PANERA 3-TENANT
6280 TENNYSON PARKWAY, PLANO, TEXAS 75204

OFFERING MEMORANDUM

SHOP COS.

SHOP COS.

OFFERING MEMORANDUM

PANERA 3-TENANT

LOCATION

6280 TENNYSON PARKWAY

PLANO, TEXAS 75204

OFFERED BY

Tim Axilrod

TAXILROD@SHOPCOMPANIES.COM / 214-960-2835 / 4809 COLE AVE STE 330, DALLAS, TX 75205

Kimberly Son

KSON@SHOPCOMPANIES.COM / 214-315-3468 / 4809 COLE AVE STE 330, DALLAS, TX 75205

OFFERED BY

Tim Axilrod / **TAXILROD@SHOPCOMPANIES.COM** / **214-960-2835**
Kimberly Son / **KSON@SHOPCOMPANIES.COM** / **214-315-3468**

TABLE OF CONTENTS

1 EXECUTIVE SUMMARY

Investment Overview... 7
Property Profile 8

2 PROPERTY OVERVIEW

Locator Map.. 11
Aerials.. 12
Site Plan 13

3 FINANCIAL OVERVIEW

Financial Summary.. 15
Rent Roll.. 16
Income/Expense 17
Pricing 18
Lease Expiration Schedule................................... 19
Tenant Profiles.. 20

4 TRADE AREA OVERVIEW

Dallas/Fort Worth Area Overview 22
Demographics 23


Panera BREAD
DRIVE THRU
CATERING
HOME2 SUITES BY HILTON
MATHNASIUM
The Math Learning Center
alphagraphics

INVESTMENT HIGHLIGHTS

100% Leased, 6,634 SF, 3-Tenant Retail Center Minutes from Plano's Legacy West & Corporate Employment Hub | 2019 Construction | Average Suite Size 2,211 SF

- Complimentary Tenant Mix with Panera Bread (Drive-Thru End Cap), Mathnasium & AlphaGraphics
- Moments from AT&T's Newly Announced Future Global Headquarters (54 Acres, 10,000+ Employees Expected) & Toyota's North American Headquarters
- Strong Fundamentals Located at the Signalized Intersection of Tennyson Parkway (18,000+ VPD) & Corporate Drive on a +/- 1.13 Acre-Parcel with Multiple Ingress/Egress Points of Access & 46 Parking Spaces (6.9/1,000 SF Parking Ratio)
- Parallel Positioning Along Tennyson Parkway's Adjacent Intersection with Communications Parkway (27,700+ Combined VPD); Seconds from Dallas North Tollway (~116,600 VPD)
- Located within Legacy Business Park: 2,665-Acre Master-Planned Development Home to 33M+ SF of Office GLA, 750K+ SF of Retail GLA & 6,000+ Residents & Employees
- Major Corporate Campuses within Minutes of the Property include PepsiCo (250K+ SF), Frito-Lay (1.6M+ SF), JCPenney (1.8M+ SF), FedEx Office (300K+ SF), Keurig Dr. Pepper, Ericsson & JP Morgan Chase Amongst Others

Positioned Within the Affluent and Rapidly Growing Legacy / West Plano Submarket, Plano, TX | Average Household Income Exceeds $172,300 & $178,300 in a 1- & 3-Mile Radii Radii

- Located in Plano's Prime Retail & Employment Corridor With 1.2M+ SF of Retail GLA in a 2-Mile Radius & 21.6M+ SF of Office GLA in a 1.5-Mile Radius
- Proximity to Sam Rayburn Tollway (SH-121 with 163,200+ VPD) & President George Bush Turnpike; Connectivity to DFW International Airport & the Greater Metroplex
- Plano Ranked #6 Nationally as Best Cities to Live (Niche) & #2 Safest Big City in the U.S. (SmartAsset 2026)

PROPERTY PROFILE

LOCATION
6820 Tennyson Parkway
Plano, Texas 75204

YEAR BUILT
2019

PERCENT LEASED
100%

BUILDING SIZE
6,634 SF

LAND AREA
1.13 Acres

PRICE
$4,666,000

CAP RATE
6.15%

TRAFFIC COUNTS
Tennyson Parkway 18,004 VPD-25
Communications Parkway 9,681 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Panera Bread	3,800 SF	57.28%	December 2030
Mathnasium	1,540 SF	23.21%	November 2028
AlphaGraphics	1,294 SF	19.51%	April 2032

DEMOGRAPHICS

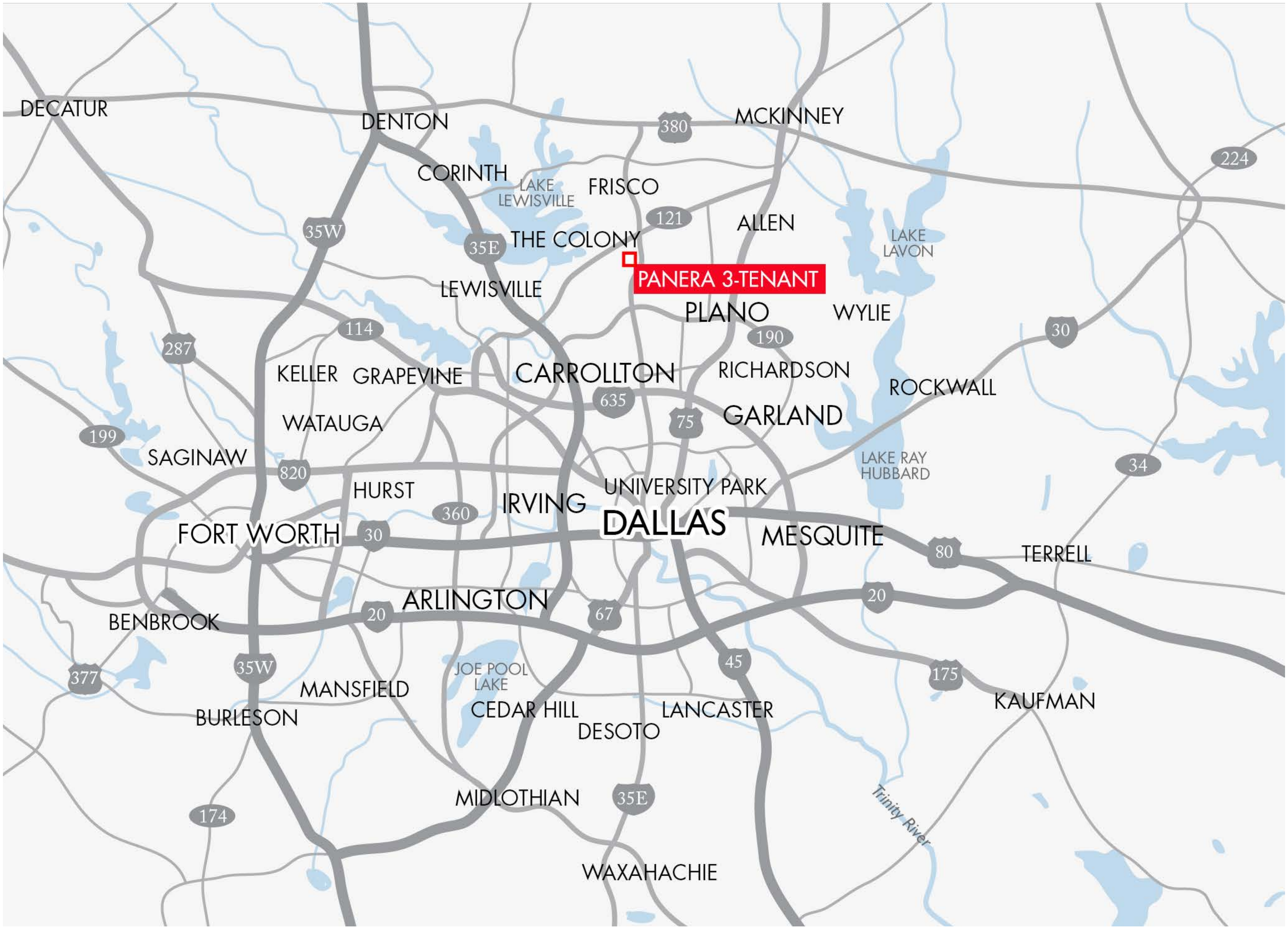
VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	15,085	123,416	334,775
2025 Avg. Household Income	$172,253	$178,330	$159,172
2025 Total Households	6,410	50,278	148,004

ADDITIONAL INFORMATION

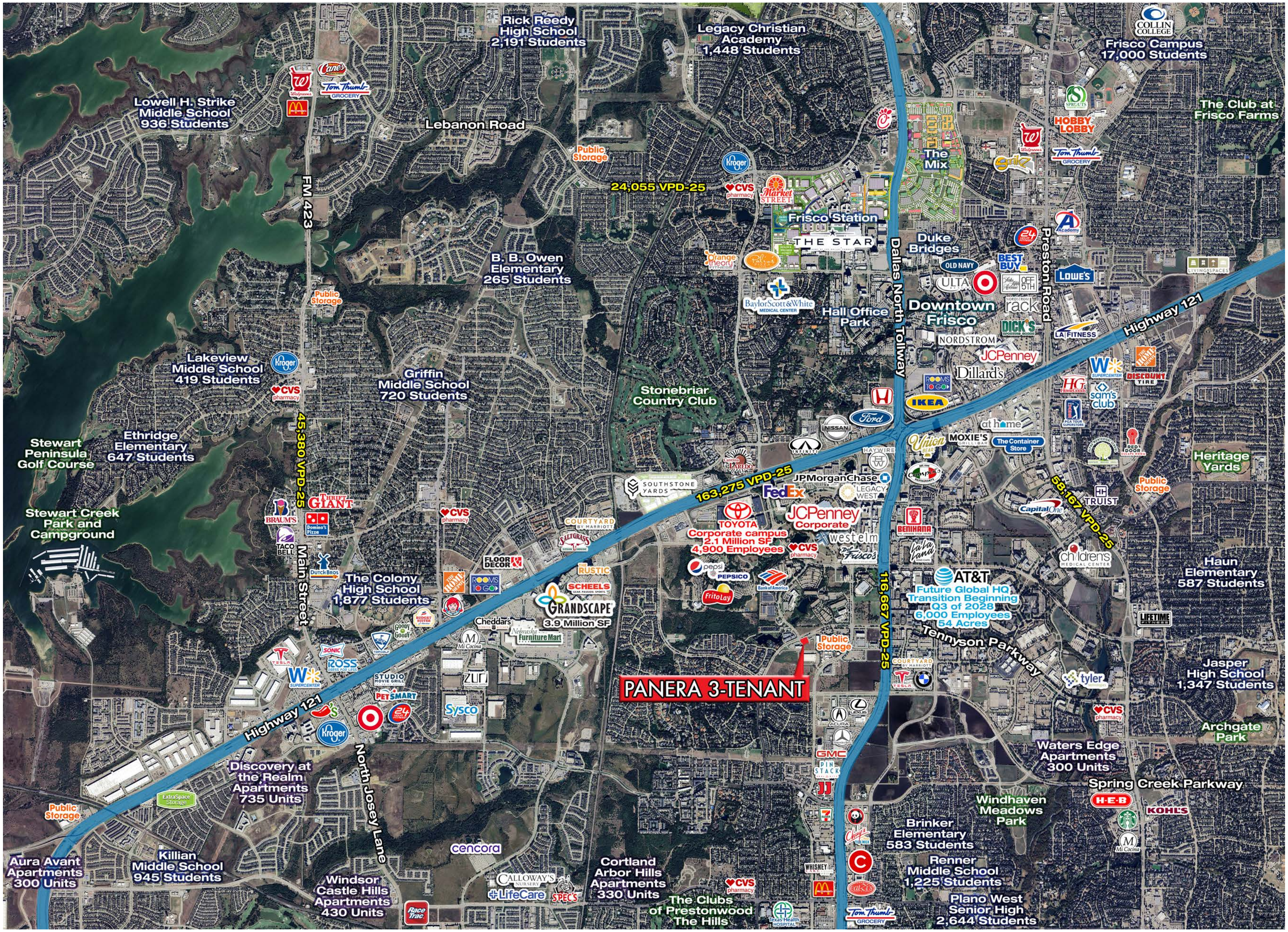
OFFERED BY

Tim Axilrod / **TAXILROD@SHOPCOMPANIES.COM** / **214-960-2835**
Kimberly Son / **KSON@SHOPCOMPANIES.COM** / **214-315-3468**

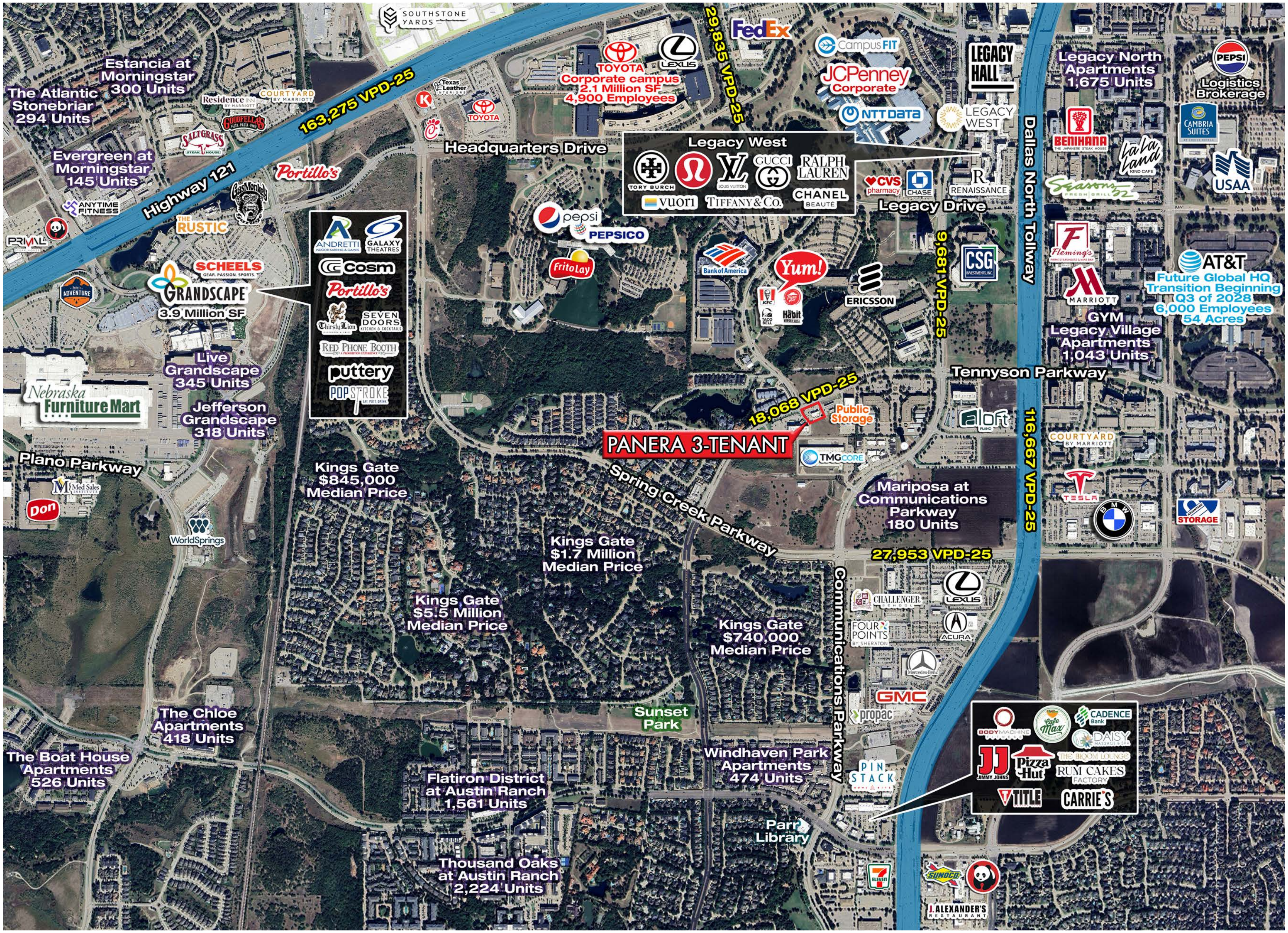

Panera BREAD
DRIVE THRU
CATERING
HOME2 SUITES BY HILTON
MATHNASIUM
The Math Learning Center
alphagraphics


DECATUR
DENTON
MCKINNEY
380
224
CORINTH
LAKE LEWISVILLE
FRISCO
121
ALLEN
35W
35E
THE COLONY
LAKE LAVON
PANERA 3-TENANT
LEWISVILLE
PLANO
WYLIE
114
190
287
30
KELLER
GRAPEVINE
CARROLLTON
RICHARDSON
ROCKWALL
635
WATAUGA
75
GARLAND
199
SAGINAW
LAKE RAY HUBBARD
34
820
HURST
UNIVERSITY PARK
IRVING
360
DALLAS
MESQUITE
FORT WORTH
30
80
TERRELL
20
ARLINGTON
67
20
BENBROOK
45
35W
377
JOE POOL LAKE
175
MANSFIELD
KAUFMAN
CEDAR HILL
LANCASTER
BURLESON
DESOTO
Trinity River
MIDLOTHIAN
35E
174
WAXAHACHIE

PROPERTY OVERVIEW

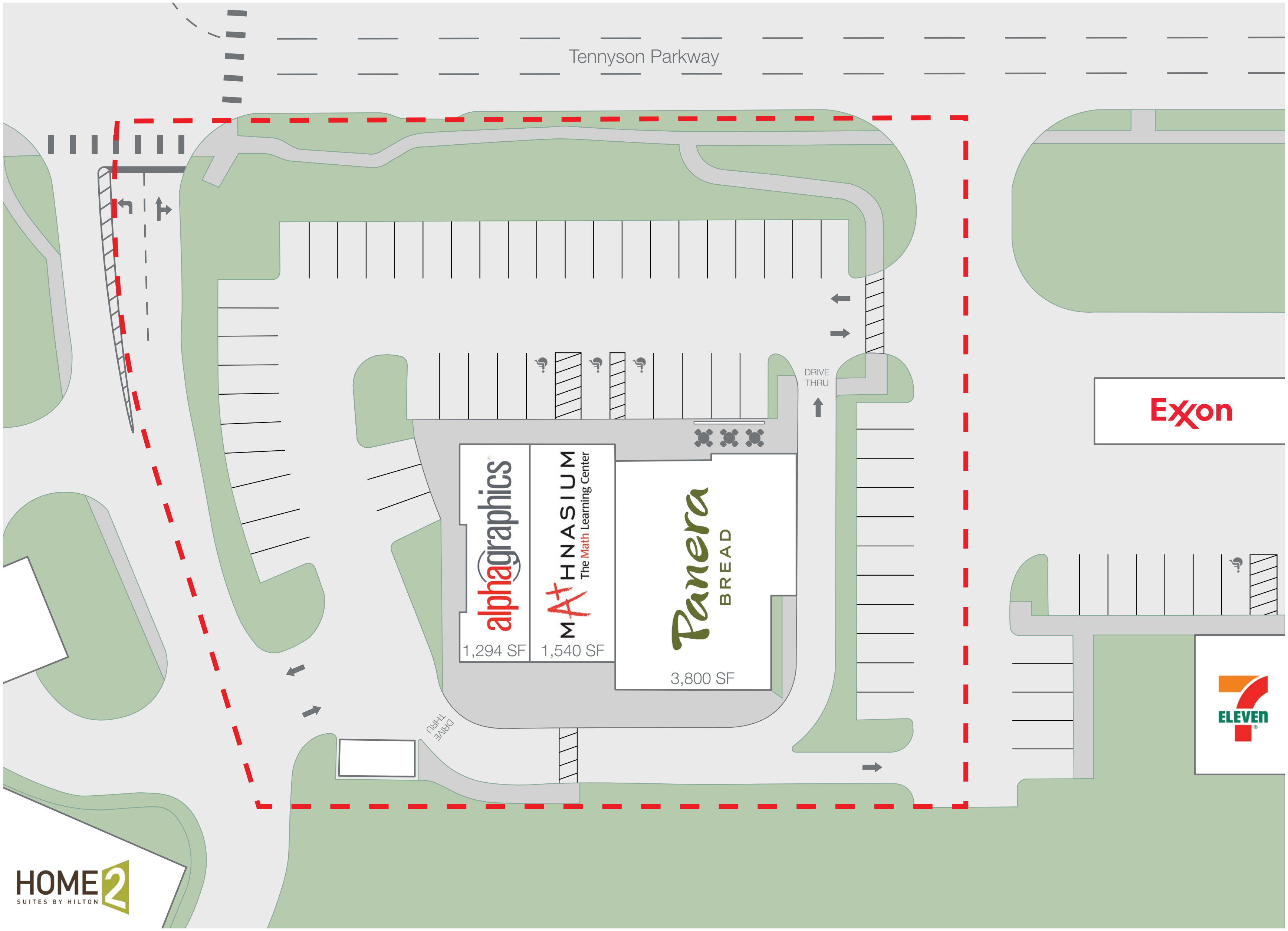


SHOPCOMPANIES.COM



SHOPCOMPANIES.COM

SITE PLAN


Tennyson Parkway
DRIVE THRU
alphagraphics
1,294 SF
MATHNASIUM The Math Learning Center
1,540 SF
Panera BREAD
3,800 SF
DRIVE THRU
Exxon
7 ELEVEN
HOME2 SUITES BY HILTON


Panera BREAD
DRIVE THRU
MATHNASIUM
The Math Learning Center
alphagraphics
6280
201
301

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Panera 3-Tenant	6,634 SF	100%	$286,992

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

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	Panera Bread	3,800	57.28%	Sep-20	Dec-30	$48.40	$183,920				NNN	Three 5-year options at: 1st: $53.24; 2nd: $58.56; 3rd: $64.42
201	Mathnasium	1,540	23.21%	Dec-23	Nov-28	$35.00	$53,900				NNN	Two 5-year options at: 1st: $38.50; 2nd: $42.35
301	AlphaGraphics	1,294	19.51%	Sep-26	Apr-32	$37.00	$47,878	Sep-27	$38.11	$49,314	NNN	Two 5-year options at: 1st: 10% Increase from Previous Term + 3% Annual Increases; 2nd: 10% Increase from Previous Term + 3% Annual Increases
								Sep-28	$39.25	$50,790		
								Sep-29	$40.43	$52,316		
								Sep-30	$41.64	$53,882		
	TOTAL AREA:	6,634					$285,698					
	TOTAL LEASED AREA:	6,634	100.00%									
	TOTAL VACANT AREA:	0	0.00%									

FINANCIAL OVERVIEW

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	$60,948	$9.19
Insurance	$12,800	$1.93
Common Area Maintenance		
Landscaping	$4,871	$0.73
Porter	$2,338	$0.35
Fire Alarm	$540	$0.08
Water	$2,797	$0.42
Electricity	$1,763	$0.27
Misc. Expenses	$1,200	$0.18
Total Common Area Maintenance	$13,509	$2.04
TOTAL EXPENSES	**$87,257**	**$13.15**

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	$286,057	$43.12
GROSS POTENTIAL RENT	$286,057	$43.12
Expense Reimbursements		
Real Estate Taxes	$60,948	$9.19
Insurance	$12,800	$1.93
Common Area Maintenance	$13,509	$2.04
Administrative Fee	$935	$0.14
Total Expense Reimbursements	$88,191	$13.29
GROSS POTENTIAL INCOME	$374,248	$56.41
EFFECTIVE GROSS INCOME	$374,248	$56.41
Expenses		
Real Estate Taxes	$60,948	$9.19
Insurance	$12,800	$1.93
Common Area Maintenance	$13,509	$2.04
Total Expenses	$87,257	$13.15
NET OPERATING INCOME	**$286,992**	**$43.26**

SHOPCOMPANIES.COM

PRICING

PRICE	$4,666,000	GLA	6,634 SF
CAP RATE	6.15%	NOI	$286,992
LAND SIZE	1.13 Acres	AVG LEASE EXPIRATION	September 2030

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	Mathnasium	201	Nov-28	1,540	23.21%		
	Total for Year Ending 2028			1,540	23.21%	1,540	23.21%
2029	Panera Bread	101	Dec-30	3,800	57.28%		
	Total for Year Ending 2029			3,800	57.28%	5,340	80.49%
2030							
	Total for Year Ending 2030			0	0.00%	5,340	80.49%
2031+	AlphaGraphics	301	Apr-32	1,294	19.51%		
	Total for Year Ending 2031+			1,294	19.51%	6,634	100.00%
	TOTAL LEASED SQUARE FOOTAGE:			6,634	100.00%		
	TOTAL VACANT SQUARE FOOTAGE:			0	0.00%		
	TOTAL SQUARE FEET:			6,634	100.00%		

TENANT PROFILES

Panera Bread (2,250+ Locations)	
Square Feet:	3,800 SF
% of Building GLA:	57.28%
In-Place Rent PSF:	$48.40
Lease Expiration:	December 2030
Company Website:	panerabread.com

Panera Bread is a fast-casual bakery-café known for its fresh-baked breads, handcrafted sandwiches, soups, salads, and specialty coffee drinks. Founded in 1987, the brand has built a loyal following by emphasizing quality ingredients, a warm café atmosphere, and convenient ordering options including drive-thru, rapid pick-up, and delivery. Panera is especially recognized for its signature bread bowls, seasonal menu offerings, and commitment to cleaner ingredients without artificial preservatives, sweeteners, flavors, or colors from artificial sources. With locations across the United States, it has become a go-to spot for casual meetings, quick lunches, and comfortable dine-in experiences.

Mathnasium (1,200+ Locations)	
Square Feet:	1,540 SF
% of Building GLA:	23.21%
In-Place Rent PSF:	$35.00
Lease Expiration:	November 2028
Company Website:	mathnasium.com

Mathnasium is a specialized math learning center dedicated to helping students build confidence and master math skills through personalized instruction. Founded in 2002, Mathnasium uses its proprietary Mathnasium Method™ to assess each student's strengths and gaps, then create a customized learning plan tailored to their individual needs. The centers serve students from elementary through high school, offering both in-center and online sessions led by trained instructors. With a focus on developing strong foundational skills and improving academic performance, Mathnasium partners with families to make math make sense in a supportive and engaging environment.

AlphaGraphics (270+ Locations)	
Square Feet:	1,294 SF
% of Building GLA:	19.51%
In-Place Rent PSF:	$37.00
Lease Expiration:	April 2032
Company Website:	alphagraphics.com

AlphaGraphics is a full-service printing and marketing company that helps businesses bring their brands to life through high-quality, customized materials. Their services range from business cards, brochures, booklets, and stationery to large-format printing, signage, decals, and promotional products. AlphaGraphics also offers creative and design support, making it a convenient one-stop resource for businesses looking to create professional, eye-catching materials that strengthen their brand and connect with customers.


Panera BREAD
DRIVE THRU
CATERING
HOME2 SUITES BY HILTON
MATHNASIUM
The Math Learning Center
alphagraphics

DALLAS/ FORT WORTH AREA OVERVIEW

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 fasting 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.

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	15,084	123,416	334,775
2030 Total Population (Esri)	15,439	126,047	342,558
2010 Total Population (U.S. Census)	14,170	111,330	284,407
2000 Total Population (U.S. Census)	12,364	95,446	229,619
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	1.04%	1.23%	1.81%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.47%	0.42%	0.46%
2025 Total Daytime Population (Esri)	18,467	171,376	428,171
2025 Median Age (Esri)	39.3	40.2	39.2
2025 Total Households (Esri)	6,410	50,278	141,734
2030 Total Households (Esri)	6,669	52,337	148,004
2010 Total Households (U.S. Census)	6,175	43,839	116,128
2000 Total Households (U.S. Census)	5,222	35,045	89,903
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.41%	0.36%	0.37%
2025 Average Household Income (Esri)	$172,253	$178,330	$159,172
2025 Median Household Income (Esri)	$118,601	$131,554	$114,807
2025 Per Capita Income (Esri)	$71,566	$72,385	$67,286
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	1%	1%	1%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	1%	1%	2%
2025 Population Age 25+: High School Diploma (Esri) (%)	10%	8%	9%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	9%	11%	13%
2025 Population Age 25+: Associate's Degree (Esri) (%)	9%	7%	7%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	40%	41%	40%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	30%	30%	27%
2025 Total (SIC01-99) Businesses	764	7,117	17,265
2025 Total (SIC01-99) Employees	8,173	91,791	221,151

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 information 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.

SHOP Investment Sales, LLC	9003219		214-960-4545
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Tucker	543816	ttucker@shopcompanies.com	214-960-2887
Designated Broker of Firm	License No.	Email	Phone
Tim Axilrod	617806	taxilrod@shopcompanies.com	214-960-2835
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

Tim Axilrod

4809 COLE AVE STE 330, DALLAS, TX 75205

TAXILROD@SHOPCOMPANIES.COM

214-960-2835

Kimberly Son

4809 COLE AVE STE 330, DALLAS, TX 75205

KSON@SHOPCOMPANIES.COM

214-315-3468

SHOP COS.