



OFFERING MEMORANDUM • A SINGLE-TENANT NNN OFFERING

DUWEST

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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 located at 308 N. Fannin St, Rockwall, TX 75087, being approximately 4,330 square feet of improvements situated on 1.05 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 Management Services, Inc. ("DW").

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OFFERING SUMMARY

\$2,498,000

7.00% Cap Rate · \$174,848 NOI

THE OFFERING

\$2.498M PRICE	7.00% CAP RATE	\$174,848 IN-PLACE NOI	4,330 BUILDING SF	\$577 PRICE PSF	NNN LEASE TYPE
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DUWEST Investment Sales is pleased to exclusively offer for sale Wade's Landing, a premier dining destination located at 308 N. Fannin Street in the heart of historic Downtown Rockwall, Texas. The 4,330 SF restaurant sits on approximately 1.05 acres and features an inviting combination of indoor dining, expansive outdoor patio seating, and a vibrant atmosphere that has quickly established it as one of Rockwall's favorite local restaurants since opening in 2024. The Property is offered on a NNN lease guaranteed by MSMC Group, LLC, a proven local restaurant operator that invested approximately \$800,000 into the 2024 remodel.

Ideally positioned just off State Highway 66 (38,419 VPD) and State Highway 205 (20,394 VPD), the property benefits from outstanding accessibility and visibility while remaining just minutes from the Harbor District and the shores of Lake Ray Hubbard. The surrounding area has evolved into one of the DFW Metroplex's premier dining and entertainment destinations, attracting affluent residents, professionals, lake visitors, and regional tourism.

Rockwall is consistently recognized as one of the fastest-growing and most affluent communities in Texas. Since 2020, Rockwall County has grown approximately 30% to more than 140,000 residents, while maintaining one of the highest average household incomes in Texas at nearly \$142,000 — demographics that continue to drive retail sales, restaurant demand, and commercial investment. TxDOT's transformative Interstate 30 expansion will further improve regional mobility between Rockwall and the Dallas employment centers.

PROPERTY AT A GLANCE

Address	308 N. Fannin St
City / County	Rockwall · Rockwall Co.
Year Built / Reno	2006 / 2024
Roof Age	2024
Building Size	4,330 SF
Site Size	1.05 Acres
Lease Structure	NNN
Guaranty	Personal · MSMC Group
Term / Expiration	10 Yrs · 1/31/2034

BUILT-IN GROWTH

3% / Yr

Contractual 3% annual rent increases grow the going-in 7.00% cap to 8.48% by the final year of the term.

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INVESTMENT SALES

01

THE ASSET

PROPERTY OVERVIEW

Wade's Landing · Rockwall, TX

OFFERING MEMORANDUM

WHY WADE'S LANDING

01**PREMIER DOWNTOWN ROCKWALL RESTAURANT**

A 4,330 SF freestanding restaurant with indoor and outdoor dining in the heart of Historic Downtown Rockwall — one of North Texas' premier dining destinations.

02**EXCEPTIONAL VISIBILITY & ACCESSIBILITY**

Strategically located just off State Highway 66 (38,419 VPD) and State Highway 205 (20,394 VPD), providing excellent regional access and exposure.

03**ESTABLISHED LOCAL OPERATOR**

Since opening in 2024, Wade's Landing has developed a loyal following with heavy personal investment by an established local DFW restaurant operator.

04**AFFLUENT & RAPIDLY GROWING MARKET**

Rockwall County has grown ~30% since 2020 with average household income approaching \$142,000, supporting strong consumer spending and restaurant demand.

05**SUPPLY-CONSTRAINED MARKET**

Limited availability of restaurant sites within Historic Downtown Rockwall creates significant barriers to entry and supports long-term real estate value.

06**HEALTHY RENT-TO-SALES RATIO**

Robust restaurant sales translate to a healthy occupancy-cost ratio, giving the tenant ample profitability cushion and underpinning long-term rent coverage and the durability of the income stream.

RESTAURANT PHOTOGRAPHY

308 N. FANNIN ST · ROCKWALL, TX



LOCATION MAP

HISTORIC DOWNTOWN ROCKWALL, TX 75087



SITE PLAN

308 N. FANNIN STREET · ±1.05 ACRES

SITE HIGHLIGHTS

Site Size	±1.05 Acres
Building Size	4,330 SF
Access Points	2 — N. Fannin St
Outdoor Patio	Yes
Corner Position	Fannin & Olive



FRONTAGE TRAFFIC COUNTS

SH 66 / Williams St	38,419 VPD
N. Fannin St	15,013 VPD

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INVESTMENT SALES



WADE'S LANDING

KITCHEN • JOCYLS • GARDEN

02

THE INCOME

LEASE & TENANT

Wade's Landing • Rockwall, TX

OFFERING MEMORANDUM

PRICING

OFFERING

ASKING PRICE

\$2,498,000

7.00%

YEAR 1 CAP

\$174,848

YEAR 1 NOI

LEASE TERMS

Tenant Credit	MSMC Group, LLC
Size	4,330 SF
Recovery	NNN
Lease Term	10 Years
Commencement	1/12/2024
Rent Escalation	3% Annual

RENT GROWTH SCHEDULE

PERIOD	ANNUAL RENT	CAP RATE
Year 1 (YE 6/30/27)	\$174,848	7.00%
Feb 2027 – Jan 2028	\$177,432	7.10%
Feb 2028 – Jan 2029	\$182,754	7.32%
Feb 2029 – Jan 2030	\$188,237	7.54%
Feb 2030 – Jan 2031	\$193,884	7.76%
Feb 2031 – Jan 2032	\$199,701	7.99%
Feb 2032 – Jan 2033	\$205,692	8.23%
Feb 2033 – Jan 2034	\$211,863	8.48%

Cap rates shown are calculated on the \$2,498,000 asking price. Rent escalates 3% annually under the in-place NNN lease, growing the going-in 7.00% return to 8.48% by the final year of the initial term.

WADE'S LANDING

LOCALLY OWNED · FULL-SERVICE RESTAURANT & BAR

Wade's Landing is a locally owned restaurant and gathering place located in the heart of Historic Downtown Rockwall, just minutes from the shores of Lake Ray Hubbard. Since opening in 2024, the restaurant has quickly become a favorite among residents and visitors alike, offering a welcoming atmosphere, quality American cuisine, handcrafted cocktails, and live entertainment.

Featuring approximately 4,330 square feet of thoughtfully designed indoor dining complemented by an expansive outdoor patio, Wade's Landing provides a vibrant destination for casual dining, private events, and community gatherings. Its prime downtown location, proximity to Lake Ray Hubbard, and reputation for exceptional hospitality have positioned it as one of Rockwall's premier dining destinations, serving a diverse customer base from across the DFW Metroplex.



WADE'S LANDING
ROCKWALL, TX

2024

OPENED

4,330

SQUARE FEET

NNN

LEASE TYPE

OPERATOR

Guaranteed by MSMC Group, LLC — a veteran Dallas hospitality team (3ntourage Hospitality) behind multiple DFW concepts including PM Lounge, Dahlia Bar & Bistro, Ill Minster Pub, and Felix Culpa.

LEASE ABSTRACT

TENANT	Wade's Landing, LLC
GUARANTOR	MSMC Group, LLC
PREMISES	308 N. Fannin St · 4,330 SF
COMMENCEMENT	January 12, 2024
EXPIRATION	January 31, 2034
INITIAL TERM	10 Years · NNN
RENEWAL OPTIONS	None
PERCENTAGE RENT	6% over \$3,500,000

SPECIFIC USE

Operation of a first-class restaurant offering food and ancillary sale of merchandise and alcoholic beverages for on- and off-premises consumption, delivery, or curbside, consistent with all other restaurants operated by Tenant.

BASE RENT SCHEDULE

PERIOD	ANNUAL	MONTHLY	PSF
Year 1	\$162,375	\$13,531	\$37.50
Year 2	\$167,246	\$13,937	\$38.62
Year 3	\$172,264	\$14,355	\$39.78
Year 4	\$177,432	\$14,786	\$40.98
Year 5	\$182,754	\$15,229	\$42.21
Year 6	\$188,237	\$15,686	\$43.47
Year 7	\$193,884	\$16,157	\$44.78
Year 8	\$199,701	\$16,641	\$46.12
Year 9	\$205,692	\$17,141	\$47.50
Year 10	\$211,863	\$17,655	\$48.93

TAXES
Tenant · 100%

INSURANCE
Tenant · 100%

ROOF / STRUCTURE
Landlord (Replacement Only)

Documentation: Single Tenant Lease Agreement dated June 15, 2023; First Amendment dated January 12, 2024. Abstract summary only — refer to the lease and amendments for governing terms.

WADE'S LANDING IN THE NEWS

DALLAS HOSPITALITY GROUP OPENS IN ROCKWALL, TEXAS

A new restaurant with hipster credentials opens in Rockwall called Wade's Landing, from a veteran Dallas hospitality team, located at 308 N. Fannin St. in downtown Rockwall. According to cofounder Chris Beardon, the restaurant and its name pay tribute to the history of Rockwall — specifically Terry "T.U." Wade, who city history says named Rockwall for a literal rock-wall formation he discovered while digging a well in the mid-1800s.

"Wade's Landing pays homage to our city's roots," Beardon says. "Our name reflects the captivating tale of Terry Wade's discovery of the famous Rock Wall in 1852. It's a story that defines our community, and we're here to celebrate it. As proud Rockwall residents ourselves, Wade's Landing is more than just a restaurant to us; it's a home away from home for everyone who walks through our doors," Beardon says. "We want this to be a place where the community gathers, celebrates, and creates lasting memories." Beardon's partners — Mark Beardon, Stephen "Scuba" Underhill Jr., and Massimiliano Sgarbi — operate as 3ntourage Hospitality, behind multiple Dallas concepts including PM Lounge, Dahlia Bar & Bistro, Ill Minster Pub, and Felix Culpa.



ON THE MENU

Million Dollar Deviled Eggs · Chili & Waffles · Wade's Chop Salad · The East-West Beef Dog · Cedar Plank Salmon · Steak Frites. The bar serves craft cocktails, local beers, and an eclectic wine selection, with weekend brunch Saturday and Sunday.



AS FEATURED IN
CultureMap Dallas

DUWEST

INVESTMENT SALES

03

THE MARKET

AREA OVERVIEW

Wade's Landing · Rockwall, TX

OFFERING MEMORANDUM

ROCKWALL, TEXAS

30%

Population growth since 2020

19%

Job growth in past 5 years

\$139,911

Avg. household income (3 mi)

\$447,042

Avg. home value (3 mi)

Rockwall is a charming and rapidly growing city that blends small-town character with modern amenities. Its location on Lake Ray Hubbard and proximity to Dallas-Fort Worth make it a desirable and convenient place to live, work, and visit. Rockwall has debuted on Money's Best Places to Live list, thanks to its status as one of the fastest-growing cities in one of the nation's fastest-growing states.

This Dallas suburb has experienced 19% job growth over the last five years and is projected to grow another 17% over the next five — a trajectory that continues to drive retail sales, restaurant demand, and commercial investment throughout the trade area.

RECOGNITION

#5

Best Large Economic Boomtown in the U.S. — with a **36% increase in GDP since 2019.**

140,000+

County residents · ~\$142K avg. HH income

AS SEEN IN

Money — Best Places to Live

D Magazine

Rockwall EDC

DEMOGRAPHICS

WITHIN 3 MILES

41,401

TOTAL POPULATION

15,419

HOUSEHOLDS

16,181

HOUSING UNITS

AVG. HOUSEHOLD INCOME

\$139,911

AVG. HOME VALUE

\$447,042

DALLAS-FORT WORTH OPEN FOR BUSINESS

28.3%

Population growth 2010–2024 (US avg 9.48%)

418

Residents move to DFW daily

615,659

Projected new residents by 2029

#1

MSA for projected population growth

#2

In the U.S. for net job growth (53,600 jobs)

500K+

Jobs added since 2018 — #1 for 5-yr growth

2

Fortune 100 company headquarters

#1

City for corporate HQ relocations in the U.S.

TEXAS MARKET OVERVIEW

32.1M

State population

8th

Largest economy in the world

54

Fortune 500 HQs in Texas

2nd

Fastest-growing economy in the U.S.

NO STATE INCOME TAX

A leading pro-business environment

BEST STATE FOR BUSINESS

17th year in a row — Chief Executive

DFW INT'L AIRPORT

2nd-most passenger volume in the world

TOP STATE FOR JOB GROWTH

Dallas · Houston · Austin · San Antonio

DUWEST

INVESTMENT SALES

04

YOUR ADVISORS

THE TEAM

Wade's Landing · Rockwall, TX

OFFERING MEMORANDUM

INVESTMENT SALES TEAM

WADE'S LANDING DEAL TEAM

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across Texas — Dallas · Austin ·
Houston · San Antonio.**8.5M SF**

LEASING & MGMT

3,000

LEASES DONE

\$1B

TRANSACTIONS