

# JUST LISTED

## HWY 287 RETAIL



110 SOUTH US 287  
MANSFIELD, TX 76063

**CBRE**

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# HWY 287 RETAIL MANSFIELD, TX

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## Exclusive *Advisors*

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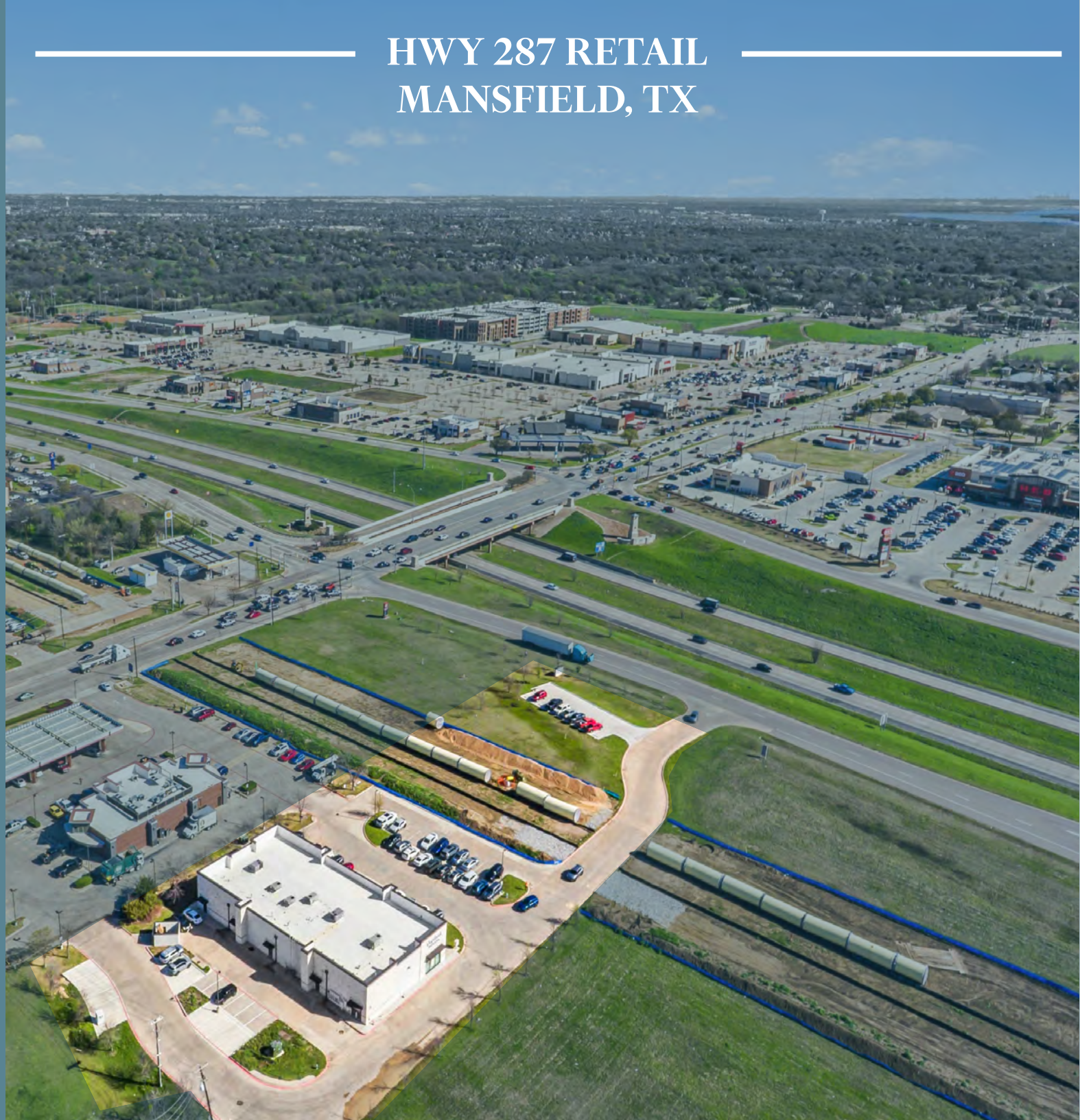
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## The Offering

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Price: \$5,087,000

Cap Rate: 6.25%

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NET OPERATING INCOME \$317,907

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YEAR BUILT 2019

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GROSS LEASABLE AREA 9,858 SF

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LOT SIZE 2.17 ACRES

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OCCUPANCY 100%

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AVERAGE TERM REMAINING 4.27 YEARS

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AVERAGE RENT PSF \$32.14

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## Investment Highlights

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**100% Occupancy with Long-Term Triple Net Leases** – Allows an investor to have limited landlord responsibilities and ease of management



**Directly Across from 8th Most Visited H-E-B** – Ranks in top 3% of all H-E-B locations in terms of visitor counts with 3.5 million annual visits (Source: Placer.ai)



**High Quality Construction on 2.17 Acres** – Features easy ingress/egress with ample parking in the front and rear of the center



**Features Excellent Highway Access and Visibility with Strong Traffic Counts** – Directly off Hwy 287 (60,113 VPD) and E Broad Street (29,174 VPD) (Source: CoStar Analytics)



**Densely Developed Residential Market with Ideal Consumer Demographics** – There are over 258,772 residents within a 7-mile radius of the property with an average household income of \$134,835 (Source: CBRE Analytics)



### **Across from Shops at Broad Mixed Use Development – 5.3M Annual Visits**

430,000 SF Phase 1 Retail Development included Flix Brewhouse, Belk, Academy, TJ Maxx, At Home, Starbucks, MOD Pizza, Torchy's Tacos, and more. 121,000 SF Phase 2 delivering early 2027.

388 Multifamily Units at The Alexander

Adjacent to Dr Pepper Stars Hockey Center and Fieldhouse USA



### **2 Miles from Mansfield High School with Annual Enrollment of 2,500+ Students**



**Complimentary, Service-Oriented Tenant Mix** – The tenant lineup provides high quality services to the surrounding Midlothian community



**Business Friendly Climate** – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations



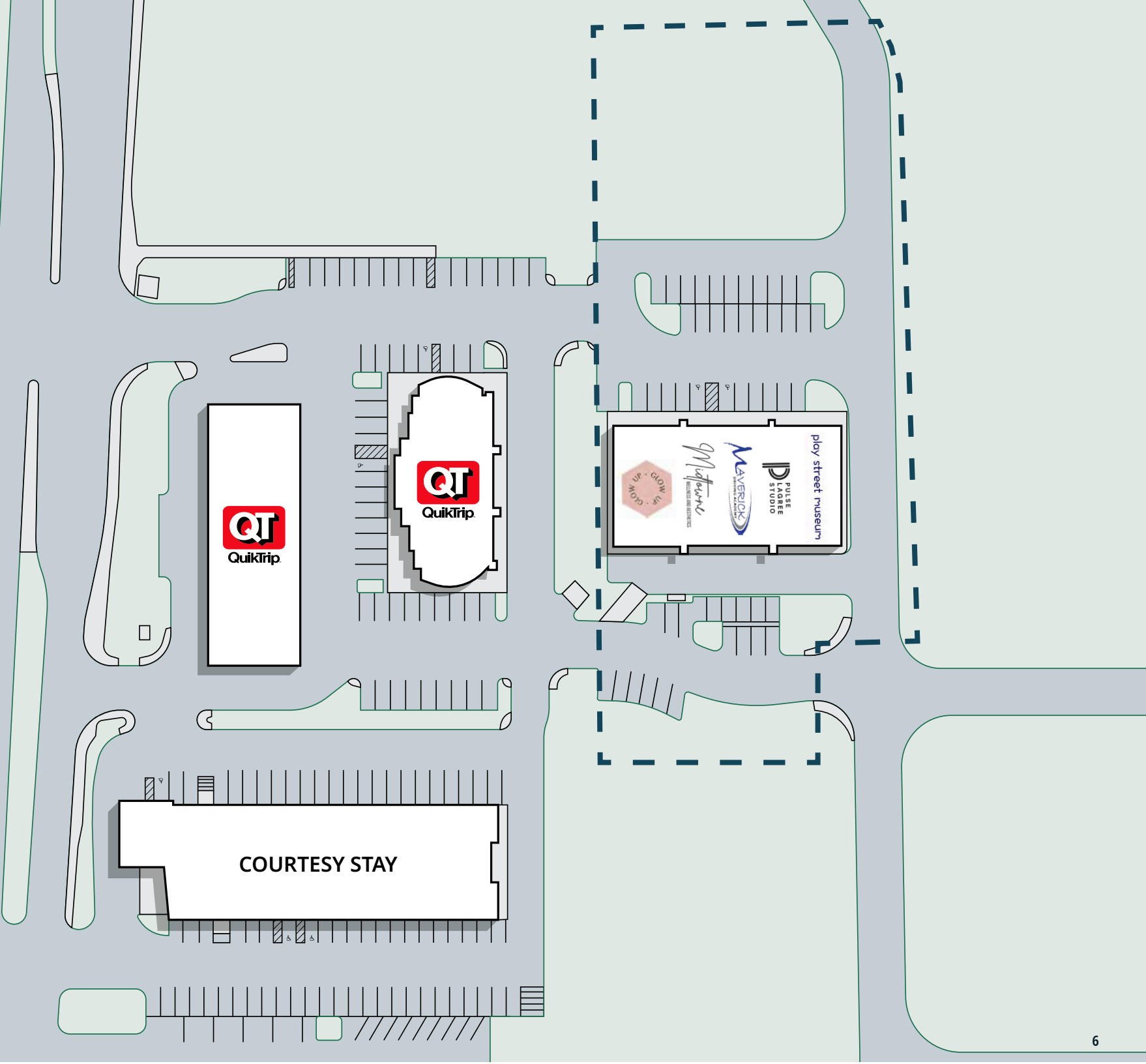
**Texas has NO State Income Tax**

## Tenant Roster

Tenant	SF	% of Center	Lease Execution	Lease Expiration	Annual Rent	Rent PSF
Glow Up Salon	2,200 SF	22.32%	May-2021	Jul-2028	\$68,200	\$31.00
Midtowne Wellness & Aesthetics	1,975 SF	20.03%	Sep-2024	Aug-2030	\$64,954	\$32.89
Maverick Driving Academy	1,083 SF	10.99%	Feb-2024	Apr-2029	\$37,014	\$34.18
Pulse Lagree Studio	1,900 SF	19.27%	Jul-2025	May-2032	\$58,995	\$31.05
Play Street Museum	2,700 SF	27.39%	Jun-2022	Apr-2032	\$87,677	\$32.47
<b>Totals:</b>	<b>9,858 SF</b>	<b>100%</b>			<b>\$316,840</b>	<b>\$32.14</b>



# Site Plan



# Surrounding Area



**THE ALEXANDER**  
LIVING AT THE ALEXANDER  
388 UNITS

**Academy**  
SPORTS+OUTDOORS

**THE ATWELL**  
MANFIELD-TEXAS  
297 UNITS

**MASON + MILL APARTMENTS**  
349 UNITS

**at home**  
The Home Décor Superstore

**T.J. maxx**

**H-E-B**

**FLIX**  
BREWHOUSE

AT&T | **MOD PIZZA** | STARBUCKS

**McDonald's**

**belk**

**Portillo's**

**Freddy's**  
ROAST BEEF STEAKBURGERS

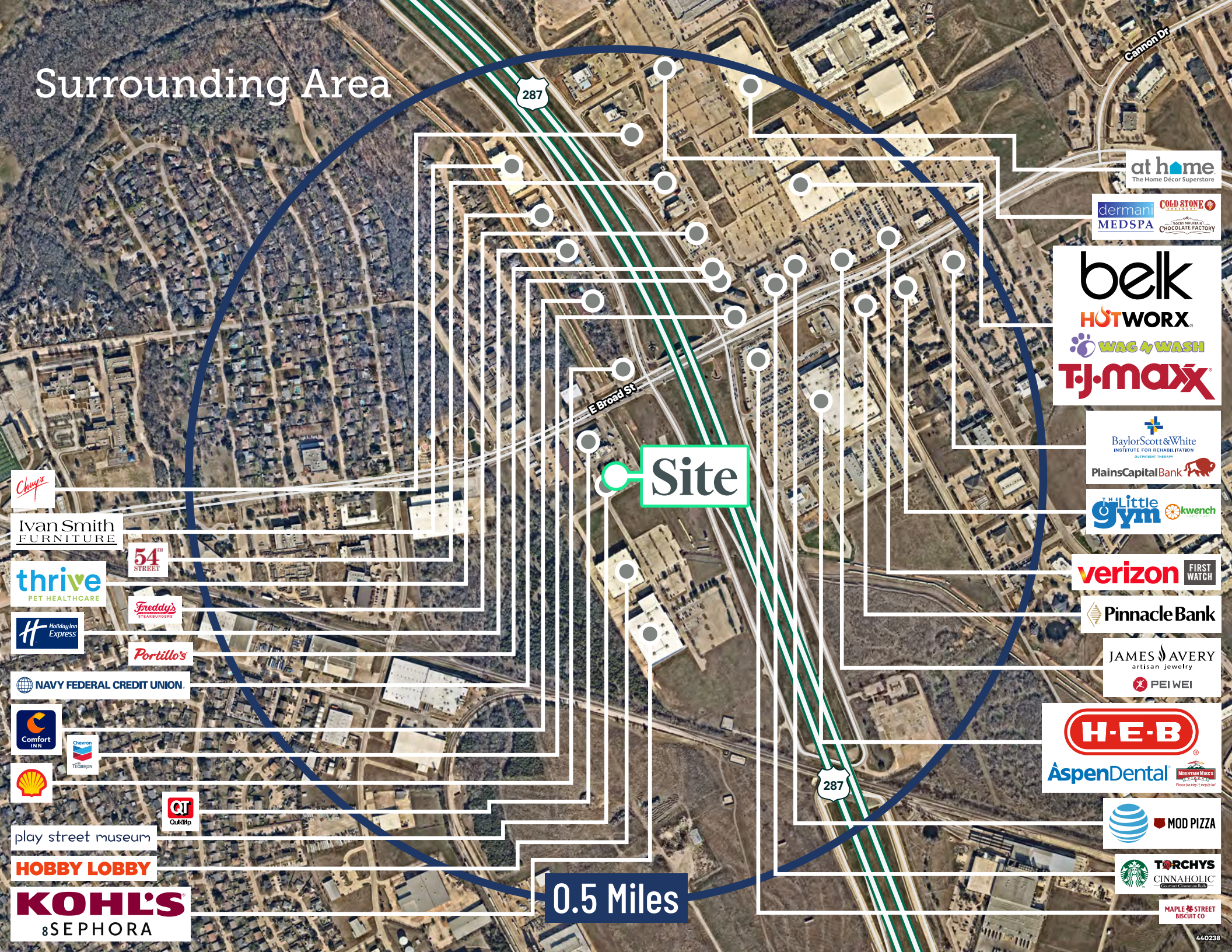
**MAPLE STREET**  
BISCUIT CO

**Site**  
HWY 287 RETAIL

E BROAD STREET

HWY 287

# Surrounding Area



287

Cannon Dr

E Broad St

Site

0.5 Miles



Ivan Smith FURNITURE

thrive PET HEALTHCARE



NAVY FEDERAL CREDIT UNION



play street museum

HOBBY LOBBY

KOHL'S SEPHORA

54<sup>TH</sup> STREET



Portillo's

at home The Home Décor Superstore

derman MEDSPA COLD STONE CHOCOLATE FACTORY

belk HOTWORX WAG & WASH T.J. MAXX

BaylorScott&White INSTITUTE FOR REHABILITATION PLAINS CAPITAL BANK

THE LITTLE GYM KWENCH

verizon FIRST WATCH

Pinnacle Bank

JAMES AVERY artisan jewelry PEI WEI

H-E-B AspenDental MOUNTAIN MEATS

MOD PIZZA

TORCHYS CINNAHOLIC

MAPLE STREET BISCUIT CO

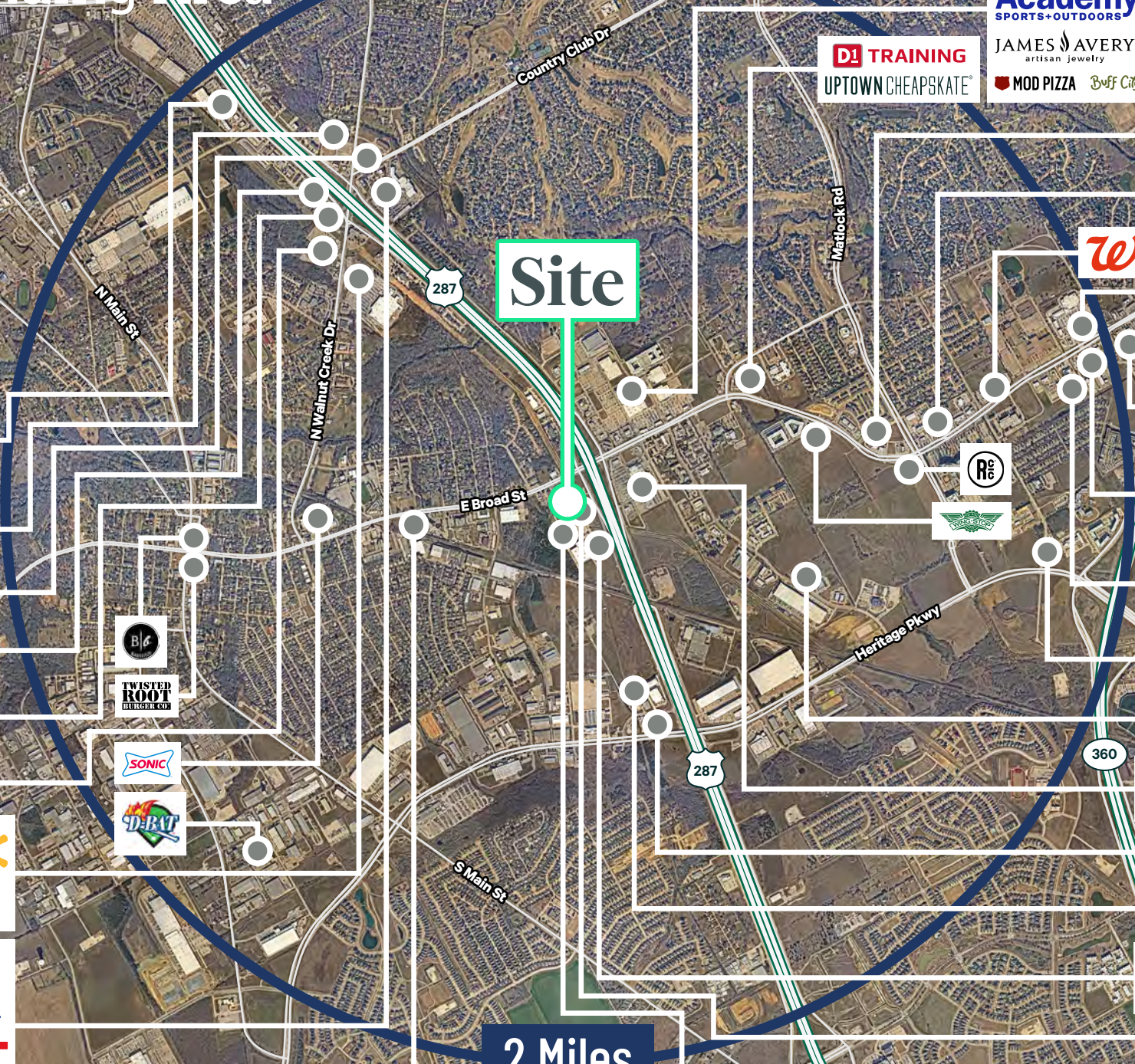
# Surrounding Area

Site

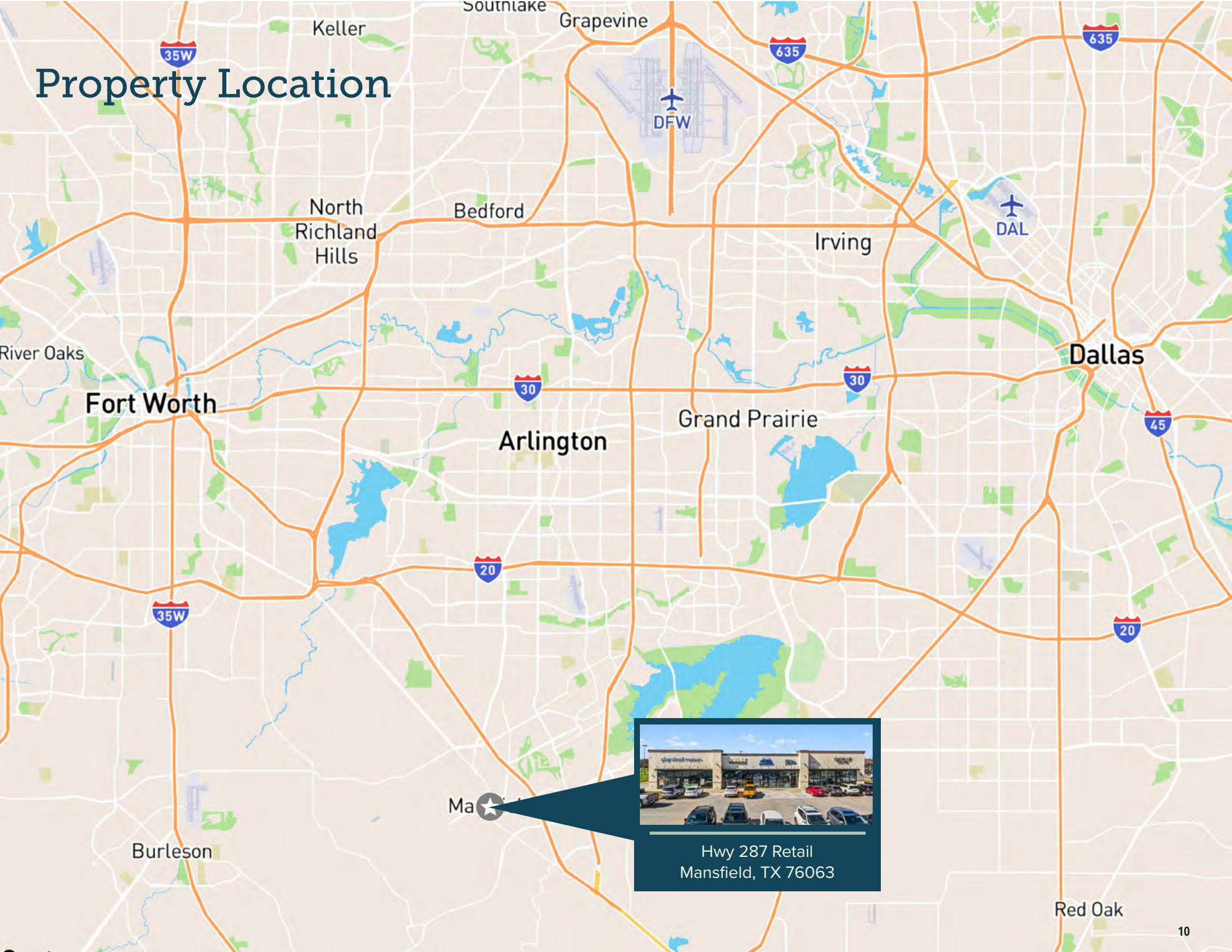
2 Miles

**TJ-maxx** **belk**  
**Academy** SPORTS+OUTDOORS **RUN UNITED** **MCALISTERS** **FIRST WATCH**  
**JAMES AVERY** artisan jewelry **Starbucks** **54 STREET** **Freddy's STEAKBURGERS** **Portillo's**  
**MOD PIZZA** **Buff City Soap** **TORCHYS** **PEI WEI**  
**happyjerron**  
**Beans & Brews** COFFEE HOUSE  
**TEASPOON**  
**Market STREET**  
**Orangetheory FITNESS** **Arby's**  
**salata Sharetea** **Cane's**  
**Kroger**  
**Chicken** **Jack** **SONIC**  
**FIVE GUYS** **bbq CHICKEN** **PIZZA HUT**  
**F45 TRAINING** **MC'BETANS** HAWAIIAN STYLE FOOD  
**Texas Health Hospital** MANSFIELD  
**the Y**  
**H-E-B** MAPLE STREET BISCUIT CO.  
**DOLLAR GENERAL**  
**CAMP BOW WOW**  
**KOHL'S**  
**SEPHORA**  
play street museum  
**HOBBY LOBBY**

**HALF PRICE BOOKS** **Planet Fitness**  
**PLAY IT AGAIN SPORTS** **PETSMART**  
**24 FITNESS** **QUENO** Taco Bueno  
**CVS pharmacy**  
**IN-N-OUT BURGERS**  
**McDonald's** **POLLO REGIO**  
**UrbanAir** ADVENTURE PARK  
**Walmart**  
**cicis** **POPEYES**  
**THE COMMONS AT WALNUT CREEK**  
**Tom Thumb**  
**ups** **THE SALVATION ARMY** **Starbucks** **TEXAS** **DQ**



# Property Location



Hwy 287 Retail  
Mansfield, TX 76063

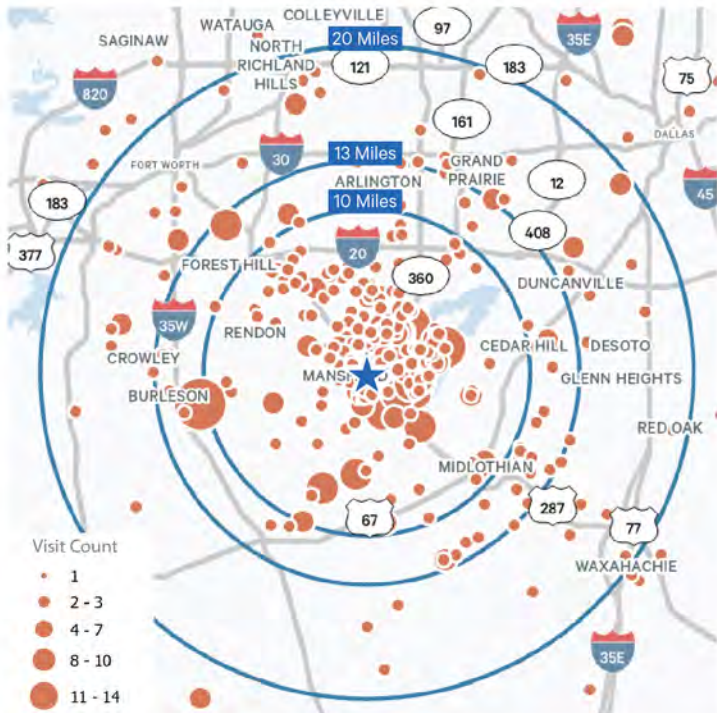
# Highway 287 Retail

110 U.S. 287 Frontage Rd,  
Mansfield, TX 76063

Study Period: March 2025 - February 2026

**Massive Mobile Data** - Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

## Common Evening Locations



## Ten Mile Demographics

2025 Total Population	342,443	Average Household Income	
2030 Total Population	365,476		\$128,218
Total Households	115,897	2025 Retail Trade Sales	\$4.6 Billion
Educational Attainment		Median Age	37
	11% Associates 26% Bachelors 14% Graduate		

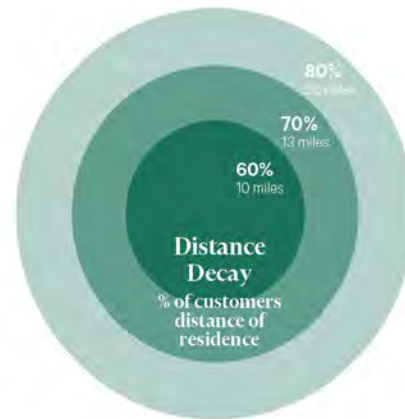
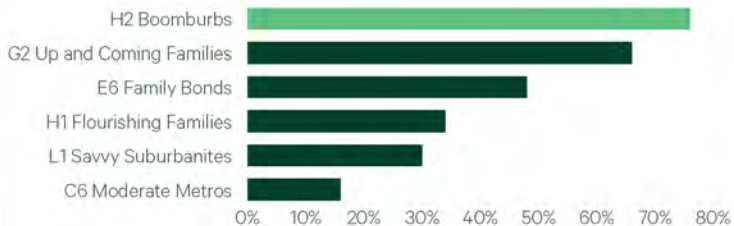
## Site Demographics

Dwell Time	18 Minutes	Visitor Frequency	
		Return	43%
		One-Time	57%

## Ten Mile Drive Distance



## Top Tapestry Segments



## Traffic By Hour



# In-Place NOI & Pricing Summary

	<u>In-Place NOI</u> <u>Aug-26 to Jul-27</u>	<u>\$ PSF</u>
<b>Size of Improvements</b>		9,858 SF
<b>In-Place Occupancy</b>		100.00%
<b>REVENUES</b>		
Scheduled Base Rent		
Gross Potential Rent	\$319,580	\$32.42
Absorption & Turnover Vacancy	0	0.00
Total Scheduled Base Rent	<u>319,580</u>	<u>32.42</u>
CAM Reimbursement	19,084	1.94
MGT Reimbursement	17,865	1.81
INS Reimbursement	21,644	2.20
RET Reimbursement	74,086	7.52
<b>TOTAL GROSS REVENUE</b>	<u>452,259</u>	<u>45.88</u>
<b>OPERATING EXPENSES</b>		
Common Area Maintenance	(19,324)	(1.96)
Management Fee	(18,090)	(1.84)
Insurance	(21,917)	(2.22)
Real Estate Taxes	(75,020)	(7.61)
<b>TOTAL OPERATING EXPENSES</b>	<u>(134,352)</u>	<u>(13.63)</u>
<b>NET OPERATING INCOME</b>	<u><u>\$317,907</u></u>	<u><u>\$32.25</u></u>
<b>PURCHASE PRICE AS OF AUG 1, 2026</b>	<u><u>\$5,086,509</u></u>	<u><u>\$515.98</u></u>

## Assumptions

Commencement Date	Aug 1, 2026
Operating Expense Source	2025 Actuals Grown 3%
Management Fee (% of EGR)	4.00%
Real Estate Taxes Reassessed?	No

## Notes

### General:

a) Analysis assumes no capital or leasing costs.

### Operating Expenses:

a) Operating expenses for CY2026 based on 2025 P&L grown 3%.

b) Real estate taxes for CY2026 based on 2025 assessment of \$3,277,784 with a tax rate of 2.249380% growing 3% on a calendar basis.

c) Analysis does not factor in the Texas Margin Tax and assumes a buyer will consult with their tax advisor to evaluate their exposure to this expense.

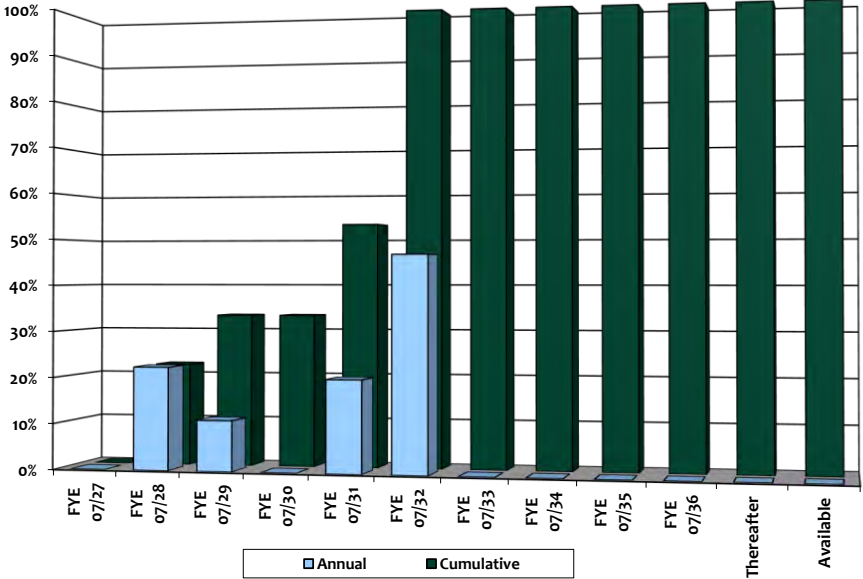
d) Expense reimbursement calculations are based on a review of Lease Documents provided.

<b>Investment Summary</b>	Capitalization Rate	6.25%	Weighted Average Lease Term Remaining	4.27 Years
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You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

# Existing Lease Expirations

Suite	Tenant	Lease Expiration	WALT	FYE 07/27	FYE 07/28	FYE 07/29	FYE 07/30	FYE 07/31	FYE 07/32	FYE 07/33	FYE 07/34	FYE 07/35	FYE 07/36	Thereafter	Available
102	Glow Up Salon	Jul-28	2.00		2,200										
110	Maverick Driving Academy	Apr-29	2.75			1,083									
106	Midtowne Wellness & Aesthetics	Aug-30	4.08					1,975							
118	Play Street Museum	Apr-32	5.75						2,700						
114	Pulse Lagree Studio	May-32	5.83						1,900						
Existing Lease WALT			4.27												
<b>Fiscal Year Totals:</b>				0	2,200	1,083	0	1,975	4,600	0	0	0	0	0	0
<b>Percent:</b>				0%	22%	11%	0%	20%	47%	0%	0%	0%	0%	0%	0%
<b>Count:</b>				0	1	1	0	1	2	0	0	0	0	0	0
<b>Cumulative SF:</b>				0	2,200	3,283	3,283	5,258	9,858	9,858	9,858	9,858	9,858	9,858	9,858
<b>Cumulative %:</b>				0%	22%	33%	33%	53%	100%	100%	100%	100%	100%	100%	100%



Summary of Lease Expirations					
Year	Suites	SF	Percent	Cumulative SF	Cumulative Percent
FYE 07/27	0	0	0%	0	0%
FYE 07/28	1	2,200	22%	2,200	22%
FYE 07/29	1	1,083	11%	3,283	33%
FYE 07/30	0	0	0%	3,283	33%
FYE 07/31	1	1,975	20%	5,258	53%
FYE 07/32	2	4,600	47%	9,858	100%
FYE 07/33	0	0	0%	9,858	100%
FYE 07/34	0	0	0%	9,858	100%
FYE 07/35	0	0	0%	9,858	100%
FYE 07/36	0	0	0%	9,858	100%
Thereafter	0	0	0%	9,858	100%
Available	0	0	0%	9,858	100%

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# Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Begin	Rental Rates			Recovery Type	
				Begin	End		Begin	Monthly	Annually		PSF
102	Glow Up Salon	2,200	22.32%	May-2021	Jul-2028	Current	\$5,683	\$68,200	\$31.00	-	NNN+MGT (Glow-up)
<b>Notes:</b> Renewal Option: Two 3 year renewal options @ FMV.											
106	Midtowne Wellness & Aesthetics	1,975	20.03%	Sep-2024	Aug-2030	Current	\$5,413	\$64,954	\$32.89	-	NNN+MGT
						Sep-2027	\$5,575	\$66,902	\$33.87	3.00%	
						Sep-2028	\$5,742	\$68,909	\$34.89	3.00%	
						Sep-2029	\$5,915	\$70,977	\$35.94	3.00%	
<b>Notes:</b> Renewal Option: One 6 year renewal option @ \$37.73 /sf/yr. Purchase Option: ROFR to Purchase for a max of 15 days if owner decides to sell. Expense Cap: 5% cap on CAM excluding UTIL, INS, and RET (not modeled).											
110	Maverick Driving Academy	1,083	10.99%	Feb-2024	Apr-2029	Current	\$3,085	\$37,014	\$34.18	-	NNN+MGT
						Feb-2027	\$3,239	\$38,865	\$35.89	5.00%	
						Feb-2028	\$3,401	\$40,808	\$37.68	5.00%	
114	Pulse Lagree Studio	1,900	19.27%	Jul-2025	May-2032	Current	\$4,916	\$58,995	\$31.05	-	NNN+MGT (Lagregre)
						Dec-2026	\$5,088	\$61,060	\$32.14	3.50%	
						Dec-2027	\$5,266	\$63,197	\$33.26	3.50%	
						Dec-2028	\$5,451	\$65,409	\$34.43	3.50%	
						Dec-2029	\$5,642	\$67,698	\$35.63	3.50%	
						Dec-2030	\$5,839	\$70,068	\$36.88	3.50%	
<b>Notes:</b> Renewal Option: One 5 year renewal option @ \$38.72 /sf/yr. Purchase Option: ROFR to Purchase for a max of 15 days if owner decides to sell. Expense Cap: 5% cap on CAM excluding UTIL, INS, and RET (not modeled).											

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# Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Begin	Rental Rates				Recovery Type
				Begin	End		Begin	Monthly	Annually	PSF	
118	Play Street Museum	2,700	27.39%	Jun-2022	Apr-2032	Current	\$7,306	\$87,677	\$32.47	-	NNN+MGT (Playstreet)
						May-2027	\$7,453	\$89,431	\$33.12	2.00%	
						May-2028	\$7,602	\$91,219	\$33.78	2.00%	
						May-2029	\$7,754	\$93,044	\$34.46	2.00%	
						May-2030	\$7,909	\$94,904	\$35.15	2.00%	
						May-2031	\$8,067	\$96,802	\$35.85	2.00%	
<b>Notes:</b> Renewal Option: One 5 year renewal option @ FMV. Expense Cap: 5% cap on CAM excluding UTIL, INS, and RET (not modeled).											

**TOTALS / AVERAGES**

<u>9,858</u>	<u>\$26,403</u>	<u>\$316,840</u>	<u>\$32.14</u>
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OCCUPIED SqFt	9,858	100.0%
VACANT SqFt	0	0.0%
TOTAL SqFt	<u>9,858</u>	<u>100.0%</u>

WEIGHTED-AVERAGE LEASE TERM REMAINING:	4.27 Years
WEIGHTED-AVERAGE LEASE TERM LAPSED:	3.18 Years
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:	7.45 Years

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# Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
<b>POPULATION</b>				
2025 Population - Current Year Estimate	4,720	65,500	151,379	258,772
2030 Population - Current Year Estimate	6,023	74,622	166,425	280,267
2020-2025 Annual Population Growth Rate	4.09%	3.99%	2.55%	2.01%
2025-2030 Annual Population Growth Rate	5.00%	2.64%	1.91%	1.61%
<b>HOUSEHOLDS</b>				
2025 Households - Current Year Estimate	1,636	23,042	50,003	85,120
2030 Households - Current Year Estimate	2,188	26,691	56,182	93,711
2020-2025 Compound Annual Household Growth Rate	5.10%	4.54%	3.19%	2.48%
2025-2030 Annual Household Growth Rate	5.99%	2.98%	2.36%	1.94%
<b>HOUSEHOLD INCOME</b>				
2025 Average Household Income	\$122,541	\$143,867	\$143,263	\$134,835
2030 Average Household Income	\$140,387	\$155,836	\$155,389	\$146,942
<b>TRAFFIC COUNTS</b>				
	<b>HWY 287</b>	<b>E BROAD ST</b>		
Vehicles Per Day	60,113 VPD	29,174 VPD		



# Dallas-Fort Worth Overview



Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total \$1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of \$13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business.

# Dallas-Fort Worth Overview

## 4TH LARGEST MSA

in United States

## LARGEST MSA

in Texas

24

Fortune 500 Companies

49

Fortune 1000 Companies

\$600+ BILLION

GDP

OVER 8 MILLION RESIDENTS

10.5 Million Residents Estimated by 2040

#1 METRO

for Population Growth over the Past Decade (25%)

#1 REAL ESTATE

Investment Market

#1 LARGE METRO FOR JOB GROWTH

250,000+ jobs added per year

#1 STATE FOR DOING BUSINESS

for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP

Among U.S. Metros

2ND BUSIEST AIRPORT

in the World (DFW International)

99.3 MILLION

Annual Passengers (DFW International & Dallas Love Field)

48.9 MILLION

Annual Visitors

## Disclosure and Agreement

### Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

### Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

### Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

# JUST LISTED HWY 287 RETAIL



For additional information, please contact:

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