
# CUSTER FOUR CORNERS

## 1480 NORTH CUSTER ROAD, ALLEN, TEXAS 75013


OFFERING MEMORANDUM

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OFFERING MEMORANDUM

# CUSTER FOUR CORNERS

## (H-E-B GROCERY COMPANY, LP OWNED LAND SHADOW ANCHOR)

LOCATION

**1480 NORTH CUSTER ROAD**

**ALLEN, TEXAS 75013**

PREPARED BY


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1480
BREAD ZEPPELIN
SALADS ELEVATED
REFORMED PILATES
idealdenta

# INVESTMENT HIGHLIGHTS

**100% Leased, 7-Tenant Retail Center Adjacent to H-E-B Grocery Company LP Owned Land| 2026 Construction**

- One-of-a-Kind DFW Intersection at the Four (4) Corners of Allen, Frisco, McKinney & Plano
- Strong Fundamentals on a +/- 1.90-Acre-Parcel, Partial Masonry Façade Construction & Modern Glass Storefront Systems with Flat-Profile Canopy System, Highly Visible 2-Sided Monument Sign & Multiple Ingress/Egress Points of Access
- Complementary Tenant Mix with Bread Zeppelin, Reformed Pilates, Ideal Dental, Barrio Burrito Bar, Playa Bowls & 4Ever Young, Average Base Lease Term Expiration June 2035
- Directly Adjacent to H-E-B Grocery Company LP Owned Land within the 60-Acre Crestview, Mixed-Use Project by Trammell Crow; 200K SF Office, 60K SF Retail, 102 Townhomes & 434 Multifamily Units to be Delivered Q1 of 2027
- Benefits from Parallel Positioning to Custer Road (44,000+ VPD) with Access to U.S. Highway 121 (85,600+ VPD)
- Nearby National Tenant Retailers Include H-E-B (Future), 7-Eleven, Sherwin Williams, Walmart Supercenter, Lowe's & Target Amongst Others

**Extremely Well Positioned in the Thriving DFW Submarket of Allen, TX| Average Household Income Exceeds $186,700 & $192,100 in a 1- & 3-Mile Radii**

- High-Profile & Thriving Retail, Office, & Residential Trade Area with Over 2.3MM SF of Retail GLA & 110K SF Under Construction, 2.1MM SF of Office GLA & 9,800+ Multifamily Units in a 2 Mile Radius (CoStar)
- Near Hunters Creek Neighborhood; 850 Homes, Median List Price $714,999 & Proximity to Richwoods Residential Neighborhood; 1,600 Homes, Median List Price $1,098,500
- In a 20-Minute Radius of Notable Developments such as the PGA Headquarters ($550M Development Across 600+ Acres), The Star ($2B+ Headquarters of the Dallas Cowboys) & The Mix ($3B Master-Planned Development over 112 Acres)
- Allen Ranked #1 City to Move to in Texas (ConsumerAffairs 2026)


# PROPERTY PROFILE

**LOCATION**
1480 North Custer Road
Allen, Texas 75013

**YEAR BUILT**
2026

**PERCENT LEASED**
100%

**BUILDING SIZE**
11,630 SF

**LAND AREA**
1.90 Acres

**PRICE**
$9,778,000

**CAP RATE**
5.85%

**TRAFFIC COUNTS**

| | |
|---|---|
| Highway 121 | 85,693 VPD-25 |
| Custer Road | 44,013 VPD-25 |

**KEY TENANTS**

| TENANT | SF | % OF SF | LEASE EXP. |
|---|---|---|---|
| Bread Zeppelin | 1,801 SF | 15.59% | February 2031 |
| Reformed Pilates | 1,496 SF | 12.86% | February 2036 |
| Ideal Dental | 2,200 SF | 18.92% | February 2036 |
| Barrio Burrito Bar | 1,300 SF | 11.18% | February 2036 |
| Playa Bowls | 1,177 SF | 10.12% | March 2036 |
| 4Ever Young | 1,836 SF | 15.79% | November 2036 |

**DEMOGRAPHICS**

| VARIABLE | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 2025 Total Population | 13,897 | 133,854 | 363,801 |
| 2025 Avg. Household Income | $186,758 | $192,136 | $175,685 |
| 2025 Total Households | 4,967 | 46,634 | 131,200 |

# ADDITIONAL INFORMATION




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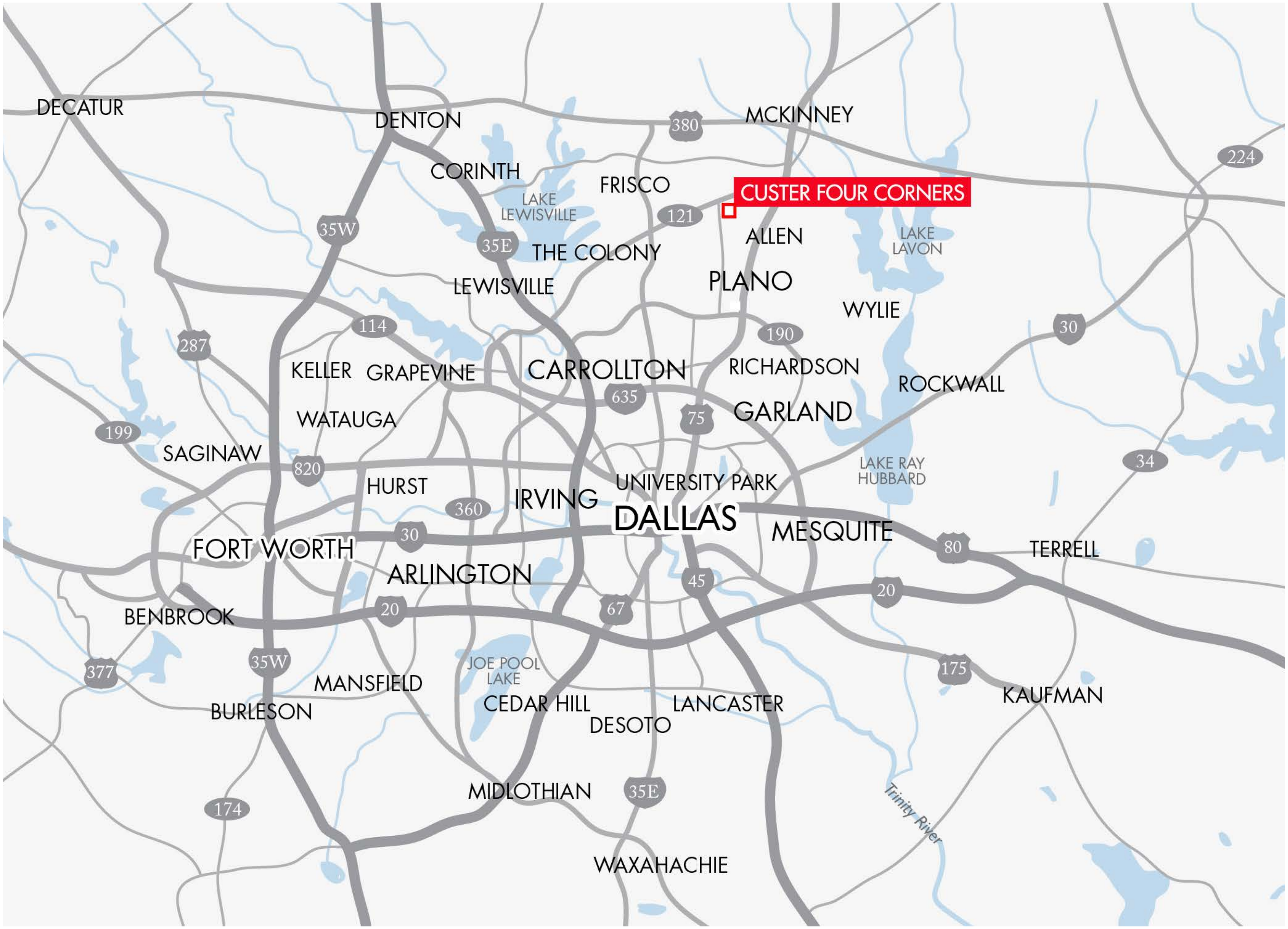
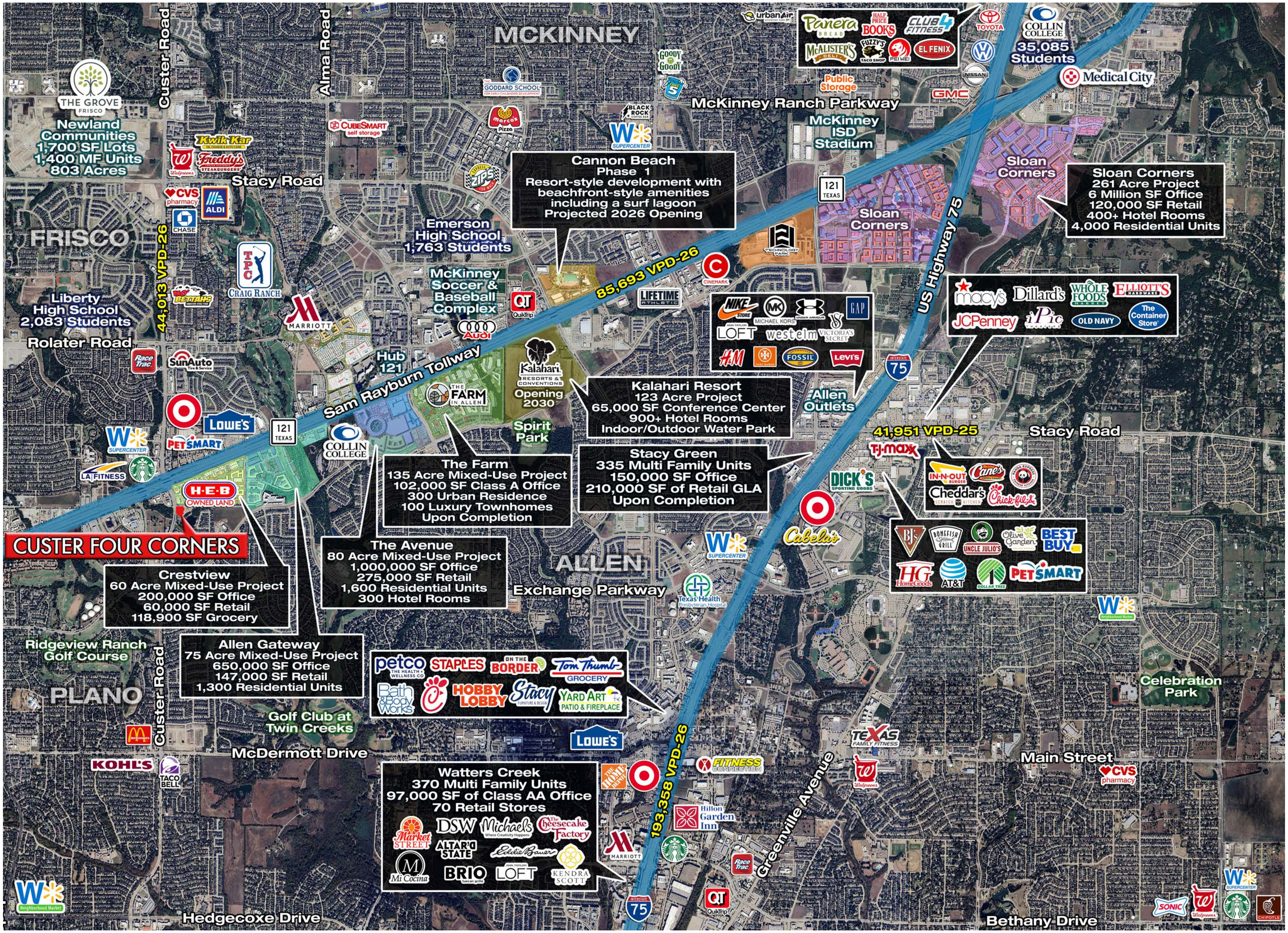
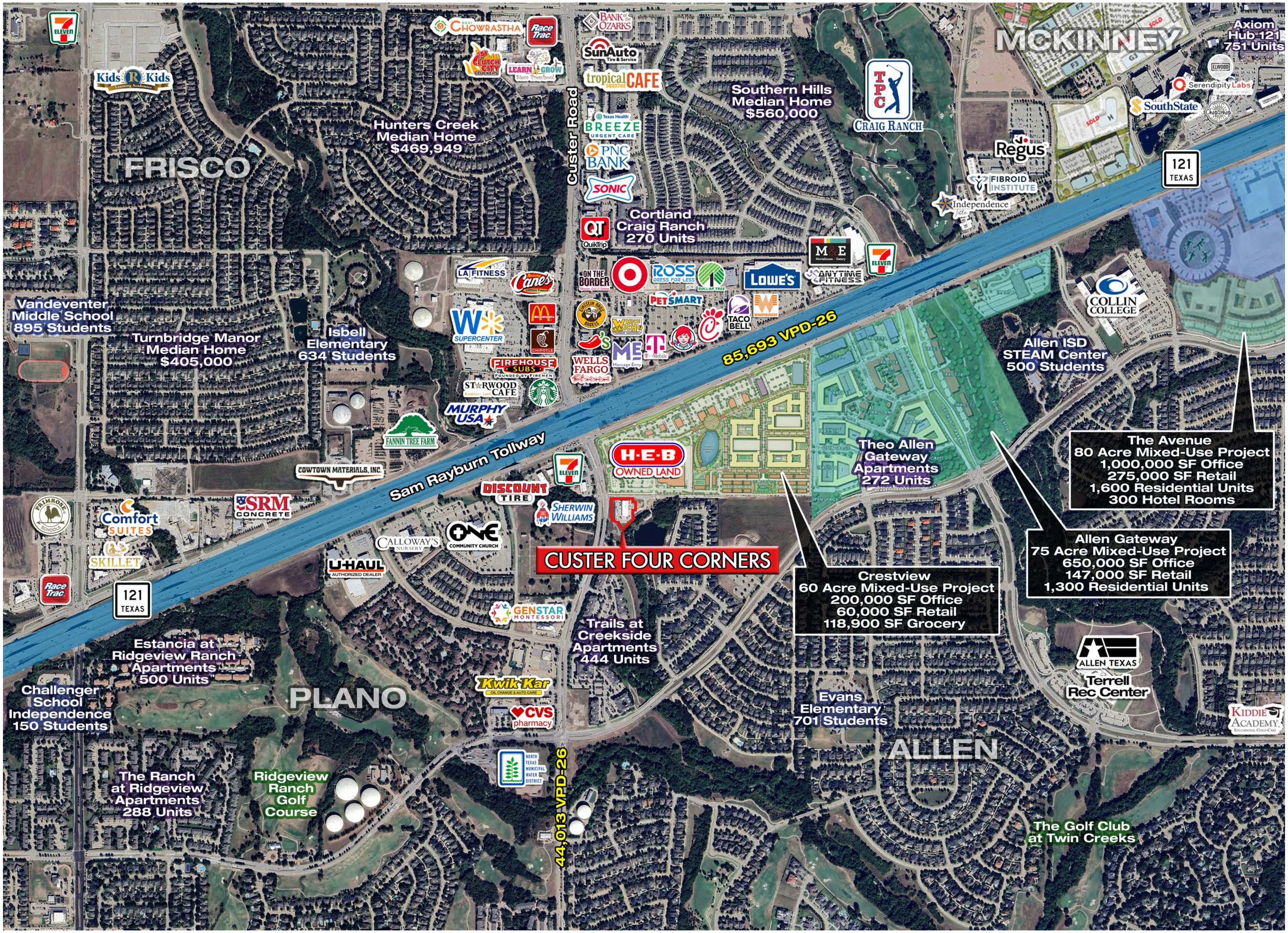
ideal dental
REFORMED PILATES
BARRIO
BURRITO BAR
PLAYA BOWLS
ACAI BOWLS • SMOOTHIES • JUICES
140
150


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


MCKINNEY
FRISCO
ALLEN
PLANO
CUSTER FOUR CORNERS
Custer Road
Alma Road
Stacy Road
Rolater Road
McKinney Ranch Parkway
Sam Rayburn Tollway
US Highway 75
Exchange Parkway
McDermott Drive
Hedgecoxe Drive
Greenville Avenue
Main Street
Bethany Drive
44,013 VPD-26
85,693 VPD-26
41,951 VPD-25
193,358 VPD-26
Newland Communities
1,700 SF Lots
1,400 MF Units
803 Acres
Liberty High School
2,083 Students
Emerson High School
1,763 Students
McKinney Soccer & Baseball Complex
Hub 121
Spirit Park
Opening 2030
McKinney ISD Stadium
COLLIN COLLEGE
35,085 Students
Medical City
Allen Outlets
Sloan Corners
Cannon Beach
Phase 1
Resort-style development with beachfront-style amenities including a surf lagoon
Projected 2026 Opening
Sloan Corners
261 Acre Project
6 Million SF Office
120,000 SF Retail
400+ Hotel Rooms
4,000 Residential Units
Kalahari Resort
123 Acre Project
65,000 SF Conference Center
900+ Hotel Rooms
Indoor/Outdoor Water Park
Stacy Green
335 Multi Family Units
150,000 SF Office
210,000 SF of Retail GLA
Upon Completion
The Farm
135 Acre Mixed-Use Project
102,000 SF Class A Office
300 Urban Residence
100 Luxury Townhomes
Upon Completion
The Avenue
80 Acre Mixed-Use Project
1,000,000 SF Office
275,000 SF Retail
1,600 Residential Units
300 Hotel Rooms
Crestview
60 Acre Mixed-Use Project
200,000 SF Office
60,000 SF Retail
118,900 SF Grocery
Allen Gateway
75 Acre Mixed-Use Project
650,000 SF Office
147,000 SF Retail
1,300 Residential Units
Watters Creek
370 Multi Family Units
97,000 SF of Class AA Office
70 Retail Stores
Ridgeview Ranch Golf Course
Golf Club at Twin Creeks
Celebration Park
Public Storage

## PROPERTY OVERVIEW

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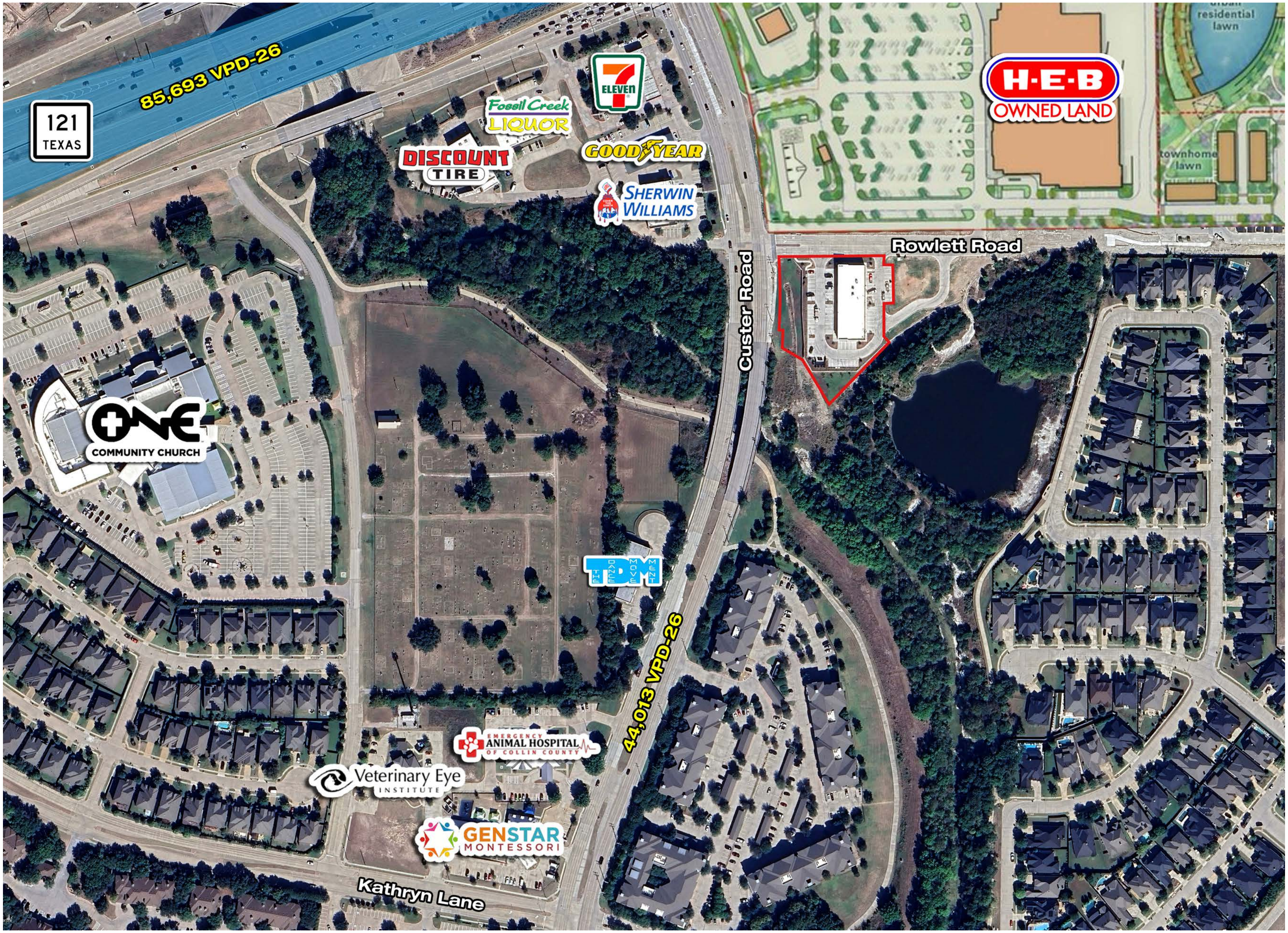


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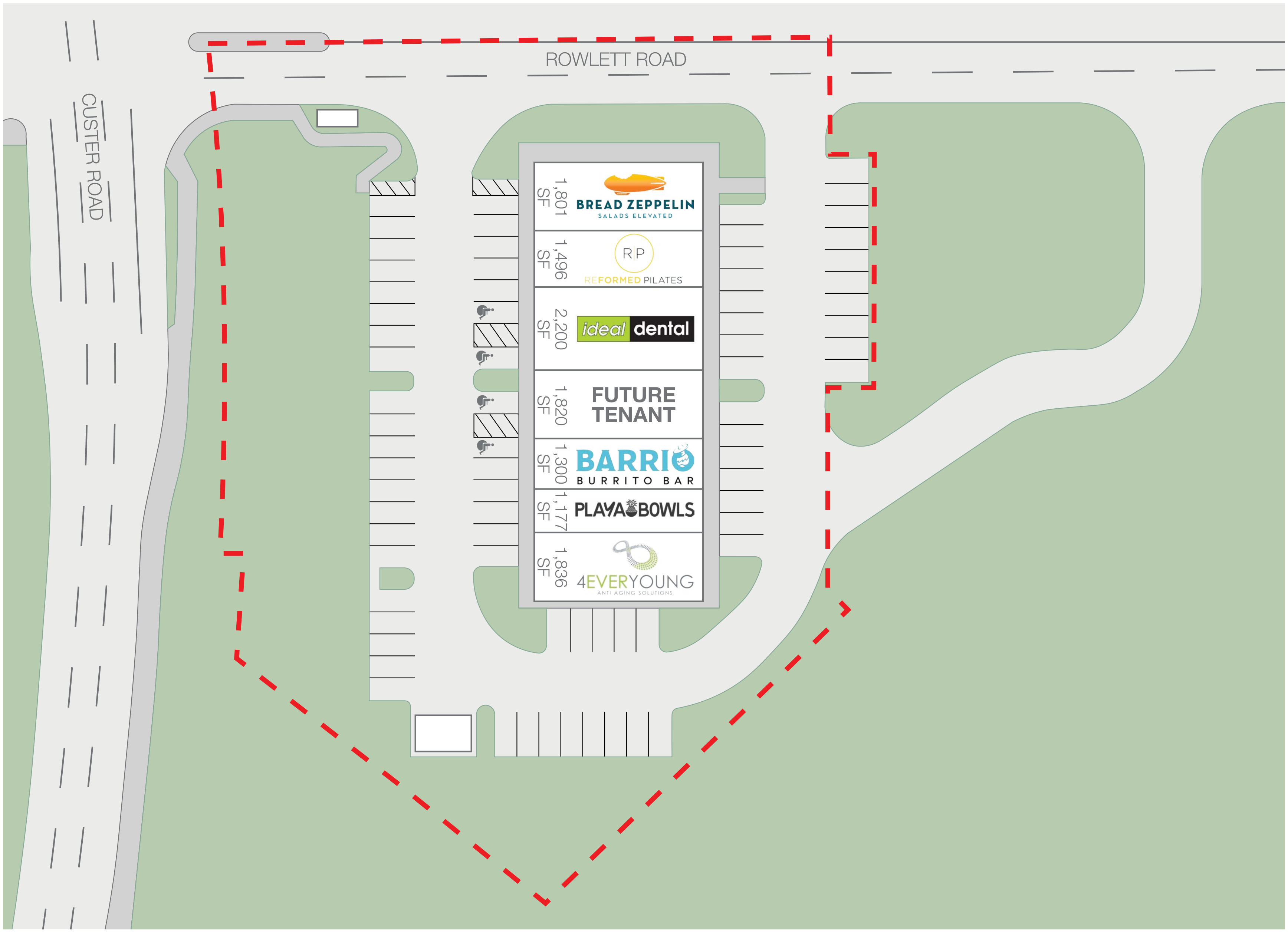
# SITE PLAN


ROWLETT ROAD
CUSTER ROAD
1,801 SF
BREAD ZEPPELIN
SALADS ELEVATED
1,496 SF
RP
REFORMED PILATES
2,200 SF
ideal dental
1,820 SF
FUTURE TENANT
1,300 SF
BARRIO
BURRITO BAR
1,177 SF
PLAYA BOWLS
1,836 SF
4EVERYOUNG
ANTI AGING SOLUTIONS


1480
BREAD ZEPPELIN
SALADS ELEVATED
R|P REFORMED PILATES
idealdental
110
BREAD ZEPPELIN
"I FREAKING LOVE THIS PLACE! I HAVE NEVER BEEN THIS CRAZY about a salad."
"YOU HAVE TO GET A ZEPPELIN. They are lifechanging."
What's a ZEPPELIN?
WE CATER
DOWNLOAD OUR APP

# FINANCIAL SUMMARY

| Property | GLA | Percent Leased | Projected Year 1 NOI |
|---|---|---|---|
| Custer Four Corners | 11,630 SF | 100% | $572,043 |

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 Start | Rent Term End | Annual Base Rent PSF | Annual Base Rent Total | Escalations Date | Escalations PSF | Escalations Total | Lease Type | Renewal Options & Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | Bread Zeppelin | 1,801 | 15.49% | Feb-26 | Feb-31 | $50.97 | $91,797 | Mar-27<br>Mar-28<br>Mar-29<br>Mar-30 | $51.99<br>$53.03<br>$54.09<br>$55.17 | $93,634<br>$95,507<br>$97,416<br>$99,361 | NNN | Two 5-year options at: 1st: 2% Annual Increases; 2nd: 2% Annual Increases |
| 110 | Reformed Pilates | 1,496 | 12.86% | Apr-26 | Feb-36 | $49.50 | $74,052 | Mar-31 | $54.45 | $81,457 | NNN | Two 5-year options at: 1st: 10% Increase from previous term; 2nd: 10% Increase from previous term |
| 120 | Ideal Dental | 2,200 | 18.92% | May-26 | Feb-36 | $47.00 | $103,400 | Mar-31 | $51.70 | $113,740 | NNN | Two 5-year options at: 1st: 10% Increase from previous term; 2nd: 10% Increase from previous term |
| 130 | Pending Tenant | 1,820 | 15.65% | | | $49.00 | $89,180 | | | | NNN | If Suite 130 is not leased prior to Closing, Seller shall master lease the Suite (base rent + NNN's) up to 24 months from Closing. |
| 140 | Barrio Burrito Bar | 1,300 | 11.18% | May-26 | Feb-36 | $46.50 | $60,450 | Mar-27<br>Mar-28<br>Mar-29<br>Mar-30<br>Mar-31<br>Mar-32<br>Mar-33<br>Mar-34<br>Mar-35 | $47.90<br>$49.33<br>$50.81<br>$52.34<br>$53.91<br>$55.52<br>$57.19<br>$58.90<br>$60.67 | $62,270<br>$64,129<br>$66,053<br>$68,042<br>$70,083<br>$72,176<br>$74,347<br>$76,570<br>$78,871 | NNN | Two 5-year options at: 1st: Market; 2nd: Market |
| 150 | Playa Bowls | 1,177 | 10.12% | May-26 | Mar-36 | $48.00 | $56,496 | Apr-27<br>Apr-28<br>Apr-29<br>Apr-30<br>Apr-31<br>Apr-32<br>Apr-33<br>Apr-34<br>Apr-35 | $48.96<br>$49.94<br>$50.95<br>$51.96<br>$53.00<br>$54.06<br>$55.14<br>$56.24<br>$57.36 | $57,626<br>$58,779<br>$59,968<br>$61,157<br>$62,381<br>$63,629<br>$64,900<br>$66,194<br>$67,513 | NNN | Two 5-year options at: 1st: 2% Annual Increases; 2nd: 2% Annual Increases |
| 160 | 4Ever Young | 1,836 | 15.79% | Jul-26 | Nov-36 | $50.00 | $91,800 | Dec-31 | $56.00 | $102,816 | NNN | Two 5-year options at: 1st: Market; 2nd: Market |
| | TOTAL AREA: | 11,630 | | | | | $567,175 | | | | | |
| | TOTAL LEASED AREA: | 11,630 | 100.00% | | | | | | | | | |
| | TOTAL VACANT AREA: | 0 | 0.00% | | | | | | | | | |

# INCOME/EXPENSE

## EXPENSES

| | CURRENT | PER SF |
|---|---|---|
| Real Estate Taxes | | |
| Real Estate Taxes | $55,811 | $4.80 |
| Tax Consulting Fee | $4,286 | $0.37 |
| Total Property Tax Expense | $60,097 | $5.17 |
| Insurance | $15,497 | $1.33 |
| Common Area Maintenance | | |
| Storm Water/Drainage | $1,183 | $0.10 |
| Water/Sewer | $4,629 | $0.40 |
| Electricity | $2,400 | $0.21 |
| Irrigation | $745 | $0.06 |
| Fire Protection | $1,286 | $0.11 |
| Landscape | $12,990 | $1.12 |
| Porter Service | $3,960 | $0.34 |
| Repairs & Maintenance | $2,400 | $0.21 |
| Trash Disposal | $11,059 | $0.95 |
| Total Common Area Maintenance | $40,651 | $3.50 |
| Management Fee | $27,461 | $2.36 |
| **TOTAL EXPENSES** | **$143,705** | **$12.36** |

## INCOME & EXPENSES

| | 12-MONTH | PER SF |
|---|---|---|
| Base Rent | | |
| Occupied Space | $570,272 | $49.03 |
| GROSS POTENTIAL RENT | $570,272 | $49.03 |
| Expense Reimbursements | | |
| Real Estate Taxes | $60,097 | $5.17 |
| Insurance | $15,497 | $1.33 |
| Common Area Maintenance | $40,651 | $3.50 |
| Management Fee | $27,461 | $2.36 |
| Administrative Fee | $1,771 | $0.15 |
| Total Expense Reimbursements | $145,476 | $12.51 |
| GROSS POTENTIAL INCOME | $715,748 | $61.54 |
| EFFECTIVE GROSS INCOME | $715,748 | $61.54 |
| Expenses | | |
| Real Estate Taxes | $60,097 | $5.17 |
| Insurance | $15,497 | $1.33 |
| Common Area Maintenance | $40,651 | $3.50 |
| Management Fee | $27,461 | $2.36 |
| Total Expenses | $143,705 | $12.36 |
| **NET OPERATING INCOME** | **$572,043** | **$49.19** |

# PRICING

| | | | |
|---|---|---|---|
| PRICE | $9,778,000 | GLA | 11,630 SF |
| CAP RATE | 5.85% | NOI | $572,043 |
| LAND SIZE | 1.90 Acres | AVG LEASE EXPIRATION | June 2035 |


# 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 | | | | | | | |
| | Total for Year Ending 2030 | | | 0 | 0.00% | 0 | |
| 2031+ | Bread Zeppelin | 100 | Feb-31 | 1,801 | 15.49% | | |
| | Reformed Pilates | 110 | Feb-36 | 1,496 | 12.86% | | |
| | Ideal Dental | 120 | Feb-36 | 2,200 | 18.92% | | |
| | Barrio Burrito Bar | 140 | Feb-36 | 1,300 | 11.18% | | |
| | Playa Bowls | 150 | Mar-36 | 1,177 | 10.12% | | |
| | 4Ever Young | 160 | Nov-36 | 1,836 | 15.79% | | |
| | Pending Tenant | 130 | Jan-00 | 1,820 | 15.65% | | |
| | Total for Year Ending 2031+ | | | 11,630 | 100.00% | 11,630 | 100.00% |
| | TOTAL LEASED SQUARE FOOTAGE: | | | 11,630 | 100.00% | | |
| | TOTAL VACANT SQUARE FOOTAGE: | | | 0 | 0.00% | | |
| | TOTAL SQUARE FEET: | | | 11,630 | 100.00% | | |

# TENANT PROFILES

| Bread Zeppelin | |
|---|---|
| Square Feet: | 1,801 SF |
| % of Building GLA: | 15.49% |
| In-Place Rent PSF: | $50.97 |
| Lease Expiration: | February 2031 |
| Company Website: | breadzeppelin.com |

Bread Zeppelin is a Texas-based fast-casual restaurant chain known for its signature "Zeppelins," freshly baked baguettes hollowed out and filled with customizable chopped salads. Founded in 2013, the brand also offers salads, sandwiches, soups, and catering options made with fresh ingredients. With approximately 10 locations across Texas, Bread Zeppelin continues to grow by providing a unique and convenient dining experience focused on fresh, flavorful meals.

| Reformed Pilates | |
|---|---|
| Square Feet: | 1,496 SF |
| % of Building GLA: | 12.86% |
| In-Place Rent PSF: | $49.50 |
| Lease Expiration: | February 2036 |
| Company Website: | reformedpilates.com |

Reformed Pilates is a boutique fitness brand specializing in 50-minute group reformer Pilates classes designed to provide a full-body workout for all experience levels. Founded in Arizona and expanding into Texas, the company focuses on contemporary Pilates instruction in a welcoming, community-driven environment. Reformed Pilates currently operates 22 studios across Arizona and Texas, including its Plano location, which opened in February 2025 and features state-of-the-art reformer equipment and classes offered seven days a week.

| Ideal Dental | |
|---|---|
| Square Feet: | 2,200 SF |
| % of Building GLA: | 18.92% |
| In-Place Rent PSF: | $47.00 |
| Lease Expiration: | February 2036 |
| Company Website: | myidealdental.com |

Ideal Dental is one of the largest dental service organizations in the United States, providing comprehensive dental care including preventive, cosmetic, orthodontic, pediatric, and emergency services. Founded in Texas in 2008, the company focuses on making dental care convenient and accessible through modern technology, flexible scheduling, and a patient-centered approach. Ideal Dental operates more than 120 locations across Texas, Florida, North Carolina, Arizona, Washington, and Georgia, with a strong presence throughout the Dallas-Fort Worth metroplex.

# TENANT PROFILES

| Barrio Burrito Bar | |
|---|---|
| Square Feet: | 1,300 SF |
| % of Building GLA: | 11.18% |
| In-Place Rent PSF: | $46.50 |
| Lease Expiration: | February 2036 |
| Company Website: | barrioburritobar.com |

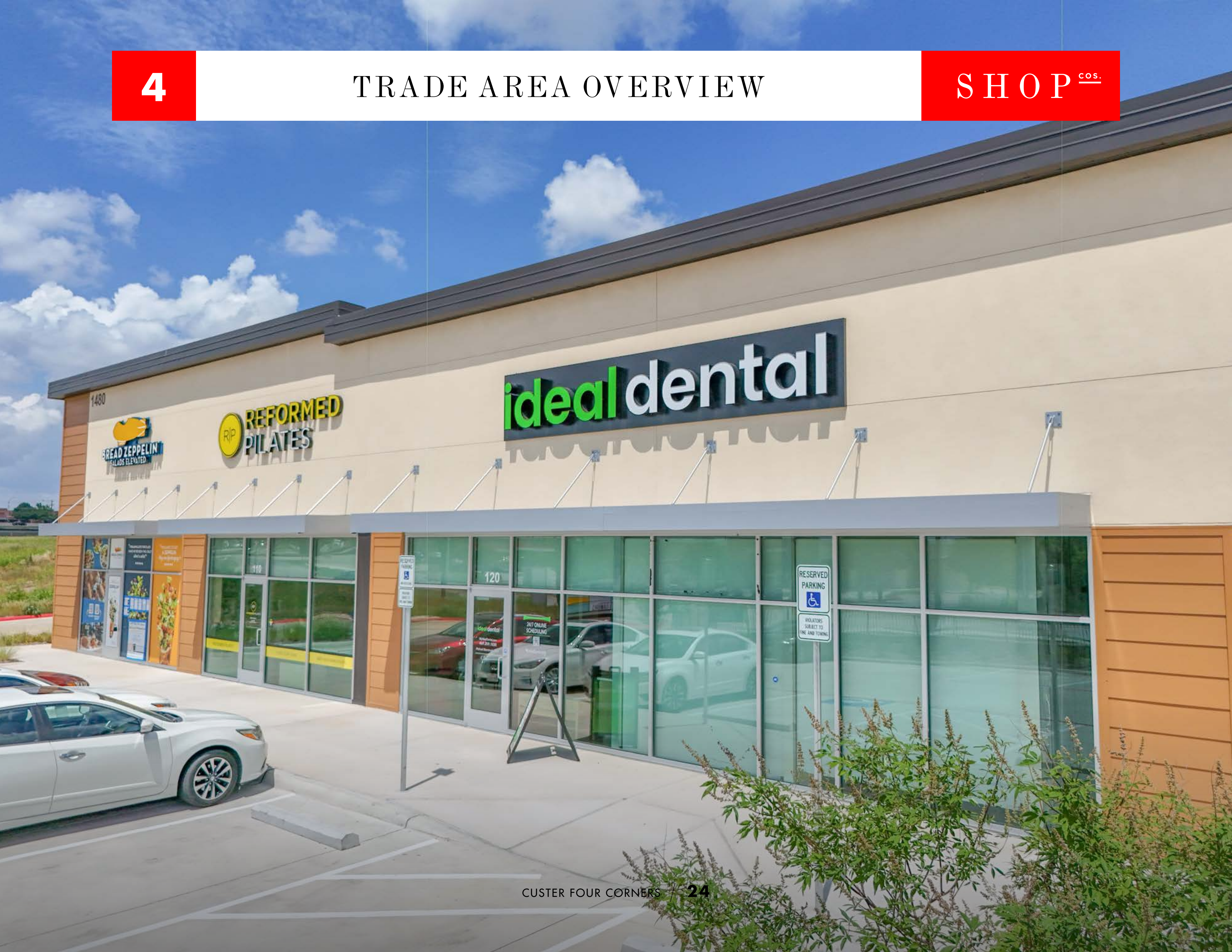
Barrio Burrito Bar is a fast-casual Tex-Mex restaurant chain known for its customizable burritos, bowls, tacos, quesadillas, and loaded sides made with fresh ingredients and bold flavors. Originally founded in Toronto in 2005, the brand expanded into the United States in 2020 and rebranded as Barrio Burrito Bar in 2024. The company currently operates more than 20 locations across the U.S. and Canada, with additional restaurants under development as it continues its nationwide expansion. Barrio Burrito Bar focuses on delivering a convenient, made-to-order dining experience with a diverse menu that caters to a variety of tastes and dietary preferences.

| Playa Bowls | |
|---|---|
| Square Feet: | 1,177 SF |
| % of Building GLA: | 10.12% |
| In-Place Rent PSF: | $48.00 |
| Lease Expiration: | March 2036 |
| Company Website: | playabowls.com |

Playa Bowls is a fast-growing smoothie and superfruit bowl franchise known for its açaí, pitaya, coconut, and green bowls, along with smoothies, juices, and cold brew coffee. Founded in 2014 in Belmar, New Jersey, the brand was inspired by a healthy, beach-inspired lifestyle and focuses on fresh, nutrient-rich ingredients. Playa Bowls has expanded to more than 375 locations across the United States, making it one of the largest superfruit bowl concepts in the country while continuing to grow through franchising and new market expansion.

| 4Ever Young | |
|---|---|
| Square Feet: | 1,836 SF |
| % of Building GLA: | 15.79% |
| In-Place Rent PSF: | $50.00 |
| Lease Expiration: | November 2036 |
| Company Website: | 4everyoungantiaging.com |

4Ever Young is a leading anti-aging and wellness franchise that provides a wide range of services, including hormone replacement therapy, medical weight loss, IV vitamin therapy, aesthetic injectables, skincare treatments, and personalized wellness programs. Founded in 2014 in Boca Raton, Florida, the brand focuses on helping clients improve their health, vitality, and appearance through science-backed treatments and customized care plans. 4Ever Young has grown rapidly across the United States, with more than 100 locations open or in development, making it one of the fastest-growing wellness and medical aesthetics brands in the country.


1480
BREAD ZEPPELIN
SALADS ELEVATED
R|P
REFORMED
PILATES
ideal dental
110
120
RESERVED
PARKING
VIOLATORS
SUBJECT TO
FINE AND TOWING

# 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 | 13,897 | 133,854 | 363,801 |
| 2030 Total Population (Esri) | 14,653 | 144,769 | 385,705 |
| 2010 Total Population (U.S. Census) | 8,404 | 81,619 | 251,501 |
| 2000 Total Population (U.S. Census) | 1,715 | 39,288 | 143,709 |
| 2000-2020 Population: Compound Annual Growth Rate (U.S. Census) | 10.66% | 5.76% | 4.32% |
| 2024-2029 Population: Compound Annual Growth Rate (Esri) | 1.07% | 1.58% | 1.18% |
| 2025 Total Daytime Population (Esri) | 11,965 | 102,381 | 332,398 |
| 2025 Median Age (Esri) | 36.0 | 37.6 | 37.9 |
| 2025 Total Households (Esri) | 4,967 | 46,634 | 131,200 |
| 2030 Total Households (Esri) | 5,303 | 51,212 | 141,017 |
| 2010 Total Households (U.S. Census) | 3,090 | 27,714 | 89,887 |
| 2000 Total Households (U.S. Census) | 866 | 12,976 | 50,007 |
| 2024-2029 Families: Compound Annual Growth Rate (Esri) | 1.10% | 1.53% | 1.15% |
| 2025 Average Household Income (Esri) | $186,758 | $192,136 | $175,685 |
| 2025 Median Household Income (Esri) | $154,795 | $159,591 | $138,243 |
| 2025 Per Capita Income (Esri) | $66,481 | $67,146 | $63,372 |
| 2025 Population Age 25+: Less than 9th Grade (Esri) (%) | 0% | 1% | 1% |
| 2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%) | 0% | 1% | 1% |
| 2025 Population Age 25+: High School Diploma (Esri) (%) | 8% | 8% | 10% |
| 2025 Population Age 25+: Some College/No Degree (Esri) (%) | 10% | 11% | 13% |
| 2025 Population Age 25+: Associate's Degree (Esri) (%) | 7% | 6% | 8% |
| 2025 Population Age 25+: Bachelor's Degree (Esri) (%) | 36% | 38% | 38% |
| 2025 Population Age 25+: Graduate/Professional Degree (Esri) (%) | 37% | 33% | 28% |
| 2025 Total (SIC01-99) Businesses | 361 | 2,957 | 12,344 |
| 2025 Total (SIC01-99) Employees | 3,068 | 21,941 | 109,582 |

# 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





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SHOP COS.