



CORPORATE BOSTON MARKET

701 West 15th Street, Plano, Texas 75075

HIGH PERFORMING STORE HITTING THEIR PERCENTAGE RENT ANNUALLY



ACROSS FROM COLLIN CREEK MALL | \$1-BILLION REDEVELOPMENT

✓ ABSOLUTE-NET

✓ 7.5+ YEARS REMAINING

✓ DRIVE-THRU COMPONENT

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INVESTMENT HIGHLIGHTS



CORPORATE ABSOLUTE-NET LEASE WITH 7.5+ YEARS REMAINING: Three, 8-Year Option to Extend

- * **3,120 Square Foot Building Built in 1994:** Situated on a large 34,748 Square Foot Lot with a Drive-Thru Component
- * **Excellent Frontage on West 15th Street (27,000+ VPD):** Ample parking with over 57-Spaces
- * **One Block from US Highway-75 Which Oversees (209,000+ VPD):** US Hwy-75 connects Plano to Dallas just 18-miles away

DIRECTLY ACROSS THE STREET FROM COLLIN CREEK MALL REDEVELOPMENT: \$1 Billion Redevelopment (See Page-10 For Additional Information)

- * **Out-pad to Bed Bath & Beyond, Barnes & Noble, & Old Navy:** Other national retailers near by include: Big Lots, Floor & Decor, Conn's, Hobby Lobby Raising Canes, Potbelly Sandwich & More
- * **Excellent Demographics in Immediate Area:** Within a 1-mile radius of the subject property the 2018 estimated population is just shy of 13,000 people | Population expected to grow 13.09% in the next 5-Years
- * **Two Blocks From Plano Independent School District, Fine Arts Center (Under Construction):** A \$68 Million dollar 82,200 Square Foot center that will include a 1,500 seat multipurpose performance hall (Opening 2021)





Boston Market Corporation, originally known as Boston Chicken, was founded in 1985. The initial business concept was based on the premise that the public would buy hot, home style meals that could be purchased and carried out for dinner. The entree selections include chicken, turkey, ham, and meatloaf. Side dishes are available to suit every taste and salads, breads, and desserts are also top choices. Supplying home meal replacements is the primary objective of the revitalized chain. It also offers a convenient lunch time menu. The company enjoyed phenomenal success with its initial venture and soon attracted the attention of the business community. The founding partners sold the company to one of its executives after only three years.

Today the Boston Market Corporation is owned by Sun Capital and operates almost 700 company owned restaurants in 28 states.

- * Headquartered in Golden, Colorado - Boston Market Corp.
- * More than 450 U.S. Locations





FINANCIAL SUMMARY

Price:	\$3,850,000
CAP Rate:	7.00%
Gross Leasable Area (GLA)	3,120 SF
Lot Size:	34,748 SF
Year Built:	1994
Ownership:	Fee Simple

INCOME

Net Operating Income:	\$264,381.00
2018 Percentage Rent:	\$14,253.00
2019 Percentage Rent:	\$5,079.03

LEASE SUMMARY

Lease Term:	20-Years
Lease Type:	Absolute-Net
Lease Commencement:	August 28th, 2007
Lease Expiration:	August 31st, 2027
Term Remaining:	7.5+ Years
Increases:	2X CPI, Not to exceed 2% Annually
Options to Extend:	Three, 8-Year Options



701 WEST 15TH STREET
Plano, Texas 75075



OFFERING PRICE

\$3,850,000



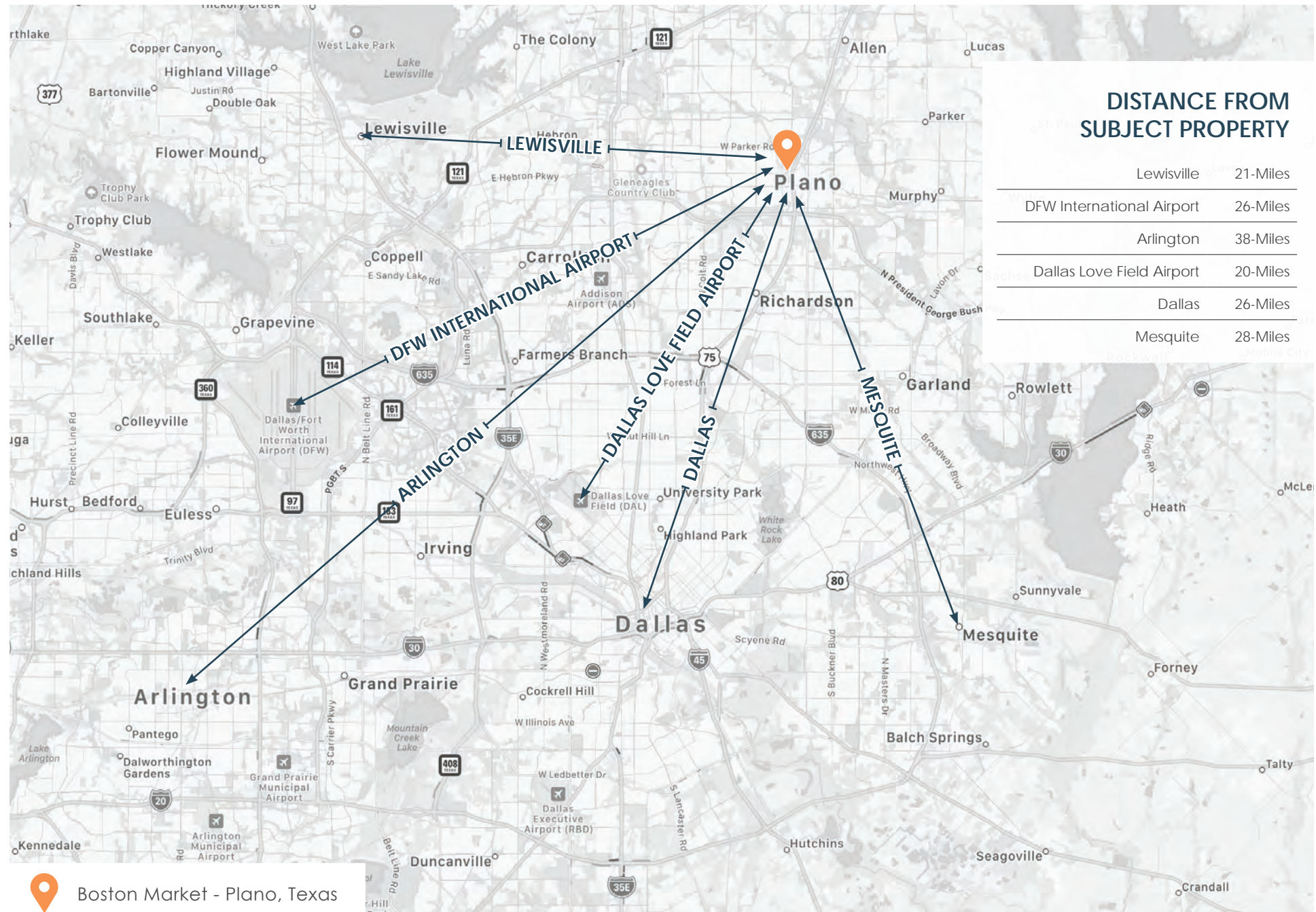
CAP RATE

7.00%



NET OPERATING INCOME

\$269,460







COLLIN CREEK MALL REDEVELOPMENT



Centurion American Development Group's \$1 billion redevelopment will transform the existing Collin Creek Mall, which opened in 1981, into a pedestrian-friendly mixed-use project. The revitalization of Collin Creek focuses on bringing the community together by incorporating modern amenities and open space. The overall focus of the development is to have a space where people can live, work, and play. When completed, Collin Creek will be something that brings the community together and establish this district as one of the countries premier downtowns.



300,000 Sq. Ft. in Retail Space	40,000 Sq. Ft. in Restaurant Space	200,000 Sq. Ft. in Service Space
500 Single Family Homes	1.3 Million Sq. Ft. in Office Space	40,000 Sq. Ft. in Hotel Event Space
2,300 Multi-Family Homes	8 Acres of Park Space	200 Hotel Guest Rooms
300 Independent / Senior Residences	1.6 Miles of Walking Trails	

DALLAS-FORT WORTH OVERVIEW

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation with an aggregate of nearly 7.4 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 854,700 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries.

METRO HIGHLIGHTS

SUBSTANTIAL POPULATION GAINS - Dallas / Fort Worth's population

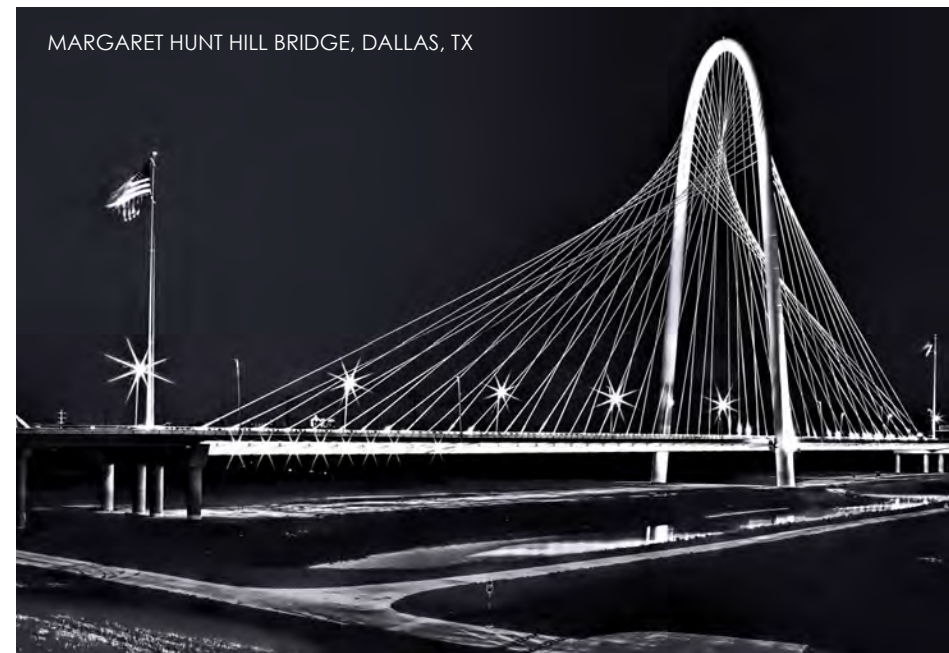
- * growth in recent years ranks among the highest in the U.S. for a major metro

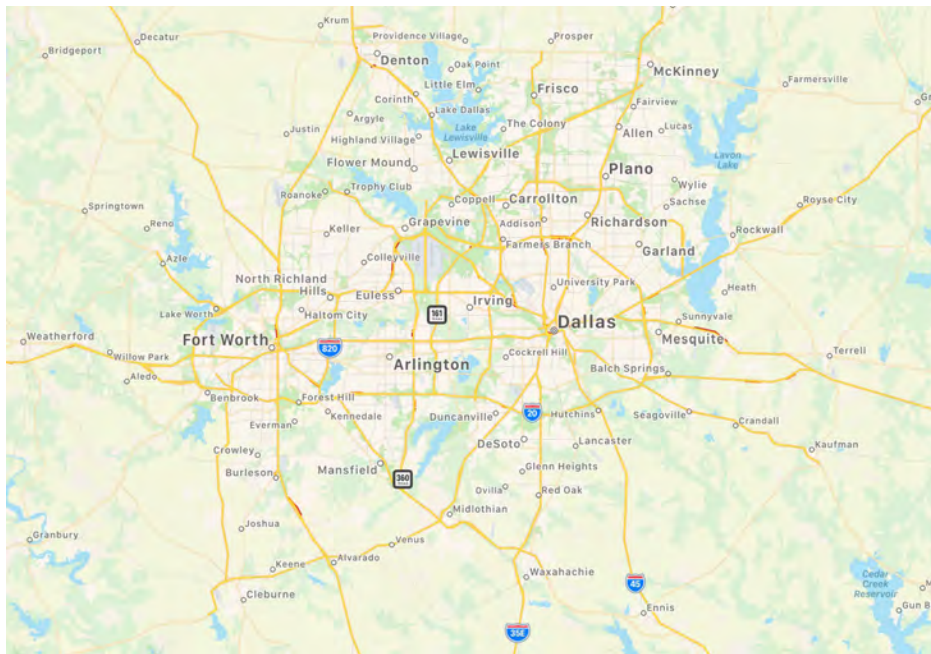
LARGE CORPORATE BASE - The Metroplex is home to 22 Fortune 500

- * companies and many regional headquarters, drawing workers and residents

MAJOR DISTRIBUTION CENTER - The area's extensive network of rail

- * and highways along with the international Inland Port of Dallas ensure its status as a distribution hub.





TRANSPORTATION

- * The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 635 and 820
- * DART, Dallas Area Rapid Transit, covers Dallas and 12 surrounding cities, and it consists of busses and a 93-mile light-rail system
- * Freight serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth
- * Trinity Railway Express and Amtrak provide passenger rail service
- * Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas (IIPOD) connects the region to global markets and trade
- * Airports include Dallas/Fort Worth International, Dallas Love Field, Fort Worth Alliance and 13 smaller airports



MORE THAN

90

MILES OF A LIGHT-RAIL SYSTEM
SERVING DALLAS AND
SURROUNDING CITIES

MAJOR AREA EMPLOYERS

AMR / American Airlines

AT&T

Texas Health Resources

Baylor Health Care System

Bank of America

Lockheed Martin

NAS-Fort Worth-JRB

JPMorgan Chase

HCA North Texas Division

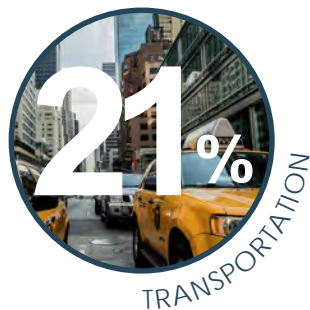
UT-Southwestern Medical Center

Charles Schwab has announced that they will be moving their headquarters from San Francisco to North DFW since acquiring TD Ameritrade, calling the city, "one of the fastest-growing financial services clusters in Texas"

Powerhouses with name brands and mega-workforces: Toyota, Pizza Hut, Keurig Dr Pepper, Frito-Lay and JCPenney, among others. And as much as they have different purposes and structures, these companies are in sync in a very literal way: They've opted to leave longtime headquarter locations and head to North Texas.

ECONOMY

- * The Metroplex's temperate climate, no state income tax and a right-to-work labor policy attract employers
- * Dallas/Fort Worth is one of the nation's largest employment markets, with nearly 3.7 million jobs
- * The region is home to 22 Fortune 500 companies in a variety of sectors, including Exxon Mobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and J.C. Penney
- * The area is forecast to add jobs at an annual rate of 1.9 percent through 2022, well above the U.S. level
- * Economic expansion will be further fueled by a rise in financial services and high-tech companies



QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas/Fort Worth hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to an educated workforce. The University of Texas at Dallas, University of North Texas, Texas Woman's University-Denton, Southern Methodist University, Texas Christian University and the University of Texas at Arlington are among the numerous higher-education institutions in the region. Metroplex residents are proximate to nationally recognized health centers including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas/Fort Worth's excellent healthcare providers.

\$264,500

MEDIAN HOME PRICE

150+

MUSEUMS AND
ART GALLERIES

150

PUBLIC & PRIVATE
GOLF COURSES

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Fortune; Moody's Analytics; U.S. Census Bureau

MARKET OVERVIEW

SPORTS TEAMS

AT&T STADIUM / DALLAS COWBOYS



OTHER TEAMS



EDUCATION

TEXAS CHRISTIAN UNIVERSITY



OTHER UNIVERSITIES



SMU



ARTS & ENTERTAINMENT

PEROT MUSEUM



OTHER MUSEUMS

Kimbell
Art Museum

The Modern

DEMOGRAPHICS SUMMARY

Population	<p>In 2019, the population in your selected geography is 12,993. The population has changed by 12.95% since 2000. It is estimated that the population in your area will be 13,828.00 five years from now, which represents a change of 6.43% from the current year. The current population is 53.55% male and 46.45% female. The median age of the population in your area is 34.27, compare this to the US average which is 37.95. The population density in your area is 4,136.13 people per square mile.</p>
Households	<p>There are currently 5,052 households in your selected geography. The number of households has changed by 15.47% since 2000. It is estimated that the number of households in your area will be 5,403 five years from now, which represents a change of 6.95% from the current year. The average household size in your area is 2.62 persons.</p>
Income	<p>In 2019, the median household income for your selected geography is \$58,628, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 7.54% since 2000. It is estimated that the median household income in your area will be \$66,999 five years from now, which represents a change of 14.28% from the current year.</p> <p>The current year per capita income in your area is \$35,517, compare this to the US average, which is \$32,356. The current year average household income in your area is \$91,046, compare this to the US average which is \$84,609.</p>
Race & Ethnicity	<p>The current year racial makeup of your selected area is as follows: 58.19% White, 8.28% Black, 0.15% Native American and 9.44% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.</p> <p>People of Hispanic origin make up 39.76% of the current year population in your selected area. Compare this to the US average of 18.01%.</p>
Housing	<p>The median housing value in your area was \$216,027 in 2019, compare this to the US average of \$201,842. In 2000, there were 1,956 owner occupied housing units in your area and there were 2,420 renter occupied housing units in your area. The median rent at the time was \$721.</p>
Employment	<p>In 2019, there are 17,276 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 67.28% of employees are employed in white-collar occupations in this geography, and 33.13% are employed in blue-collar occupations. In 2019, unemployment in this area is 4.78%. In 2000, the average time traveled to work was 27.00 minutes.</p>

POPULATION

	1-Mile	3-Mile	5-Mile
2023 Projection:	13,823	112,315	310,059
2018 Estimate:	12,993	107,774	298,856
2010 Census:	10,937	96,160	270,386

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Projection:	5,403	43,895	124,415
2018 Estimate:	5,052	41,467	118,453
2010 Census:	4,276	36,344	105,813

INCOME

	1-Mile	3-Mile	5-Mile
Avg Income	\$91,046	\$97,540	\$109,205
Median Income	\$58,628	\$71,650	\$80,180
Per Capita Income	\$35,517	\$37,579	\$43,359

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