COLD STONE
BRASS TAP
POLARIS DENTISTRY

Garland FFA Barn

Stonelake Capital Tech Warehouse
100+ Jobs







Dolfen Industrial Tech Warehouse
100+ Jobs

Evolve Biologics Plasma Processing Plant
\$200 Million Investment
300+ Jobs

AEC
APPLIED ENERGY COMPANY LLC.
SINCE 1971



THE STATION BOULEVARD | 15,206 VPD

 A-100	 A-200	 A-300	 B-150	 B-250	 B-350
--	--	--	--	--	--



Monument Sign

1.01 acre pad site
(can be included at buyer's discretion)



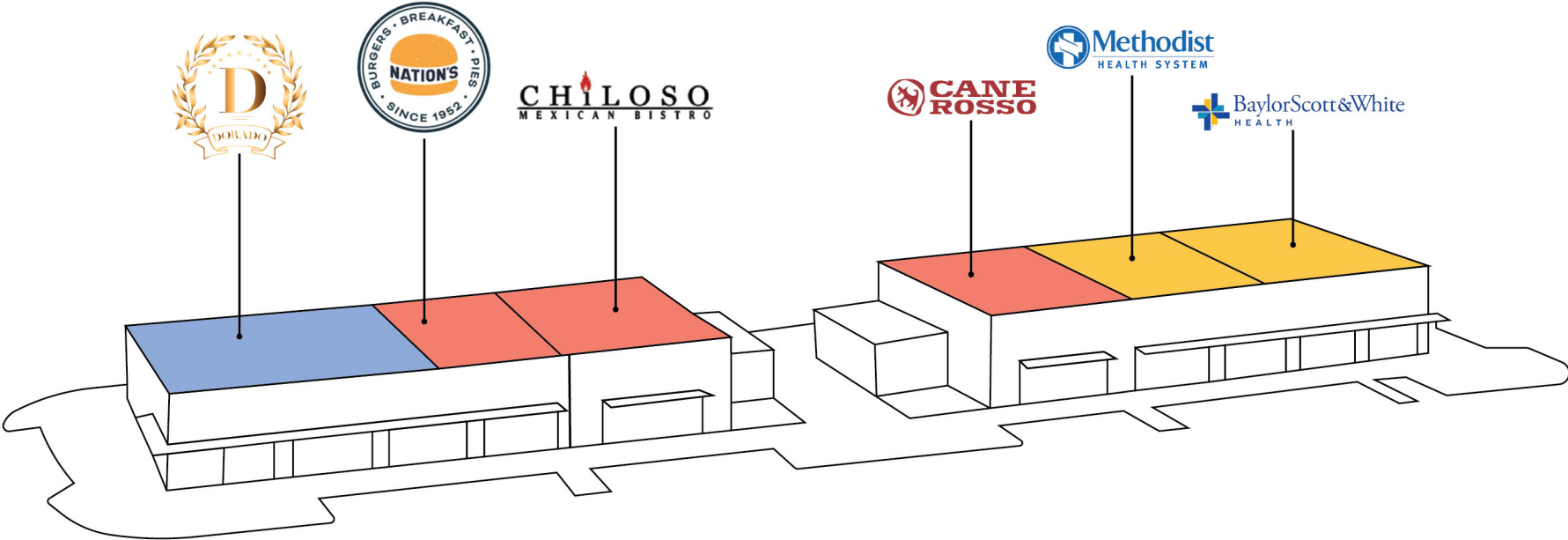
PRESIDENT GEORGE BUSH HIGHWAY



PRESIDENT GEORGE BUSH TURNPIKE (TOLL ROAD) | 101,759 VPD



TENANT LINEUP



-  RETAIL
-  MEDICAL
-  RESTAURANT



RENT ROLL

THE STATION II

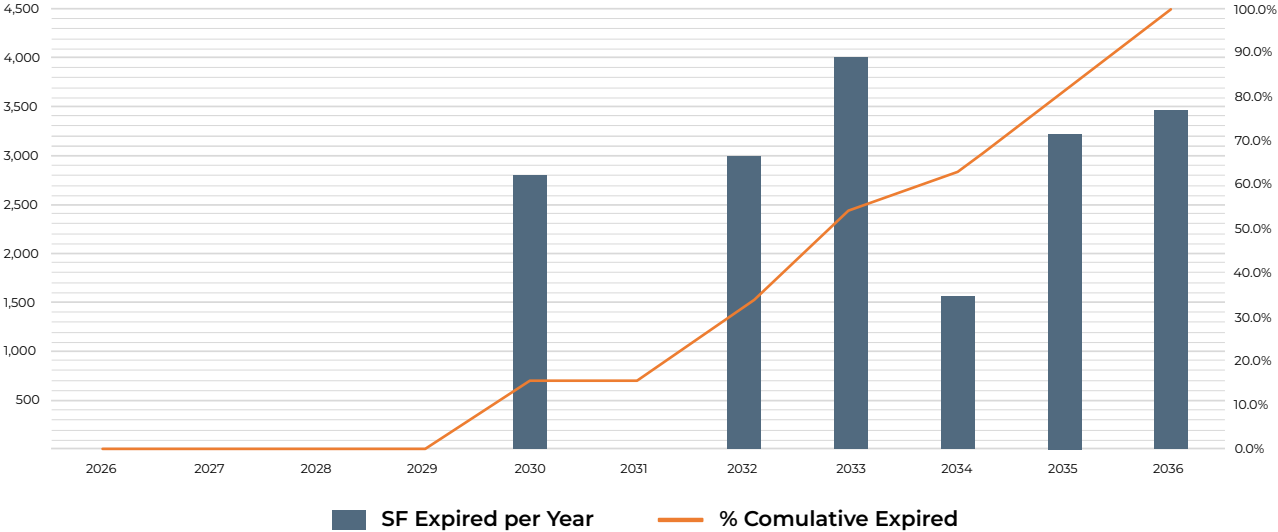
5421 The Station Blvd, Sachse, TX 75048

SUITE	TENANT	SIZE (SF)	% OF TOTAL(SF)	CURRENT TERM		CURRENT BASE RENT			RENTAL INCREASES			CAM RECOVERY	RENEWAL OPTIONS
				START	EXPIRE	PSF	ANNUAL	MONTHLY	DATE	PSF	ANNUAL		
A-100	Dorado Nail Bar	4,000	22.2%	10/12/2023	10/31/2033	\$34.00	\$136,000	\$11,333	Nov-28	\$37.40	\$149,600	NNN + 15% Admin Fee	None
A-200	Nation's Giant Hamburgers & Pies	1,556	8.6%	5/29/2024	5/31/2034	\$39.14	\$60,902	\$5,075	Jun-26	\$40.31	\$62,722	NNN + 15% Admin Fee	None
									Jun-27	\$41.52	\$64,605		
									Jun-28	\$42.77	\$66,550		
									Jun-29	\$44.05	\$68,542		
									Jun-30	\$45.37	\$70,596		
									Jun-31	\$46.74	\$72,727		
A-300	Chiloso Mexican Bistro	3,464	19.2%	3/28/2026	5/31/2036	\$37.00	\$128,168	\$10,681	Jun-31	\$40.70	\$140,985	NNN + 7.5% Admin Fee	2 x 5-Year Options 1) \$44.77 PSF 2) \$46.25 PSF
									Mar-26	\$37.74	\$121,523		
									Mar-27	\$38.49	\$123,938		
									Mar-28	\$39.26	\$126,417		
									Mar-29	\$40.05	\$128,961		
									Mar-30	\$40.85	\$131,537		
B-150	Cane Rosso	3,220	17.8%	2/3/2025	2/28/2035	\$37.00	\$119,140	\$9,928	Mar-26	\$37.74	\$121,523	NNN + 15% Admin Fee	None
									Mar-27	\$38.49	\$123,938		
									Mar-28	\$39.26	\$126,417		
									Mar-29	\$40.05	\$128,961		
									Mar-30	\$40.85	\$131,537		
									Mar-31	\$41.67	\$134,177		
B-250	Methodist Family Health Center	2,800	15.5%	11/16/2024	1/31/2030	\$36.72	\$102,816	\$8,568	Feb-27	\$37.45	\$104,860	NNN + 5% Admin Fee (No Mgmt Fee)	2 x 5-Year Options continuing with 2% annual increases
									Feb-28	\$38.20	\$106,960		
									Feb-29	\$38.97	\$109,116		
B-350	Baylor Scott & White	3,000	16.6%	3/24/2025	3/31/2032	\$36.00	\$108,000	\$9,000	Apr-26	\$37.00	\$111,000	NNN + 15% Admin Fee	3 x 5-Year Options continuing with 3% annual increases
									Apr-27	\$38.00	\$114,000		
									Apr-28	\$39.00	\$117,000		
									Apr-29	\$40.00	\$120,000		
									Apr-30	\$41.00	\$123,000		
									Apr-31	\$42.00	\$126,000		
Total Occupied		18,040	100%			\$36.31	\$655,026	\$54,585					
Total Vacant		0	0.0%										
Total GLA		18,040											

EXPIRATION SCHEDULE

YEAR	SF EXPIRING	% EXPIRING	% CUMULATIVE
2026	-	0.0%	0.0%
2027	-	0.0%	0.0%
2028	-	0.0%	0.0%
2029	-	0.0%	0.0%
2030	2,800	15.5%	15.5%
2031	-	0.0%	15.5%
2032	3,000	16.6%	32.2%
2033	4,000	22.2%	54.3%
2034	1,556	8.6%	62.9%
2035	3,220	17.8%	80.8%
2036	3,464	19.2%	100.0%
Totals	18,040	100.0%	

EXPIRATION SCHEDULE



INCOME & EXPENSE

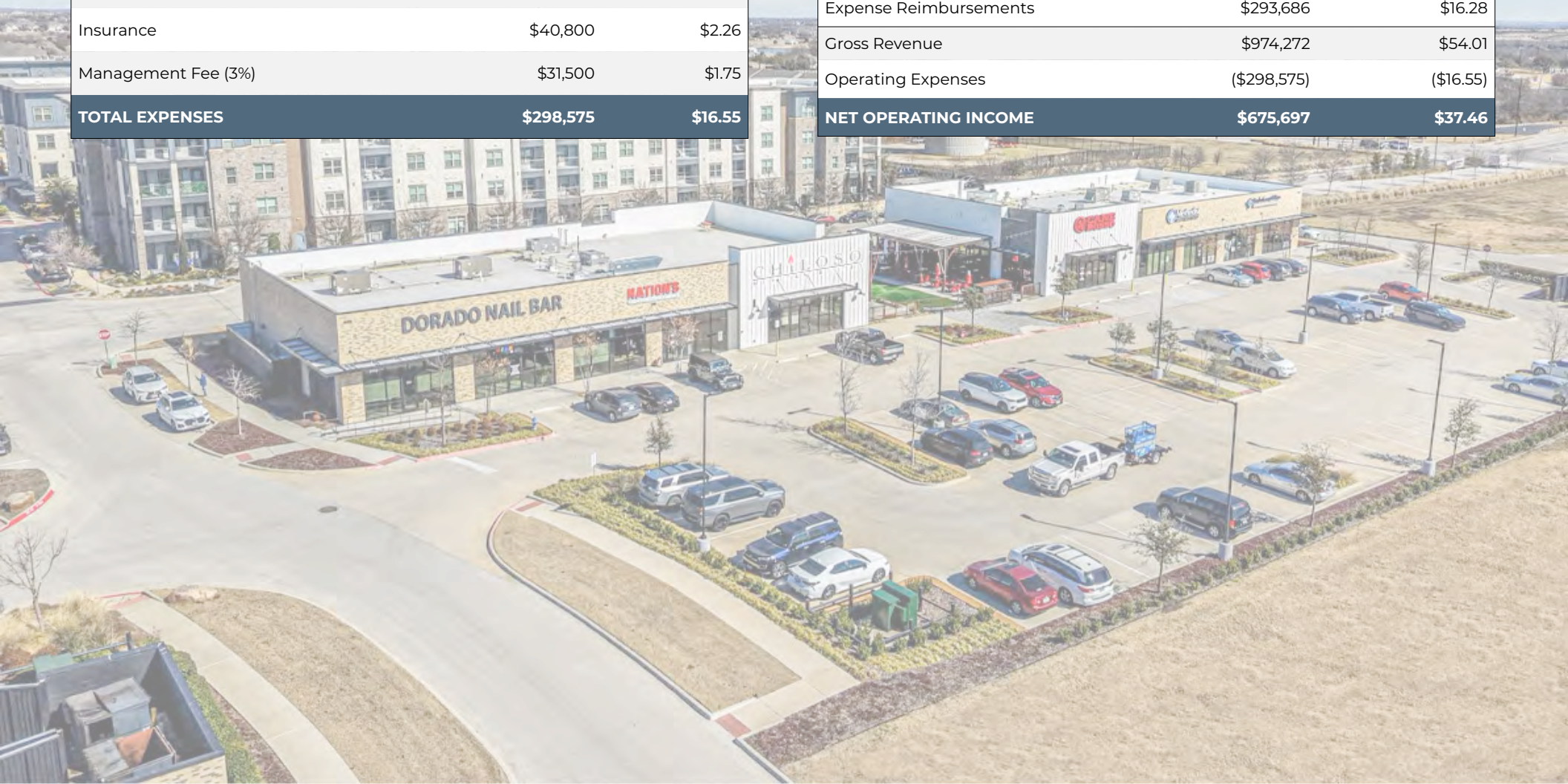
5415-5421 THE STATION BLVD, SACHSE, TX 75045

YEAR ONE PROJECTED EXPENSES

	IN-PLACE	PSF
CAM	\$100,023	\$5.54
Taxes	\$126,252	\$7.00
Insurance	\$40,800	\$2.26
Management Fee (3%)	\$31,500	\$1.75
TOTAL EXPENSES	\$298,575	\$16.55

IN-PLACE NOI (YE JUNE 30, 2027)

	IN-PLACE	PSF
Base Rent	\$664,793	\$36.85
Admin Fee Income	\$15,793	\$0.88
Expense Reimbursements	\$293,686	\$16.28
Gross Revenue	\$974,272	\$54.01
Operating Expenses	(\$298,575)	(\$16.55)
NET OPERATING INCOME	\$675,697	\$37.46



PRICING

\$11,262,000

PRICE

\$675,697

IN-PLACE NOI

6.00%

CAP RATE

18,040 SF

BUILDING SIZE

1.72 ACRES

SITE SIZE

7.6 YEARS

WALT

2023

CONSTRUCTION YEAR



TENANT PROFILES



Cane Rosso
 Cane Rosso is a Neapolitan-style pizza restaurant known for its wood-fired pizzas cooked in imported Italian ovens. They have seven locations across DFW, with Sachse being their eighth and newest restaurant opening. Cane Rosso has earned critical praise and national attention: it has been featured on food media such as Diners, Drive-Ins and Dives and has been ranked among the top pizzerias in the U.S., placing in Pizza Today's top 20 list. This location is guaranteed by a larger entity that backs multiple Cane Rosso locations but is operated by corporate. Tenant also reports sales and has a healthy occupancy cost.

Tenant: Cane Rosso Heights, LLC.
 Guarantor: Cane Rosso Magnolia, LLC.



Nation's Burger
 Since 1952, Nation's has been serving up their iconic "Giant Hamburgers," breakfast, and fresh made pies. Originally founded in California, Nation's has more recently focused their expansion into the DFW area with multiple planned and open locations. As of this year, they have 36 restaurant locations across the US. Their lease is corporately guaranteed by Nation's Foodservice, Inc.

Guarantor: Nation's Foodservice, Inc. (Corporate)

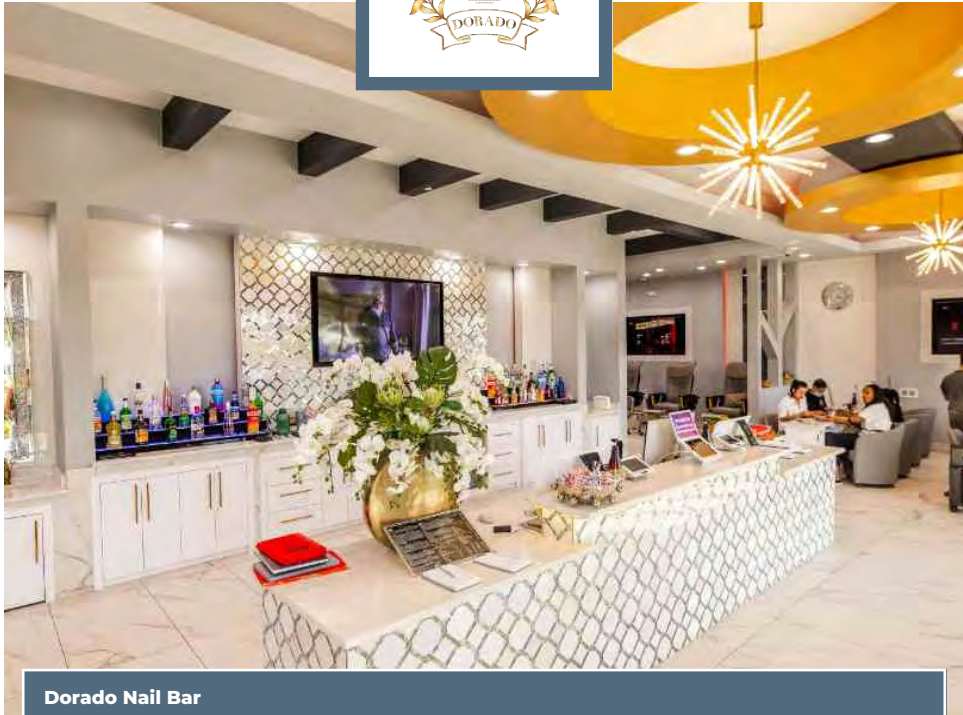


TENANT PROFILES

Baylor Scott & White

Baylor Scott & White Health's rehabilitation services are part of an extensive network that provides comprehensive rehabilitation care for patients recovering from injury, illness, surgery, or neurological conditions. The rehab system is one of the largest in Texas and among the largest in the U.S., with both inpatient and outpatient sites throughout North and Central Texas. The lease is corporately guaranteed.

Tenant: BIR JV, LLP
Guarantor: Select Medical Corporation (Corporate)



Dorado Nail Bar

Dorado Nail Bar is a family owned and operated luxury nail spa offering a variety of high end salon services. They currently operate over 30 locations in DFW and are continuing to grow across the metroplex. This lease is executed by the corporate entity and personally guaranteed by the owner.

Tenant: Dallas Nail Design, LLC
Guarantor: Personal



TENANT PROFILES

Chiloso

Chiloso Mexican Bistro is a fast-casual Mexican restaurant concept known for fresh ingredients and build-your-own format. From their original location which opening Rockwall, TX in 2005, they have since grown to over a dozen locations across the metroplex and counting. The entity is corporately backed by Joe & David Tacos, LTD.

Guarantor: Joe & David Tacos, Ltd. (Corporate)



Methodist Medical

Methodist family Health center operates clinics offering comprehensive primary care services. Overall, these health centers act as a first point of contact for medical care, focusing on whole-family health and ongoing care relationships with primary care providers. The Methodist Family Health Center is a part of the greater Methodist Health Hospital System. The lease is corporately guaranteed.

Tenant: MedHealth, a Texas non-profit corporation
Guarantor: Methodist Hospitals of Dallas



PROPERTY PHOTOS



LEASE ABSTRACT

DORADO NAILS The Station Retail - Sachse

Demised Premises:	4,000 SF	Common Area Maintenance:	Pro rata share of Common Area Costs + 15% of such costs as an admin fee.												
Documentation:	Lease Agreement dated 11/11/2021	Insurance:	Pro rata share												
Tenant:	Dallas Nail Design LLC	Tax Payments:	Pro rata share												
Guarantor:	Hai V. Nguyen & Thanh Thuy T. Nguyen, collectively	Roof Repair / Replacement:	Landlord, costs passed through to tenant on a pro rata basis as a part of CAM												
Rent Commencement Date:	October 12, 2023	HVAC Repairs / Replacement:	Tenant												
Lease Expiration Date:	October 31, 2033	Exclusive:	Operation of a nail salon												
Security Deposit:	\$12,466.67	Sales / Financial Reporting:	Sales: Within 30 after the expiration of each calendar quarter, and upon reasonable request during the course of the year. Financial reports: 15 days												
Base Rent:	<table><thead><tr><th>Period</th><th>Annually</th><th>Monthly</th><th>PSF</th></tr></thead><tbody><tr><td>10/12/2023-10/31/2028</td><td>\$136,000</td><td>\$11,333.33</td><td>\$34.00</td></tr><tr><td>11/1/28-10/31/33</td><td>\$149,600</td><td>\$12,466.67</td><td>\$37.40</td></tr></tbody></table>	Period	Annually	Monthly	PSF	10/12/2023-10/31/2028	\$136,000	\$11,333.33	\$34.00	11/1/28-10/31/33	\$149,600	\$12,466.67	\$37.40	Estoppel:	10 Days
Period	Annually	Monthly	PSF												
10/12/2023-10/31/2028	\$136,000	\$11,333.33	\$34.00												
11/1/28-10/31/33	\$149,600	\$12,466.67	\$37.40												
Renewal Option(s):	None														



LEASE ABSTRACT

NATION'S BURGER The Station Retail - Sachse

Demised Premises: 1,566 SF

Documentation: Lease Agreement dated 11/1/2023 and subsequent Amendment to Lease dated 6/23/2025

Tenant: Nation's Food Service, INC.

Guarantor: Nation's Food Service, INC. (Corporate)

Rent Commencement Date: May 29, 2024

Lease Expiration Date: May 31, 2034

Security Deposit: \$12,942.35

Base Rent:	Period	Annually	Monthly	PSF
	5/29/24-5/31/2025	\$59,508	\$4,959.00	\$38.00
	6/1/2025-5/31/2026	\$61,293	\$5,107.77	\$39.14
	6/1/2026-5/31/2027	\$63,125	\$5,260.46	\$40.31
	6/1/2027-5/31/2028	\$65,020	\$5,418.36	\$41.52
	6/1/2028-5/31/2029	\$66,978	\$5,581.49	\$42.77
	6/1/2029-5/31/2030	\$68,982	\$5,748.53	\$44.05
	6/1/2030-5/31/2031	\$71,049	\$5,920.79	\$45.37
	6/1/2031-5/31/2032	\$73,195	\$6,099.57	\$46.74
	6/1/2032-5/31/2033	\$75,387	\$6,282.27	\$48.14
	6/1/2033-5/31/2034	\$77,642	\$6,470.19	\$49.58

Renewal Option(s): Three, 5-year options @ 103% of prior base rent with continuing 3% annual increases

Common Area Maintenance: Pro rata share of Common Area Costs + 15% of such costs as an admin fee. 5% non-cumulative cap on "Controllable Common Area Costs", defined as all Common Area Costs except taxes, insurance premiums, utilities, snow removal costs, costs incurred to comply with governmental requirements, and other costs beyond the reasonable control of the Landlord.

Insurance: Pro rata share

Tax Payments: Pro rata share

Roof Repair / Replacement: Landlord, costs passed through to tenant on a pro rata basis as a part of CAM

HVAC Repairs / Replacement: Tenant

Exclusive: N/A

Sales / Financial Reporting: Sales: within 30 days after the expiration of each calendar quarter, and upon reasonable request during the course of the year. Financial reports (tenant + guarantor): 15 days from LL request

Estoppel: 10 Days

ROFR Yes - ROFR to lease all, but not part, of the space contiguous to the premises



LEASE ABSTRACT

CHILOSO The Station Retail - Sachse

Demised Premises: 3,464 SF

Documentation: Lease Agreement dated 9/29/2025

Tenant: Joe & David Tacos, LTD.

Guarantor: N/A

Rent Commencement Date: March 28, 2026

Lease Expiration Date: May 31, 2036

Security Deposit: N/A

Base Rent:	Period	Annually	Monthly	PSF
<i>Free rent period</i>	3/28/2026-5/31/2026	\$0	\$0.00	\$0.00
	6/1/26-5/31/2031	\$128,168	\$10,680.67	\$37.00
	6/1/2031-5/31/2036	\$140,985	\$11,748.73	\$40.70

Renewal Option(s): Two, 5-year option @ 10% increase over the previous term, 90 days months notice required:
Option 1: \$44.77 psf
Option 2: \$49.25 psf

Common Area Maintenance: Pro rata share of Common Area Costs + 7.5% of such costs as an admin fee. 3% cumulative cap on "Controllable Common Area Costs", defined as all Common Area Costs except taxes, insurance premiums, utilities, snow removal costs, costs incurred to comply with governmental requirements, and other costs beyond the reasonable control of the Landlord.

Roof Repair / Replacement: Landlord, costs passed through to tenant on a pro rata basis as a part of CAM

HVAC Repairs / Replacement: Tenant

Exclusive: "Fast casual" Tex Mex food. "Fast casual" is characterized by a counter-based service and shorter dining times or a build your own concept.

Sales / Financial Reporting: Sales: Within 30 days after LL's written request, and upon reasonable request during the course of the year. 15 days for general financial statements

Estoppel: 10 Days



LEASE ABSTRACT

CANE ROSSO
The Station Retail - Sachse

Demised Premises:	3,220 SF	Renewal Option(s):	None																																												
Documentation:	Lease agreement dated 6/20/2024	Common Area Maintenance:	Pro rata share of Common Area Costs + 15% of such costs as an admin fee. 5% cumulative cap on "Controllable Common Area Costs", defined as all Common Area Costs except taxes, insurance premiums, utilities, snow removal costs, costs incurred to comply with governmental requirements, and other costs beyond the reasonable control of the Landlord.																																												
Tenant:	Cane Rosso Heights LLC	Insurance:	Pro rata share																																												
Guarantor:	Cane Rosso Magnolia, LLC (Guarantees multiple locations)	Tax Payments:	Pro rata share																																												
Rent Commencement Date:	February 3, 2025	Roof Repair / Replacement:	Landlord, costs passed through to tenant on a pro rata basis as a part of CAM																																												
Lease Expiration Date:	February 28, 2035	HVAC Repairs / Replacement:	Tenant																																												
Security Deposit:	\$13,148.33	Exclusive:	None																																												
Base Rent:	<table border="1"> <thead> <tr> <th>Period</th> <th>Annually</th> <th>Monthly</th> <th>PSF</th> </tr> </thead> <tbody> <tr> <td>2/3/2025-2/28/2026</td> <td>\$119,140</td> <td>\$9,928.33</td> <td>\$37.00</td> </tr> <tr> <td>3/1/2026-2/28/2027</td> <td>\$121,523</td> <td>\$10,126.90</td> <td>\$37.74</td> </tr> <tr> <td>3/1/2027-2/29/2028</td> <td>\$123,938</td> <td>\$10,328.15</td> <td>\$38.49</td> </tr> <tr> <td>3/1/2028-2/28/2029</td> <td>\$126,417</td> <td>\$10,534.77</td> <td>\$39.26</td> </tr> <tr> <td>3/1/2029-2/28/2030</td> <td>\$128,961</td> <td>\$10,746.75</td> <td>\$40.05</td> </tr> <tr> <td>3/1/2030-2/28/2031</td> <td>\$131,537</td> <td>\$10,961.42</td> <td>\$40.85</td> </tr> <tr> <td>3/1/2031-2/28/2032</td> <td>\$134,177</td> <td>\$11,181.45</td> <td>\$41.67</td> </tr> <tr> <td>3/1/2032-2/28/2033</td> <td>\$136,850</td> <td>\$11,404.17</td> <td>\$42.50</td> </tr> <tr> <td>3/1/2033-2/28/2034</td> <td>\$139,587</td> <td>\$11,632.25</td> <td>\$43.35</td> </tr> <tr> <td>3/1/2034-2/28/2035</td> <td>\$142,388</td> <td>\$11,865.70</td> <td>\$44.22</td> </tr> </tbody> </table>	Period	Annually	Monthly	PSF	2/3/2025-2/28/2026	\$119,140	\$9,928.33	\$37.00	3/1/2026-2/28/2027	\$121,523	\$10,126.90	\$37.74	3/1/2027-2/29/2028	\$123,938	\$10,328.15	\$38.49	3/1/2028-2/28/2029	\$126,417	\$10,534.77	\$39.26	3/1/2029-2/28/2030	\$128,961	\$10,746.75	\$40.05	3/1/2030-2/28/2031	\$131,537	\$10,961.42	\$40.85	3/1/2031-2/28/2032	\$134,177	\$11,181.45	\$41.67	3/1/2032-2/28/2033	\$136,850	\$11,404.17	\$42.50	3/1/2033-2/28/2034	\$139,587	\$11,632.25	\$43.35	3/1/2034-2/28/2035	\$142,388	\$11,865.70	\$44.22	Sales / Financial Reporting:	Sales will be delivered upon reasonable request during the course of the year. Must reflect gross sales & gross sales per rentable SF. Full financial reports from Tenant & Guarantor will be delivered within 15 days of LL request.
Period	Annually	Monthly	PSF																																												
2/3/2025-2/28/2026	\$119,140	\$9,928.33	\$37.00																																												
3/1/2026-2/28/2027	\$121,523	\$10,126.90	\$37.74																																												
3/1/2027-2/29/2028	\$123,938	\$10,328.15	\$38.49																																												
3/1/2028-2/28/2029	\$126,417	\$10,534.77	\$39.26																																												
3/1/2029-2/28/2030	\$128,961	\$10,746.75	\$40.05																																												
3/1/2030-2/28/2031	\$131,537	\$10,961.42	\$40.85																																												
3/1/2031-2/28/2032	\$134,177	\$11,181.45	\$41.67																																												
3/1/2032-2/28/2033	\$136,850	\$11,404.17	\$42.50																																												
3/1/2033-2/28/2034	\$139,587	\$11,632.25	\$43.35																																												
3/1/2034-2/28/2035	\$142,388	\$11,865.70	\$44.22																																												
		Estoppel:	10 Days																																												



LEASE ABSTRACT

METHODIST MEDICAL GROUP
The Station Retail - Sachse

Demised Premises: 2,800 SF

Documentation: Lease Agreement dated 6/19/2024 and subsequent Amendment to Lease dated 4/24/2025

Tenant: MedHealth, a Texas non-profit corporation

Guarantor: Methodist Hospitals of Dallas D/B/A Methodist Health System

Rent Commencement Date: November 16, 2024

Lease Expiration Date: January 31, 2030

Security Deposit: \$11,892.43

Base Rent:

Period	Annually	Monthly	PSF
<i>Original abatement period</i> 11/16/2024-1/31/2025	\$0	\$0.00	\$0.00
2/1/2025-1/31/2026	\$100,800	\$8,400.00	\$36.00
2/1/2026-1/31/2027	\$102,816	\$8,568.00	\$36.72
2/1/2027-1/31/2028	\$104,860	\$8,738.33	\$37.45
2/1/2028-1/31/2029	\$106,960	\$8,913.33	\$38.20
2/1/2029-1/31/2030	\$109,116	\$9,093.00	\$38.97

Renewal Option(s): Two, 5-year options @ 102% of prior base rent with continuing 2% annual increases

Common Area Maintenance: Pro rata share of Common Area Costs + 5% of such costs as an admin fee. 5% cumulative cap on "Controllable Common Area Costs", defined as all Common Area Costs except taxes, insurance premiums, utilities, snow removal costs, costs incurred to comply with governmental requirements. Does not include management fee.

Insurance: Pro rata share

Tax Payments: Pro rata share

Roof Repair / Replacement: Landlord, costs passed through to tenant on a pro rata basis as a part of CAM

HVAC Repairs / Replacement: Tenant

Exclusive: Business including performance of primary care, internal medicine, and urgent care & related services.

Sales / Financial Reporting: N/A

Estoppel: 20 Days



LEASE ABSTRACT

BAYLOR SCOTT & WHITE The Station Retail - Sachse

Demised Premises: 3,000 SF

Documentation: Lease Agreement dated 7/26/2024
Amendment to Lease dated 2/25/2025

Tenant: BIR JV, LLP

Guarantor: Select Medical Corporation (Corporate)

Rent Commencement Date: March 24, 2025

Lease Expiration Date: March 31, 2032

Security Deposit: N/A

Base Rent:	Period	Annually	Monthly	PSF
	3/24/2025-3/31/2026	\$108,000	\$9,000.00	\$36.00
	4/1/2026-3/31/2027	\$111,000	\$9,250.00	\$37.00
	4/1/2027-3/31/2028	\$114,000	\$9,500.00	\$38.00
	4/1/2028-3/31/2029	\$117,000	\$9,750.00	\$39.00
	4/1/2029-3/31/2030	\$120,000	\$10,000.00	\$40.00
	4/1/2030-3/31/2031	\$123,000	\$10,250.00	\$41.00
	4/1/2031-3/31/2032	\$126,000	\$10,500.00	\$42.00

Renewal Option(s): Three, 5-year options @ 103% of prior base rent, with 3% continuous annual increases

Common Area Maintenance: Pro rata share of Common Area Costs + 15% of such costs as an admin fee. 6% cumulative cap on "Controllable Common Area Costs", defined as all Common Area Costs except taxes, applicable assessments, insurance premiums, utilities, snow removal costs, costs incurred to comply with governmental requirements, and other costs beyond the reasonable control of the Landlord.

Insurance: Pro rata share

Tax Payments: Pro rata share

Roof Repair / Replacement: Landlord, but repair, not replacement, costs are passed through to tenant on a pro rata basis

HVAC Repairs / Replacement: Tenant

Exclusive: Performance of physical therapy, occupational therapy, orthotics, prosthetics, speech therapy, or chiropractic care or services.

Termination Option: One time option to terminate after 60th lease month with 6 months prior written notice to LL. Tenant shall pay a penalty equal to the unamortized construction allowance and commissions in the event of early termination (amortized on a straight line basis over the initial 84 month term), and the equivalent of 2 months base rent.

Sales / Financial Reporting: None

Estoppel: 15 Days



SACHSE OVERVIEW



THE STATION

\$500 MILLION

MIXED-USE
PROJECT

134

ACRE
DEVELOPMENT

400,000

SF OF COMMERCIAL
AND RETAIL AMENITIES

790

MULTI-FAMILY UNITS

275

SINGLE FAMILY HOMES

193

SENIOR LIVING UNITS

34

ACRE HERITAGE PARK



330,000+

Trade Area Population



200,000

Monthly Visitors



\$7 MILLION +

Invested in Public Improvements



\$500 MILLION

Entertainment District



\$200 MILLION

Evolve Biologics Processing Plant



130+

Acres of Parks and Open Space



1300+

Students Career & Technical
Center

97%

Graduation Rate
(Wylie & Garland ISD)

8

Public Colleges within a 30 minute
commute

DEMOGRAPHICS

WITHIN 3-MILES



27,118
HOUSEHOLDS



28,550
HOUSING UNITS



81,531
POPULATION



44%
HOLD A BACHELOR
DEGREE OR HIGHER



\$518,162
AVERAGE HOME VALUE
(WITHIN 1 MILE)



\$193,408
AVERAGE HOUSEHOLD
INCOME
(WITHIN 1 MILE)



PRESIDENT GEORGE BUSH TURNPIKE - 101,759 VPD
THE STATION BLVD - 15,206 VPD

TRAFFIC COUNTS

DFW OVERVIEW

DFW OPEN FOR BUSINESS ECONOMIC RESILIENCY

28.3%

POPULATION GROWTH
FROM 2010 - 2024
OUTPACING THE US
AVERAGE OF 9.48%

#1

CITY FOR CORPORATE
HQ RELOCATIONS IN
THE U.S.

#2

LARGEST FINANCE
HUB IN THE UNITED
STATES

#2

IN THE COUNTRY FOR
NET JOB GROWTH
(53,600 jobs added from
February 2024 to February 2025)

LOW COST OF DOING
BUSINESS WITH A
SCORE OF
102
(Us avg.100)

TWO

FORTUNE 100
COMPANY HQ'S

WHY DALLAS

1.3%

GROWTH IN TOTAL
NON-FARM
EMPLOYMENT
(from February 2024 to
February 2025)

#1

MSA FOR PROJECTED
POPULATIONS GROWTH

**LEADING PRO-
BUSINESS
ENVIRONMENT**

1 market doing business 20
years in a row

615,659

PROJECTED NEW
RESIDENTS BY 2029
#1 in the U.S. In projected
population growth

#1

IN 5 YEAR EMPLOYMENT
GROWTH WITH OVER
500,000 JOBS ADDED SINCE
2018

418

RESIDENTS MOVE TO
DFW DAILY
34% Natural Increase 66% Net
Migrations

MEDIA

SACHSE, TEXAS: A CITY ON THE RISE



Sachse, Texas, is a growing suburb northeast of Dallas, strategically located along Highway 78 and the President George Bush Turnpike, providing convenient access to Dallas County, Collin County, Rockwall County, and the greater North Texas region. Today, the city is embracing its growth while maintaining the charm and community spirit that have long defined it.

At the heart of Sachse's evolution is The Station, a 134-acre mixed-use development located along the President George Bush Turnpike on the southern side of Sachse. This \$500 million project is redefining the city's landscape, seamlessly blending residential, commercial, and recreational uses. The Station is home to several popular dining spots, including Cane Rosso, Manny's Tex-Mex, Cold Stone Creamery, The Brass Tap, and Pho Station, with more on the way. Anchors of the project include Medical City Sachse and Heritage Park, a 34-acre destination community park that recently underwent a \$10 million renovation and includes state of the art playground equipment, a splash pad, amphitheater, and more.

SACHSE, TEXAS: A THRIVING CITY AT THE CROSSROADS OF GROWTH, CONNECTIVITY AND OPPORTUNITY



From thriving businesses and top schools to unmatched connectivity across North Texas, Sachse is a city on the rise. See why families and companies alike are choosing to call Sachse home.

\$500M MIXED-USE PROJECT COMES ALIVE IN COLLIN COUNTY



The Station currently features a 34-acre park, more than 1,000 residential spaces and a variety of retail and dining options.

A \$500 million mixed-use community in northern Collin County is nearing completion with many features already open to the public. Learn more about the project and the companies involved in this story.



TEXAS MARKET OVERVIEW



2ND
FASTEST GROWING
ECONOMY IN THE U.S.



TOP
STATE FOR JOB GROWTH



NO STATE
INCOME TAX



FORTUNE 500
54 COMPANIES
HEADQUARTERED
IN TEXAS



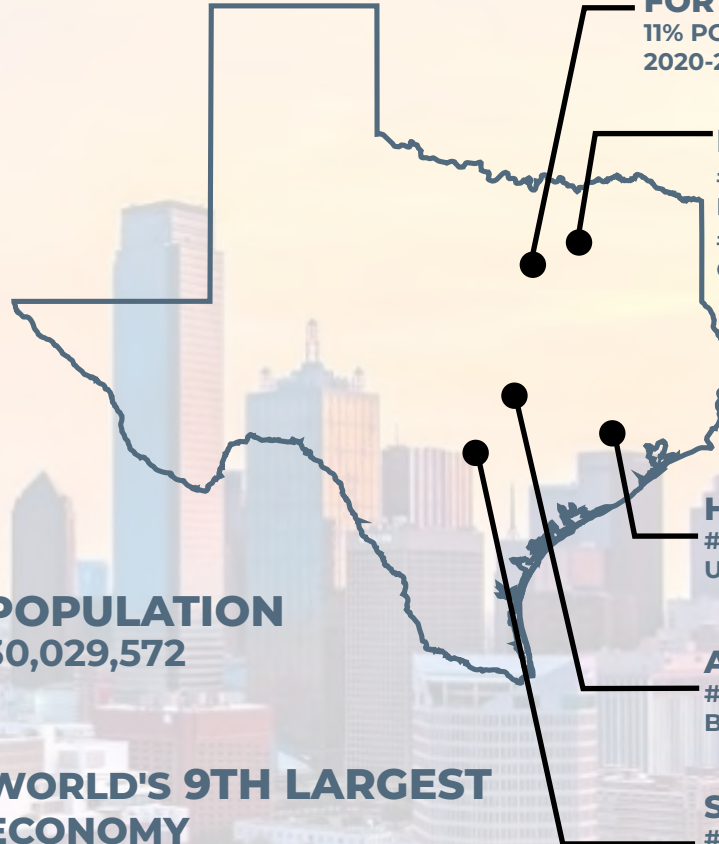
BEST STATE
FOR BUSINESS
FOR THE 21ST YEAR IN A ROW BY
CHIEF EXECUTIVE MAGAZINE



POPULATION
30,029,572



WORLD'S 9TH LARGEST
ECONOMY



FORT WORTH
11% POPULATION GROWTH FROM
2020-2025

DALLAS
#1 MSA FOR PROJECTED
POPULATION GROWTH
#2 IN THE US FOR NET JOB
GROWTH

HOUSTON
#1 BUSINESS-FRIENDLY CITY IN
US

AUSTIN
#3 BEST LARGE CITY TO START A
BUSINESS IN 2025

SAN ANTONIO
#8 MARKET TO WATCH PER
ULI'S EMERGING TREND REPORT
2024



DALLAS/FORT WORTH
INTERNATIONAL AIRPORT
2ND MOST PASSENGER VOLUME IN THE WORLD

DALLAS LOVE FIELD
INTERNATIONAL AIRPORT
HOME TO THE NATIONS LARGEST DOMESTIC
AIRLINE

THE STATION II

SACHSE, (DFW) TEXAS

WILL WALTERS

Partner
Investment Services

☎ 214.675.3665

✉ willwalters@duwestrealty.com

ALEX SPEED

Vice President
Investment Services

☎ 479.650.4144

✉ alexspeed@duwestrealty.com

JOSIE TRENT

Associate
Investment Services

☎ 469.601.0311

✉ josietrent@duwestrealty.com

BILL PYLE

Principal
Investment Services

☎ 214.240.5401

✉ Bpyle@duwestrealty.com

MATT BANAS

Vice President
Investment Services

☎ 214.542.1466

✉ mattbanas@duwestrealty.com

GRIFFIN TILL

Associate
Investment Services

☎ 972.835.3944

✉ gtill@duwestrealty.com

DUWEST
INVESTMENT SERVICES