



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO

PLS FINANCIAL SERVICES

835 W Main Street, Lewisville, TX 75067

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

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PLS FINANCIAL SERVICES

835 W Main Street | Lewisville, TX 75067

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE **\$2,400,000**

CAP RATE **6.25%**

INVESTMENT SUMMARY

List Price:	\$2,400,000
NOI:	\$150,000
Cap Rate:	6.25%
Price / SF:	\$784.31
Base Rent:	\$49.02
Building Size:	3,060 SF
Land Acreage:	0.68 Acres
Year Built:	1993

LEASE SUMMARY

Lease Type:	Triple "NNN" Net Lease
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility* (See Page 5)
Original Lease Term:	15 Years
Term Remaining:	15 Years
Commencement Date:	January 19, 2019
Term Expiration:	January 31, 2034
Options:	(4) Five Year Options
Increases:	10% Every 5 Years

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Triple Net (NNN) Lease | Minimal Landlord Obligations.
- Investment Property is 3,060 Square Feet Situated on .68 Acres.
- Brand New 15yr Lease with 10% Rental Escalations in Initial Term & Option Periods.
- Walmart and Sam's Club Outparcel | Excellent Visibility.
- \$400K Spent on New Improvements to the Building and Parking Lot.
- W Main St & N Summit Ave Provide Strong Combined Traffic Counts of 56,000 VPD+/-.
- Five-Mile Radius Population Exceeds 210,130 | Population Growth Rate of 14.42% by 2024.
- Affluent Community | Average Household Income within Five-Mile Radius: \$107,336.
- Located Near Numerous National Retailers: Walmart, Sam's Club, CVS, Taco Bell, McDonald's, Chick-fil-A, Whataburger, Sherwin Williams, AutoZone, T-Mobile, Petco, Dairy Queen, Burger King, Big Lots, KFC, Boston Market and Many More.



LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Triple Net "NNN"
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility* (See Page 5)
Term Remaining:	15 Years
Original Lease Term:	15 Years
Commencement Date:	January 19, 2019
Current Term Expiration:	January 31, 2034
Options:	(4) Five Year Options
Increases:	10% Every 5 Years

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 5	\$150,000.00	\$12,500.00
Years 6 - 11	\$165,000.00	\$13,750.00
Years 12 - 15	\$181,500.00	\$15,125.00
Option 1 (Years 16 - 20)	\$199,650.00	\$16,637.50
Option 2 (Years 21 - 25)	\$219,615.00	\$18,301.25
Option 3 (Years 26 - 30)	\$241,576.44	\$20,131.37
Option 4 (Years 31 - 35)	\$265,734.00	\$22,144.50
Current Net Operating Income		\$150,000.00

LEASE ABSTRACT



TRIPLE NET LEASE EXCEPTIONS:

*Triple Net Lease Exceptions. Notwithstanding the foregoing, there are two (2) exceptions to the triple net nature of the Lease, which are as follows: (1) Roof Replacement. As of the end of the Inspection Period, Tenant shall be responsible for all instances of roof repair/maintenance costing \$1,000 or less (but limited to an aggregate amount of \$3,000 in any 12 month period) and Landlord, at Landlord's cost, shall be responsible for (a) all instances of roof repair/maintenance costing more than \$1,000 (plus the amount by which the roof repairs by Tenant in any 12 month period may exceed the foregoing \$3,000 limitation) and (b) replacement of the roof if and when it is determined by a licensed roofing contractor that such replacement is necessary; and (2) Pavement Replacement. As of the end of the Inspection Period, Tenant shall be responsible for all instances of pavement repair/ maintenance (but limited to an aggregate amount of \$5,000 in any 12 month period), tenant and Landlord, at Landlord's cost, shall be responsible for (a) the amount by which the pavement repairs may exceed them foregoing \$5,000 limitation and (b) replacement of the pavement if and when it is determined by a licensed paving contractor that such replacement is necessary.

NOTE: \$400K Recently Invested For Improvements To Building and Parking Lot (Speak w/ Agent for Further Details)

petco



Walmart



Sam's Club



W MAIN STREET VIEW



PLS FINANCIAL SERVICES

835 W Main Street | Lewisville, TX 75067

RETAIL PROPERTY FOR SALE

AERIAL MAP



AERIAL MAP

Lewisville High School

W Main St (48,000 VPD+/-)

Subject Site

Stemmons Fwy (48,000 VPD+/-)

Medical City
Lewisville

SALLY BEAUTY
Domino's Pizza
TOMMY JONES SANDWICHES
BIG LOTS!
BOSTON HOME SPICE MARKET
ALDI
McDonald's
Auto Zone
SUBWAY
7 ELEVEN
Jack in the box
KFC
DUNKIN' DONUTS
O'Reilly AUTO PARTS

DOLLAR GENERAL

BURGER KING

CVS pharmacy

CHASE

GameStop

Batteries + Bulbs

SONIC

TACO BELL

PETCO

goodwill

DOLLAR TREE

CATO
Look Smart. Buy Smart.

Walmart

Sam's CLUB

SHERWIN WILLIAMS

DQ

Chick-fil-A

CHIPOTLE
MEXICAN GRILL

Shell

McDonald's

PANDA EXPRESS

U-HAUL

Public Storage

Grandy's

IHOP
RESTAURANT

SELECT INN



REGIONAL

PLS 24/7 FINANCIAL SERVICES OVERVIEW

EVERYDAY SOLUTIONS THAT MAKE YOUR LIFE A LITTLE EASIER





- Money Orders**
FREE[†], fast, easy, secure money orders. Visit a store near you, today!
- Western Union**
We offer Western Union[®] money transfers, so that you can easily send money across town or across the globe quickly and easily.
- Government Benefits**
The fast and easy way of getting your Government Benefits checks cashed.
- Check Cashing**
We make it easy to cash checks, send money, pay bills, and more—
- Bill Pay**
Explore bill payment[‡] solutions by visiting a PLS store near you.
- Registration & Renewals**
Register or renew your vehicle. And, if you ever lose your title or registration, we can provide duplicates.
- ATMs**
Instant cash access from any of our ATM's located in all of our stores
- Title Transfers**
Whether you're buying or selling a vehicle, we offer a fast way to transfer titles
- Cards, Stickers & Ticket Payments**
Get city stickers or transit cards for your city, and even pay parking tickets—all at once!
- Prepaid Card**
With our exclusive Xpceptions[®] Visa[®] Prepaid Card[™], you get convenience and security without monthly interest or overdraft fees
- Cash For Gift Cards**
Turn your gift cards or store credit into cash now!
- PLS Mobile App**
Get the new PLS App & manage your Xpceptions[®] Visa[®] Prepaid Card[™] more easily!
- Prepaid Phones**
Stay in touch with family and friends no matter how far away they are.
- Fax & Copy**
Need documents copied or faxed? Stop by any PLS location and we'll get it done fast!
- Cash & Coins**
Night and day, you can stop into any PLS location to get the paper cash or coins you need quickly and securely.
- Notary Services**
No matter what important documents you have, we'll help you get them professionally notarized.

OVERVIEW

Company:

Founded:

Headquarters:

Website:

PLS Financial Services

1997

Chicago, Illinois

www.pls247.com

TENANT HIGHLIGHTS

- Number of Locations: Over 300 | Located in 12 States
- Open 24 Hours, 7 Days a Week

TENANT OVERVIEW

PLS Financial Services, Inc. provides financial solutions in the United States. It offers check services, such as check cashing and money orders, bill pay and Western Union transfers, direct deposits, cash accesses, notary and copy services, and business services. The company also provides single payment, installment, and auto title loans. In addition, it offers transportation services, such as registration and renewals, title renewals, license plates, transit cards, and others, as well as cards, stickers, and ticket payments for cars, trucks, or motorcycles.

PLS is one of America's most successful and fastest-growing consumer financial services retailers. Headquartered in Chicago, PLS operates or manages more than 350 retail locations in markets that span the U.S. from California to New York. PLS, with nearly 3,800 employees, has annual revenue that exceeds \$250 million.

PLS has been listed among Inc. magazine's "5000 Fastest-Growing Private Companies in America" and has been named one of the "101 Best and Brightest Companies to Work for in Chicago." PLS has also been named one of Chicago's Largest Privately Held Companies by Crain's Chicago Business, and was listed among Crain's "Fast 50." In 2011, Bob Wolfberg, President, was recognized by Financial Service Centers of America (FISCA) as its Financial Service Provider of the Year. The company has also been honored with the Activa Award from FISCA three times in recognition of its charitable efforts.

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	23,068	129,924	237,902
2019 Estimate	20,160	114,355	210,130
2010 Census	16,127	97,867	179,835
Growth 2019-2024	14.42%	13.61%	13.22%
Growth 2010-2019	25.01%	16.85%	16.85%
2019 Population Hispanic Origin	7,941	31,743	44,392
2019 Population by Race:			
White	16,159	90,245	161,336
Black	2,000	11,475	18,545
Am. Indian & Alaskan	210	1,048	1,617
Asian	1,265	8,711	23,460
Hawaiian & Pacific Island	6	103	189
Other	521	2,773	4,982
U.S. Armed Forces:	5	104	150
Households:			
2024 Projection	8,841	47,705	87,661
2019 Estimate	7,691	42,028	77,501
2010 Census	5,835	36,034	66,352
Growth 2019 - 2024	14.95%	13.51%	13.11%
Growth 2010 - 2019	31.81%	16.63%	16.80%
Owner Occupied	2,782	24,939	46,647
Renter Occupied	4,909	17,089	30,854
2019 Avg Household Income	\$61,983	\$88,430	\$107,336

RETAIL PROPERTY EVALUATION

PLS FINANCIAL SERVICES

835 W Main Street, Lewisville, TX 75067



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