



LANCASTER PLAZA

8702 S Lancaster Rd. Dallas, TX 75241
Retail Center with 9 Long-Term Tenants



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Multi-Tenant Retail Center

PROPERTY OVERVIEW

THIS WELL-POSITIONED, SUBURBAN RETAIL STRIP CENTER—LANCASTER RETAIL PLAZA—OFFERS A PRIME OPPORTUNITY FOR INVESTORS SEEKING STABLE INCOME WITHIN THE GROWING DALLAS-FORT WORTH MARKET. BUILT IN 2009 WITH DURABLE MASONRY CONSTRUCTION, THE 17,009 SF PROPERTY IS CURRENTLY 100% LEASED WITH NATIONAL AND SERVICE-ORIENTED LOCAL TENANTS,

THE CENTER BENEFITS FROM A TRIPLE NET (NNN) LEASE STRUCTURE WITH \$6.75/SF CAM, OFFERING RELIABLE INCOME AND MINIMAL LANDLORD RESPONSIBILITIES. A 5,000 SF LIQUIDATION STORE ANCHORS THE CENTER WITH A LEASE TERM THROUGH JANUARY 2030. ALONG WITH NATIONAL TENANTS SUCH AS MINT DENTISTRY, METROPCS/T MOBILE, AND CRICKET MOBILE.

STRATEGICALLY LOCATED ON S LANCASTER ROAD, THE PROPERTY PROVIDES EASY ACCESS TO INTERSTATE 20, I-35E, AND I-45, WITH TRAFFIC COUNTS EXCEEDING 149,000 VEHICLES PER DAY WITHIN A THIRD OF A MILE. THE CENTER FEATURES MONUMENT SIGNAGE, AMPLE SURFACE PARKING, AND EXCELLENT VISIBILITY WITH 75 FEET OF FRONTAGE. PROXIMITY TO MAJOR CORRIDORS MAKES THIS LOCATION IDEAL FOR LOCAL SERVICE RETAILERS AND NEIGHBORHOOD-ORIENTED BUSINESSES.

NEARBY CROSS STREETS & TRAFFIC VOLUME:

S LANCASTER RD & MOTOR CITY BLVD S – 28,951 VPD (2025)

I-20 SERVICE RD – 25,075 VPD (2025)

S LANCASTER RD & CEDARDALE RD – 9,297 VPD (2025)

PRICE:	\$3,500,000
PERCENT LEASED:	100%
YEAR BUILT:	2009
BUILDING SIZE:	17,010 SQFT
LOT SIZE:	1.69 ACRES
ZONING:	CS
PARKING:	85 SURFACE
PRICE PER SQFT:	\$205.76
NOI:	242,691.38
CAP RATE:	7.00%

Location Details:

- 17,010-SQUARE FOOT SHOPPING CENTER IN LANCASTER (DALLAS), TEXAS. ▪ LANCASTER RETAIL PLAZA IS LOCATED ON LANCASTER ROAD AND IS LESS THAN ONE-THIRD MILE FROM INTERSTATE 20, WHERE TRAFFIC COUNTS EXCEED 149,000 VEHICLES PER DAY.
- EASY ACCESS TO I20, I35 E AND I45
- SECOND-GENERATION RETAIL SPACE
 - AMPLE PARKING
 - 100% LEASED.
- RETAILERS NEAR THE INTERSECTION INCLUDE MCDONALD’S, TACO BELL, SONIC, WHATABURGER, WILLIAMS CHICKEN,, DAYS INN, POPEYES LOUISIANA CHICKEN, SOULMAN’S BAR-B-QUE,UPS STORE, WENDY’S, MINT DENTISTRY, METRO PCS, AND CRICKET WIRELESS





FINANCIAL ANALYSIS

Sq. Ft			17010
		In Place	PSF
Base Rent		\$240,518.00	14.14
Expense Reimbursements			
	Tax Recovery	\$60,598.56	\$3.56
	Insurance Recovery	\$11,214.85	\$0.66
	CAM Recoveries	\$28,675.32	\$1.69
	Management Recoveries	\$8,899.17	\$0.52
	Misc Recoveries	\$2,173.34	\$0.12
Total Expense Reimbursements		\$111,561.24	\$6.55

Other Revenue			
Total Other Revenue		\$0.00	\$0.00
Effective Gross Revenue (EGR)		\$352,079.28	\$20.70

Operating Expenses			
	Real Estate Tax	\$60,598.56	\$3.56
	Insurance	\$11,214.85	\$0.66
	Management (4%)	\$8,899.17	\$0.52
Common Area Maintenance			
	Water	\$11,232.00	\$0.66
	Trash	\$8,925.00	\$0.52
	Irrigation	\$1,148.64	\$0.07
	Pest Control	\$300.00	\$0.02
	Common Electric	\$1,744.68	\$0.10
	Fire Sprinkler Maintenance	\$625.00	\$0.04
	Grounds Keeping	\$3,600.00	\$0.21
	Internet	\$1,100.00	\$0.06
Total Operating Expenses		\$109,387.90	\$6.43
Net Operating Income		\$242,691.38	\$14.27

RENT ROLL

RENT ROLL

LANCASTER PLAZA
8702 S Lancaster Rd
Dallas, TX 75241

TENANT	SUITE	SQUARE FEET	% SQUARE FEET	RENT SQ. FT.	LEASE START	LEASE EXPIRATION	MONTHLY BASE RENT	BASE RENT INCREASE DATE	BASE RENT INCREASE AMOUNT	NNN/SF	MONTHLY NNN	TOTAL MONTHLY RENT	SECURITY DEPOSITS	OPTIONS
Mobilelink dba Cricket Wireless	100	1820	10.700%	\$15.90	05/01/2020	1/31/2027	\$2,411.50			\$6.75	\$1,023.75	\$3,435.25	\$3,033.33	1 (3 year)
Oswald Mais Jamaican Restaurant	110	1200	7.055%	\$19.25	08/01/2021	11/30/2031	\$1,925.00	08/01/2024 12/01/2026 12/01/2029	\$18.50 \$19.25 \$19.75	\$6.75	\$675.00	\$2,600.00	\$2,200.00	2 (5 year)
Techno Communications LLC dba Metro by T-mobile	120	1200	7.055%	\$16.50	01/19/2016	1/31/2030	\$1,650.00			\$5.95	\$595.00	\$2,245.00	\$2,250.00	2 (3 year)
JJ's Chicken & Rice	130	1500	8.818%	\$18.50	03/15/2012	5/31/2027	\$2,312.50			\$6.75	\$843.75	\$3,156.25	\$2,562.50	1 (5 year)
Tacos La Welta	140	1500	8.818%	\$18.00	03/01/2023	5/31/2033	\$2,250.00	06/01/2026 06/01/2028 06/01/2031	\$18.00 \$18.75 \$19.50	\$6.75	\$843.75	\$3,093.75	\$2,868.00	1 (10 year)
Siping Youth LLC Papaya Massage	145	1395	8.201%	\$17.00	04/01/2024	8/31/2029	\$1,976.25	04/01/2024 09/01/2026 09/01/2028	\$16.00 \$17.00 \$18.00	\$6.00	\$697.50	\$2,673.75	\$2,557.50	2 (5 year)
Mint Dentistry	150	2000	11.758%	\$19.50	02/15/2016	10/15/2036	\$3,250.00	10/15/2025 10/15/2026 10/15/2031	\$18.50 \$19.50 \$20.50	\$6.75	\$1,125.00	\$4,375.00	\$3,500.00	2 (10 year)
H&B Convenience Inc Vape Store	155	1395	8.201%	\$17.00	12/01/2025	02/28/2029	\$1,976.25	03/01/2028	\$18.00	\$6.75	\$784.69	\$2,760.94	\$2,760.94	2 (5 year)
XOne Renovation LLC Liquidation Store	160	5000	29.394%	\$5.50	Jan 1 2025	5/31/2030	\$2,291.67	06/01/2027	\$8.00	\$6.50	\$2,708.33	\$5,000.00	\$5,000.00	1 (5 year)
Total:		17010	100%				\$20,043.17				\$9,296.77	\$29,339.94	\$26,732.27	

****Some of the rental rates included the rental increases scheduled to start before 12/01/2026**

CURRENT INCOME & EXPENSES

Income

Base Annual Rent -	\$240,518.04
Reimbursement income-	\$111,561.24
Total Income-	\$352,079.28

Expenses

Real Estate Taxes (2025) -	\$60,598.56
Insurance -	\$11,214.85
Electric-	\$1,744.68
Irrigation-	\$1,148.64
Water-	\$11,232.00
City (trash)-	\$8,925.00
Landscape -	\$3,600.00
Management- (4%)	\$8,899.17
MISC-	\$2,025.00
(internet, Pest control, fire maintenance, etc.)	
Total Common Area Maintenance -	\$28,675.32
Total expenses-	\$109,387.90

NET OPERATING INCOME: \$242,691.38
PRICE: \$3,500,00.00
CAP RATE: 7.00%

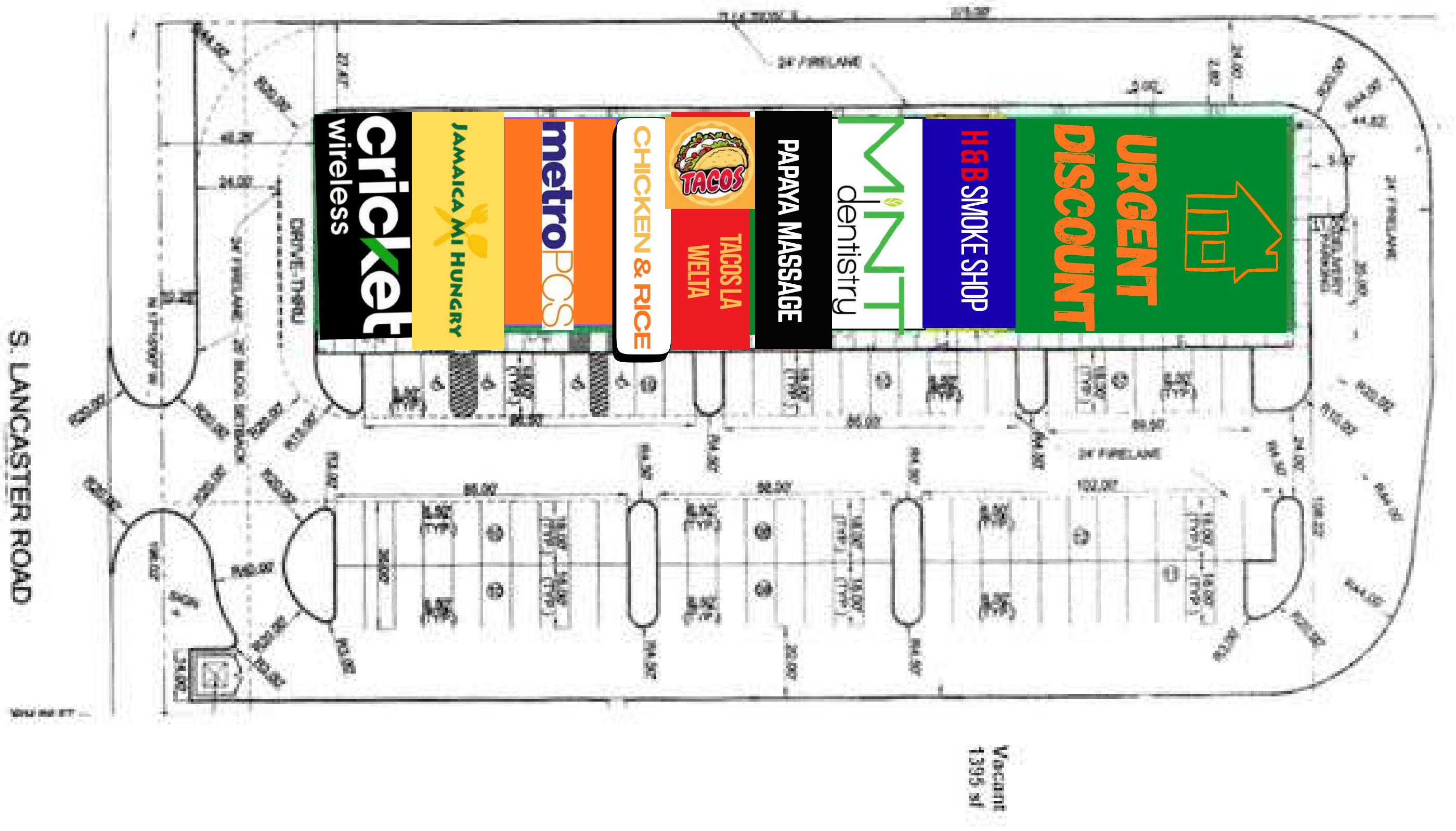


dentistry

MINT

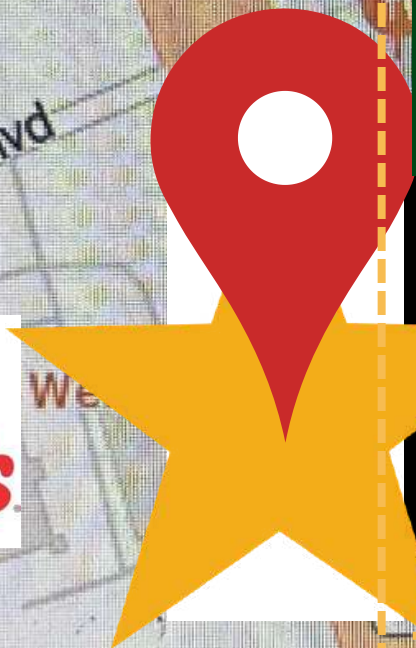
MASSAGE

SITE PLAN PLAN





LANCASTER PLAZA





DEMOGRAPHICS

SNAPSHOT DEMOGRAPHIC :

	<u>2miles</u>	<u>5miles</u>	<u>10miles</u>
POPULATION:	19,289	155,231	677,879
HOUSEHOLDS:	6,348	52,755	237,878
TOTAL EMPLOYEES:	785	10,598	65,910
TOTAL CONSUMER SPENDING:	\$182M	\$1.3B	\$6.6B

TRAFFIC COUNTS :

LANCASTER ROAD:	28,951 VPD
I-20:	149,023 VPD

POPULATION DATA PROJECTION:

2030	Two Miles	Five Miles	Ten Miles
PROJECTION:	20,693	165,613	736,637



HOME TO
8+M
PEOPLE

2ND
LARGEST
AIRPORT
IN THE
U.S.

4th
HIGHEST
CONCENTRATION
OF CORPORATE
HEADQUARTERS

DFW

+330
PEOPLE
MOVE TO
DALLAS
EVERY DAY

#1
LARGEST
METRO IN
TEXAS

Trade Area
Overview

DFW AREA
OVERVIEW

DEMOGRAPHIC
OVERVIEW



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.

11-2-2015



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.

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.

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.

Beam Real Estate, LLC	0480204		972-484-6644
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mani Jacob	0480204	mani@beamrealestate.com	972-484-6644
Designated Broker of Firm	License No.	Email	Phone
Mani Jacob	048204	mani@beamrealestate.com	972-484-6644
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jose Thankachan	0528492	jose.beam@yahoo.com	214-529-4565
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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