

INDIA BAZAAR PLAZA

1640 FM ROAD 423 | LITTLE ELM, TX 75033 (DFW)



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Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

India Bazaar Plaza

1640 FM Road 423, Little Elm, TX 75033



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

Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
FINANCIAL ANALYSIS	12
DEMOGRAPHICS	17

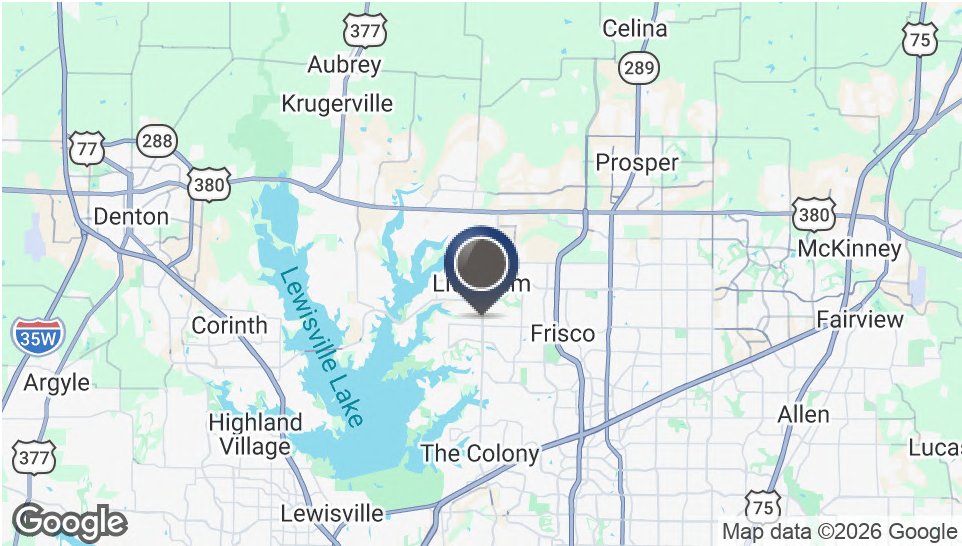
Section 1 PROPERTY INFORMATION



India Bazaar Plaza

1640 FM Road 423, Little Elm, TX 75033

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OFFERING SUMMARY

Sale Price:	\$6,138,000
Building Size:	13,079 SF
Lot Size:	1.631 Acres
Price / SF:	\$469.30
Cap Rate:	6.5%
NOI:	\$399,000
Year Built:	2018

PROPERTY OVERVIEW

Marcus & Millichap is pleased to offer the opportunity to acquire a fully stabilized, ethnic grocery-anchored, two-tenant retail center that is well-positioned to serve an extremely affluent and densely populated area with high traffic counts in Little Elm, Texas.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,891	42,884	78,243
Total Population	16,763	125,621	225,051
Average HH Income	\$146,281	\$161,696	\$148,912

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PROPERTY DESCRIPTION

India Bazaar Plaza is a 100 percent leased, 13,079-square-foot, ethnic grocery-anchored retail center that is well-positioned to serve an extremely affluent and densely populated area in the North Dallas suburb of Little Elm, Texas. Anchored by India Bazaar, the tenant base is a complementary mix of service-oriented businesses. India Bazaar occupies 89 percent of the gross leasable area with nine years remaining on the term. The end cap suite is leased to Shahnaz Salon & Threading. Both leases are triple-net. The building was constructed in 2018 and is situated on a 1.631-acre parcel with ample concrete parking.

LOCATION DESCRIPTION

Located in a high growth area on the border of Little Elm and Frisco, the subject property enjoys a prime location at the signalized intersection of King Road/Main Street and FM 423, a major north-south arterial road through the city of Denton County. The property is easily accessible from multiple ingress and egress points, and cumulative traffic counts in exceed 70,699 vehicles per day. India Bazaar Plaza is in line with Planet Fitness and adjacent to Main Marketplace, a 115,736-square-foot community shopping center featuring tenants such as Flix Brewhouse, Scooter's Coffee, Big Blue Swim School, Hollywood Feed, Kid Strong, Capriotti's Sandwich Shop, Wing Snob, Kumon, Bruster's Ice Cream, iCode, Diesel Barbershop, R&B Tea, and more. Other nearby national and regional retailers include Papa John's Pizza, Hawaiian Bros Island Grill, CareNow Urgent Care, Einstein Bros. Bagels, Rosa's Café & Tortilla Factory, Buffalo Wild Wings, Tropical Smoothie Café and many others.

The surrounding area is highly affluent, with an average household income of \$146,281 within one mile; \$161,696 within three miles; and \$148,912 within five miles. The population is approximately 225,051 residents within a five-mile radius. The town of Little Elm is located in North Central Texas, in Denton County, which is part of the Dallas/Fort Worth metroplex. Little Elm is located on the eastern shores of Lewisville Lake, approximately 30 miles north of downtown Dallas. Little Elm is one of the fastest-growing municipalities in Texas since 2000, in terms of percentage.

India Bazaar Plaza

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BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Multiple
Year Built	2018
County	Denton
Ownership Type	Fee Simple

PROPERTY HIGHLIGHTS

- 13,079-Square-Foot, Two-Tenant , Ethnic Grocery-Anchored Retail Center Located in an Extremely Affluent Area
- 100% Occupied | 100% Triple-Net Leases
- Landlord Owns the India Bazaar Grocery Anchor | 10+ Locations in DFW
- Built in 2018 with a Modern Design | Situated on a 1.631-Acre Parcel with Ample Concrete Parking
- Adjacent to Main Marketplace | 115,736-Square-Foot Community Shopping Center Featuring Tenants Such as Flix Brewhouse, Planet Fitness, Hollywood Feed, Big Blue Swim School, Scooter's Coffee, and Many More
- Positioned Near the Signalized Intersection of FM 423 and King Road/Main Street | Accessible from Ingress and Egress Points from Both Roads | High Traffic Counts Exceeding 70,669 Vehicles per Day
- Serves a Highly Affluent and Densely Populated Area | Population is 225,051 Residents within a Five-Mile Radius | Average Household Income is \$146,281 within One Mile; \$161,696 within Three Miles; and \$148,912 within Five Miles
- Little Elm Borders the Shores of Lewisville Lake, One of the Largest Recreational Lakes in North Texas | Hosts Approximately Six Million Visitors Annually
- Located Approximately 22 Miles from Dallas/Fort Worth International Airport

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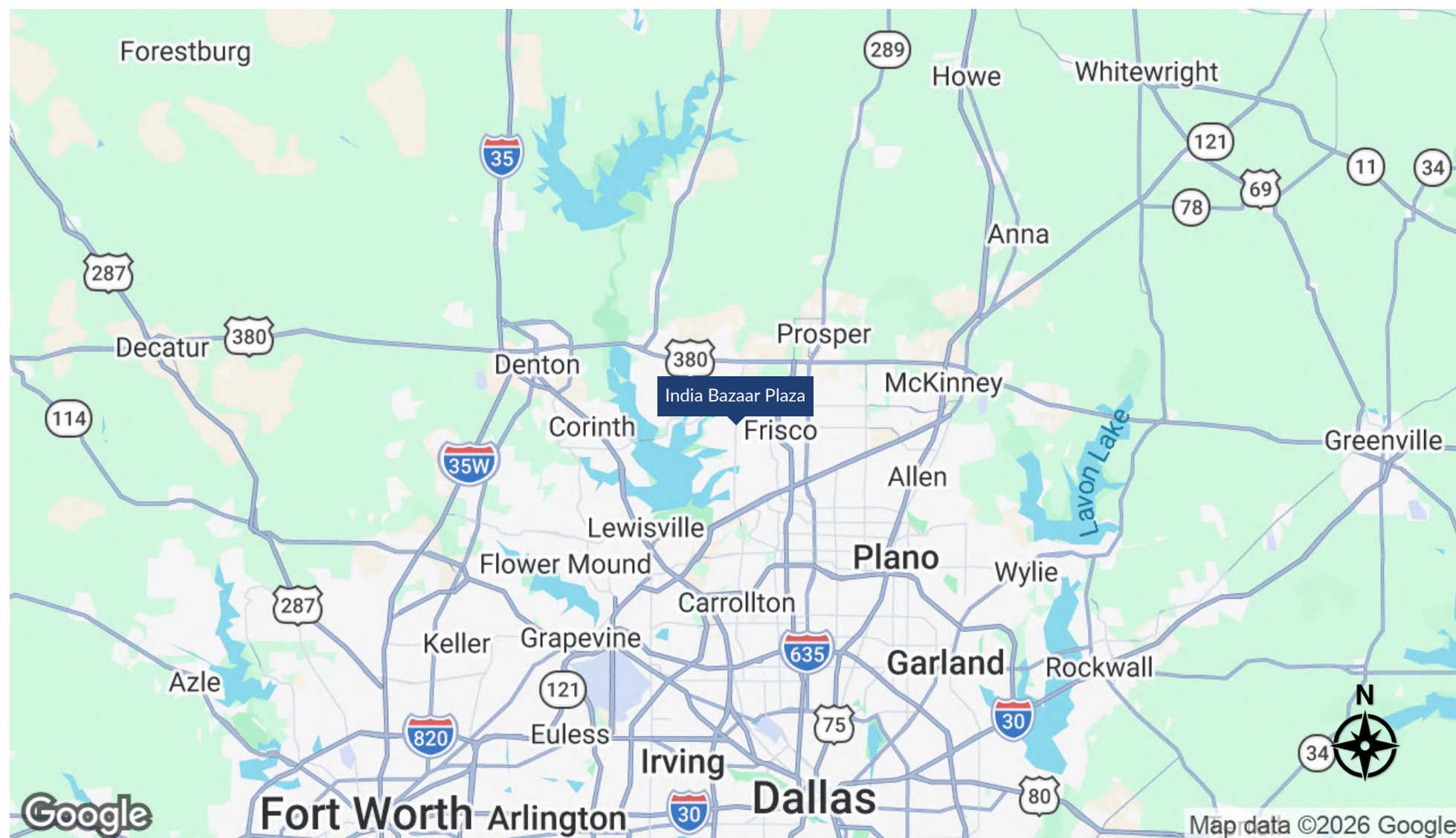
Section 2 LOCATION INFORMATION



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Section 3 FINANCIAL ANALYSIS



India Bazaar Plaza

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INVESTMENT OVERVIEW		CURRENT
Price		\$6,138,000
Price per SF		\$469
CAP Rate		6.50%
Total Return (yr 1)		\$399,000
OPERATING DATA		CURRENT
Gross Income		\$562,938
Operating Expenses		\$163,938
Net Operating Income		\$399,000

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INCOME SUMMARY	CURRENT	PER SF
Base Rent	\$399,000	\$30.51
Expense Reimbursements	\$163,938	\$12.53
GROSS INCOME	\$562,938	\$43.04
EXPENSE SUMMARY	CURRENT	PER SF
Real Estate Taxes	\$86,820	\$6.64
Insurance	\$37,017	\$2.83
Common Area Maintenance	\$25,993	\$1.99
Repair & Maintenance	\$4,088	\$0.31
Management Fee	\$10,020	\$0.77
GROSS EXPENSES	\$163,938	\$12.53
NET OPERATING INCOME	\$399,000	\$30.51

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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
100/200	India Bazaar	11,579	88.53%	3/1/2025	2/28/2035	\$336,000.00	\$29.02	3/01/30	\$30.47	\$144,737.50	(2) 10-Yr @ 5% Increases Every 5 Years	NNN
300	Shahnaz Salon & Threading	1,500	11.47%	11/15/2018	10/31/2027	\$63,000.00	\$42.00			\$19,200.00	None	NNN
TOTAL VACANT		0	0%									
TOTAL OCCUPIED		13,079	100%									
TOTAL		13,079	100%			\$399,000					\$163,938	

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ANCHOR TENANT OVERVIEW



FOUNDED	2004
LOCATIONS	10+ DFW Locations
SQ. FT.	11,579 SF
OPTIONS	(2) 10-Year
GUARANTOR	Corporate

Founded in 2004, the first India Bazaar store opened in Plano, Texas. Knowing the cultural importance of food for the Indian & South Asian community, it has been India Bazaar's number one priority to offer its community a people's store.

Since 2004, India Bazaar has worked hard to abide by its motto of "Nobody gives you India like we do". India Bazaar has 10 locations serving the DFW community.

Over the years, India Bazaar has grown as a brand. Their franchising program aims to offer the Indian and South Asian communities in the USA a home away from home by bringing stores to the cities nationwide. The brand new India Bazaar - West Plano location also serves as corporate headquarters and franchise training facility.



Section 4 DEMOGRAPHICS



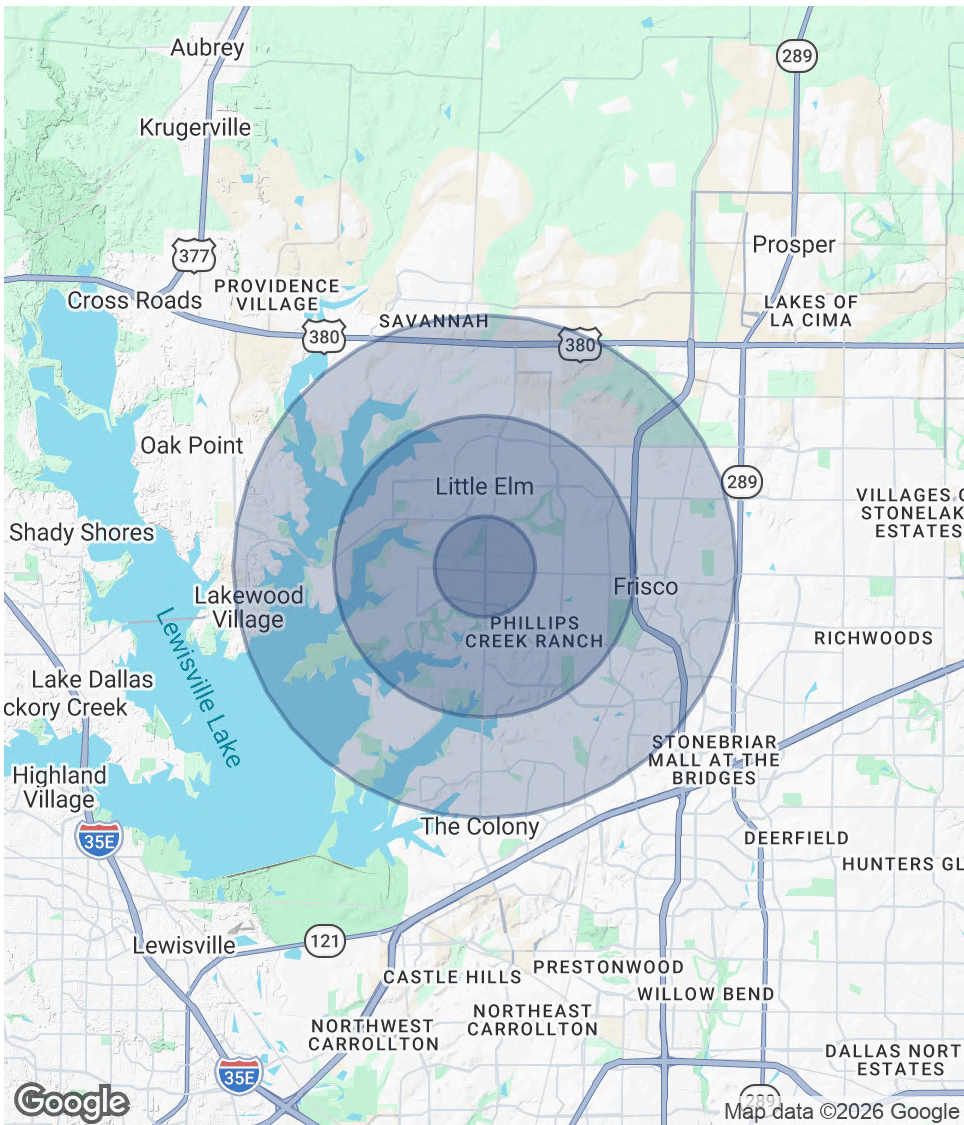
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,763	125,621	225,051
Average Age	37.0	35.5	35.9
Average Age (Male)	36.1	35.0	35.4
Average Age (Female)	37.9	35.9	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,891	42,884	78,243
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$146,281	\$161,696	\$148,912
Average House Value	\$361,984	\$378,489	\$366,701
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	23.7%	18.5%	19.7%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	12,532	88,254	160,712
% White	74.8%	70.3%	71.4%
Total Population - Black	2,119	17,339	30,188
% Black	12.6%	13.8%	13.4%
Total Population - Asian	1,529	15,261	25,082
% Asian	9.1%	12.1%	11.1%
Total Population - Hawaiian	23	131	263
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	124	830	1,697
% American Indian	0.7%	0.7%	0.8%
Total Population - Other	435	3,806	7,109
% Other	2.6%	3.0%	3.2%

Demographics data derived from 2023 CoStar Group Analytics.





Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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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		Information available at www.trec.texas.gov	
Buyer/Tenant/Seller/Landlord's Initials		Date	



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