

ABRAMS FOREST SHOPPING CENTER

9310 & 9390 FOREST LANE | DALLAS, TX 75243



PHILIP LEVY
972.755.5225
EXECUTIVE MANAGING DIRECTOR
PLEVY@MARCUSMILLICHAP.COM

Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Introducing Lex

Lex, our AI-powered Commercial Real Estate (CRE) Analyst, is designed to offer the latest information, insights, and opportunities for this property and other multi-tenant shopping centers in Texas. Please feel free to inquire about this property or any questions you may have regarding shopping centers in Texas.

Lex enables you to:

EVALUATE THE MARKET

EXPLORE POTENTIAL VALUE-ADD STRATEGIES

IDENTIFY POTENTIAL FINANCING SOLUTIONS

FIND INVESTMENT OPPORTUNITIES

Please contact our team for additional information.

How to Access Lex with a Click of a Button:

Simply click the orange button at the bottom of the page to open an email draft addressed to Lex. After sending Lex your question, you can expect a detailed response within 3 to 5 minutes.

- 1 STEP 1**
Click the orange button
- 2 STEP 2**
Compose your email
- 3 STEP 3**
Send your email to Lex
- 4 STEP 4**
Check your inbox for a response

Ask Lex a sample question:



How does this shopping center compare to the market?



Is there upside potential on lease renewals? If so, how can I execute a lease-up strategy on this property?



What kind of loan terms can I expect on a property like this?

Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP

Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS**

Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	11
FINANCIAL ANALYSIS	16
SALE COMPARABLES	22
LEASE COMPARABLES	27
DEMOGRAPHICS	31

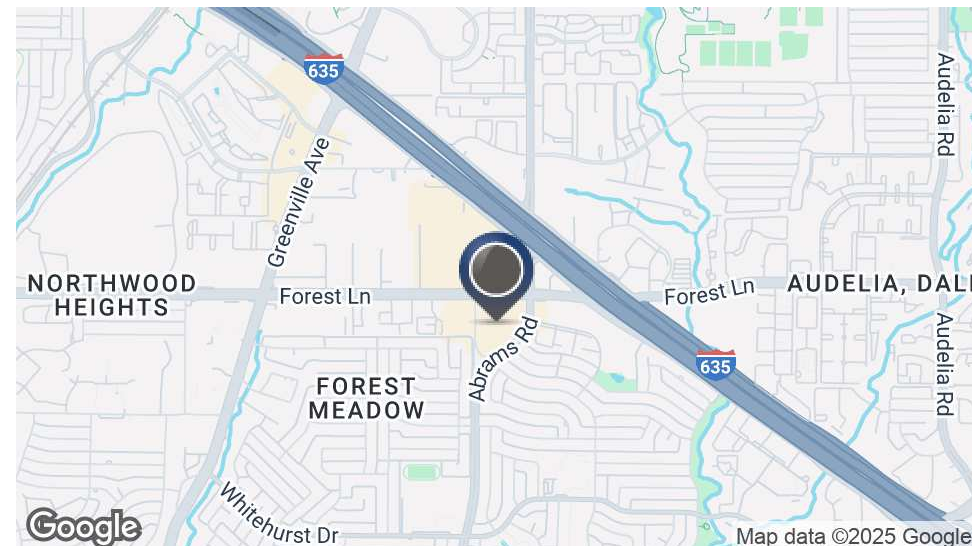
Section 1 PROPERTY INFORMATION



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP



OFFERING SUMMARY

Sale Price:	\$13,500,000
Building Size:	82,833 SF
Total Lot Size:	7.77 Acres
Price / SF:	\$162.98
Cap Rate:	4.94%
NOI:	\$667,011
Pro Forma Cap Rate:	10.11%
Pro Forma NOI:	\$1,364,891
Year Built (Shopping Center):	1971
Year Built (CVS Building):	2004

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a value-add, multi-tenant neighborhood retail center that is well positioned to serve a densely populated area of Dallas, Texas. Anchored by a top performing Dollar Tree, Abrams Forest Shopping Center features a complementary tenant mix of internet-resistant and service-oriented businesses.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	13,071	74,486	165,583
Total Population	30,017	180,381	401,862
Average HH Income	\$68,711	\$81,929	\$97,838



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP



PROPERTY HIGHLIGHTS

- Value-Add, Multi-Tenant Neighborhood Retail Center | Shadow-Anchored by Walmart Supercenter | Drives 2.3M Visits Annually (Source: Placer.ai)
- Anchored by a Top-Performing Dollar Tree | This Location Ranks in the 94th Percentile for the State of Texas and 93rd Percentile Nationwide, Compared to Other Dollar Tree Stores Based on Consumer Traffic (Source: Placer.ai)
- Offering Consists of Two Adjacent Multi-Tenant Buildings Totaling 69,820 Square Feet, and a Separately Parceled 13,013-Square-Foot, Single-Tenant Building on a Ground Lease with CVS (Currently Dark, but Tenant is Paying Rent Per Lease Terms)
- The Shopping Center May be Purchased Separately or with the CVS Parcel | The CVS Parcel May Not be Purchased Independently
- Shopping Center is 61% Occupied with Triple-Net Leases | Tenants are a Mix of National and Local Retailers that are Largely Internet Resistant
- Strong Leasing Momentum | Landlord is Currently Working as Many as Five LOI's for the Vacant Spaces
- Significant Upside Potential | Pro Forma Cap Rate is 10.11%
- Current Average Rents are Below Market
- Priced at \$163 Per Square Foot | Well Below Replacement Cost
- Prime Location at the Intersection of Forest Lane and Abrams Road with Two Signalized, Hard Corner Entrances | High Traffic Counts Exceeding 74,485 Vehicles per Day, Cumulatively | Easy Access to Interstate 635
- Positioned Less than Two Miles from Dallas College Richland Campus | Enrollment is 20,500+ Students
- Close Proximity to Corporate Campuses for Texas Instruments, Fossil, Raytheon Technologies | Part of a Large Daytime Workforce of 248,524+ Employees within Five Miles of the Subject Property
- Well Positioned to Serve an Extremely Dense Residential Population of 401,862 People within a Five-Mile Radius, having an Average Household Income of \$97,838

Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP

PROPERTY DESCRIPTION

Abrams Forest Shopping Center is a value-add, multi-tenant neighborhood retail center located in Dallas, Texas. The property consists of two adjacent multi-tenant buildings totaling 69,820 square feet that are situated on a 6.2-acre parcel, and a 13,013-square-foot, single-tenant building on a ground lease with CVS that is positioned on a 1.54-acre parcel. Anchored by a top-performing Dollar Tree, the shopping center is currently 61 percent occupied with average rents below market, providing significant upside potential in leasing the vacant suites. All current leases are on triple-net terms. The tenant base is a complementary mix of internet-resistant and service-oriented businesses including, AutoZone, Anonymously Yours, Custom Security Doors, T-Mobile, Wash N Dry, Kitty Carter's Dance Factory, Primo Brothers Pizza, and Moderna Bakery & Café.

LOCATION DESCRIPTION

Abrams Forest is located at the signalized, hard corner of Forest Lane and Abrams Road, with multiple ingress and egress points from each road. Cumulative traffic counts are approximately 74,485 vehicles per day. Shadow-anchored by a Walmart Supercenter that drives over 2.3 million visits annually, numerous other retailers are in the surrounding area, including Kroger, Planet Fitness, O'Reilly Auto Parts, Chick-fil-A, Whataburger, Taco Bell, Church's Chicken, and more. The Dallas College Richland campus is less than two miles from Abrams Forest Shopping Center, serving the area for nearly 50 years and home to over 20,500 students. The property is strategically located to serve an extremely dense residential population exceeding 401,862 residents within a five-mile radius. Daytime employment is 248,524 people within five miles. Several corporate headquarters are in close proximity, including Texas Instruments, Fossil, and Raytheon Technologies.

Dallas is the largest city and the county seat of Dallas County. Dallas is the ninth most-populous city in the United States and the third-largest in Texas after Houston and San Antonio. The city is part of the Dallas-Fort Worth metroplex, the fourth-largest metropolitan area in the country with approximately 7.5 million people. Dallas is the third-most popular destination for business travel in the United States, and the Kay Bailey Hutchinson Convention Center is one of the largest convention centers in the country at over 1,000,000 square feet, and is the world's single-largest column-free exhibit hall.



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP

VISITATION METRICS FOR NEIGHBORING WALMART PROVIDED BY PLACER.AI

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.



9301 FOREST LANE, DALLAS, TX 75243

VISITATION OVERVIEW

EST. # OF VISITS	2.3M
EST. # OF VISITORS	344.3K
AVG. VISITS / CUSTOMER	6.69
AVG. DWELL TIME	32 Minutes
VISTS YOY	+3.4%



May 1, 2024 - April 30, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP

VISITATION METRICS FOR DOLLAR TREE PROVIDED BY PLACER.AI

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.



DOLLAR TREE

9310 FOREST LANE, SUITE 106, DALLAS, TX 75243

VISITATION OVERVIEW

EST. # OF VISITS	341.4K
EST. # OF VISITORS	98K
AVG. VISITS / CUSTOMER	3.49

RANKING OVERVIEW (VERSUS OTHER DOLLAR TREE STORES)

15-MILE RADIUS	3/49 (95%)
STATE OF TEXAS	51/860 (94%)
UNITED STATES	566/9,057 (93%)

May 1, 2024 - April 30, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP



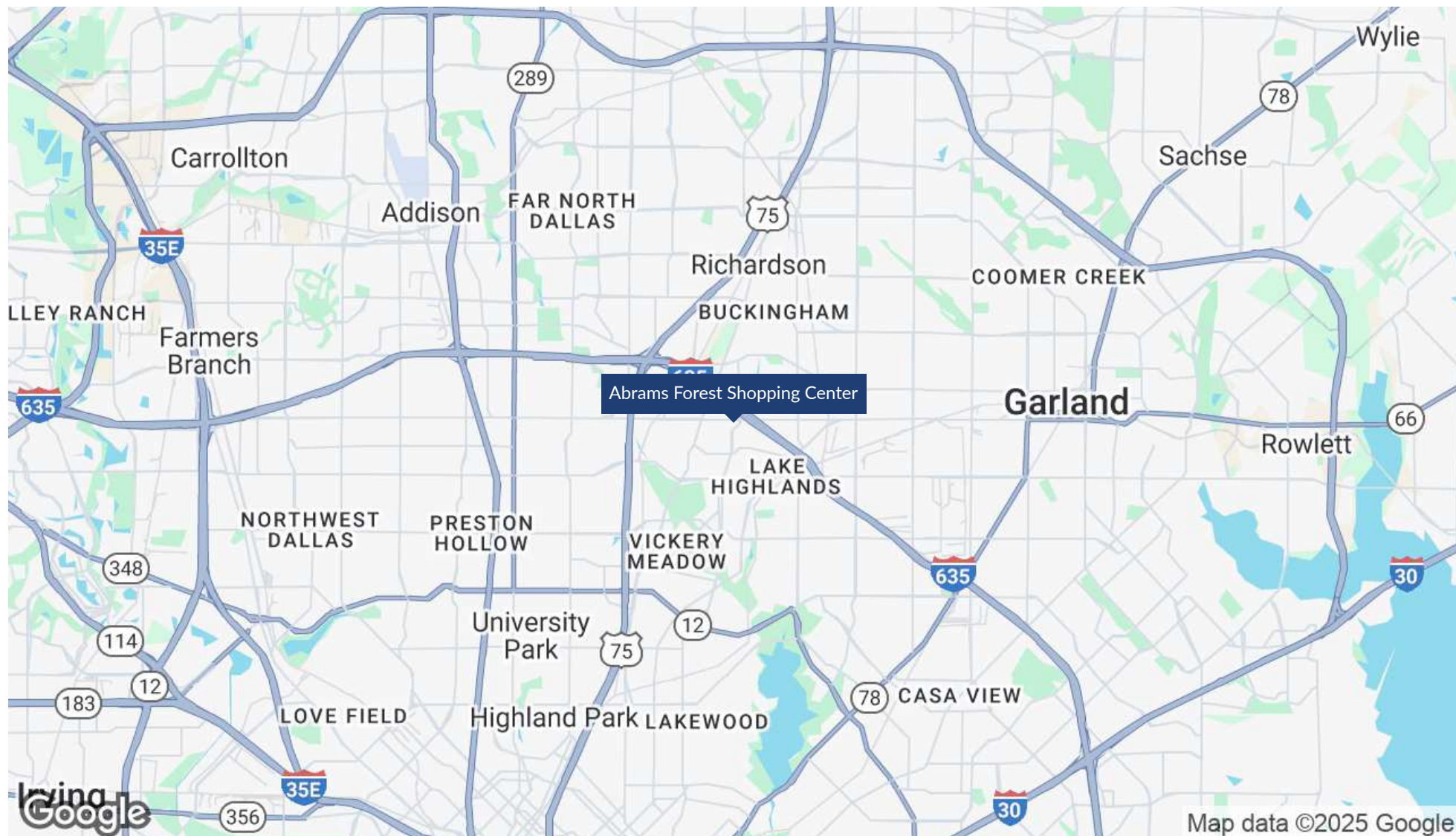
Section 2 LOCATION INFORMATION



Abrams Forest Shopping Center

9310 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap

LEVY RETAIL GROUP



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP



Abrams Forest Shopping Center

9310 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP



Section 3 FINANCIAL ANALYSIS



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP

INVESTMENT OVERVIEW

	CURRENT	PRO FORMA
Price	\$13,500,000	\$13,500,000
Price per SF	\$163	\$163
CAP Rate	4.94%	10.11%
Total Return (yr 1)	\$667,011	\$1,364,891

OPERATING DATA

	CURRENT	PRO FORMA
Gross Income	\$1,222,371	\$1,920,251
Operating Expenses	\$555,360	\$555,360
Net Operating Income	\$667,011	\$1,364,891

Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP

INCOME SUMMARY	CURRENT	PER SF	PRO FORMA	PER SF
Base Rent	\$880,891	\$15.75	\$880,891	\$15.75
Vacant Space at Market Rents	\$0	\$0.00	\$484,000	\$18.00
Expense Reimbursements	\$341,480	\$4.12	\$555,360	\$6.70
GROSS INCOME	\$1,222,371	\$14.76	\$1,920,251	\$23.18
EXPENSE SUMMARY	CURRENT	PER SF	PRO FORMA	PER SF
Real Estate Taxes	\$220,000	\$2.66	\$220,000	\$2.66
Insurance	\$95,360	\$1.15	\$95,360	\$1.15
Common Area Maintenance	\$190,000	\$2.29	\$190,000	\$2.29
Management Fee	\$50,000	\$0.60	\$50,000	\$0.60
GROSS EXPENSES	\$555,360	\$6.70	\$555,360	\$6.70
NET OPERATING INCOME	\$667,011	\$8.05	\$1,364,891	\$16.48

Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
100	Vacant	11,806	16.91%				\$0.00					
106	Dollar Tree	11,673	16.72%	9/11/2016	9/30/2026	\$124,901.16	\$10.70			\$92,849.00	(2) 5-Yr @ \$11.20/\$11.70	NNN
110	AutoZone	7,439	10.65%	3/8/2007	3/31/2029	\$110,832.00	\$14.90			\$59,171.05	(3) 5-Yr @ \$16.40/\$18.03/\$19.83	NNN
110AZ	AutoZone Loading Dock	1,598	2.29%	6/9/2016	3/31/2029	\$0.00	\$0.00			\$12,710.76	(1) 3-Yr	NNN
202	Vacant	1,494	2.14%				\$0.00					
204	Anonymously Yours	1,509	2.16%	2/1/1992	MTM	\$24,144.00	\$16.00			\$12,002.84	None	NNN
206	Custom Security Doors	1,480	2.12%	8/1/1990	MTM	\$22,200.00	\$15.00			\$11,772.17	None	NNN
208	Vacant	1,442	2.07%				\$0.00					
212	T-Mobile	2,955	4.23%	11/20/2006	1/31/2027	\$65,010.00	\$22.00			\$23,504.57	(1) 5-Yr @ \$24.20	NNN
300	Wash N Dry	5,760	8.25%	8/1/2020	7/31/2035	\$92,966.40	\$16.14	8/01/30	\$17.75	\$45,816.01	None	NNN
318	Kitty Carter's Dance Factory	4,076	5.84%	4/1/1993	6/30/2025	\$41,080.08	\$10.08			\$32,421.19	None	NNN
324	Vacant	1,684	2.41%				\$0.00					
334	Primo Brothers Pizza	3,840	5.50%	2/1/2017	1/31/2029	\$59,070.96	\$15.38	2/01/26	\$15.84	\$30,544.00		NNN
								2/01/27	\$16.32			
								2/01/28	\$16.81			
338	Vacant	1,483	2.12%				\$0.00					
340	Vacant	1,897	2.72%				\$0.00					
342	Vacant	1,196	1.71%				\$0.00					
348	Vacant	780	1.12%				\$0.00					
350	Vacant	1,560	2.23%				\$0.00					
352	Vacant	1,038	1.49%				\$0.00					
354	Vacant	756	1.08%				\$0.00					



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
364	Vacant	1,575	2.26%				\$0.00					
362	Moderna Bakery & Café	2,601	3.73%	4/1/2022	3/31/2032	\$41,211.84	\$15.84	4/01/26	\$16.32	\$20,688.79	None	NNN
								4/01/27	\$16.81			
								4/01/28	\$17.31			
								4/01/29	\$17.83			
								4/01/30	\$18.37			
								4/01/31	\$18.92			
110A	Vacant (Variance in measurement)	32	0.05%				\$0.00					
110AZA	Vacant (Variance in measurement)	63	0.09%				\$0.00					
108-Riser Room	Riser Room	83	0.12%				\$0.00					
TOTAL VACANT		26,889	39%									
TOTAL OCCUPIED		42,931	61%									
TOTAL		69,820	100%			\$581,416				\$341,480		

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
9390	CVS Sublessee (DARK) (1)	13,013	100.00%	8/16/2004	1/31/2027	\$299,475.00	\$23.01				(4) 5-Yr @ \$26.24/\$28.86/ \$31.74/\$34.92	Ground Lease
TOTAL		13,013	100%			\$299,475						

NOTES:

(1) Tenant has vacated the building but continues to pay base rent and expense reimbursements per the lease terms.



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP



SUITE	TENANT NAME	UNIT SIZE (SF)
100	Vacant	11,806
106	Dollar Tree	11,673
110	AutoZone	7,439
110AZ	AutoZone Loading Dock	1,598
202	Vacant	1,494
204	Anonymously Yours	1,509
206	Custom Security Doors	1,480
208	Vacant	1,442
212	T-Mobile	2,955
300	Wash N Dry	5,760
318	Kitty Carter's Dance Factory	4,076
324	Vacant	1,684
334	Primo Brothers Pizza	3,840
338	Vacant	1,483
340	Vacant	1,897
342	Vacant	1,196
348	Vacant	780
350	Vacant	1,560
352	Vacant	1,038
354	Vacant	756
364	Vacant	1,575
362	Moderna Bakery & Café	2,601
108	Riser Room	83
Ground Lease	CVS (Dark)	13,013

Section 4 SALE COMPARABLES



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

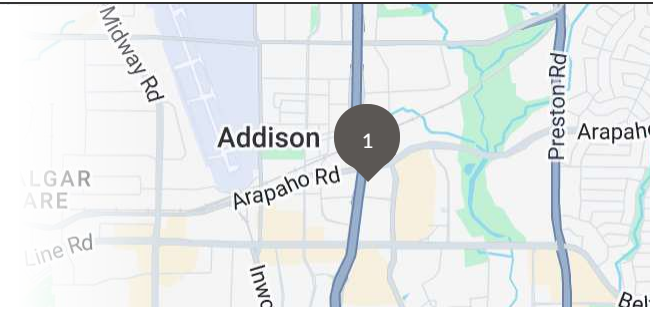
Marcus & Millichap
LEVY RETAIL GROUP



PRESTONWOOD COURT I

15340 Dallas Pkwy | Dallas, TX 75248

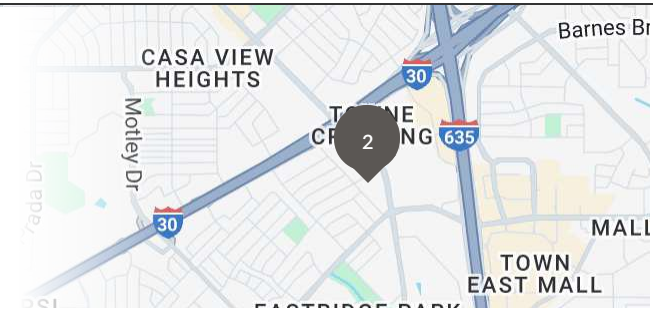
Sale Price:	\$13,534,600	Lot Size:	3.14 AC
Year Built:	1979	Building SF:	39,668 SF
Price PSF:	\$341.20	CAP:	6.99%
Closed:	09/18/2024	Occupancy:	100%



DRIFTWOOD VILLAGE

3501 Gus Thomasson Road | Mesquite, TX 75150

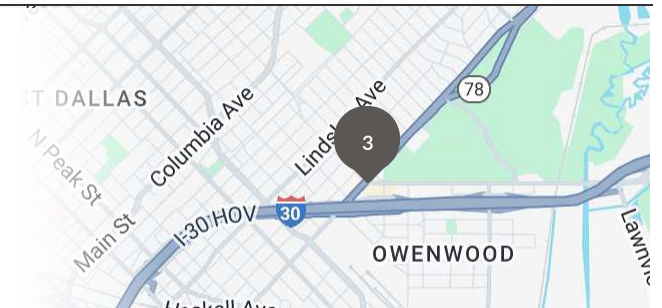
Sale Price:	\$5,610,242	Lot Size:	8.02 AC
Year Built:	1973	Building SF:	56,785 SF
Price PSF:	\$98.80	CAP:	7.2%
Closed:	07/03/2023	Occupancy:	100%



LIVE OAK SHOPPING CENTER

2710 Samuell Blvd | Dallas, TX 75223

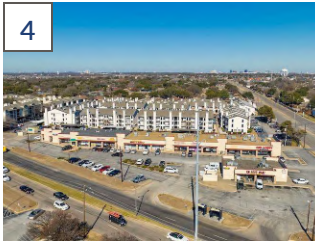
Sale Price:	\$4,000,000	Lot Size:	0.82 AC
Year Built:	1946	Building SF:	23,936 SF
Price PSF:	\$167.11	CAP:	7.28%
Closed:	10/31/2024	Occupancy:	91%



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP



RICHLAND PLAZA

9751 Walnut Street | Dallas, TX 75243

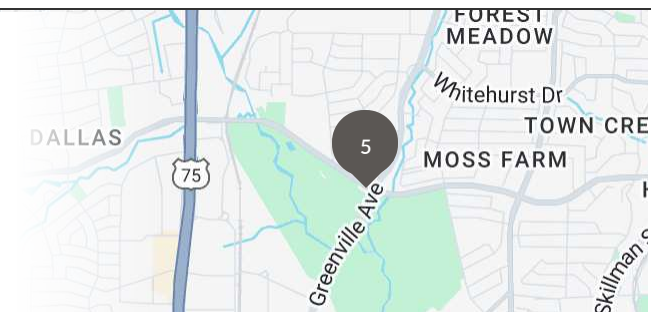
Sale Price:	\$3,650,000	Lot Size:	2.11 AC
Year Built:	1979	Building SF:	19,615 SF
Price PSF:	\$186.08	CAP:	7.5%
Closed:	04/08/2025	Occupancy:	86%



ROYAL GREEN PLAZA

8499 Greenville Ave | Dallas, TX 75231







Sale Price:	\$5,100,000	Lot Size:	0.98 AC
Year Built:	1983	Building SF:	19,887 SF
Price PSF:	\$256.45	CAP:	7.71%
Closed:	10/01/2024	Occupancy:	100%



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP

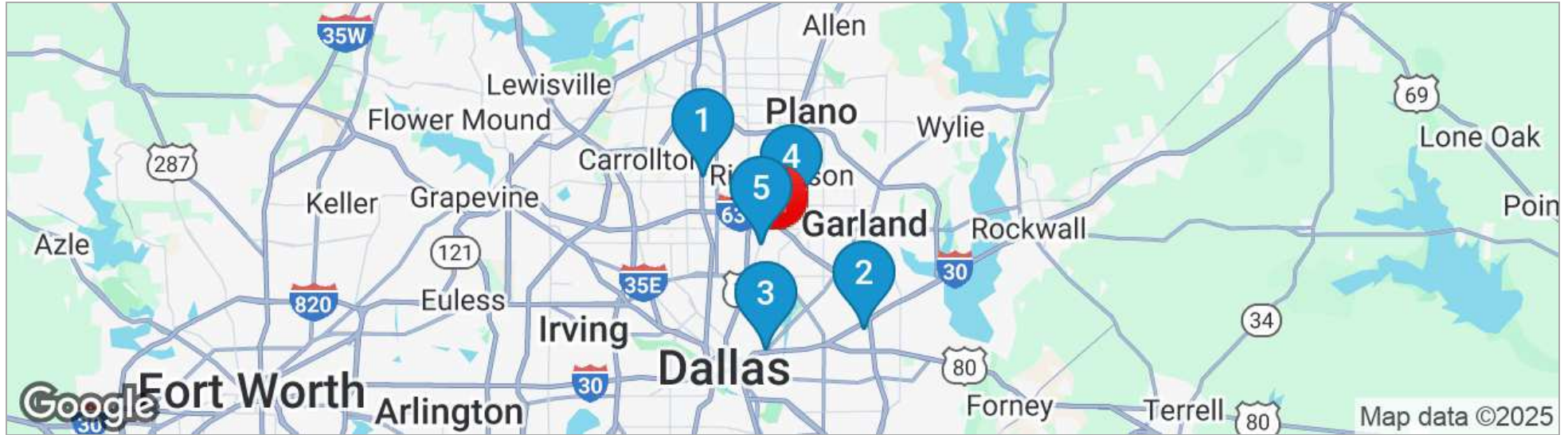
	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	
	Abrams Forest Shopping Center 9310 & 9390 Forest Lane Dallas, TX 75243	\$13,500,000	82,833 SF	\$162.98	4.94%	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	Prestonwood Court I 15340 Dallas Pkwy Dallas, TX 75248	\$13,534,600	39,668 SF	\$341.20	6.99%	09/18/2024
	Driftwood Village 3501 Gus Thomasson Road Mesquite, TX 75150	\$5,610,242	56,785 SF	\$98.80	7.2%	07/03/2023
	Live Oak Shopping Center 2710 Samuell Blvd Dallas, TX 75223	\$4,000,000	23,936 SF	\$167.11	7.28%	10/31/2024
	Richland Plaza 9751 Walnut Street Dallas, TX 75243	\$3,650,000	19,615 SF	\$186.08	7.5%	04/08/2025
	Royal Green Plaza 8499 Greenville Ave Dallas, TX 75231	\$5,100,000	19,887 SF	\$256.45	7.71%	10/01/2024
		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	Totals/Averages	\$6,378,968	31,978 SF	\$199.48	7.34%	



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP



SUBJECT PROPERTY
9310 & 9390 Forest Lane | Dallas, TX 75243

1 PRESTONWOOD COURT I
15340 Dallas Pkwy
Dallas, TX 75248

2 DRIFTWOOD VILLAGE
3501 Gus Thomasson Road
Mesquite, TX 75150

3 LIVE OAK SHOPPING CENTER
2710 Samuell Blvd
Dallas, TX 75223

4 RICHLAND PLAZA
9751 Walnut Street
Dallas, TX 75243

5 ROYAL GREEN PLAZA
8499 Greenville Ave
Dallas, TX 75231

Section 5 LEASE COMPARABLES



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243



ABRAMS FOREST SHOPPING CENTER

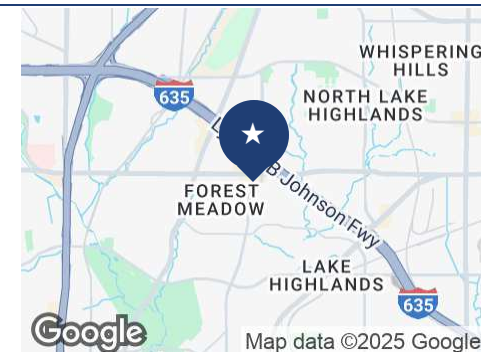
9310 & 9390 Forest Lane, Dallas, TX 75243

Lease Rate: \$15.75 /SF/yr Lease Type: NNN

Space Size: 26,889 SF

Marcus & Millichap

LEVY RETAIL GROUP

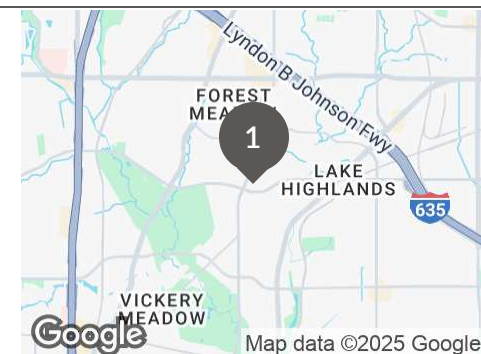


TOWN CREEK SHOPPING CENTER

8330-8530 Abrams Road, Dallas, TX 75243

Lease Rate: \$20.00 /SF/yr Lease Type: NNN

Space Size: 1,600 SF

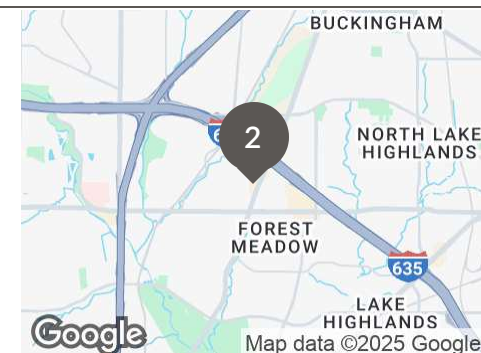


HIGHPOINT VILLAGE

12101 Greenville Ave, Dallas, TX 75243

Lease Rate: \$18.54 /SF/yr Lease Type: NNN

Space Size: 4,000 SF



Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap

LEVY RETAIL GROUP



3

RICHLAND CROSSING
9410 Walnut Street, Dallas, TX 75243

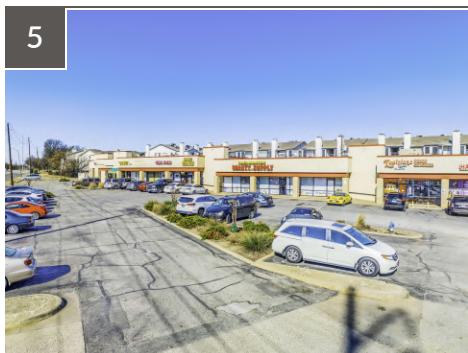
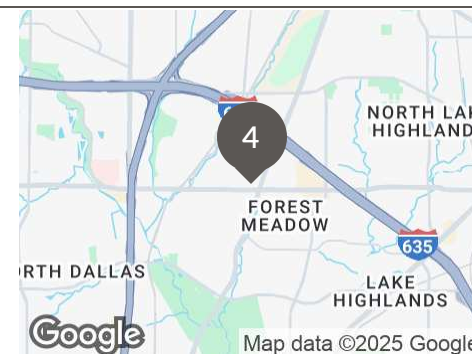
Lease Rate: \$17.00 /SF/yr Lease Type: NNN
Space Size: 1,000 SF



4

FOREST GREEN SHOPPING CENTER
9025 Forest Lane, Dallas, TX 75243

Lease Rate: \$15.00 /SF/yr Lease Type: NNN
Space Size: 1,000 SF



5

RICHLAND PLAZA
9751 Walnut Street, Dallas, TX 75243

Lease Rate: \$18.27 /SF/yr Lease Type: NNN
Space Size: 3,625 SF

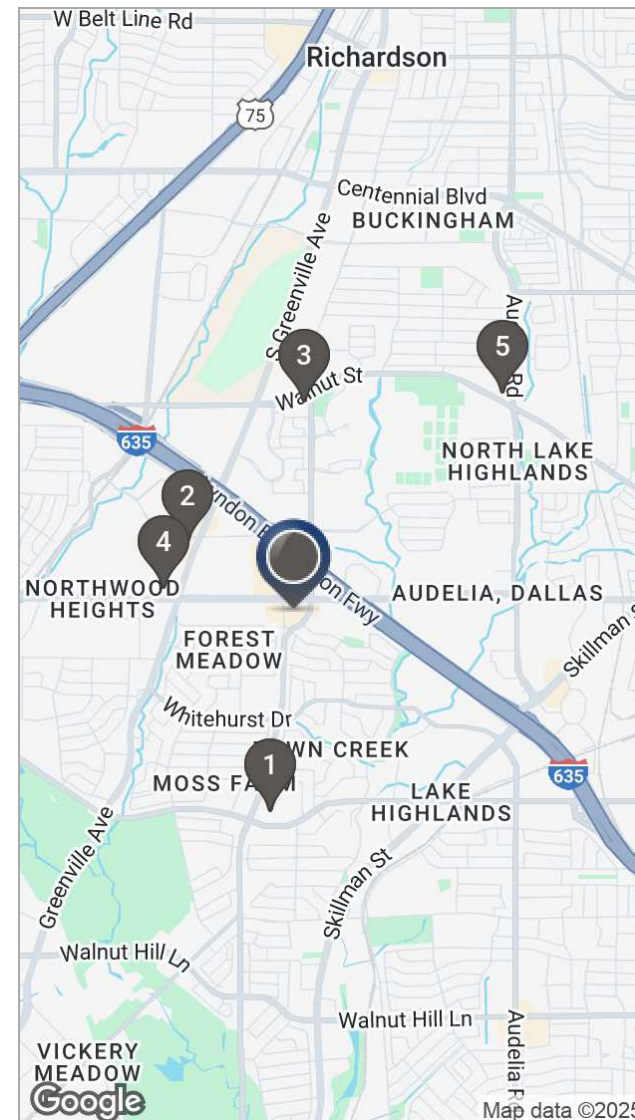


Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

Marcus & Millichap
LEVY RETAIL GROUP

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
★	Abrams Forest Shopping Center 9310 & 9390 Forest Lane Dallas, TX	\$15.75 /SF/yr	NNN	26,889 SF
1	Town Creek Shopping Center 8330-8530 Abrams Road Dallas, TX	\$20.00 /SF/yr	NNN	1,600 SF
2	Highpoint Village 12101 Greenville Ave Dallas, TX	\$18.54 /SF/yr	NNN	4,000 SF
3	Richland Crossing 9410 Walnut Street Dallas, TX	\$17.00 /SF/yr	NNN	1,000 SF
4	Forest Green Shopping Center 9025 Forest Lane Dallas, TX	\$15.00 /SF/yr	NNN	1,000 SF
5	Richland Plaza 9751 Walnut Street Dallas, TX	\$18.27 /SF/yr	NNN	3,625 SF
	AVERAGES	\$17.76 /SF/YR		2,245 SF



Section 6 DEMOGRAPHICS

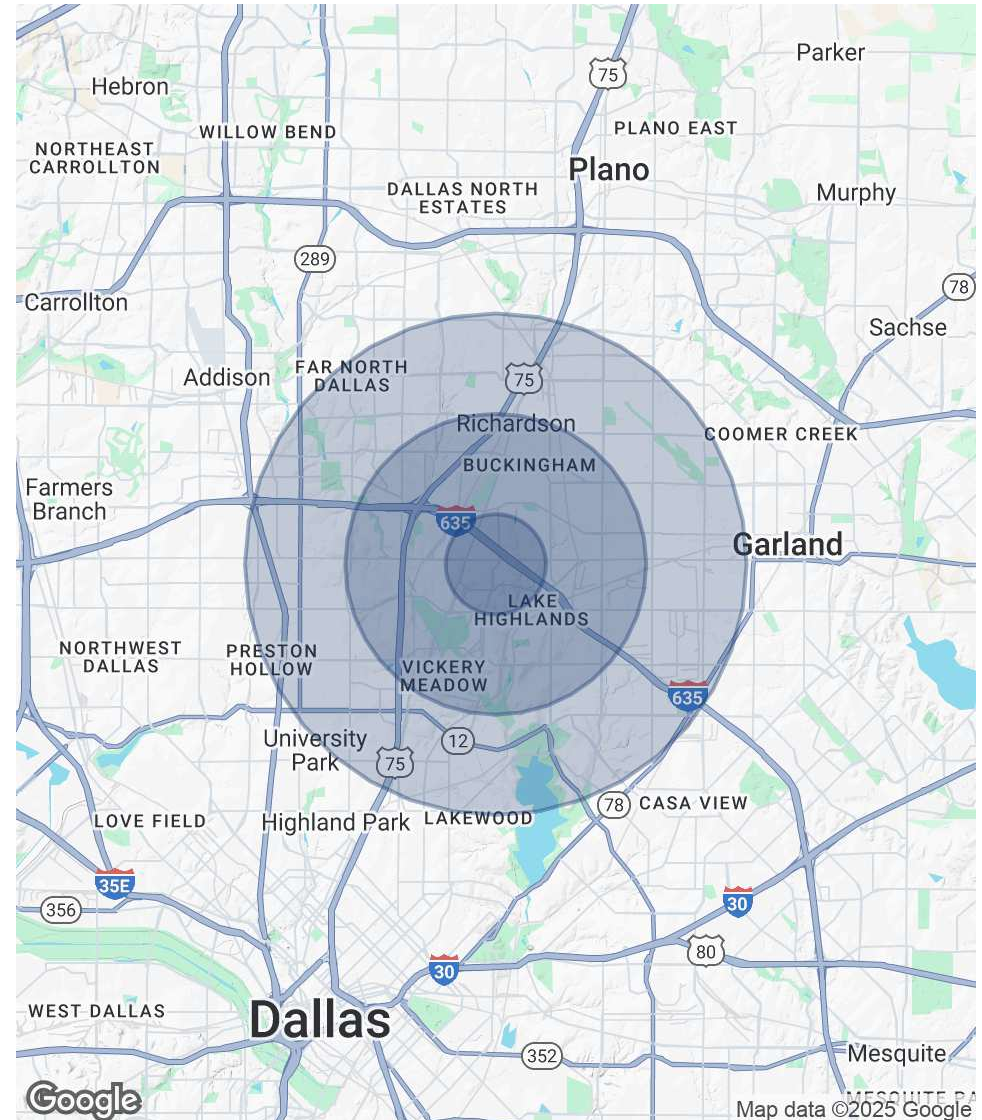


Abrams Forest Shopping Center

9310 & 9390 Forest Lane, Dallas, TX 75243

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,017	180,381	401,862
Average Age	35.0	35.9	37.3
Average Age (Male)	34.2	35.1	36.3
Average Age (Female)	35.8	36.7	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,071	74,486	165,583
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$68,711	\$81,929	\$97,838
Average House Value	\$399,387	\$354,872	\$379,403
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	21.3%	30.8%	29.5%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,389	63,587	181,392
% White	27.9%	35.3%	45.1%
Total Population - Black	13,378	48,405	72,769
% Black	44.6%	26.8%	18.1%
Total Population - Asian	1,743	15,072	33,171
% Asian	5.8%	8.4%	8.3%
Total Population - Hawaiian	12	59	152
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	133	966	2,098
% American Indian	0.4%	0.5%	0.5%
Total Population - Other	6,361	52,293	112,280
% Other	21.2%	29.0%	27.9%

Demographics data derived from CoStar.





Information About Brokerage Services

2-10-2025

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-1



DOLLAR TREE

AutoZone

Marcus & Millichap
LEVY RETAIL GROUP

PHILIP LEVY
Executive Managing Director
Dallas Office

972.755.5225 Office
plevy@marcusmillichap.com
LICENSE: TX 0522087

5001 Spring Valley Road
Dallas, TX 75244