



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: | \$3,730,000 |
| PERCENT LEASED: | 100% |
| YEAR BUILT: | 2009 |
| BUILDING SIZE: | 17,010 SQFT |
| LOT SIZE: | 1.69 ACRES |
| ZONING: | CS |
| PARKING: | 85 SURFACE |
| PRICE PER SQFT: | \$219.28 |
| NOI: | 242,691.38 |
| CAP RATE: | 6.5% |

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: \$3,730,00.00
CAP RATE: 6.5%



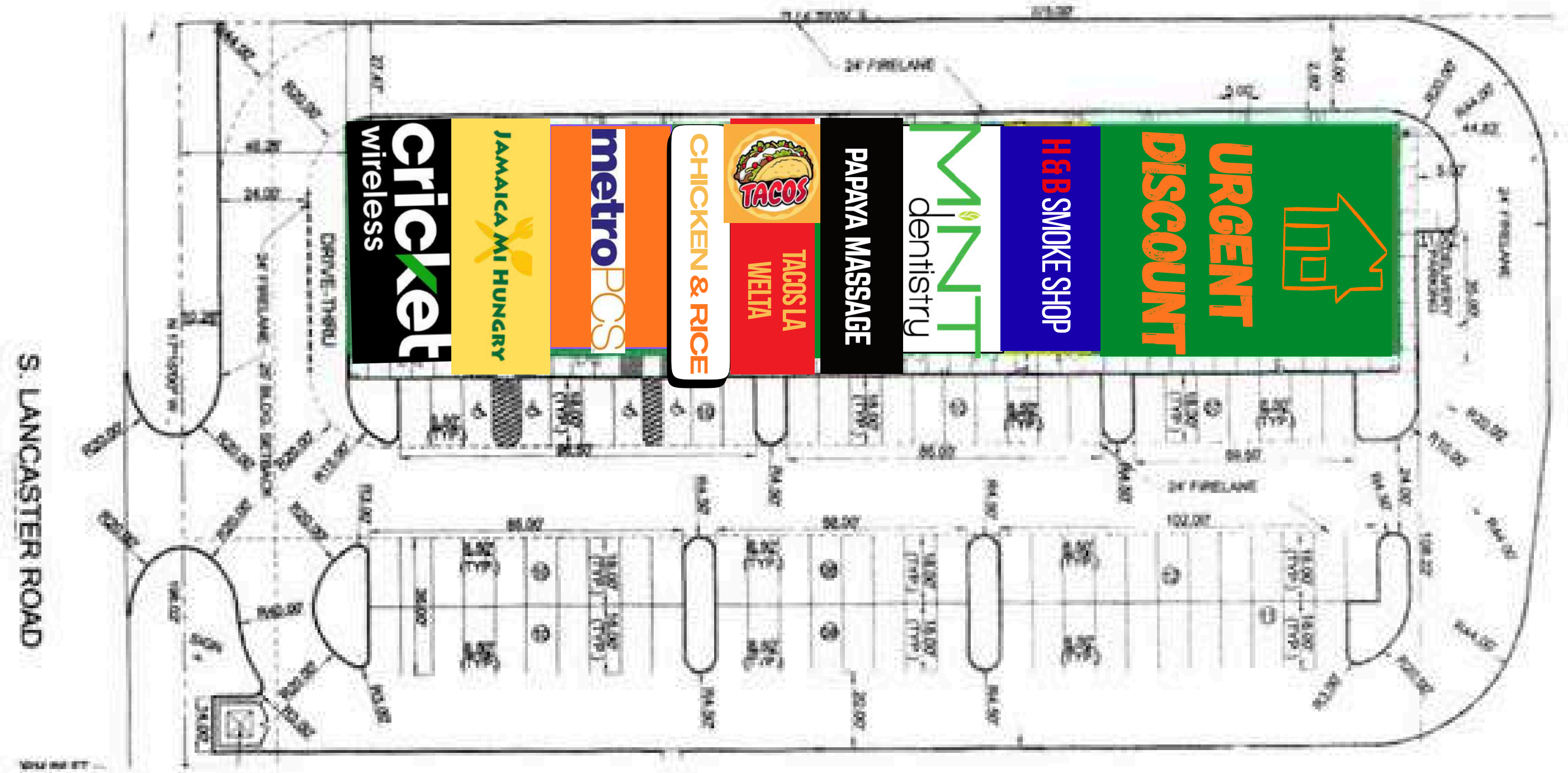
dentistry

MINT

MASSAGE



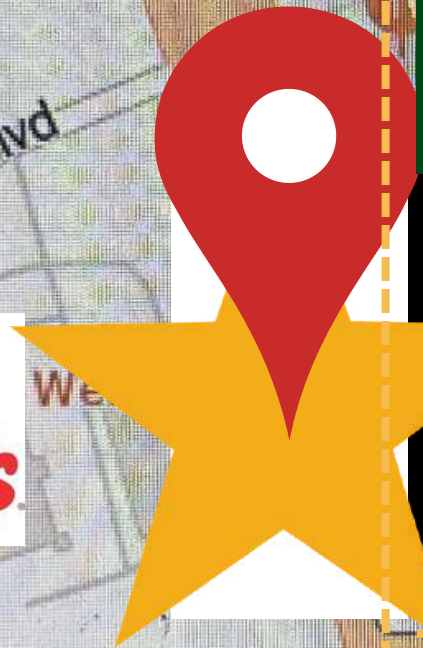
SITE PLAN PLAN



Vacant
1395 sq



LANCASTER PLAZA





DEMOGRAPHICS

SNAPSHOT DEMOGRAPHIC :

| | <u>2 miles</u> | <u>5 miles</u> | <u>10 miles</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 | <i>Two Miles</i> | <i>Five Miles</i> | <i>Ten Miles</i> |
|--------------------|------------------|-------------------|------------------|
| 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**



14455 Webb Chapel Rd.,
Farmers Branch, TX 75234

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