



3575 VICTORY GROUP WAY

FRISCO, TX 75034



PHILIP LEVY
(972) 755-5225 | TX LIC #0522087
EXECUTIVE MANAGING DIRECTOR
PLEVY@MARCUSMILLICHAP.COM

CHRIS GAINNEY
(817) 932-6122 | TX LIC #0612970
SENIOR MANAGING DIRECTOR
CHRIS.GAINNEY@MARCUSMILLICHAP.COM

Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

3575 VICTORY GROUP WAY

Frisco, TX 75034

04 PROPERTY OVERVIEW

08 LOCATION OVERVIEW

13 FINANCIAL ANALYSIS

18 DEMOGRAPHICS & MARKET OVERVIEW

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.



Executive Summary

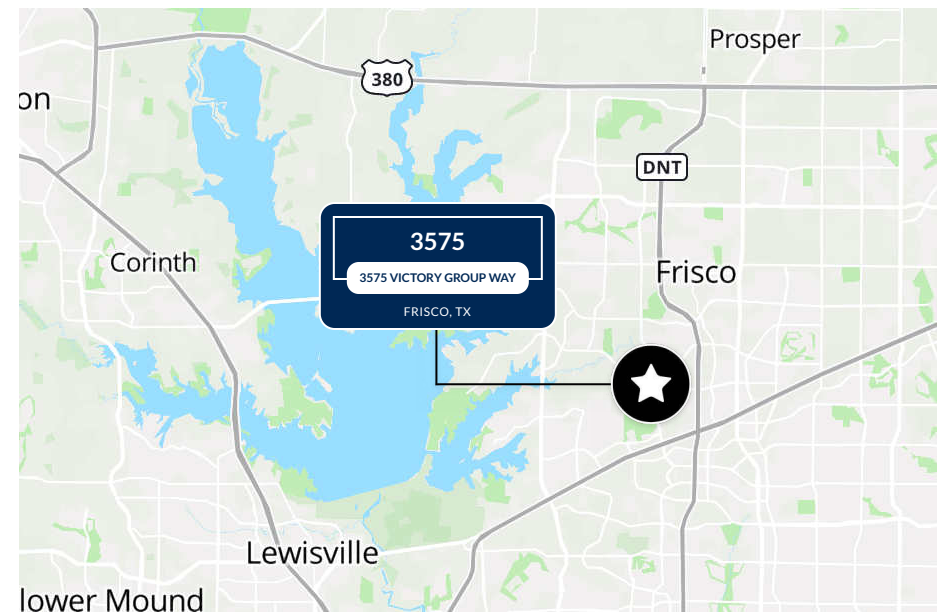
INVESTMENT OVERVIEW

List Price:	\$5,746,400
Building Size:	10,137
Lot Size:	0.85 Acres
Price/SF:	\$566.87
Cap Rate:	6.35%
NOI:	\$364,895
Year Built:	2013
County:	Denton
Ownership Type:	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Total Population	11,111	114,996	306,124
2029 Population Projection	13,503	140,130	372,219
Growth (2024 - 2029)	21.53%	21.86%	21.59%
2024 Total Households	4,388	47,408	119,365
Avg Household Income	\$168,215	\$133,634	\$142,699

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire 3575 Victory Group Way in Frisco, Texas. Strategically positioned in one of North Texas' most affluent and dynamic submarkets, the two-tenant retail center offers investors the opportunity to acquire a high-quality asset in the heart of a premier retail, healthcare, and entertainment corridor. The property sits on approximately 0.85 acres within the Victory at Stonebriar development, surrounded by dense residential communities, corporate campuses, and destination retail and entertainment venues that generate consistent consumer traffic throughout the year.



Investment Overview



TWO-TENANT CENTER POSITIONED IN VICTORY AT STONEBRIAR DEVELOPMENT

This property features a fully leased, two-tenant center within a well-established complex, offering stable cash flow with a high-quality tenant base.



ARCHITECTURALLY INTEGRATED DESIGN

The property features a Spanish tile roof and stucco façade, creating a high-quality architectural aesthetic that complements the surrounding buildings within the Victory at Stonebriar development and reinforces a cohesive, upscale retail environment.



HEALTHCARE EMPLOYMENT ANCHOR

Immediate access to **Baylor Scott & White Medical Center – Frisco**, a major regional hospital campus providing a strong daytime employment base and consistent consumer demand.



CLOSE PROXIMITY TO MAJOR REGIONAL DESTINATIONS

Minutes from **The Star in Frisco**, a 91-acre mixed-use campus featuring the Dallas Cowboys headquarters, luxury retail, restaurants, and year-round events that attract significant regional traffic.



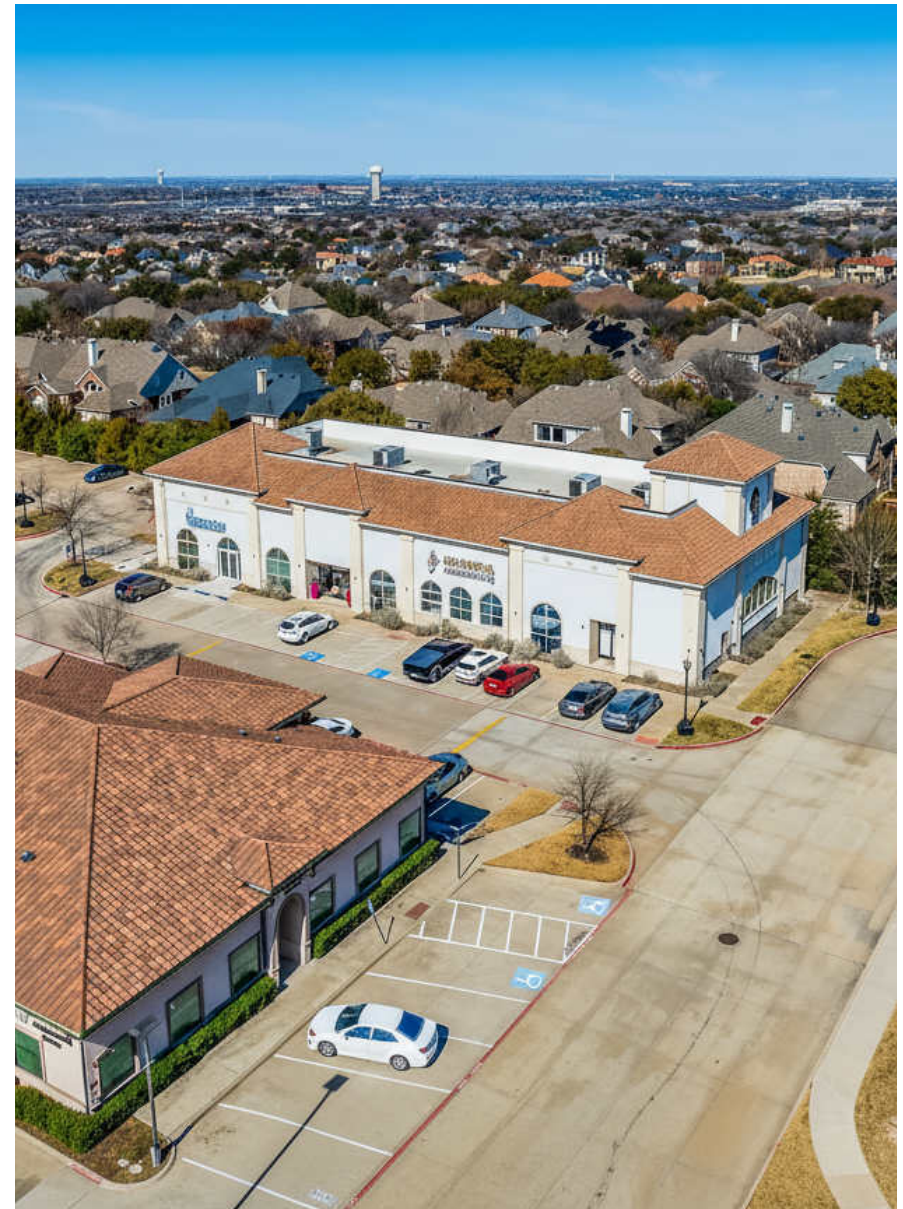
PREMIER, AFFLUENT NORTH TEXAS RETAIL SUBMARKET

Located in one of the most affluent and fastest-growing communities in the Dallas–Fort Worth Metroplex, supported by exceptional household incomes, strong home values, and continued population expansion.



EXCELLENT REGIONAL CONNECTIVITY

Convenient access to the Dallas North Tollway and surrounding arterial corridors provides strong accessibility and connectivity to the broader North Dallas and Plano employment centers.



Property Overview



PROPERTY DESCRIPTION

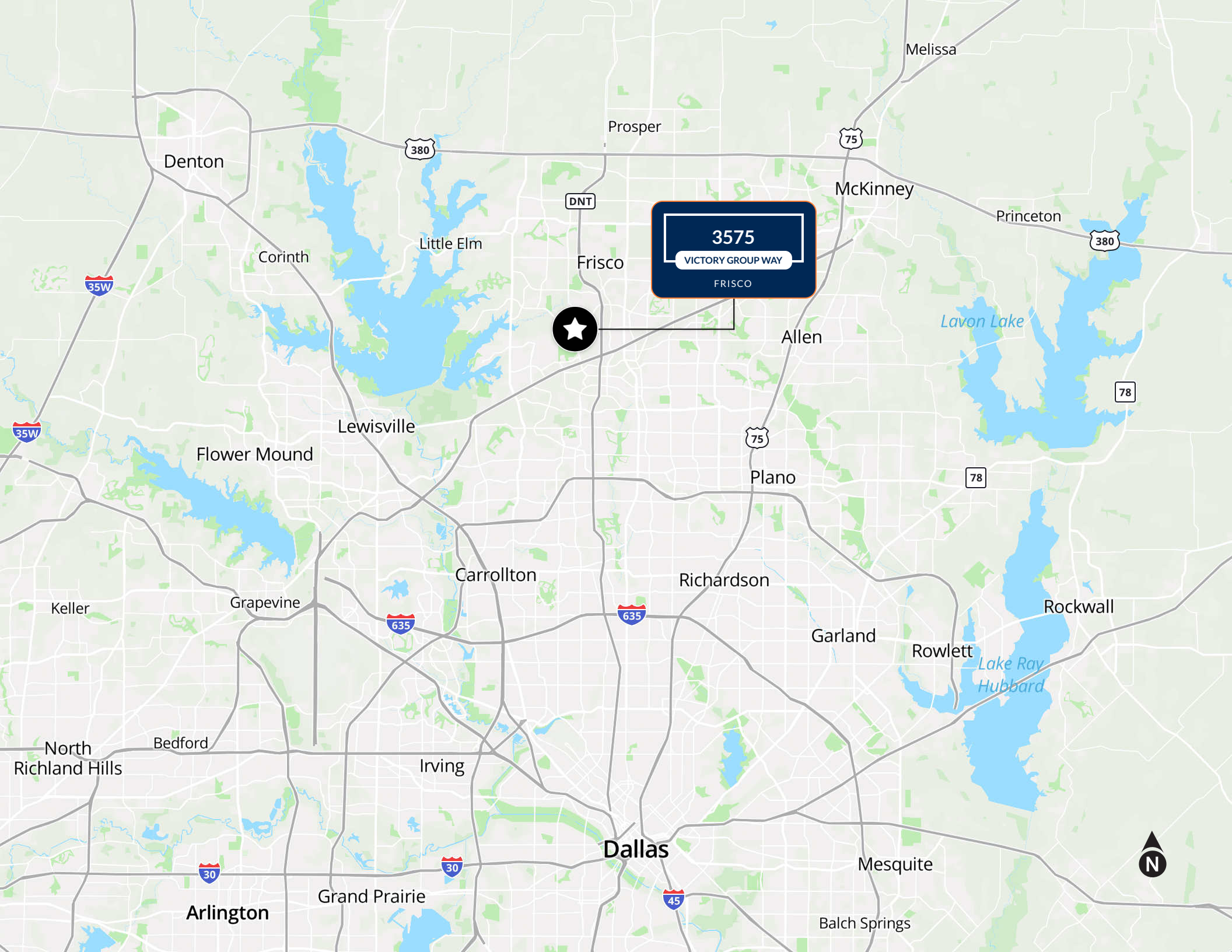
3575 Victory Group Way is a 10,137-square-foot, two-tenant building comprised of two service-oriented businesses serving a densely populated area of Frisco, Texas. The center is currently 100 percent leased, and both leases are on triple-net terms. The tenant base is a complementary mix of medical and service-based businesses including ReGen Pain Management and DCJ Dance and Performing Arts. Situated on a 0.85-acre parcel, the building is designed with architectural features including a Spanish tile roof and stucco siding that is consistent with the other buildings in this complex.

LOCATION DESCRIPTION

The subject property is strategically located near the intersection of Legacy Drive and Warren Parkway, just north of Highway 121. Cumulative traffic counts are approximately 42,859 vehicles per day. The property is catty corner from Baylor Scott & White Medical Center of Frisco, a 68-bed surgical specialty hospital with maternity services, sleep lab, urgent care, and an emergency room. The facility has numerous accolades and awards, notably a Center of Excellence in Spine Surgery and Total Shoulder Replacement and an Advanced Center of Excellence in Hip and Knee Replacements. 3575 Victory Group Way is also near The Star, the 91-acre campus of the Dallas Cowboys World Headquarters and practice facility in Frisco. The mixed-use development features offices, retail, restaurant, hotel, and recreational space.

Frisco is located in the Dallas-Fort Worth metroplex, approximately 30 miles north of downtown Dallas. Frisco has constantly ranked as one of the fastest-growing cities in the United States and is noted for having an exceptional school district attracting future residents to the area. The city is home to The Star, the Dallas Cowboys World Headquarters, Toyota Stadium, FC Dallas soccer team, and Dr. Pepper Ballpark, the home field for the Frisco Roughriders. North Texas is home to many corporate headquarters including Toyota, JP Morgan Chase, Addus Homecare, Careington International, and the National Breast Cancer Foundation and has become the sought-after location for many corporations looking to relocate, including Keurig Dr. Pepper and PGA of America.





3575

VICTORY GROUP WAY

FRISCO

3575
VICTORY GROUP WAY
FRISCO, TX



Life9   **State Farm**





VETA MED SPA 

 FRISCO ORAL & DENTAL IMPLANT SURGERY





DERMATOLOGY & SKIN SURGERY INSTITUTE OF NORTH TEXAS

 NATURAL FOCUS
DENTAL ESTHETICS & WELLNESS

3575
VICTORY GROUP WAY
FRISCO, TX







SPECTRUM STORE

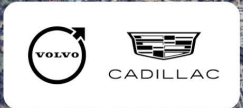
  **DUNKIN'**

BASKIN  ROBBINS®

LEGACY DR 27,441 VPD



**3575
VICTORY GROUP WAY
FRISCO, TX**





FINANCIAL SUMMARY

INVESTMENT OVERVIEW	LIST PRICE
Price	\$5,746,400
Price per SF	\$566.87
Total Return (Year 1)	\$364,895
CAP Rate	6.35%

OPERATING DATA	YEAR 1
Gross Income	\$482,298
Operating Expenses	\$117,403
Net Operating Income	\$364,895

3575 Victory Group Way
Frisco, TX 75034



OPERATING STATEMENT

INCOME	YEAR 1	PER SF
Rental Income		
Scheduled Base Rental Income	\$364,895	\$36.00
Expense Reimbursement Income		
Real Estate Taxes	\$51,611	\$5.09
Insurance	\$7,940	\$0.78
CAM	\$38,691	\$3.82
Management/Admin Fees	\$19,161	\$1.89
Total Reimbursement Income	\$117,403	\$11.58
Effective Gross Income	\$482,298	\$47.58
OPERATING EXPENSES	YEAR 1	PER SF
Real Estate Taxes	\$51,611	\$5.09
Insurance	\$7,940	\$0.78
Utilities	\$23,731	\$2.34
Landscaping	\$5,599	\$0.55
Repairs & Maintenance	\$934	\$0.09
Day Porter	\$2,815	\$0.28
Pest Control	\$4,085	\$0.40
Security & Fire Safety	\$1,529	\$0.15
Management/Professional Fees	\$19,161	\$1.89
Total Expenses	\$117,403	\$11.58
Net Operating Income	\$364,895	\$36.00

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
100	ReGen Pain Management (1)	3,142	31.00%	2/9/2023	2/28/2033	\$115,634.06	\$36.80	3/01/28	\$37.54	\$36,052	(2) 5-Yr @ FMV	NNN
								3/01/29	\$38.29			
								3/01/30	\$39.06			
								3/01/31	\$39.84			
								3/01/32	\$40.63			
200	DCJ Dance and Performing Arts (2)	6,995	69.00%	5/16/2024	7/31/2034	\$249,260.76	\$35.63	8/01/27	\$36.53	\$81,351		NNN
								8/01/28	\$37.44			
								8/01/29	\$38.37			
								8/01/30	\$39.33			
								8/01/31	\$40.32			
								8/01/32	\$41.32			
								8/01/33	\$42.36			
TOTAL VACANT		0	0%									
TOTAL OCCUPIED		10,137	100%									
TOTAL		10,137	100%			\$364,895				\$117,403		

NOTES:

(1) Base Rent is calculated on the future rent increase from \$36.08/SF to \$36.80/SF on 3/01/2027. Seller shall credit Buyer the deficit from closing date to date of rent increase.

(2) Base Rent is calculated on the future rent increase from \$34.77/SF to \$35.63/SF on 8/01/2026. Seller shall credit Buyer the deficit from closing date to date of rent increase. Right of First Offer: Tenant has the Right of First Offer to purchase the property and shall have 15 days after Landlord provides notice of a purchase offer to elect to exercise the right.



ReGen Pain Management	
UNIT SIZE (SF)	3,142
% OF GLA	31%
YEAR FOUNDED	2016
LOCATIONS	2
GUARANTOR	Personal
WEBSITE	regenpainclinic.com

ReGen Pain Management, located in Frisco and Plano, TX, and led by Dr. Jonathan Koning, specializes in non-surgical regenerative medicine to treat chronic pain. The clinic focuses on repairing damaged tissue using therapies like Platelet-Rich Plasma (PRP) for back, joint, nerve, and sports-related injuries, aiming to reduce dependency on medication.

DCJ Dance	
UNIT SIZE (SF)	6,995
% OF GLA	69%
YEAR FOUNDED	1976
LOCATIONS	2
GUARANTOR	Personal
WEBSITE	dcjdance.com

DCJ Dance is a premier facility offering diverse, high-quality dance training for all ages and skill levels. With a 50-year legacy, they provide classes in ballet, jazz, hip-hop, contemporary, and musical theatre, focusing on technique and artistry. The operator has studios in Frisco and Carrollton.

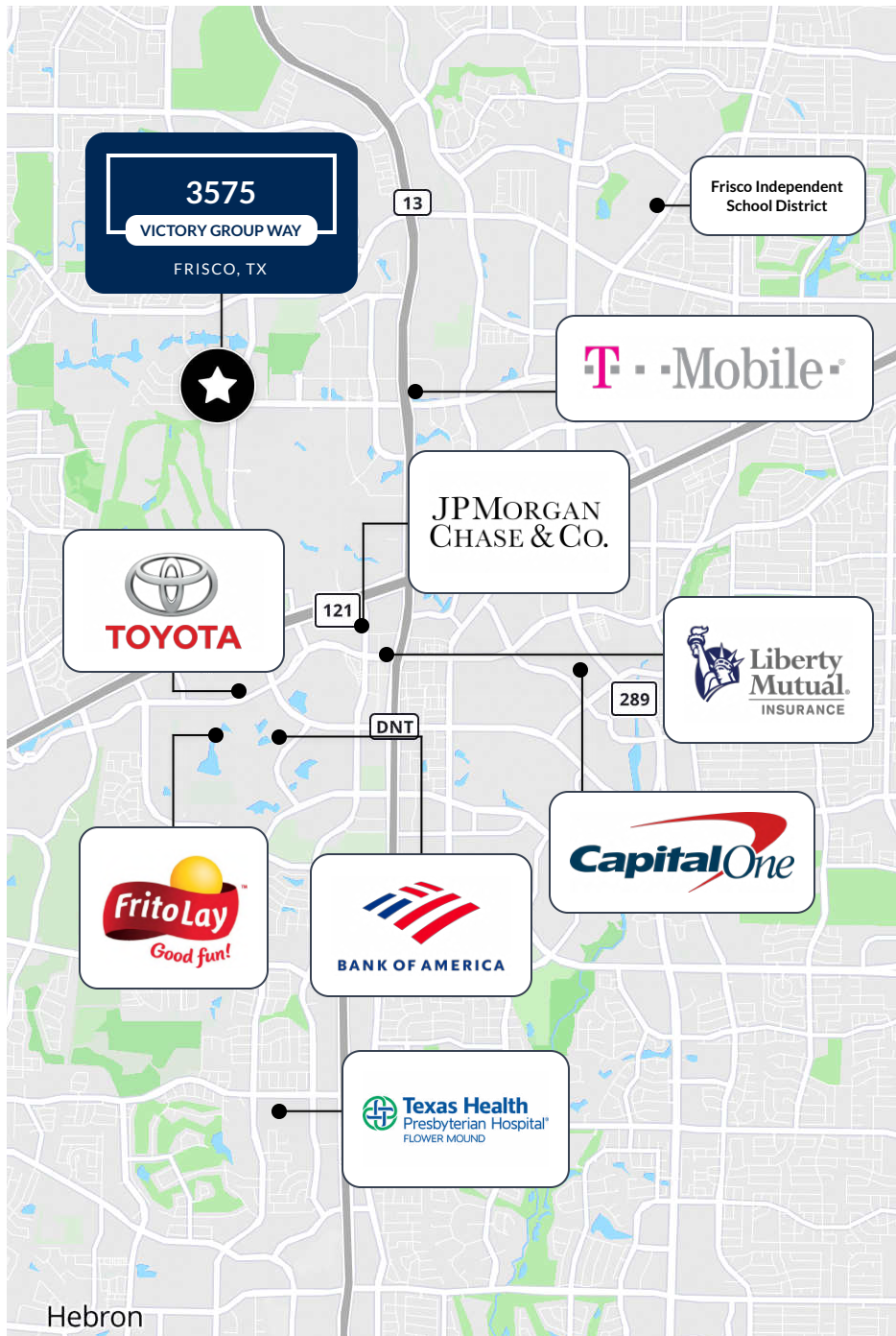


DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	13,503	140,130	372,219
2024 Estimate	11,111	114,996	306,124
2020 Census	9,584	98,510	267,633
Growth 2020 - 2024	21.53%	21.86%	21.59%
Growth 2020 - 2024 (Annual)	15.93%	16.97%	14.38%
2024 Population by Hispanic Origin			
White	7,187	58,181	157,163
Black	921	944	28,922
Am. Indian & Alaskan	31	544	1,199
Asian	1,417	25,639	73,990
Hawaiian & Pacific Island	3	62	171
Other	1,551	18,716	44,679
U.S. Armed Forces	7	106	170
Households			
2029 Projection	5,380	58,133	145,862
2024 Estimate	4,388	47,409	119,365
2020 Census	3,643	39,739	102,895
Growth 2024 - 2029	22.61%	22.62%	22.20%
Growth 2020 - 2024	20.45%	22.06%	16.01%
Owner Occupied	2,723	62.06%	19,304
Renter Occupied	1,665	37.94%	27,366
2024 Households by HH Income			
Income: < \$25,000	242	5.52%	4,136
Income: \$25,000 - \$50,000	403	9.18%	6,657
Income: \$50,000 - \$75,000	493	11.10%	8,543
Income: \$75,000 - \$100,000	559	12.74%	9,512
Income: \$100,000 - \$125,000	358	8.13%	5,879
Income: \$125,000 - \$150,000	258	5.88%	4,616
Income: \$150,000 - \$200,000	105	2.39%	1,880
Income: > \$200,000	1,479	33.71%	9,598
Avg. Household Income			
2024 Avg Household Income	\$168,215	\$133,634	\$142,699
2024 Med Household Income	\$137,403	\$102,457	\$112,818

3575 Victory Group Way
Frisco, TX 75034

Marcus & Millichap
LEVY RETAIL GROUP



The Frisco submarket is distinguished by a robust and diverse employment landscape, anchored by a significant concentration of Fortune 500 corporations. This economic vitality is driven by major players across key sectors, including the corporate headquarters for Toyota Motor North America and significant operations for financial giants like JPMorgan Chase & Co. and Capital One. The presence of other major employers such as Liberty Mutual and PepsiCo diversifies the economic base, insulating the area from sector-specific volatility. Foundational employment is further stabilized by the Frisco Independent School District, one of the largest employers in the region. This powerful mix of corporate, financial, and public sector employment creates a resilient economic environment and a deep pool of high-income tenancy, underpinning sustained demand for commercial assets in the immediate vicinity.

Employer	Industry	Employees	Distance
Frisco Independent School District	Education	8,000	3.8 mi
Bank of America	Financial Services	7,000	2.7 mi
JPMorgan Chase	Financial Services	6,500	2.8 mi
Liberty Mutual Insurance	Insurance	5,000	3.3 mi
Capital One	Financial Services	5,000	4.6 mi
Toyota North America	Automotive	4,000	2.5 mi
Frito-Lay (PepsiCo)	Food & Beverages	1,500	2.8 mi
Texas Health Presbyterian Hospital Plano	Healthcare	1,500	5.4 mi
T-Mobile	Telecommunications	1,200	1.8 mi



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.

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		Information available at www.trec.texas.gov	IABS 1-2
Buyer/Tenant/Seller/Landlord's Initials		Date	



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