



SHAFER PLAZA

615-651 WHITE HILLS DRIVE, ROCKWALL, TEXAS 75087



CONFIDENTIAL OFFERING MEMORANDUM

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SHAFFER PLAZA

LOCATION

615-651 WHITE HILLS DRIVE

ROCKWALL, TEXAS 75087

OFFERED BY

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

100% Leased 10,864 SF, Retail Center Shadow-Anchored to Walmart in Rockwall, TX | Avg Rent \$25 PSF NNN | Amaya's Taqueria on Drive-Thru End Cap | Interstate 30 Frontage

- Complimentary Tenant Mix with Amaya's Taqueria (Drive-Thru End Cap), Lone Star Vapor Shop, Rockwall Cell Phone Repair, Kumon, and Car Toys
- Average Rents of \$25 PSF NNN; 3/5 Tenants Have Remaining Escalations
- Car Toys Has Been a Tenant at the Property Since 2000 & Recently Executed Renewal Through February 2030; Two, 5-Year Options at FMV
- 2 Million+ Square Feet of Retail GLA in a 1.5 Mile Radius
- Traffic Counts Exceed 116,100 VPD on Interstate 30
- Large Pylon Sign Fronting Interstate 30
- Highly Visible Interstate 30 Frontage location with Two Primary Access Points on the North and South sides of Shafer Plaza,

Less than 30 Minutes East of Downtown Dallas | Average HH Incomes Exceed \$113,600 and \$136,400 within a 1 & 3-mile Radii, Respectively

- Rockwall County Ranks Among the Fastest-Growing Counties in the U.S. (~4%+ annual Population Growth based on Latest Census Estimates)
- Proximity to Major New Development: Located just 7 minutes from Lake Ray Hubbard, the \$1B Sapphire Bay mixed-use development—an upcoming premier waterfront destination—driving long-term traffic, visibility, and demand.
- Minutes from Rockwall High School with 2,900+ Enrollment



EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION

615-651 White Hills Drive
Rockwall, Texas 75087



YEAR BUILT

2001

PERCENT LEASED

100%

BUILDING SIZE

10,864 SF

LAND SIZE

1.33 Acres

PRICE

\$4,177,000

CAP RATE

6.50%

TRAFFIC COUNTS

Interstate 30
Dalrock Road

116,135 VPD-25
35,970 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Car Toys	5,500	50.63%	February 2030
Rockwall Cell Phone Repair	1,400	12.89%	May 2028
Kumon	1,001	9.21%	November 2027
Lone Star Vapor	1,100	10.13%	May 2027
Amaya's Taqueira	1,863	17.15%	June 2030

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	8,113	40,043	99,463
2025 Avg. Household Income	\$113,647	\$136,446	\$144,600
2025 Total Households	3,362	15,600	35,791

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ADDITIONAL INFORMATION



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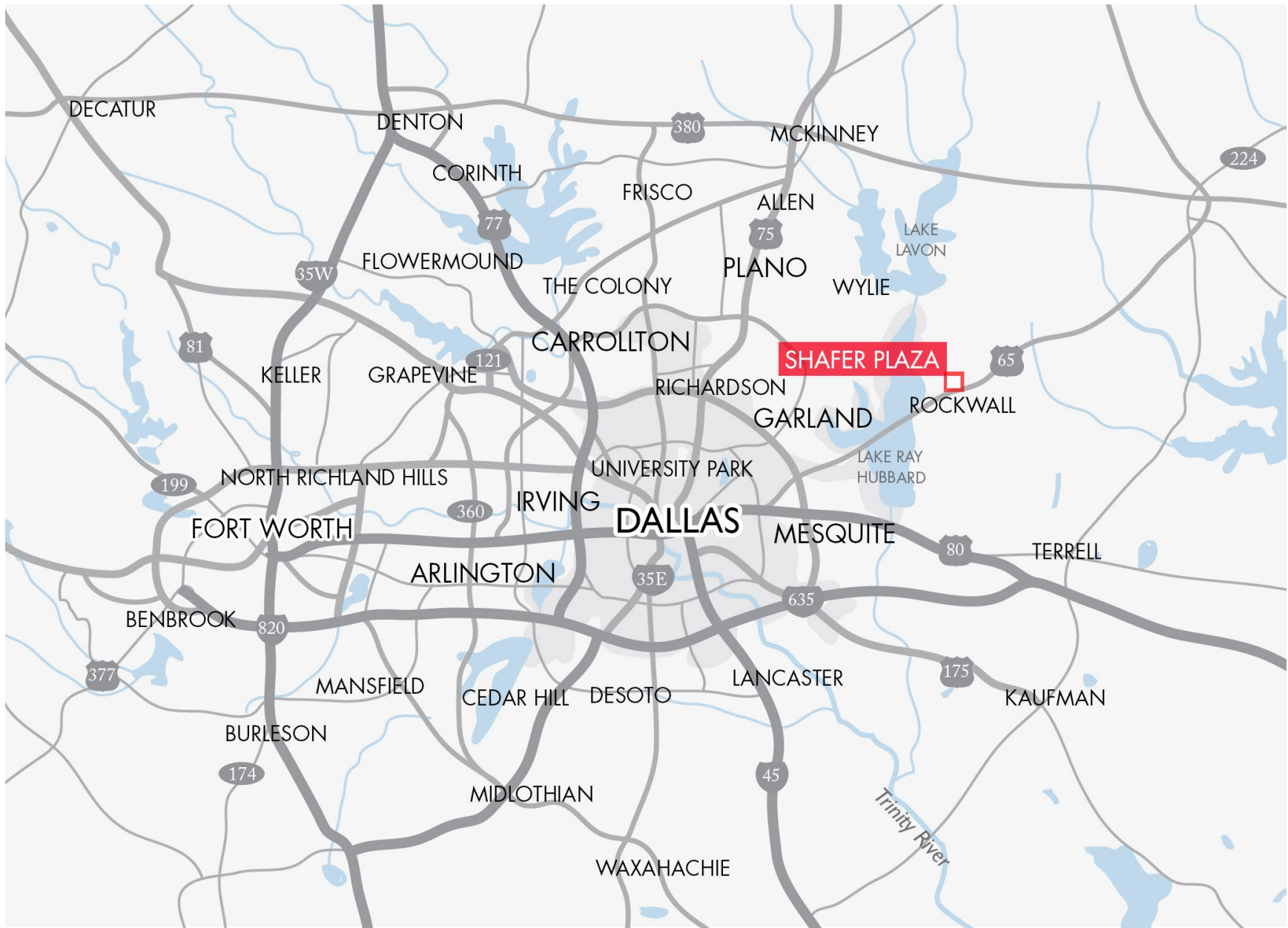
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PROPERTY OVERVIEW



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PROPERTY OVERVIEW



PROPERTY OVERVIEW



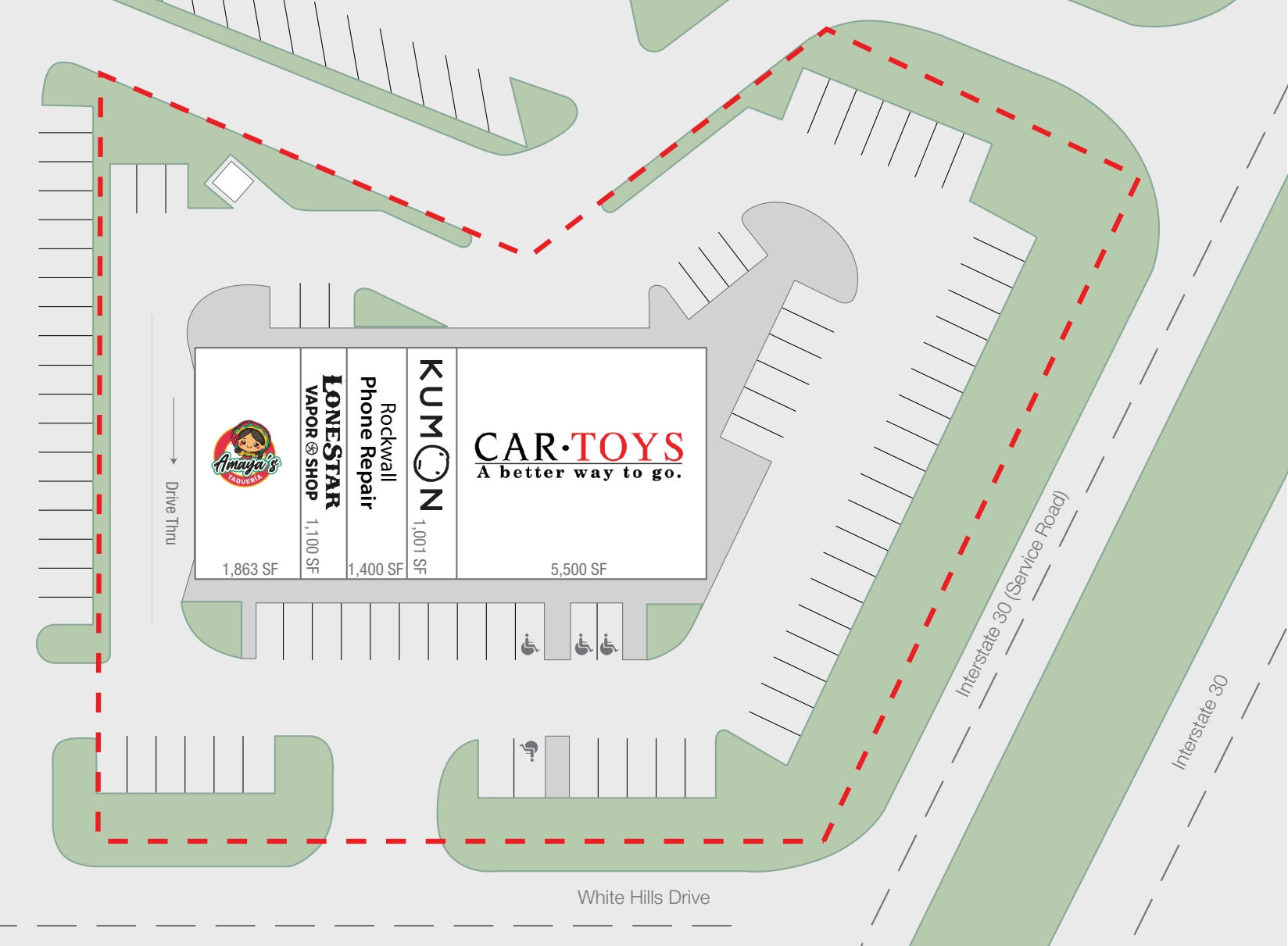
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PROPERTY OVERVIEW



PROPERTY OVERVIEW

SITE PLAN



PROPERTY OVERVIEW

ADJACENT WALMART



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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Shafer Plaza	10,864 SF	100%	\$271,548

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



FINANCIAL OVERVIEW

RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
621	Amaya's Taqueira	1,863	17.15%	Jun-25	Jun-30	\$24.50	\$45,644	Jun-26 Jun-27	\$25.78 \$29.65	\$48,028 \$55,238	NNN	One 5-year option at Market
627	Lone Star Vapor Shop	1,100	10.13%	Feb-13	May-27	\$25.05	\$27,555	Jun-26	\$25.68	\$28,248	NNN	One 5-year option at Market
631	Rockwall Cell Phone Repair	1,400	12.89%	Jun-25	May-28	\$30.00	\$42,000				NNN	No Renewal Options
641	Kumon	1,001	9.21%	Dec-17	Nov-27	\$26.49	\$26,520	Dec-26	\$27.00	\$27,024	NNN	One 5-year option at Market
651	Car Toys	5,500	50.63%	Jul-00	Feb-30	\$23.00	\$126,500				NNN	Two 5-year options at: 1st: Market; 2nd: Market
TOTAL AREA:		10,864					\$268,219					
TOTAL LEASED AREA:		10,864	100.00%									
TOTAL VACANT AREA:		0	0.00%									

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FINANCIAL OVERVIEW

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	\$49,917	\$4.59
Insurance	\$9,780	\$0.90
Common Area Maintenance	\$29,750	\$2.74
Management Fee (4.00%)	\$14,440	\$1.33
TOTAL EXPENSES	\$103,887	\$9.56

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$271,548	\$25.00
GROSS POTENTIAL RENT	\$271,548	\$25.00
Expense Reimbursements		
Real Estate Taxes	\$49,917	\$4.59
Insurance	\$9,780	\$0.90
Common Area Maintenance	\$29,750	\$2.74
Management Fee	\$14,440	\$1.33
Total Expense Reimbursements	\$103,887	\$9.56
GROSS POTENTIAL INCOME	\$375,435	\$34.56
EFFECTIVE GROSS INCOME	\$375,435	\$34.56
Expenses		
Real Estate Taxes	\$49,917	\$4.59
Insurance	\$9,780	\$0.90
Common Area Maintenance	\$29,750	\$2.74
Management Fee (4.00%)	\$14,440	\$1.33
Total Expenses	\$103,887	\$9.56
NET OPERATING INCOME	\$271,548	\$25.00



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FINANCIAL OVERVIEW

PRICING

PRICE	\$4,177,000	GLA	10,864 SF
CAP RATE	6.50%	NOI	\$271,548
PRICE PSF	\$384.48	AVERAGE RENT	\$25.00 PSF NNN



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FINANCIAL OVERVIEW

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	Lone Star Vapor Shop	627	May-27	1,100	10.13%		
	Kumon	641	Nov-27	1,001	9.21%		
	Total for Year Ending 2027			2,101	19.34%	2,101	19.34%
2028	Rockwall Cell Phone Repair	631	May-28	1,400	12.89%		
	Total for Year Ending 2028			1,400	12.89%	3,501	32.23%
2029	Total for Year Ending 2029			0	0.00%	3,501	32.23%
2030	Car Toys	651	Feb-30	5,500	50.63%		
	Amaya's Taqueira	621	Jun-30	1,863	17.15%		
	Total for Year Ending 2030			7,363	67.77%	10,864	100.00%
2031+	Total for Year Ending 2031+			0	0.00%	10,864	100.00%
TOTAL LEASED SQUARE FOOTAGE:				10,864	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				10,864	100.00%		

FINANCIAL OVERVIEW

TENANT PROFILES

CAR·TOYS
A better way to go.

Car Toys	
Square Feet:	5,500 SF
% of Building GLA:	50.63%
In-Place Rent PSF:	\$23.00
Lease Expiration:	February 2030
Stock Symbol:	Private
Company Website:	cartoys.com

Car Toys is the largest independent multi-channel specialty car audio and mobile electronics retailer in the United States with over 49 locations. They were founded in 1987 by Dan Brettler who is still the President and CEO of Car Toys. The company is headquartered in Seattle, Washington and has over 1,500 employees along with a board of directors even though it is a private company. Car Toys has been recognized as "Retailer of the Year" multiple times by Mobile Electronics Magazine, Mobile Electronics Certification Program and CES Daily.

Rockwall
PHONE REPAIR

Rockwall Cell Phone Repair	
Square Feet:	1,400 SF
% of Building GLA:	12.89%
In-Place Rent PSF:	\$30.00
Lease Expiration:	May 2028
Stock Symbol:	Private
Company Website:	rockwallphonerepair.com

Rockwall Phone Repair can repair phones and other electronics quickly with same day repairs. They have 26 locations throughout the Dallas Fort Worth metroplex. Some of the items they can repair include, cracked screens, bad LCD's, batteries, software problems, home buttons, broken iPads, and water damage. The store also offers plenty of cases and accessories for each customers device. Rockwall Phone Repair will even purchase old or broken devices for cash on the spot.

KUMON[®]
MATH. READING. SUCCESS.

Kumon	
Square Feet:	1,001 SF
% of Building GLA:	9.21%
In-Place Rent PSF:	\$26.49
Lease Expiration:	November 2027
Stock Symbol:	Private
Company Website:	kumon.com

Kumon is a math and reading center that offers after-school academic enrichment programs. The company has been around for more than 60 years and is helping children worldwide. As of 2018 there were 410,000 students enrolled in 2,200 centers in the United States. Kumon has well over 26,000 centers around the globe with over 4 million registered students. Kumon was founded by Toru Kumon, a Japanese educator in 1958 with a focus on rote memorization.

FINANCIAL OVERVIEW

TENANT PROFILES



Lone Star Vapor Shop	
Square Feet:	1,100 SF
% of Building GLA:	10.13%
In-Place Rent PSF:	\$25.05
Lease Expiration:	May 2027
Stock Symbol:	Private
Company Website:	lonestarovaporshop.com

Lone Star Vapor Shop is helping people switch from smoking tobacco to electronic cigarettes. They have top brands, a large selection and the best prices. They have two locations, one in Rockwall, Texas and the other in Tulsa, Oklahoma. Some of the products they carry include liquid E-juice, starter kits, coils, accessories, sub tanks, mods and CBD & Kratom. Customers can call Lone Star Vapor Shop to order the products they need for an easy pickup.



Amaya's Taqueria	
Square Feet:	1,863 SF
% of Building GLA:	17.15%
In-Place Rent PSF:	\$24.50
Lease Expiration:	June 2030
Stock Symbol:	Private
Company Website:	Amayastaqueira.com

Amaya Taqueria is a lively Mexican eatery known for its fresh, flavorful tacos, burritos, and classic plates inspired by authentic Mexican cuisine. With bold flavors, quality ingredients, and a warm, casual atmosphere, it's a go-to spot for a quick bite, takeout, or a relaxed meal that keeps locals coming back.



TRADE AREA OVERVIEW

DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 6,700,000 residents and is the 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 fastest 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.

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TRADE AREA OVERVIEW
DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	8,113	40,043	99,463
2030 Total Population (Esri)	8,779	46,910	114,685
2010 Total Population (U.S. Census)	6,906	33,090	75,992
2000 Total Population (U.S. Census)	4,643	21,377	49,662
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	2.60%	2.85%	3.11%
2024-2029 Population: Compound Annual Growth Rate (Esri)	1.59%	3.22%	2.89%
2025 Total Daytime Population (Esri)	15,075	51,426	92,944
2025 Median Age (Esri)	39.1	41.5	39.9
2025 Total Households (Esri)	3,362	15,600	35,791
2030 Total Households (Esri)	3,684	18,764	42,142
2010 Total Households (U.S. Census)	2,709	11,827	25,686
2000 Total Households (U.S. Census)	1,797	7,598	16,593
2024-2029 Families: Compound Annual Growth Rate (Esri)	1.61%	3.47%	3.17%
2025 Average Household Income (Esri)	\$113,647	\$136,446	\$144,600
2025 Median Household Income (Esri)	\$87,660	\$102,501	\$114,813
2025 Per Capita Income (Esri)	\$48,996	\$53,301	\$52,186
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	3%	2%	2%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	3%	2%	3%
2025 Population Age 25+: High School Diploma (Esri) (%)	17%	16%	16%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	21%	19%	19%
2025 Population Age 25+: Associate's Degree (Esri) (%)	11%	9%	10%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	24%	30%	31%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	20%	18%	17%
2025 Total (SIC01-99) Businesses	928	2,574	3,715
2025 Total (SIC01-99) Employees	10,810	28,343	37,414

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

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