



PROPERTY

LEWISVILLE COMMONS

LOCATION

1511 FM 407
LEWISVILLE, TX 75077

Marcus & Millichap

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EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY

OFFERING HIGHLIGHTS

LEWISVILLE COMMONS

1511 FM 407, LEWISVILLE, TX 75077

SUMMARY

PRICE	\$3,676,000
CAP RATE – CURRENT	7.38%
NOI – CURRENT	\$271,359
PERCENT OCCUPIED	100%
GROSS LEASABLE AREA (GLA) (SQ.FT.)	16,136
PRICE PER SQUARE FOOT	\$227.81
LAND AREA (ACRES)	1.70
YEAR BUILT	2005

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2014 POPULATION	13,245	76,702	174,960
2019 POPULATION	14,533	81,100	187,077
2014 HOUSEHOLDS	4,570	27,364	60,962
2019 HOUSEHOLDS	5,042	29,197	65,504
MEDIAN HH INCOME	\$87,700	\$81,960	\$85,141
PER CAPITA HH INCOME	\$36,660	\$36,611	\$37,720
AVERAGE HH INCOME	\$106,250	\$102,544	\$108,196

MAJOR EMPLOYERS

EMPLOYEES

JP MORGAN CHASE	2,158
XEROX	850
MEDICAL CENTER OF LEWISVILLE	756
SYSCO FOODS NORTH TEXAS	520
ORTHOFIX	450
MED-FUSION	450
HOYA VISION CARE	400
TIAA-CREF	350
THE FLOORING SERVICES	300
OVERHEAD DOOR COMPANY	288
KUEHNE & NAGEL	214
PRIME CONTROL	190
THE APPAREL LOGISTICS GROUP	160
UNIVERSAL FIXTURES AND DISPLAY	150
ANIXTER FASTENERS	140
BLUE LYNX MEDIA	110
TIGI LINEA CORP	100
VINSON PROCESS CONTROLS	80

INVESTMENT OVERVIEW

LEWISVILLE COMMONS

Lewisville Commons is a 16,136-square foot multi-tenant retail center in Lewisville, Texas. The stabilized center is 100 percent occupied, and all leases are triple-net. Tenants include Encore! Encore!, Kid 2 Kid, Lewisville Nails & Spa, Edible Arrangements, Lucky Panda Cafe, Dickey's BBQ, Automation Personnel Services, and Metro PCS. Constructed in 2005, the building sits on 1.7 acres.

The subject property is located on FM 407 (Justin Road) at the signalized hard corner of North Garden Ridge Boulevard, about one mile west of I-35E. Cumulative traffic counts are approximately 32,500 vehicles per day. The retail center is in line with Walmart Neighborhood Market; other neighboring retailers include 7-Eleven, CVS Pharmacy, Sonic Drive-In, U-Haul, Kwik Kar, Sherwin-Williams, Wells Fargo Bank, Domino's Pizza, and Goody Goody Liquor. The surrounding area has excellent demographics, with a three mile average household income exceeding \$108,000 and a population of 174,960 residents.

Lewisville, Texas, is a dynamic suburban community in the thriving North Texas region. Lewisville is a significant regional employer used by major corporations for both administrative headquarters and warehousing. With its location just minutes from DFW International Airport, and straddling two major highways, Lewisville is perfectly positioned for easy access to the rest of North Texas.

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- 16,136 Square Foot Multi-Tenant Retail Center
- 100% Occupied | All Leases are Triple-Net
- Mix of Regional and Local Tenants
- In Line With Walmart Neighborhood Market
- Located on FM 407 at the Signalized Hard Corner of N Garden Ridge Boulevard
- Cumulative Traffic Counts Are 32,500 Vehicles Per Day
- Excellent Demographics | Three Mile Average Household Income Exceeds \$108,000 | Population of 174,960



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FINANCIAL
OVERVIEW

FINANCIAL OVERVIEW

FINANCING & EXPENSES

LEWISVILLE COMMONS

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EXISTING FINANCING		EXPENSES	CURRENT	PER SF
LOAN TYPE	FREE AND CLEAR	REAL ESTATE TAXES	\$39,985	\$2.48
		INSURANCE	\$3,082	\$0.19
		CAM		
		ELECTRICITY	\$3,725	\$0.23
		TRASH COLLECTION	\$7,860	\$0.49
		MAINTENANCE & REPAIR	\$24,253	\$1.50
		ACCOUNTING FEES	\$2,218	\$0.14
		POSTAGE	\$360	\$0.02
		TOTAL CAM	\$38,416	\$2.38
		MANAGEMENT FEE	\$14,841	\$0.92
		WATER & SEWER/IRRIGATION	\$5,669	\$0.35
		TOTAL EXPENSES	\$101,993	\$6.32

FINANCIAL OVERVIEW

INCOME & EXPENSES

LEWISVILLE COMMONS

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INCOME AND EXPENSES	CURRENT	PER SF
BASE RENT		
OCCUPIED SPACE	\$272,690	\$16.90
GROSS POTENTIAL RENT	\$272,690	\$16.90
EXPENSE REIMBURSEMENTS		
REAL ESTATE TAXES	\$39,985	\$2.48
INSURANCE	\$3,082	\$0.19
CAM	\$38,416	\$2.38
MANAGEMENT FEE	\$14,841	\$0.92
WATER/IRRIGATION	\$4,338	\$0.27
TOTAL EXPENSE REIMBURSEMENTS	\$100,662	\$6.24
GROSS POTENTIAL INCOME	\$373,352	\$23.14
EFFECTIVE GROSS INCOME	\$373,352	\$23.14
TOTAL EXPENSES	\$101,993	\$6.32
NET OPERATING INCOME	\$271,359	\$16.82

FINANCIAL OVERVIEW

TENANT SUMMARY

LEWISVILLE COMMONS

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SUITE	TENANT NAME	SQ. FT.	%	LEASE TERM		ANNUAL BASE RENT			ESCALATIONS		EXPENSES REIMBURSED	LEASE TYPE
				BEGIN	END	TOTAL	PSF	CHANGES	TOTAL	PSF		
104A	Encore! Encore!	3,331	20.64%	6/1/2010	5/31/2021	\$56,627.00	\$17.00				\$21,051.36	NNN
106A	Kid 2 Kid	3,270	20.27%	1/1/2009	12/31/2018	\$49,050.00	\$15.00				\$20,673.98	NNN
115A	Lewisville Nails & Spa	1,200	7.44%	4/1/2011	3/31/2021	\$19,200.00	\$16.00	4/1/2018	\$19,800.00	\$16.50	\$7,588.28	NNN
								4/1/2019	\$20,400.00	\$17.00		
114A	Edible Arrangements	1,122	6.95%	4/1/2007	4/31/2022	\$25,245.00	\$22.50				\$7,088.51	NNN
110A	Lucky Panda Cafe	2,000	12.39%	11/1/2011	4/30/2019	\$30,000.00	\$15.00				\$11,934.54	NNN
118A	Dickey's BBQ	1,790	11.09%	7/1/2011	12/31/2021	\$35,800.00	\$20.00				\$10,682.33	NNN
112A	Automation Personnel Services	2,423	15.02%	4/1/2014	3/31/2019	\$38,768.00	\$16.00				\$15,319.35	NNN
116A	Metro PCS	1,000	6.20%	12/1/2014	2/28/2020	\$18,000.00	\$18.00				\$6,323.57	NNN
TOTAL VACANT		0	0.00%									
TOTAL OCCUPIED		16,136	100.00%			\$272,690.00					\$100,661.92	
TOTAL		16,136	100.00%			\$272,690.00					\$100,661.92	

FINANCIAL OVERVIEW

LEASE EXPIRATION SCHEDULE

LEWISVILLE COMMONS

1511 FM 407, LEWISVILLE, TX 75077

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
FOR THE YEAR ENDING	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TENANTS EXPIRING			Kid 2 Kid	Lucky Panda Cafe	Metro PCS	Encore! Encore!	Edible Arrangements			
				Automation Personnel Services		Lewisville Nails & Spa				
						Dickey's BBQ				
TOTAL NO. OF TENANTS			1	2	1	3	1			
TOTAL SQ. FT. EXPIRING			3,270	4,423	1,000	6,321	1,122			
TOTAL %			20.3%	27.4%	6.2%	39.2%	6.95%			
CUMULATIVE % EXPIRING			20.3%	47.7%	53.9%	93.1%	100%			

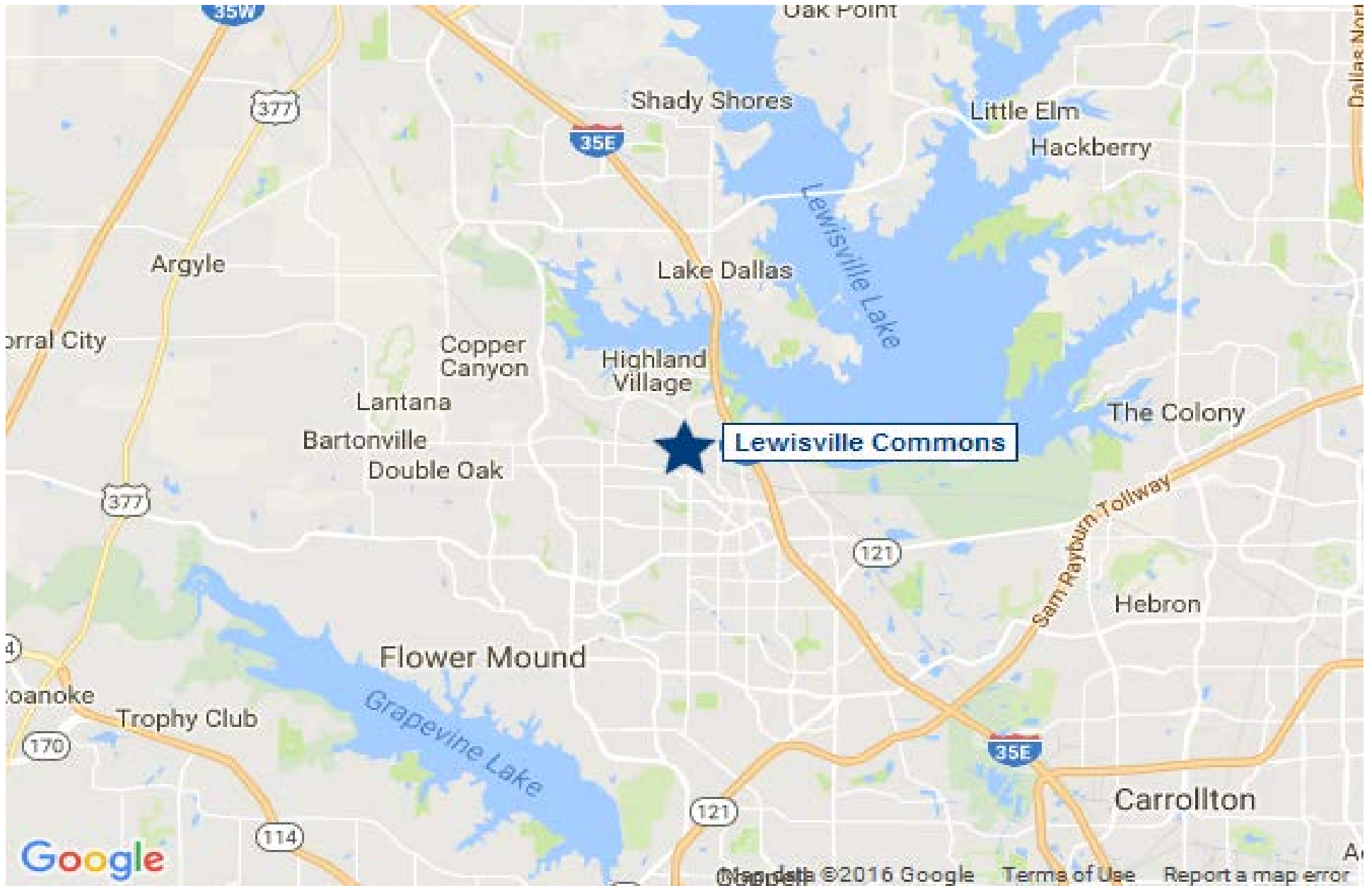


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PROPERTY
OVERVIEW

PROPERTY OVERVIEW
REGIONAL MAP



PROPERTY OVERVIEW

LOCAL MAP



PROPERTY OVERVIEW

AERIAL MAP



PROPERTY OVERVIEW
AERIAL PHOTO



PROPERTY OVERVIEW

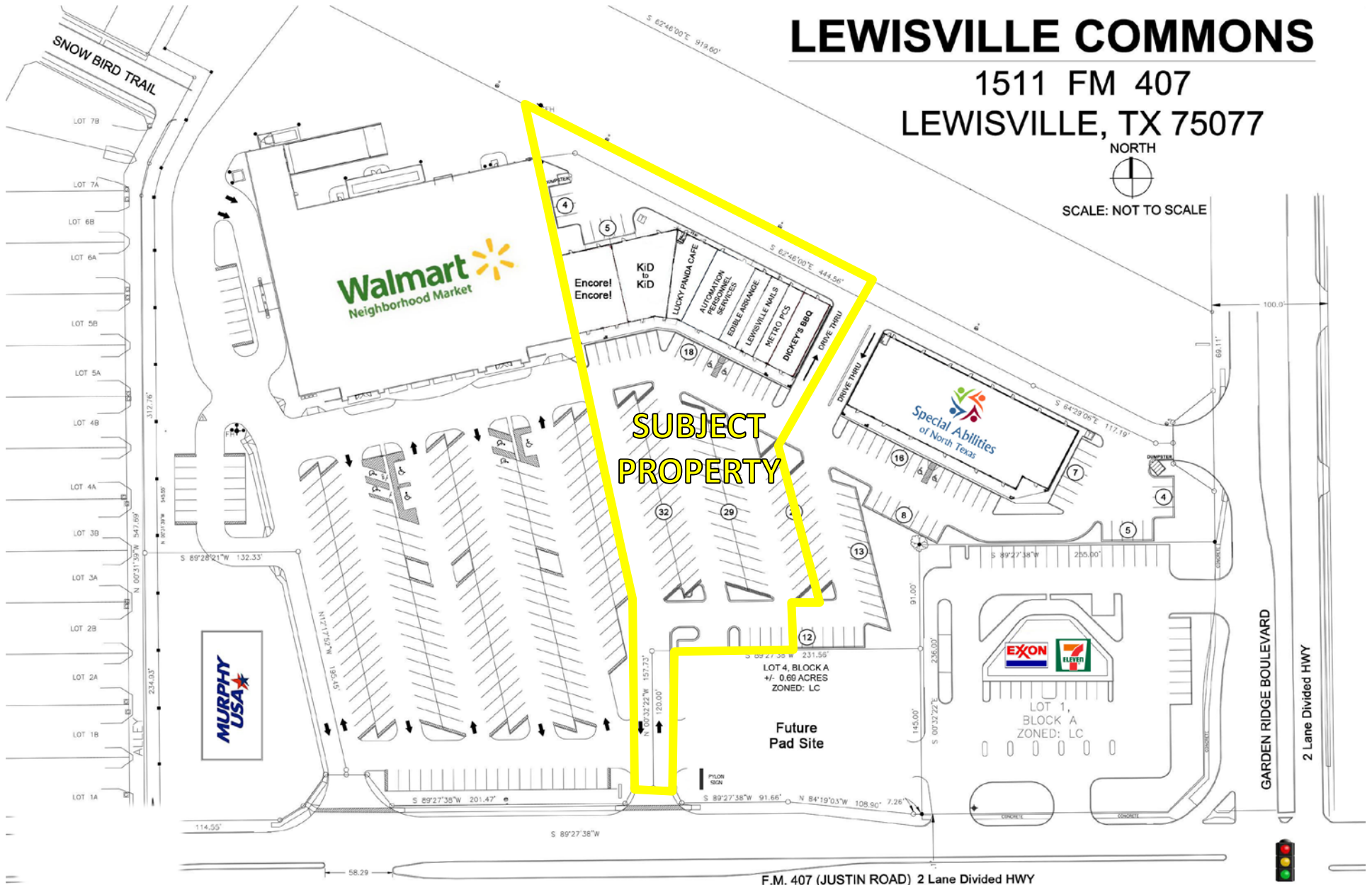
SITE PLAN

LEWISVILLE COMMONS

1511 FM 407
LEWISVILLE, TX 75077



SCALE: NOT TO SCALE

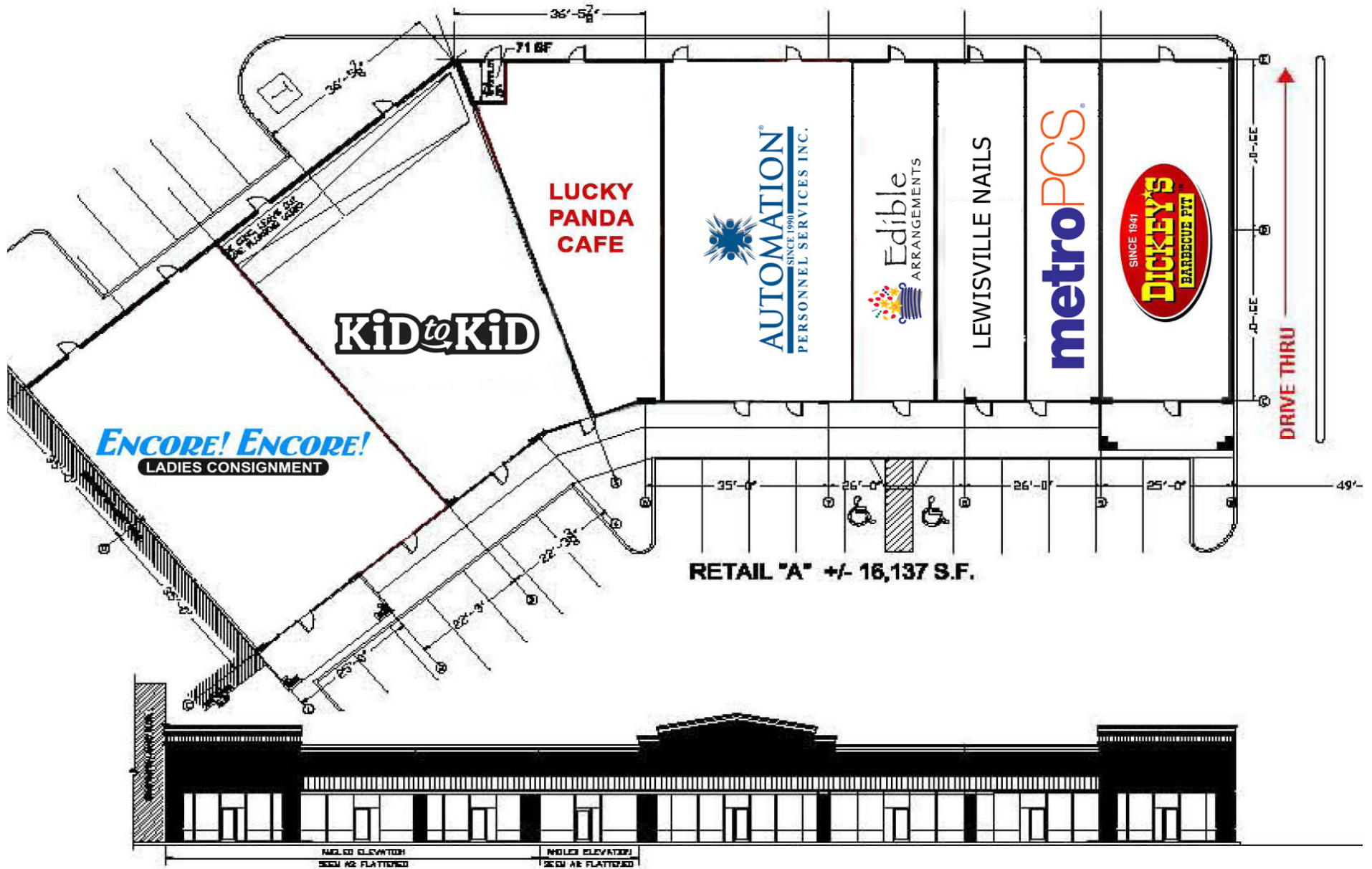


**SUBJECT
PROPERTY**

F.M. 407 (JUSTIN ROAD) 2 Lane Divided HWY

PROPERTY OVERVIEW

SITE PLAN





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MARKET
OVERVIEW

MARKET OVERVIEW

DEMOGRAPHIC DATA

LEWISVILLE COMMONS

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POPULATION	1-MILE	3-MILES	5-MILES
2000 POPULATION	12,473	61,263	133,080
2010 POPULATION	12,670	72,415	163,340
2014 POPULATION	13,245	76,702	174,960
2019 POPULATION	14,533	81,100	187,077
INCOME	1-MILE	3-MILES	5-MILES
\$0 - \$ 14,999	2.60%	4.10%	3.90%
\$15,000 - \$24,999	3.40%	5.90%	5.50%
\$25,000 - \$34,999	4.10%	5.70%	6.60%
\$35,000 - \$49,999	9.30%	11.30%	10.50%
\$50,000 - \$74,999	20.00%	18.10%	16.80%
\$75,000 - \$99,999	20.60%	17.10%	16.30%
\$100,000 - \$124,999	14.30%	14.10%	14.10%
\$125,000 - \$149,999	10.80%	8.60%	9.00%
\$150,000 - \$200,000	9.30%	8.40%	9.20%
\$200,000 - \$249,999	2.50%	3.00%	3.80%
\$250,000 +	3.10%	3.60%	4.40%
2014 MEDIAN HH INCOME	\$87,700	\$81,960	\$85,141
2014 PER CAPITA INCOME	\$36,660	\$36,611	\$37,720
2014 AVERAGE HH INCOME	\$106,250	\$102,544	\$108,196

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2000 HOUSEHOLDS	4,177	20,933	46,135
2010 HOUSEHOLDS	4,381	25,841	56,898
2014 HOUSEHOLDS	4,570	27,364	60,962
2019 HOUSEHOLDS	5,042	29,197	65,504
2014 AVERAGE HH SIZE	2.86	2.79	2.87
2014 DAYTIME POPULATION	2,255	21,629	48,789
2000 OWNER OCCUPIED	84.82%	74.98%	73.06%
2000 RENTER OCCUPIED	11.66%	20.75%	22.79%
2000 VACANT	3.51%	4.27%	4.15%
2014 OWNER OCCUPIED	89.56%	73.24%	74.05%
2014 RENTER OCCUPIED	10.44%	26.76%	25.95%
2014 VACANT	0.00%	0.49%	0.35%
2019 OWNER OCCUPIED	89.51%	73.24%	74.07%
2019 RENTER OCCUPIED	10.49%	26.76%	25.93%
2019 VACANT	0.00%	0.39%	0.27%

DEMOGRAPHIC SUMMARY

LEWISVILLE COMMONS

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POPULATION

In 2014, the population in your selected geography is 174,960. The population has changed by 31.47% since 2000. It is estimated that the population in your area will be 187,077 five years from now, which represents a change of 6.92% from the current year. The current population is 49.56% male and 50.43% female. The median age of the population in your area is 35.8, compare this to the Entire US average which is 37.3. The population density in your area is 2,227.80 people per square mile.

HOUSEHOLDS

There are currently 60,961 households in your selected geography. The number of households has changed by 32.13% since 2000. It is estimated that the number of households in your area will be 65,504 five years from now, which represents a change of 7.45% from the current year. The average household size in your area is 2.86 persons.

INCOME

In 2014, the median household income for your selected geography is \$85,140, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 19.86% since 2000. It is estimated that the median household income in your area will be \$97,667 five years from now, which represents a change of 14.71% from the current year.

The current year per capita income in your area is \$37,720, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$108,195, compare this to the Entire US average which is \$74,533.

RACE & ETHNICITY

The current year racial makeup of your selected area is as follows: 76.37% White, 6.82% Black, 0.06% Native American and 6.52% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 19.63% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

HOUSING

In 2000, there were 35,165 owner occupied housing units in your area and there were 10,968 renter occupied housing units in your area. The median rent at the time was \$663.

EMPLOYMENT

In 2014, there are 48,789 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 74.45% of employees are employed in white-collar occupations in this geography, and 25.44% are employed in blue-collar occupations. In 2014, unemployment in this area is 4.98%. In 2000, the average time traveled to work was 29.0 minutes.

GEOGRAPHY: 5-MILE RADIUS



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.

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