



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Office Depot  
3795 West Emporium Circle  
Mesquite, TX 75150



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 22,500 SF Office Depot at 3795 West Emporium Circle in Dallas, TX. This Opportunity Includes a Corporate Guaranteed Absolute Triple Net (NNN) Investment Opportunity With No Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$3,093,750
CAP	8.00%
NOI	\$247,500
PRICE PER SF	\$137.50
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	3795 West Emporium Circle Mesquite, TX 75150
COUNTY	Dallas
BUILDING AREA	22,500 SF
LAND AREA	2.18 AC
BUILT	1991



DOWNTOWN DALLAS

ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Corporate Guaranteed Absolute Triple Net (NNN) Investment Opportunity With No Landlord Responsibilities
- Located Less Than 1-Mile From the Town East Mall That Includes Over 164 of the Finest Restaurants and Stores
- Below Average Price Per Square Foot Value
- Projected Population Increase of 7.62% From 2019-2024 Within 1-Mile
- 30 Year Operating History - Showing Commitment to the Location
- Over 317,637 Residents Live Within a 5-Mile Radius and 1,055,681 Residents Live Within a 10-Mile Radius
- Office Depot, Inc. Credit Rating Of a 'B' By Standards and Poor's
- Dallas Has the 9th Largest Population of Any U.S. City in America - Totaling Over 1.2 Million Residents
- Texas is a State Income Tax Free State
- Neighboring Tenants Include: Starbucks, McDonald's, Chick-fil-A, Target, Buffalo Wild Wings, 24 Hour Fitness, CVS Pharmacy, Rooms To Go, JCPenney, Bath & Body Works and AutoZone Auto Parts
- Direct Visibility From I-635 With Immediate Access From Town E Blvd On/Off Ramp – Interstate 635 Sees Over 204,500 VPD and Town E Blvd Over 43,000 VPD





# LEASE SUMMARY

TENANT	Office Depot
PREMISES	A Building of Approximately 22,500 SF
LEASE COMMENCEMENT	August 31, 1992
LEASE EXPIRATION	August 31, 2022
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	\$1/SF Increase At Option (9.09%)
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTEE	Corporate
RIGHT OF FIRST REFUSAL	No

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

RENT  
PER SF

22,500 SF

\$247,500

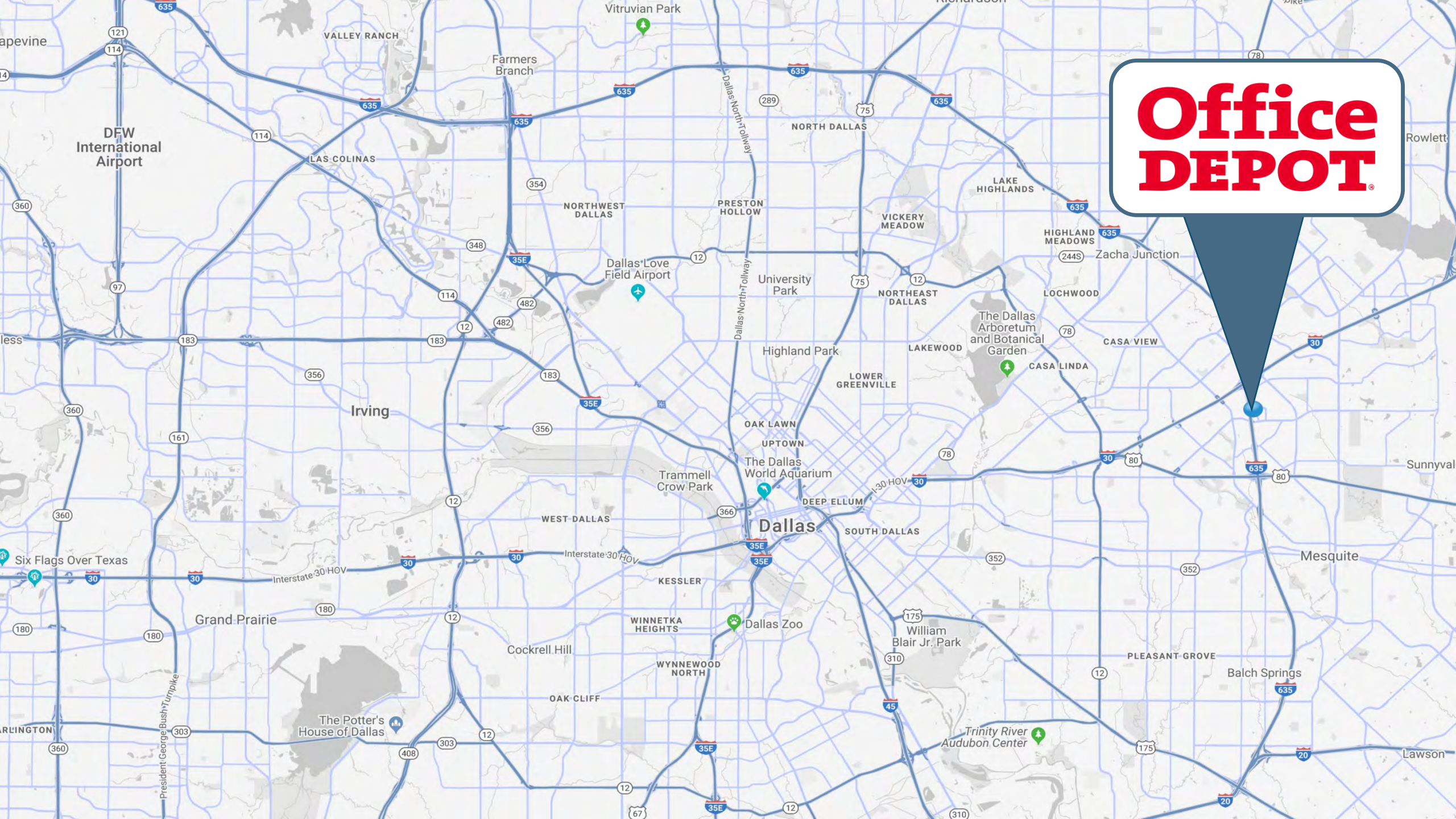
\$11.00





ACTUAL PROPERTY IMAGES





**Office  
DEPOT®**



## TOWN EAST MALL

1,223,724 SF Mall -  
Includes Over 164 of  
the Finest Stores & Restaurants



**Office  
DEPOT®**



DOWNTOWN DALLAS



Princeton  
Apartments

ExtraSpace  
Storage

BIG  
LOTS!

Churchill Crossing  
MESQUITE, TX

Kroger

GameStop

THE PLACE

SPRINGFIELD  
APARTMENT HOMES

Lane  
AT TOWNE CROSSING

Fosado's

FAIRFIELD  
INN & SUITES  
Marriott

Wendy's

AMAX  
AUTO INSURANCE

X  
Fitness

Guitar Center

NTB  
TIRE & SERVICE CENTERS

FRIDAYS

RAZOO'S  
CABIN CARS

SNUFFER'S  
RESTAURANT & BAR

SPORTS CITY  
CAFE

Olive Garden

HOOTERS

OUTBACK  
STEAKHOUSES

RED LOBSTER

ADVANCED PAIN  
SOLUTIONS

INTERSTATE  
635

(204,595 VPD)

URBAN 412  
Adventure Park

IRON CHEF

Office  
DEPOT

ZENNA  
RESTAURANT

PORCH SWING  
Food, spirits & pie

CARRINGTON COLLEGE  
FOUNDED 1967

Childress Ave



Office  
DEPOT



(204,595 VPD)

Town E Blvd









## MESQUITE | DALLAS COUNTY | TEXAS

Mesquite is a suburban city located east of the city of Dallas, Texas. As of the 2018 estimate census, the city's population was 142,816 residents, making it the 22nd-most populous city in the state. Mesquite is positioned at the crossroads of four major highways (Interstates 30, 635, 20, and U.S. Route 80), making locations such as downtown Dallas, Lake Ray Hubbard, Dallas Love Field, and DFW International Airport accessible. The city is considered the "Rodeo Capital of Texas". Most of the city is located in Dallas County, though a small portion extends into Kaufman County. Dallas is a major city in the U.S. state of Texas. It is the most populous city in the Dallas-Fort Worth metroplex, the fourth most populous metropolitan area in the United States. The U.S. Census Bureau's estimate for the city's population increased to 1,345,047 as of 2018. Dallas has expanded so much, it was recently rated as a "beta plus" world city.

Due to the city's close proximity, Dallas' economy affects Mesquite's. The city is the largest economic center of the 12-county Dallas-Fort Worth metroplex metropolitan area. The metropolitan area's economy is the 10th largest in the world. As of January 2017, the metropolitan job count has increased to 3,558,200 jobs. The city's economy is primarily based on banking, commerce, telecommunications, technology, energy, healthcare and medical research, and transportation and logistics. The city is home to the third- largest concentration of Fortune 500 companies in the nation (behind New York City and Houston). Dallas ranks 4th among 10 U.S. cities that are projected to soar the most this year in terms of financial stability, based on population growth, employment, and business opportunities.

Mesquite is located a 20 minute drive from Dallas' downtown, making it the perfect place to spend the day. Dallas is famous for many things; artistic and commercial, pleasant and poignant, and just for simply being big! Big thinking, big ideas, big success. Dallas is famous for professional sports teams. The Cowboys Stadium in Arlington is home to the Dallas Cowboys and the team's famous cheerleaders; other professional sports teams include the Texas Rangers, Dallas Mavericks, and FC Dallas. To get the most incredible view of Dallas the observation deck of Reunion Tower is the best place go. NorthPark Center is an impressive venue to shop. It's the second-largest mass of stores in the entire state of Texas and it ranks No. 21 in the US. Dallas has plenty of museums, green spaces, amusements parks, shopping venues and cool events.





# DALLAS ACCOLADES

#1 “POPULATION  
GROWTH IN 2018 IN THE  
ENTIRE COUNTRY”

*Paper City Magazine*

#2 “THE BEST PLACE  
FOR BUSINESS AND  
CAREER”

*Forbes*

#4 “BEST CITY TO  
RELOCATE TO IN  
AMERICA”

*BestPlaces.net*

#10 “MOST SECURE  
LARGE CITY IN THE  
UNITED STATES”

*BestPlaces.net*

#10 “BEST PLACES  
TO RETIRE IN THE  
UNITED STATES”

*A World Report : U.S. News*

#21 “BEST PLACES  
TO LIVE IN THE  
UNITED STATES”

*Niche*



OFFICE DEPOT

# TENANT PROFILE

Once upon a time, back in 1986, Office Depot OfficeMax consisted of a single store located in Fort Lauderdale, Florida. The vision: a place where customers could purchase office supplies in bulk for very low prices. Fast forward 31 years, and the company has turned into a multi-billion-dollar, business leader. Instead of just one store, Office Depot has grown to 1,400 retail stores in North America. Instead of just a few associates, the company had grown to over 38,000 associates across Retail, Sales and Supply Chain serving their millions of valued customers.

The company has combined annual sales of approximately \$11 billion. The company operates retail stores, e-commerce sites and a business-to-business sales organization. The company's portfolio of brands includes Office Depot, OfficeMax, Grand & Toy, Ativa, TUL, Foray, Realspace, and DiVOGA. As the company looks ahead to the future, they are focused on remaining the world leader in office supplies, services and solutions. Their goal: to find new and exciting ways to help customers take care of business.



COMPANY TYPE  
NASDAQ: ODP



FOUNDED  
1986



# OF LOCATIONS  
1,400+



HEADQUARTERS  
Boca Raton, FL



WEBSITE  
[officedepot.com](http://officedepot.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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**SANDS INVESTMENT GROUP**

NET INVESTMENTS... NET RESULTS

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