PRESTON TRACE MEDICAL

8795 PRESTON TRACE BLVD, FRISCO, TEXAS 75033

CONFIDENTIAL **OFFERING MEMORANDUM**

SHOP COS.

SHOP COS.

CONFIDENTIAL **OFFERING MEMORANDUM**

PRESTON TRACE MEDICAL

LOCATION

8795 PRESTON TRACE BLVD

FRISCO, TEXAS 75033

OFFERED BY

Tommy Tucker

TTUCKER@SHOPCOMPANIES.COM / 214-960-2887 / 4809 COLE AVE STE 330, DALLAS, TX 75205

Tyler Albin

TALBIN@SHOPCOMPANIES.COM / 469-382-9318 / 4809 COLE AVE STE 330, DALLAS, TX 75205

OFFERED BY

Tommy Tucker / **TTUCKER@SHOPCOMPANIES.COM** / **214-960-2887**
Tyler Albin / **TALBIN@SHOPCOMPANIES.COM** / **469-382-9318**

TABLE OF CONTENTS


BRINKMANN Ranch
Brinkman Ranch
1,414 Acres
1.8 Times as Large as
Trammel Crow &
Landon Development
With 4,700 Residential
Units & Retail
North Dallas
PRIMARY CARE DOCTORS
FRISCO FENCING
behavioral
INNOVATIONS

SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire Preston Trace Medical (the "Property"), a 12,900 square foot retail asset located directly adjacent to Preston Road in the affluent DFW submarket of Frisco, Texas. With an average base lease expiration of October 2030, the Property is 100% leased to a mix of medical and recreational tenants. Frisco is an affluent and rapidly growing Northern Dallas suburb boasting household income in excess of $148,700 in a one-mile radius.

INVESTMENT OVERVIEW

- 100% Leased 3-Tenant Medical Retail Center in the Booming & Affluent Submarket of Frisco, TX
- Average Base Lease Term Expiration of October 2030 with 3 of 3 Tenants Experiencing Rent Bumps During Primary Term
- Benefits from Shallow Bay Depth & Full Masonry Construction
- Average Household Income Exceeds $148,700, $175,500 & $193,600 in a 1, 3 & 5 Mile Radius, Respectively
- Five (5) minutes from $12.7 Billion Fields Master Planned Community; Anticipated 5,000 Single Family Residences, 8,500 Multifamily Units & Over 18 Million SF of Commercial GLA Upon Completion
- Population Increased by Over 590% Since 2000 in 5 Mile Radius
- Preston Road / Main Street Intersection 90,000+ VPD
- Nearby Notable National Retailers Include Walmart Supercenter, Aldi, Starbucks, Chick fil A, Scooters Coffee, CVS Pharmacy, McDonalds, Dunkin, Subway, & Anytime Fitness Amongst Others

A 3-tenant brick construction asset, Preston Trace Medical is a 12,900 square foot retail center located directly adjacent to Preston Road situated approximately 30 minutes due north of Downtown Dallas in the affluent DFW submarket of Frisco, Texas. The Property is 100% leased to a complementary mix of medical and specialty recreational tenants including North Dallas Primary Care Doctors, Behavioral Innovations, and Frisco Fencing Academy. The average base lease expiration is October 2030 with 3 of 3 tenants experiencing rent escalations during their primary terms. Rents average $28.66 PSF NNN with comparable medical retail space quoting in excess of $35.00 PSF NNN. Preston Trace Medical benefits from excellent visibility, an average suite size of 4,300 SF, shallow bay depth, masonry construction, multiple ingress/egress points, and excellent visibility fronting Preston Trace Boulevard. Notable national retailers in close proximity include Walmart Supercenter, Aldi, Starbucks, Chick fil A, Scooters Coffee, Aldi, CVS Pharmacy, McDonalds, Dunkin, Subway, and Anytime Fitness amongst others.

Benefitting from adjacent positioning to Preston Road and Main Street in Frisco, the Property sees combined traffic counts at the intersection exceeding 90,000 vehicles per day. Preston Trace Medical is less than 2 miles from Dallas North Tollway, which experiences traffic volumes over 116,600 vehicles per day, and provides direct access to major DFW destinations including Downtown Dallas, Legacy West, Shops at Legacy and The Star among others. Located just 300 yards east of Preston Trace Medical is the 1,100+ acre tract of land within the Brinkman Ranch. This remaining acreage is capable of development of approximately 8,460 residential units, retail space, and more, with a total projected value in excess of $1 billion at full build out. The Property is located just 10 minutes from The Star, the $1.5 billion state of the art World Corporate Headquarters and multi-use event center for the Dallas Cowboys. The Star sits on over 91 acres and is the first of its kind partnership between the City of Frisco and Frisco ISD. Approximately 5 minutes north of Preston Trace Medical is the Fields master planned community, a $12.7 billion, 2,544-acre project anticipated to include 5,000 single family residences, 8,500 multifamily residences, 1,000,000+ SF of retail and restaurant GLA, 72 acres of neighborhood parks and over 18 million SF of commercial GLA upon completion. PGA of America acquired approximately 660 acres within Fields with plans to build a 106,000 SF PGA headquarters building, 500 room Omni PGA Frisco Resort, two new championship golf courses and golf entertainment district. The PGA headquarters building is officially open as of August 2022 and Omni Hotel as of May 2023. Additionally, more than 6,800 combined students are enrolled within close proximity to Preston Trace Medical at Wakeland High School, Frisco High School, Memorial High School and Lonestar High School.

As a booming DFW submarket, Frisco has consistently ranked among the fastest growing suburbs in the United States. The area has experienced compelling growth due to high quality school, housing, employers and access to major transportation routes, which has attracted numerous major corporate headquarters to the area. The Property benefits from compelling demographics in which average household income exceeds $148,700, $175,500 & $193,600 in a one-, three- and five-mile radius, respectively. Total population within a five-mile radius increased by 590% from 2000 to 2025. Overall, Preston Trace Medical offers an investor a well-positioned retail asset with long term leases within a thriving corridor of a highly desirable, affluent DFW submarket of Frisco, Texas.

PROPERTY PROFILE

LOCATION

8795 Preston Trace Boulevard
Frisco, Texas 75033

YEAR BUILT
2007

PERCENT LEASED
100%

BUILDING SIZE
12,900 SF

LAND AREA
1.24 Acres

PRICING
$5,821,000

CAP RATE
6.40%

TRAFFIC COUNTS

Preston Road 55,099 VPD-25
Main Street 34,963 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
North Texas Primary Care	3,500 SF	27.13%	December 2031
Fencing Academy	4,097 SF	31.76%	November 2030
Behavioral Innovations	5,303 SF	41.11%	June 2029

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	7,928	98,446	293,803
2025 Avg. Household Income	$148,751	$175,566	$193,617
2025 Total Households	3,005	36,242	103,132

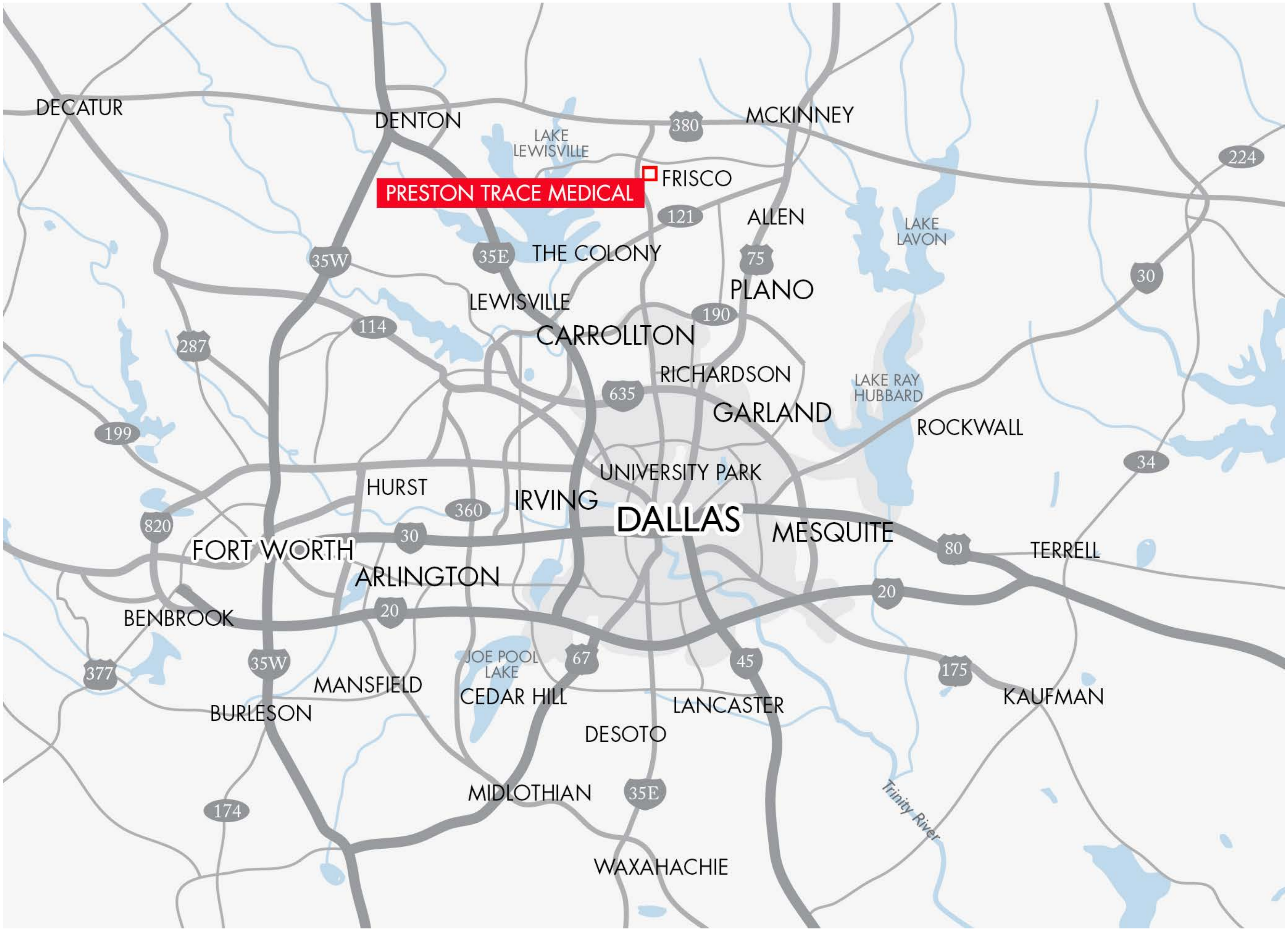
ADDITIONAL INFORMATION

OFFERED BY

Tommy Tucker / **TTUCKER@SHOPCOMPANIES.COM** / **214-960-2887**

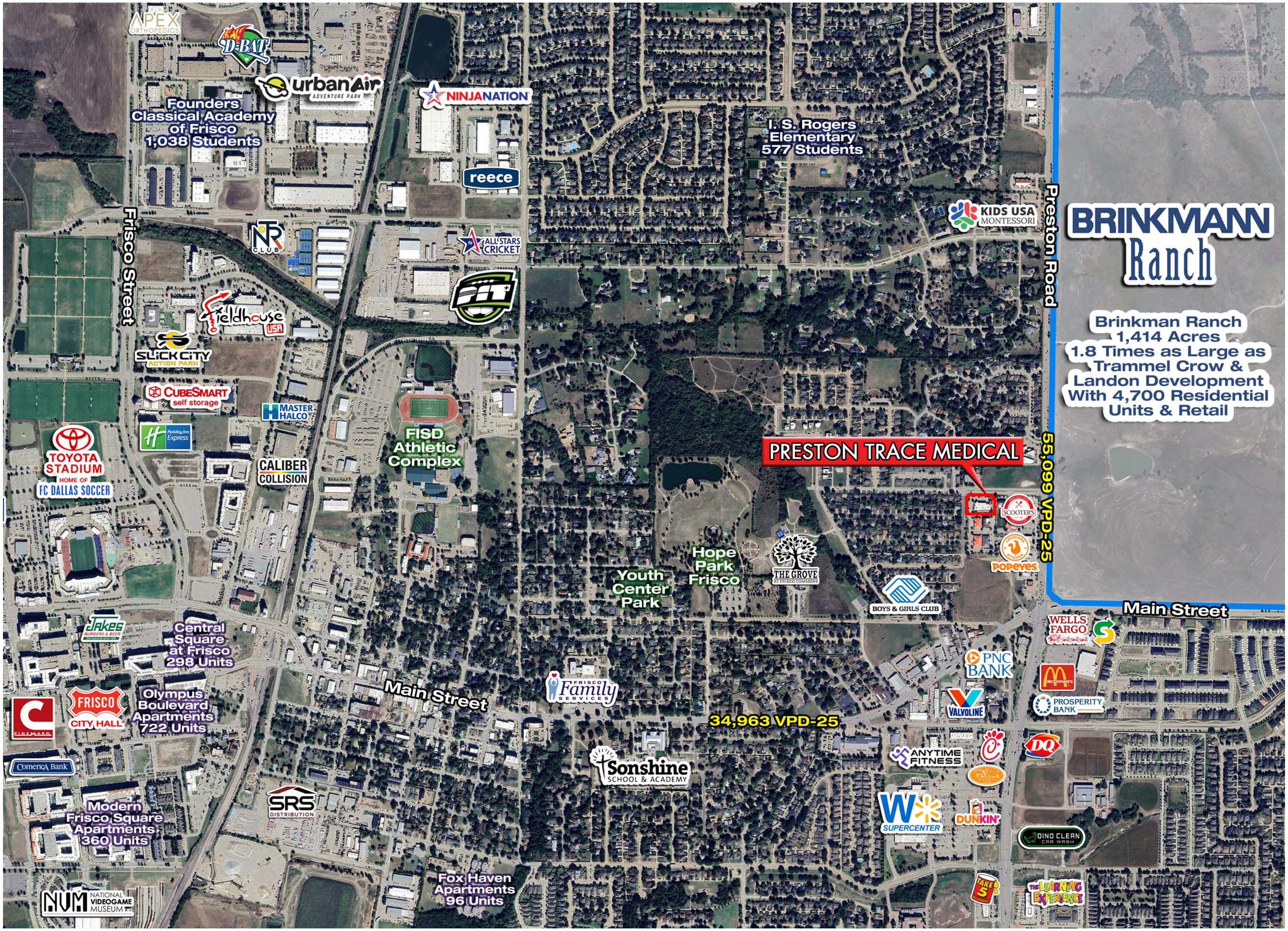
Tyler Albin / **TALBIN@SHOPCOMPANIES.COM** / **469-382-9318**


behavioral
INNOVATIONS
FRISCO FENCING
ACADEMY
ABA
THERAPY

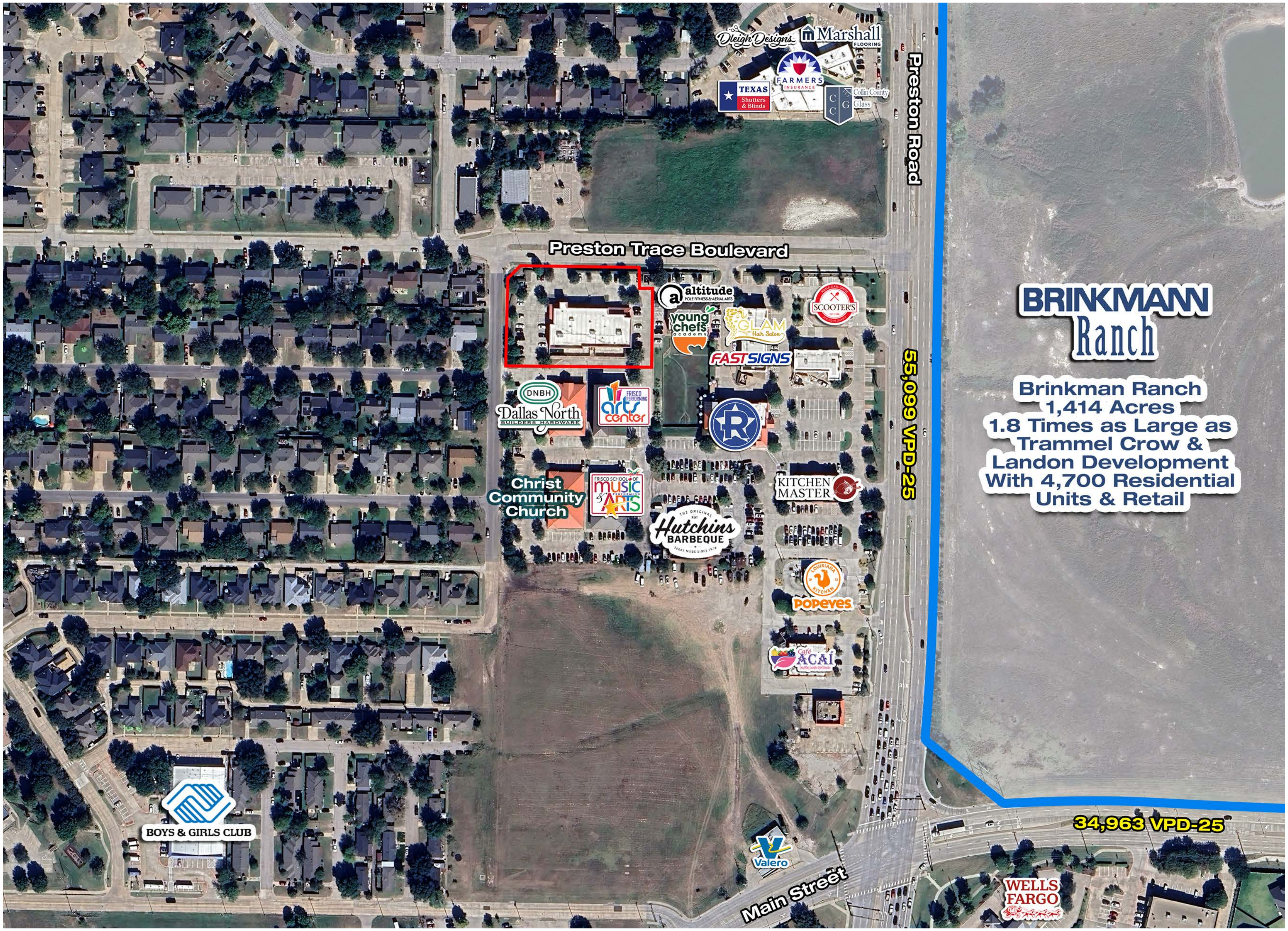

DECATUR
DENTON
LAKE LEWISVILLE
MCKINNEY
FRISCO
PRESTON TRACE MEDICAL
ALLEN
LAKE LAVON
THE COLONY
PLANO
LEWISVILLE
CARROLLTON
RICHARDSON
LAKE RAY HUBBARD
GARLAND
ROCKWALL
UNIVERSITY PARK
HURST
IRVING
DALLAS
MESQUITE
TERRELL
FORT WORTH
ARLINGTON
BENBROOK
JOE POOL LAKE
MANSFIELD
CEDAR HILL
BURLESON
LANCASTER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

Brinkman Ranch:
https://www.localprofile.com/community/development-planned-brinkmann-ranch-7506058

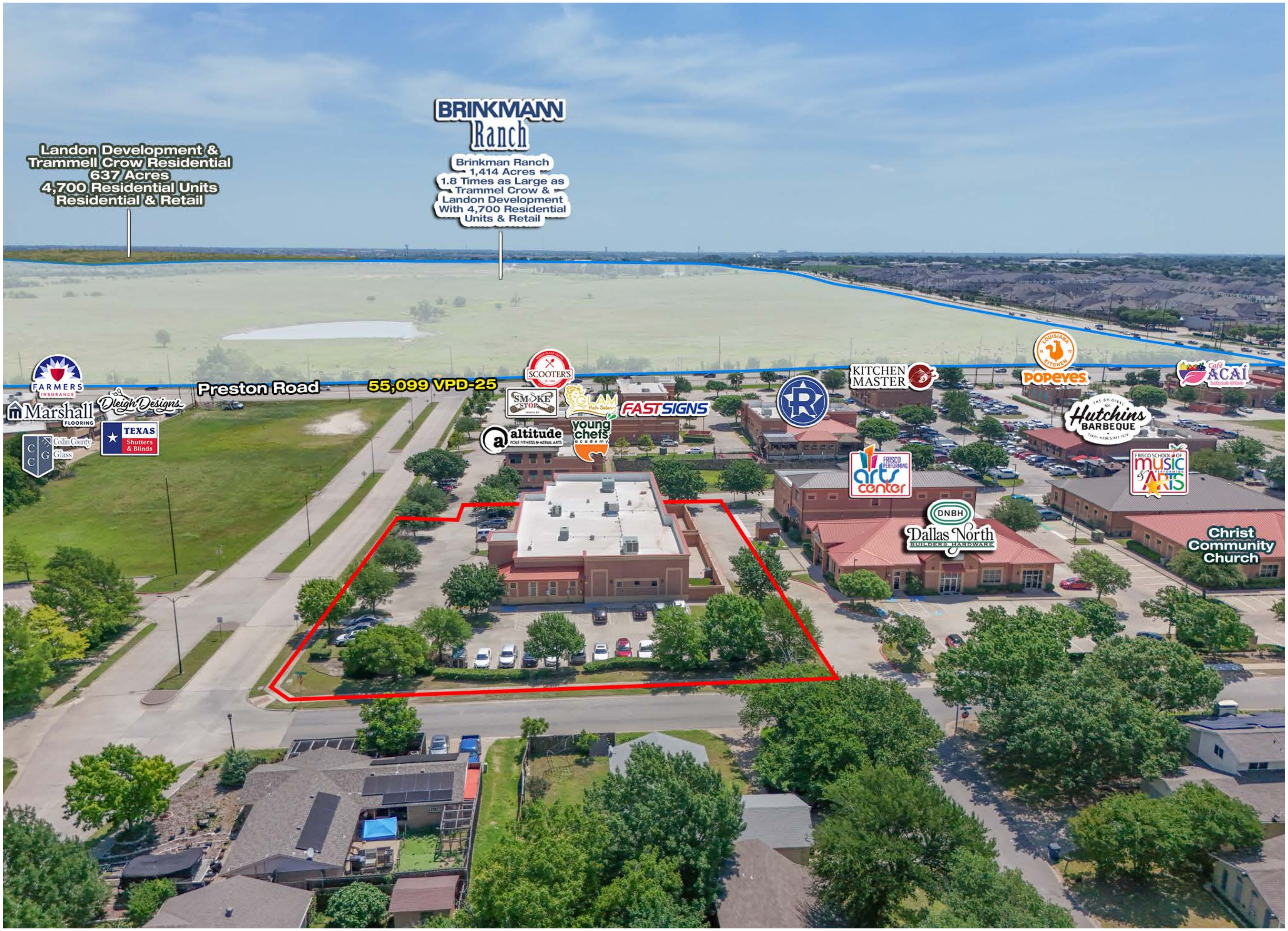
SHOPCOMPANIES.COM



SHOPCOMPANIES.COM



Preston Road
Preston Trace Boulevard
55,099 VPD-25
34,963 VPD-25
Main Street
BRINKMANN Ranch
Brinkman Ranch
1,414 Acres
1.8 Times as Large as
Trammel Crow &
Landon Development
With 4,700 Residential
Units & Retail
Christ
Community
Church
BOYS & GIRLS CLUB
Dallas North
FASTSIGNS
KITCHEN MASTER
Hutchins BARBEQUE
Popeyes
WELLS FARGO
Valero



SHOPCOMPANIES.COM

SITE PLAN


Preston Trace Boulevard
Pasadena Drive
behavioral
INNOVATIONS
5,303 SF
FRISCO FENCING
4,097 SF
North Dallas
PRIMARY CARE DOCTORS
3,500 SF
altitude
POLE FITNESS & AERIAL ARTS
young chefs
academy
DNBH
Dallas North
BUILDERS HARDWARE
FRISCO PERFORMING
arts center


8795
100
North Dallas
PRIMARY CARE DOCTORS

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Preston Trace Medical	12,900 SF	100%	$372,557

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
								Jan-27	$30.90	$108,150		
								Jan-28	$31.83	$111,395		
100	North Texas Primary Care	3,500	27.13%	Jan-26	Dec-31	$30.00	$105,000	Jan-29	$32.78	$114,736	NNN	One 5-year option at 5% Maximum Escalation
								Jan-30	$33.77	$118,178		
								Jan-31	$34.78	$121,724		
								Nov-26	$27.81	$113,938		
200	Fencing Academy	4,097	31.76%	Nov-25	Nov-30	$27.00	$110,619	Nov-27	$28.64	$117,338	NNN	One 5-year option at Market Rent
								Nov-28	$29.50	$120,862		
								Nov-29	$30.39	$124,508		
								Oct-26	$28.85	$152,992		
300	Behavioral Innovations	5,303	41.11%	Jul-24	Oct-29	$28.42	$150,711	Oct-27	$29.28	$155,272	NNN	Two 5-year options at: 1st: $30.00 PSF with 1.5% Increases; 2nd: Market Rent
								Oct-28	$29.72	$157,605		
	TOTAL AREA:	12,900					$366,330					
	TOTAL LEASED AREA:	12,900	100.00%									
	TOTAL VACANT AREA:	0	0.00%									

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	$90,487	$7.01
Insurance	$10,000	$0.78
Common Area Maintenance	$15,000	$1.16
Management Fee (4.00%)	$19,522	$1.51
TOTAL EXPENSES	**$135,008**	**$10.47**

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	$372,557	$28.88
GROSS POTENTIAL RENT	$372,557	$28.88
Expense Reimbursements		
Real Estate Taxes	$90,487	$7.01
Insurance	$10,000	$0.78
Common Area Maintenance	$15,000	$1.16
Management Fee	$19,522	$1.51
Total Expense Reimbursements	$135,008	$10.47
GROSS POTENTIAL INCOME	$507,565	$39.35
EFFECTIVE GROSS INCOME	$507,565	$39.35
Expenses		
Real Estate Taxes	$90,487	$7.01
Insurance	$10,000	$0.78
Common Area Maintenance	$15,000	$1.16
Management Fee (4.00%)	$19,522	$1.51
Total Expenses	$135,008	$10.47
NET OPERATING INCOME	**$372,557**	**$28.88**

SHOPCOMPANIES.COM

PRICING

PRICE	$5,821,000	GLA	12,900 SF
CAP RATE	6.40%	NOI	$372,557
AVERAGE RENT PSF	$28.77 PSF	AVG RETAIL LEASE EXPIRATION	November 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							
	Total for Year Ending 2028			0	0.00%	0	
2029	Behavioral Innovations	300	Oct-29	5,303	41.11%		
	Total for Year Ending 2029			5,303	41.11%	5,303	41.11%
2030	Fencing Academy	200	Nov-30	4,097	31.76%		
	Total for Year Ending 2030			4,097	31.76%	9,400	72.87%
2031+	North Texas Primary Care	100	Dec-31	3,500	27.13%		
	Total for Year Ending 2031+			3,500	27.13%	12,900	100.00%
	TOTAL LEASED SQUARE FOOTAGE:			12,900	100.00%		
	TOTAL VACANT SQUARE FOOTAGE:			0	0.00%		
	TOTAL SQUARE FEET:			12,900	100.00%		

TENANT PROFILES

North Texas Primary Care	
Square Feet:	3,500 SF
% of Building GLA:	27.13%
In-Place Rent PSF:	$30.00
Lease Expiration:	December 2031
Company Website:	northtexasprimary.com

North Dallas Primary Care Doctors is a family medicine and primary care practice in Frisco, Texas, providing comprehensive care for patients of all ages. The clinic offers preventive exams, chronic condition management, urgent care visits, and routine wellness services, with a focus on personalized, compassionate care. With same-day appointments and acceptance of most major insurance plans, they make quality healthcare convenient and accessible for North Dallas families.

Fencing Academy	
Square Feet:	4,097 SF
% of Building GLA:	31.76%
In-Place Rent PSF:	$27.00
Lease Expiration:	November 2030
Company Website:	friscofencingacademy.com

Frisco Fencing Academy is a sports school in Frisco, Texas that offers structured fencing training for children, youth, and adults. The academy focuses on developing fencing skills through classes and private instruction, emphasizing a refined curriculum and a calm, focused approach to Olympic-style fencing. Whether beginners or more experienced athletes, students can build technique, discipline, and confidence in this supportive environment.

Behavioral Innovations	
Square Feet:	5,303 SF
% of Building GLA:	41.11%
In-Place Rent PSF:	$28.00
Lease Expiration:	October 2029
Company Website:	behavioral-innovations.com

Behavioral Innovations is a nationwide provider of evidence-based Applied Behavior Analysis (ABA) therapy dedicated to helping children with autism thrive. With more than 100 centers across Texas, Oklahoma, Colorado, and several other states, they offer personalized, compassionate services including early assessment, individualized 1:1 therapy, social skills training, and ongoing family support. Their mission is to partner with families to build essential life skills and confidence in a nurturing environment, making quality autism care accessible and supportive for children and their communities.

SHOP COS.

DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX

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.

TRADE AREA OVERVIEW

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	7,928	98,446	293,803
2030 Total Population (Esri)	8,275	108,406	316,090
2010 Total Population (U.S. Census)	7,617	56,200	157,859
2000 Total Population (U.S. Census)	5,294	25,225	44,449
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	2.06%	6.29%	9.24%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.86%	1.95%	1.47%
2025 Total Daytime Population (Esri)	8,497	99,057	299,515
2025 Median Age (Esri)	38.7	36.8	36.7
2025 Total Households (Esri)	3,005	36,242	103,132
2030 Total Households (Esri)	3,167	40,807	113,445
2010 Total Households (U.S. Census)	2,685	19,663	54,524
2000 Total Households (U.S. Census)	1,859	8,842	15,849
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.87%	2.09%	1.57%
2025 Average Household Income (Esri)	$148,751	$175,566	$193,617
2025 Median Household Income (Esri)	$120,393	$133,531	$152,952
2025 Per Capita Income (Esri)	$57,959	$64,453	$68,095
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	6%	2%	1%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	1%	1%	1%
2025 Population Age 25+: High School Diploma (Esri) (%)	7%	10%	8%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	19%	13%	11%
2025 Population Age 25+: Associate's Degree (Esri) (%)	8%	8%	8%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	37%	38%	40%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	20%	26%	28%
2025 Total (SIC01-99) Businesses	451	4,414	11,027
2025 Total (SIC01-99) Employees	3,706	39,056	112,846

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
Tyler Albin	850939	talbin@shopcompanies.com	469-382-9318
Sales Agent/Associate's Name	License No.	Email	Phone
Tim Axilrod	617806	taxilrod@shopcompanies.com	214-960-2835
Sales Agent/Associate's Name	License No.	Email	Phone

Tommy Tucker

4809 COLE AVE STE 330, DALLAS, TX 75205

TTUCKER@SHOPCOMPANIES.COM

214-960-2887

Tyler Albin

4809 COLE AVE STE 330, DALLAS, TX 75205

TALBIN@SHOPCOMPANIES.COM

469-382-9318

SHOP COS.