LONG PRAIRIE PLAZA

1400 & 1450 Long Prairie Road, Flower Mound, TX 75022

Philip Levy
Executive Managing Director
(972) 755-5225
PLevy@mmreis.com

Chris Gainey
Senior Managing Director
(817) 932-6122
chris.gainey@marcusmillichap.com

Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

LONG PRAIRIE PLAZA

1400 & 1450 Long Prairie Road,
Flower Mound, TX 75022

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.

Marcus & Millichap
LEVY RETAIL GROUP

Section 1

PROPERTY OVERVIEW

Executive Summary

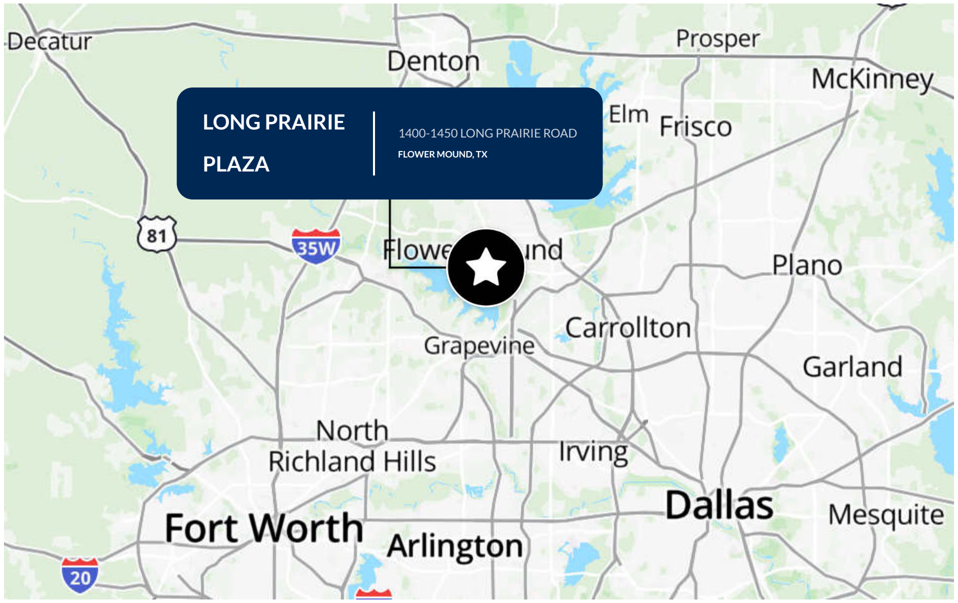
INVESTMENT OVERVIEW	
List Price:	$9,805,000
Building Size:	17,107 SF
Lot Size:	2.18 Acres
Price/SF:	$573.16
Cap Rate:	6.00%
NOI:	$588,318
Year Built:	2022
County:	Denton
Ownership Type:	Fee Simple

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Households	3,170	24,257	76,459
Total Population	9,187	66,849	206,176
Avg Household Income	$177,774	$154,752	$129,877

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire Long Prairie Plaza, a retail asset located at 1400 and 1450 Long Prairie Road, Flower Mound, Texas. The property is comprised of two adjacent multi-tenant buildings totaling 17,107 square feet of leasable area and is fully stabilized with a diverse tenant roster. The building was constructed in 2022 and is currently operating at full occupancy. All tenants are on triple-net (NNN) leases, ensuring passive ownership and protection from expense increases.

Situated in a high-demand area with a prime location in Flower Mound, this property is well positioned to serve an extremely affluent and densely populated community.



Investment Overview

FULLY STABILIZED ASSET - 100% OCCUPIED WITH NNN LEASES

The property is fully stabilized with 100% occupancy, ensuring a reliable income stream. All tenants are on triple-net (NNN) leases, minimizing the owner's financial responsibility.

COMPRISED OF TWO ADJACENT MULTI-TENANT BUILDINGS FEATURING SERVICE-BASED RETAILERS

The asset consists of two adjacent multi-tenant buildings, providing a diverse mix of tenants and enhancing the overall investment stability by spreading risk across multiple units and sectors.

NEW 2022 CONSTRUCTION | 100% STEEL INTERIOR WITH GALVANIZED FRAMING | 100% STONE/BRICK EXTERIOR

Built in 2022, the property benefits from modern construction standards, offering reduced maintenance costs and an appealing, well-maintained environment for both tenants and customers.

HIGH-TRAFFIC LOCATION EXPERIENCING ONGOING GROWTH

Located off Long Prairie Road with traffic counts exceeding 41,600 vehicles per day, the property sits directly in front of the newly constructed Flower Mound Montessori. Directly north of the property, multi-tenant and medical/office developments are underway. A 31,470-square-foot luxury indoor golf facility is approved for the land directly south of the property.

WELL POSITIONED IN A HIGHLY AFFLUENT AND DENSELY POPULATED AREA

Situated in a thriving, affluent area of Flower Mound, the property offers excellent access to a well-established customer base, as well as new housing and mixed-use projects in development.

Property Overview

PROPERTY DESCRIPTION

Long Prairie Plaza is a fully stabilized retail asset located in Flower Mound, Texas. The property consists of two adjacent multi-tenant buildings constructed in 2022, featuring an attractive brick and stone façade with metal awnings. The buildings total 17,107 square feet of gross leasable area, with all space currently 100 percent leased by tenants on triple-net terms. Tenants consist of a diverse mix of service-based businesses, including Active Dental, Teacupfuls, Fiore Nail Bar, Cold Stone Creamery, Wabi Sushi, JDX Blinds, Zelena Head Spa, Degree Wellness, and Donatos Pizza. Several of the leases include annual rent escalations, providing year-over-year income growth potential.

LOCATION DESCRIPTION

The property sits in a prime commercial corridor along Long Prairie Road with high visibility and traffic counts exceeding 41,600 vehicles per day. Long Prairie Plaza is within close proximity to local amenities, several school campuses, dense residential developments. The surrounding area has exceptional demographics, serving a highly affluent population with an average household income of $177,774 within one mile; $154,752 within three miles; and $129,877 within five miles with a population of 206,176 within a five-mile radius. This central location ensures a steady flow of foot traffic, contributing to the success of its tenants.

Flower Mound, Texas is a premier suburban community in the heart of the Dallas–Fort Worth Metroplex. Strategically located near DFW International Airport, Grapevine Lake, and major transportation corridors, Flower Mound offers convenient regional access while maintaining a distinct, upscale small-town character. Flower Mound continues to experience robust residential and commercial investment, highlighted by master-planned communities, expanding retail and dining options, and new office and mixed-use projects.


ACTIVE DENTAL
Fiore
Nail Bar

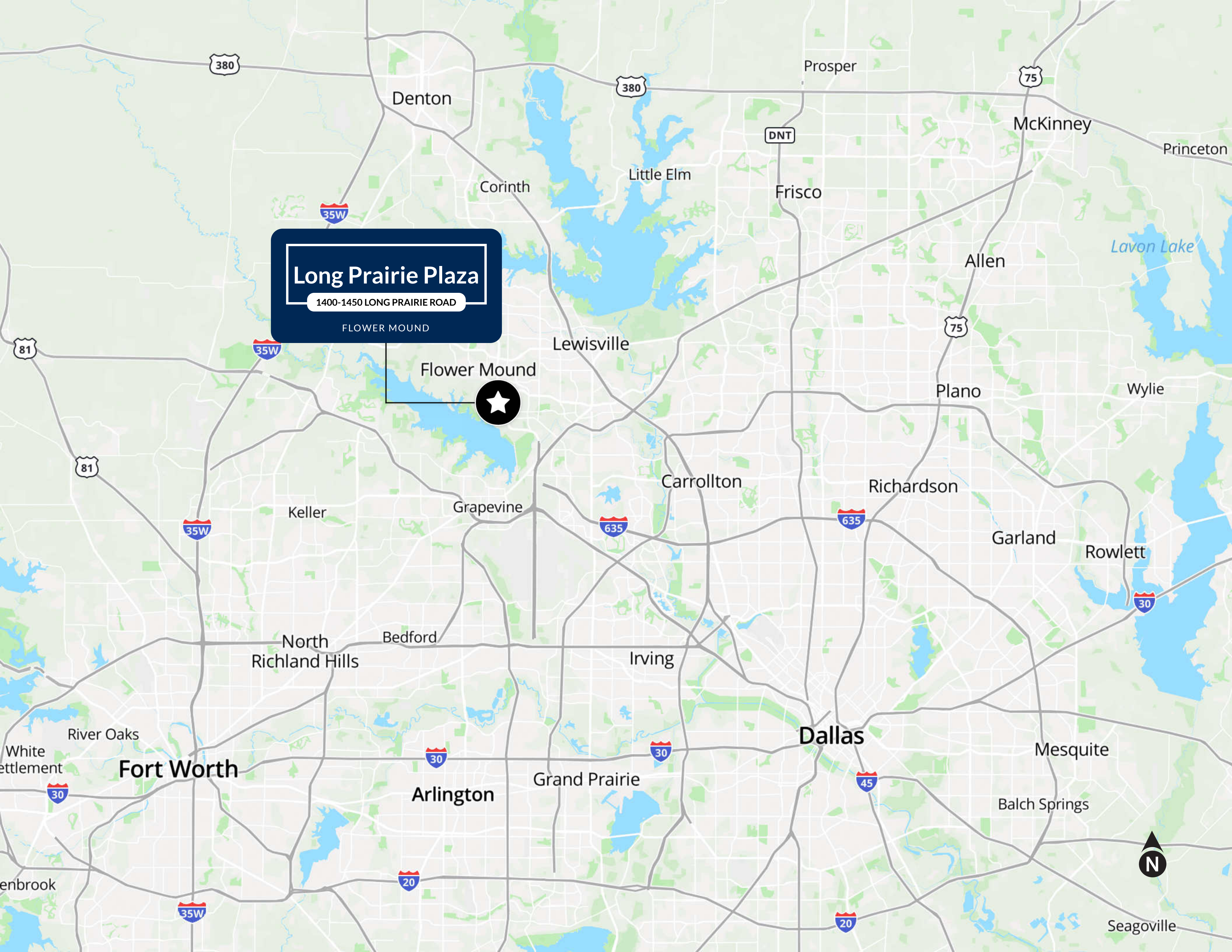

COLD STONE
CREAMERY
OPEN
PARLOR
DOUGHNUTS


ACTIVE DENTAL
ACTIVE DENTAL
Fiore
Nail Bar
DONATOS
1400
1450
LONG PRAIRIE PLAZA
Fiore Nail Bar
DONATOS
PARLOR DOUGHNUTS
FOR LEASE
FLOWER MOUND MONTESSORI

Marcus & Millichap
LEVY RETAIL GROUP

Section 2

LOCATION OVERVIEW



Long Prairie Plaza
1400-1450 LONG PRAIRIE ROAD
FLOWER MOUND
Denton
Prosper
McKinney
Princeton
Corinth
Little Elm
Frisco
Lavon Lake
Allen
Lewisville
Flower Mound
Plano
Wylie
Carrollton
Richardson
Keller
Grapevine
Garland
Rowlett
North
Richland Hills
Bedford
Irving
River Oaks
White
ettlement
Fort Worth
Arlington
Grand Prairie
Dallas
Mesquite
Balch Springs
enbrook
Seagoville
N
380
380
75
DNT
35W
35W
81
81
75
35W
635
635
30
30
30
30
45
20
20
35W

LONG PRAIRIE PLAZA
1400-1450 LONG PRAIRIE ROAD
FLOWER MOUND, TX
JDX
zelene
degree
DONATOS
WABI SUSHI
Fiore Nail Bar
COLD STONE
TeaCupfuls
ACTIVE DENTAL
LONG PRAIRIE ROAD
41,609 VPD


LONG PRAIRIE PLAZA
1400-1450 LONG PRAIRIE ROAD
FLOWER MOUND, TX
FLOWER MOUDND MONTESSORRI
LONG PRAIRIE ROAD
41,609 VPD
GOLF EVERYWHERE
Coming Soon. 31,470 SF indoor golf facility


LONG PRAIRIE PLAZA
1400-1450 LONG PRAIRIE ROAD
FLOWER MOUND, TX
LONG PRAIRIE ROAD 41,609 VPD
LAKESIDE DFW
160-ACRE MIXED-USE DEVELOPMENT.
30+ RESTAURANTS AND SHOPS
MOVIEHOUSE & EATERY, CLASS AA OFFICES,
LUXURY MULTI-FAMILY UNITS
GRAPEVINE MILLS MALLS
180+ STORES
7.4 MILES FROM SUBJECT PROPERTY
DFW

Marcus & Millichap
LEVY RETAIL GROUP

Section 3

FINANCIAL ANALYSIS

Financial Summary

INVESTMENT OVERVIEW	PRICE
Price	$9,805,000
Price per SF	$573.16
Total Return (Year 1)	$588,318
CAP Rate	6.00%

OPERATING DATA	YEAR 1
Gross Income	$748,138
Operating Expenses	$159,820
Net Operating Income	$588,318

Operating Statement

INCOME	YEAR 1	PER SF
Rental Income		
Scheduled Base Rental Income	$588,318	$34.39
Expense Reimbursement Income		
Real Estate Taxes	$81,640	$4.77
Insurance	$17,490	$1.02
CAM	$35,690	$2.09
Management Fees	$25,000	$1.46
Total Reimbursement Income	$159,820	$9.34
Effective Gross Income	**$748,138**	**$43.73**
OPERATING EXPENSES	YEAR 1	PER SF
Real Estate Taxes	$81,640	$4.77
Insurance	$17,490	$1.02
Common Area Maintenance (CAM)		
Utilities	$20,604	$1.20
Landscaping	$6,500	$0.38
Repairs and Maintenance	$540	$0.03
Trash Service	$6,126	$0.36
Security and Fire Alarm	$1,920	$0.11
Management Professional Fees	$25,000	$1.46
Total Expenses	$159,820	$9.34
Net Operating Income	**$588,318**	**$34.39**

Rent Roll

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
NORTH BUILDING												
160	Active Dental	1,835	10.73%	11/1/2022	10/31/2027	$56,885.00	$31.00			$17,143	(2) 5-Yr @ 10% Increase	NNN
150	Teacupfuls	1,144	6.69%	4/5/2026	4/30/2031	$41,184.00	$36.00	5/01/27	$36.72	$10,688	(2) 5-Yr @ FMV	NNN
								5/01/28	$37.45			
								5/01/29	$38.20			
								5/01/30	$38.97			
130-140	Fiore Nail Bar	2,640	15.43%	1/1/2023	12/31/2027	$79,200.00	$30.00			$24,664	(2) 5-Yr @ FMV	NNN
120	Cold Stone Creamery (1)	1,188	6.94%	11/1/2024	4/30/2030	$42,023.84	$35.37	5/01/27	$36.08	$11,099	(3) 5-Yr @ FMV	NNN
								5/01/28	$36.80			
								5/01/29	$37.53			
110	Wabi Sushi	1,750	10.23%	2/3/2026	4/30/2031	$69,999.96	$40.00	5/01/27	$40.80	$16,349	(2) 5-Yr @ FMV	NNN
								5/01/28	$41.62			
								5/01/29	$42.45			
								5/01/30	$43.30			
SOUTH BUILDING												
110	JDX Blinds	1,670	9.76%	3/1/2023	8/31/2028	$55,110.00	$33.00			$15,602	(1) 5-Yr @ FMV	NNN
120-130	Zelena Head spa	2,640	15.43%	3/1/2024	8/31/2029	$84,480.00	$32.00			$24,664	(2) 5-Yr @ FMV	NNN
140-150	Degree Wellness (2)	2,200	12.86%	1/23/2026	1/31/2031	$83,028.00	$37.74	2/01/28	$38.50	$20,553		NNN
								2/01/29	$39.26			
								2/01/30	$40.05			
160	Donatos Pizza (3)	2,040	11.92%	9/1/2024	8/31/2029	$76,406.98	$37.45	9/01/27	$38.20	$19,058	(3) 5-Yr @ 2% Annual Increases	NNN
								9/01/28	$38.97			
	TOTAL VACANT	0	0%									
	TOTAL OCCUPIED	17,107	100%									
	TOTAL	17,107	100%			$588,318				$159,820		

NOTES:

(1) Base Rent is calculated on the future rent increase from $34.68/SF to $35.37/SF on 5/01/2026. Seller shall credit the deficit from the closing date to date of rent increase.

(2) Base Rent is calculated on the future rent increase from $37.00/SF to $37.74/SF on 2/01/2027. Seller shall credit the deficit from the closing date to date of rent increase.

(3) Base Rent is calculated on the future rent increase from $36.72/SF to $37.45/SF on 9/01/2026. Seller shall credit the deficit from the closing date to date of rent increase.

Marcus & Millichap
LEVY RETAIL GROUP

Section 4

DEMOGRAPHICS & MARKET OVERVIEW

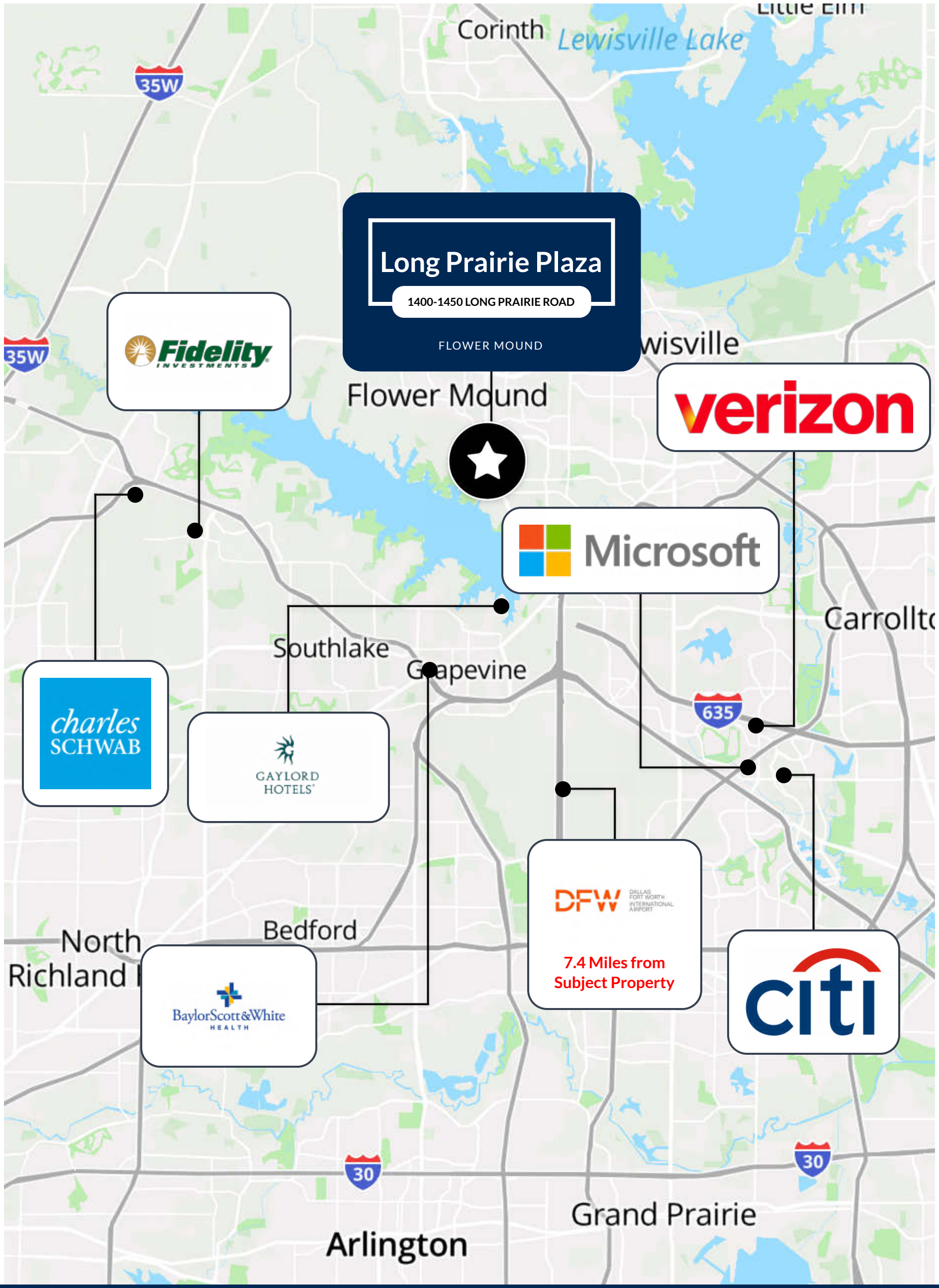
Demographics

Population	1 Mile	3 Mile	5 Mile
2029 Projection	10,953	79,268	240,032
2024 Estimate	9,187	66,849	206,176
2020 Census	8,918	62,480	195,562
Growth 2024 - 2029	19.22%	18.61%	16.42%
Growth 2020 - 2024	3.02%	8.99%	5.43%
2024 Population by Hispanic Origin	**872**	**6,319**	**42,702**
2024 Population	**9,187**	**66,849**	**206,176**
White	6,170	43,054	116,841
Black	276	3,228	17,474
Am. Indian & Alaskan	27	300	1,812
Asian	1,549	10,331	25,736
Hawaiian & Pacific Island	5	30	171
Other	1,160	9,907	44,141
U.S. Armed Forces	0	2	51

Households			
2029 Projection	3,791	28,774	89,181
2024 Estimate	3,170	24,257	76,459
2020 Census	3,103	22,402	72,252
Growth 2024 - 2029	19.59%	18.62%	6.64%
Growth 2020 - 2024	2.16%	8.28%	5.82%
Owner Occupied	2,494	16,714	45,550
Renter Occupied	676	7,543	30,909

2024 Households by HH Income	**3,171**	**24,256**	**76,462**
Income: <$25,000	168 (5.30%)	1,287 (5.31%)	5,757 (7.53%)
Income: $25,000 - $50,000	149 (4.70%)	1,231 (5.08%)	5,385 (7.05%)
Income: $50,000 - $75,000	436 (14.06%)	2,866 (11.82%)	11,882 (15.54%)
Income: $75,000 - $100,000	326 (10.28%)	2,255 (9.31%)	5,216 (6.83%)
Income: $100,000 - $125,000	192 (6.05%)	1,356 (5.59%)	3,517 (4.59%)
Income: $125,000 - $150,000	272 (8.58%)	1,830 (7.56%)	6,706 (8.78%)
Income: $150,000 - $200,000	470 (14.82%)	3,648 (15.04%)	13,663 (17.86%)
Income: $200,000+	1,148 (36.20%)	6,210 (25.60%)	13,892 (17.18%)
2024 Avg Household Income	**$177,774**	**$154,752**	**$129,877**
2024 Med Household Income	**$153,457**	**$129,600**	**$102,356**

Major Employers



The area surrounding 1400 Long Prairie Rd in Flower Mound, Texas features a highly diversified employment landscape anchored by major corporations in finance, technology, telecommunications, healthcare, transportation, and hospitality. Notable employers include Citigroup, Charles Schwab Headquarters, and Fidelity Investments, which collectively drive significant demand for financial and corporate services talent. The presence of technology leaders such as Microsoft Corporation and Verizon further strengthens the region's profile as a growing tech and communications corridor. Dallas Fort Worth International Airport serves as both a major logistics and transportation employer, supporting thousands of jobs and ensuring robust connectivity to national and global markets. Additional stability comes from large regional institutions such as Baylor Scott & White Medical Center - Grapevine, a key player in healthcare, and the Gaylord Texan Resort & Convention Center, reflecting the importance of hospitality and tourism to the local economy. Proximity to major highways and DFW Airport enhances workforce mobility and business accessibility. This concentration of industry-leading employers, combined with the area's superior infrastructure, underpins a stable and resilient local economy, positioning Flower Mound as a strong market for both residential and commercial investment.

Employer	Industry	Employees	Distance
Citi	Financial Services	6,000	13.1 mi
Charles Schwab	Financial Services	6,000	18.9 mi
Fidelity Investments	Financial Services	6,000	17.9 mi
Verizon	Telecommunications	3,000	10.9 mi
DFW International Airport	Transportation	2,000	9.7 mi
Gaylord Texan Resort & Convention Center	Hospitality	1,500	6.1 mi
Microsoft Corp.	Technology	1,500	11.9 mi
Baylor Scott & White Medical Center - Grapevine	Healthcare	1,500	10.0 mi

EQUAL HOUSING OPPORTUNITY

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 responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation 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 requred 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.

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

Philip Levy
Executive Managing Director
(972) 755-5225
PLevy@mmreis.com

Chris Gainey
Senior Managing Director
(817) 932-6122
chris.gainey@marcusmillichap.com

Marcus & Millichap
LEVY RETAIL GROUP