



LISTED BY

LEE CORDOVA

ASSOCIATE

DIR: (214) 692-2191

MOB: (903) 316-9434

LEE.CORDOVA@MATTHEWS.COM

LICENSE NO. 714883 (TX)

ANDREW GROSS

MARKET LEADER

DIR: (214) 295-4511

MOB: (435) 659-1404

ANDREW.GROSS@MATTHEWS.COM

LICENSE NO. 757792 (TX)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





3459 WEST FM 544 | WYLIE, TX 75098

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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- Located in Highly Desirable, High Growth North Dallas Market
- Surrounding Retailers Include: Kroger, Target, Aldi, Sprouts, Lowes, Walmart Supercenter, Starbucks, Home Depot, Tom Thumb, IHOP, TJ Maxx, Bank of America, Ross, CVS, and Many Others
- Located on the Main Thoroughfare in Prestigious Suburb of North Dallas - Traffic Counts Along FM 544 Reach Nearly 50,000 Vehicles per Day
- Adjacent to Wylie High School (2,872 students), and Collin Community College; 100 acres with more than 300,000 square feet and can accommodate up to an estimated 7,500 students
- Strong Shopping Demographics – Average Household Income within 1-Mile Radius Exceeds \$135,000 – Almost Twice the National Average
- Densely Populated Area - More than 153,000 Residents Within a 5 Mile Radius – Wylie has a population density of 2,687 people per square mile







\$6,129,882
LIST PRICE



\$260,520
NOI



4.25%
CAP RATE

BUILDING INFO

Address

3459 West FM 544
Wylie, TX 75098

Type of Ownership

Fee Simple

TENANT SUMMARY

Tenant	QuickTrip
GLA	±5,500 SF
Year Built	2009
List Price	\$6,129,882
Cap Rate	4.25%
NOI	\$260,520
Increases	Every 5 years
Lease Expiration	June 2029
Options	7x5 year options
Guarantor	Corporate
Acres	±1.19 AC

ANNUALIZED OPERATING DATA

Increases	Monthly Rent	Annual Rent
Current - June 2025	\$21,710	\$260,520
July 2025 - June 2029	\$22,330	\$267,960
Option Terms		
JULY 2029 - JUNE 2034	\$22,951	\$275,412
JULY 2034 - JUNE 2039	\$23,571	\$282,852
JULY 2039 - JUNE 2044	\$24,191	\$290,292
JULY 2044 - JUNE 2049	\$24,812	\$297,744
JULY 2049 - JUNE 2054	\$25,432	\$305,184
JULY 2054 - JUNE 2059	\$26,052	\$312,624
JULY 2059 - JUNE 2064	\$26,672	\$320,064

DEBT QUOTE

Please contact a Matthews™ Capital Markets agent for financing options:

Kevin Kern
kevin.kern@matthews.com

WOODBRIDGE CROSSING
SHOPPING CENTER



MURPHY MARKETPLACE
SHOPPING CENTER



7-LANE W FARM TO MARKET RD 544
± 43,000 VPD





WOODBRIDGE CROSSING
SHOPPING CENTER



7- LANE W FARM TO MARKET RD 544
± 43,000 VPD







TENANT OVERVIEW

QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma. Founded in 1958, QuikTrip has grown to a more than \$11 billion company with more than 900 stores in 14 states. Those revenues place QuikTrip high on the Forbes listing of largest privately held companies.

With over 24,000 employees, Fortune has ranked QuikTrip on the list of Best Companies To Work For for fourteen years. QuikTrip also gives back to the communities it serves, donating 5% of net profits to charitable organizations.

AREA OVERVIEW



WYLIE, TX

Since its spirited beginnings, Wylie has become one of the fastest-growing communities in the country. With a population of over 51,000, Wylie's growth reflects a 230-percent increase since 2000. Its quality of life and spirit of community are but two of the factors cited in Wylie's ever-lengthening list of awards and accolades. In 2017, MONEY Magazine named Wylie the 20th Best Place to Live in the Nation. Financial website NerdWallet named Wylie the No. 1 Best Small City for Families in the Nation in 2016. It's also one of the safest cities, with a crime rate that dropped by 28 percent in 2015. Security organization SafeWise and financial website CreditDonkey both named Wylie the 19th Safest City in Texas in 2016. Realtor.com named Wylie the second Best Suburb in the U.S. in 2017, NerdWallet named Wylie the fifth Best Place for Young Families in Texas, In 2017, SafeWise moved Wylie up to the ninth spot on the list of Safest Cities in Texas.



POPULATION

	3-Mile	5-Mile	10-Mile
2026 Projection	96,165	197,638	840,661
2021 Estimate	87,201	179,900	779,853
2010 Census	71,309	141,277	653,723
Growth 2021-2026	2.1%	2.0%	1.6%
Growth 2010-2021	2.0%	2.5%	1.8%

HOUSEHOLDS

	3-Mile	5-Mile	10-Mile
2026 Projection	30,641	65,799	291,269
2021 Estimate	27,802	59,963	270,361
2010 Census	22,151	46,125	225,431
Growth 2021-2026	2.0%	1.9%	1.5%
Growth 2010-2021	2.3%	2.7%	1.8%

HOUSEHOLD INCOME

	3-Mile	5-Mile	10-Mile
Avg. Household Income	\$130,368	\$123,959	\$108,356

DALLAS TOP EMPLOYERS

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.



INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms



- » AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- » ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- » Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- » In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- » Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.



DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



DALLAS EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



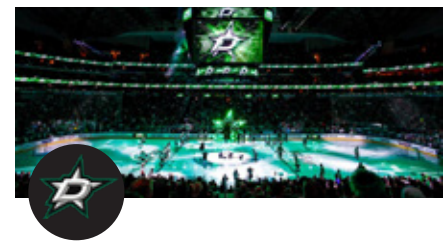
TEXAS RANGERS
(Major League Baseball)



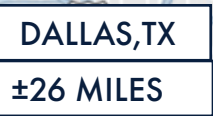
DALLAS COWBOYS
(National Football League)



DALLAS MAVERICKS (National Basketball Association)



DALLAS STARS (National Hockey League)



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This Offering Memorandum contains select information pertaining to the business and affairs of **QuikTrip** located at **3459 West FM 544, Wylie, TX 75098** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. 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 Matthews Real Estate Investment Services.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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