



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

WALK-ON'S - GLADEPARKS

\$6,707,692

2221 TX-121
Euless, TX 76039

FEATURES

- Single Tenant Absolute NNN^x & BAR
- 20 Year Lease
- 2022 Construction
- 10% rent increase every 5 years
- 103,363 VPD on Hwy 121
- 152,367 VPD on HWY 183
- 16,167 Households in a 3-mile radius

AREA

LOCATION DESCRIPTION

Located in McKinney, TX. McKinney is the county seat of Collin County, it is part of the Dallas-Fort Worth metroplex and sits 32-miles north of Dallas. The city's population is 181,330 (as of 2017). The McKinney area is home to the Central Park Campus of Collin College, five public high schools and two private high schools.



OFFICE

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FOR SALE

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4918 S. Loop 289, Lubbock, TX 79414
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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Far Aerial

Mid Aerial

Close Aerial

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Advisor Bio 1



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PROPERTY INFORMATION

SECTION 1

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OFFERING SUMMARY

Sale Price:	\$6,707,692
Cap Rate:	6.5%
NOI:	\$436,000
Lot Size:	1.76 Acres
Building Size:	8,800 SF
Price / SF:	\$762.24

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Walk-On's planned for Glade Parks in Euless, TX. The larger pad size, ample parking, large 8,800 sq. ft. building will make the Walk-On's site stand out above the rest. Glade Parks is a 194-acre mixed-used development in Euless, TX which is adjacent to the DFW International Airport and features over 800,000 square feet of anchor, junior anchor, multi-tenant retail and restaurant.

PROPERTY HIGHLIGHTS

- Single Tenant Absolute NNN
- 20 Year Lease
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- 10% rent increase every 5 years
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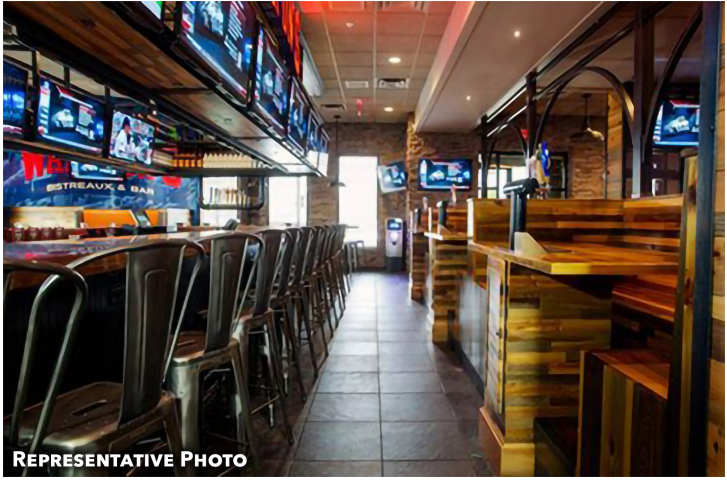
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LOCATION INFORMATION

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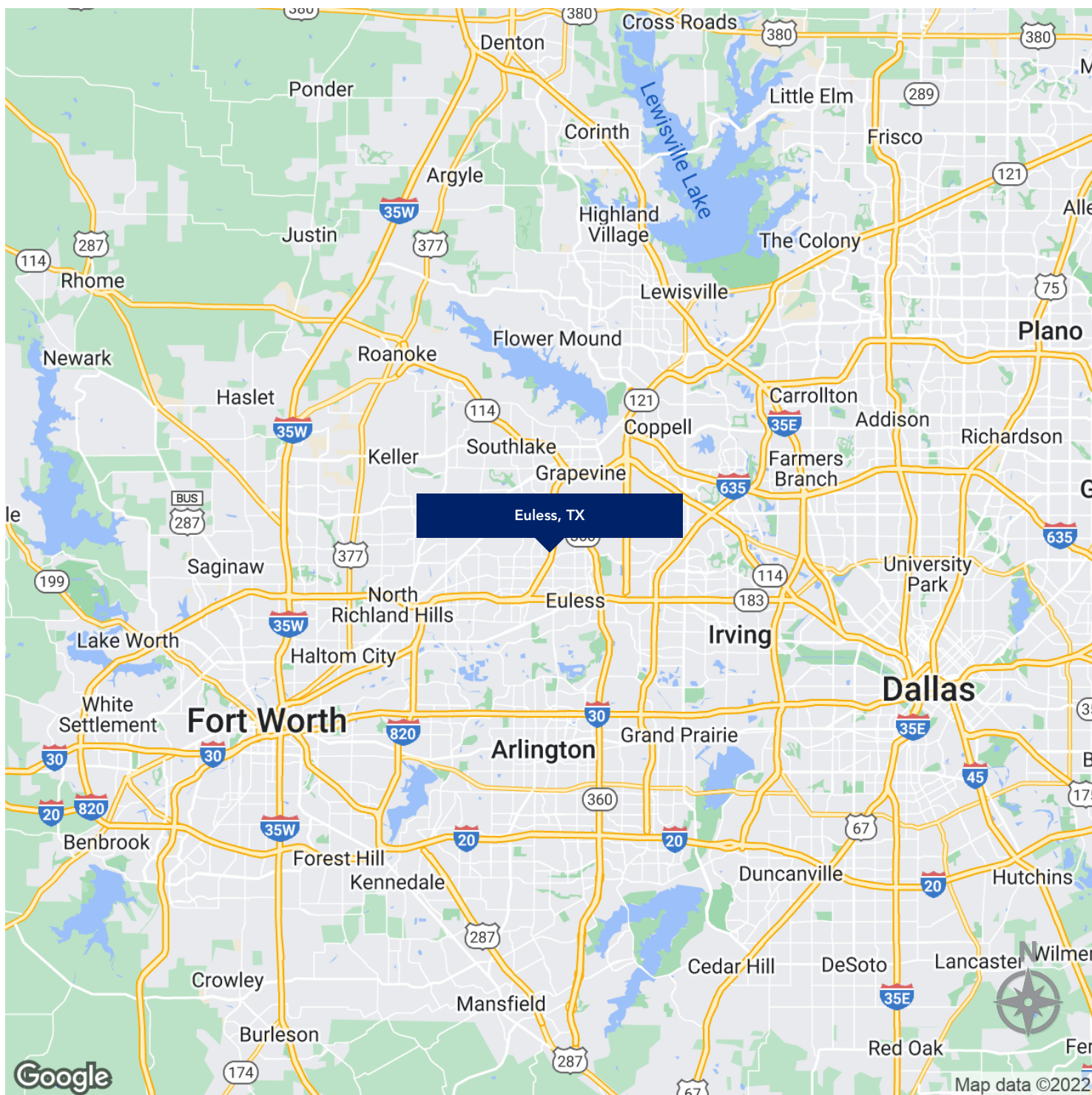
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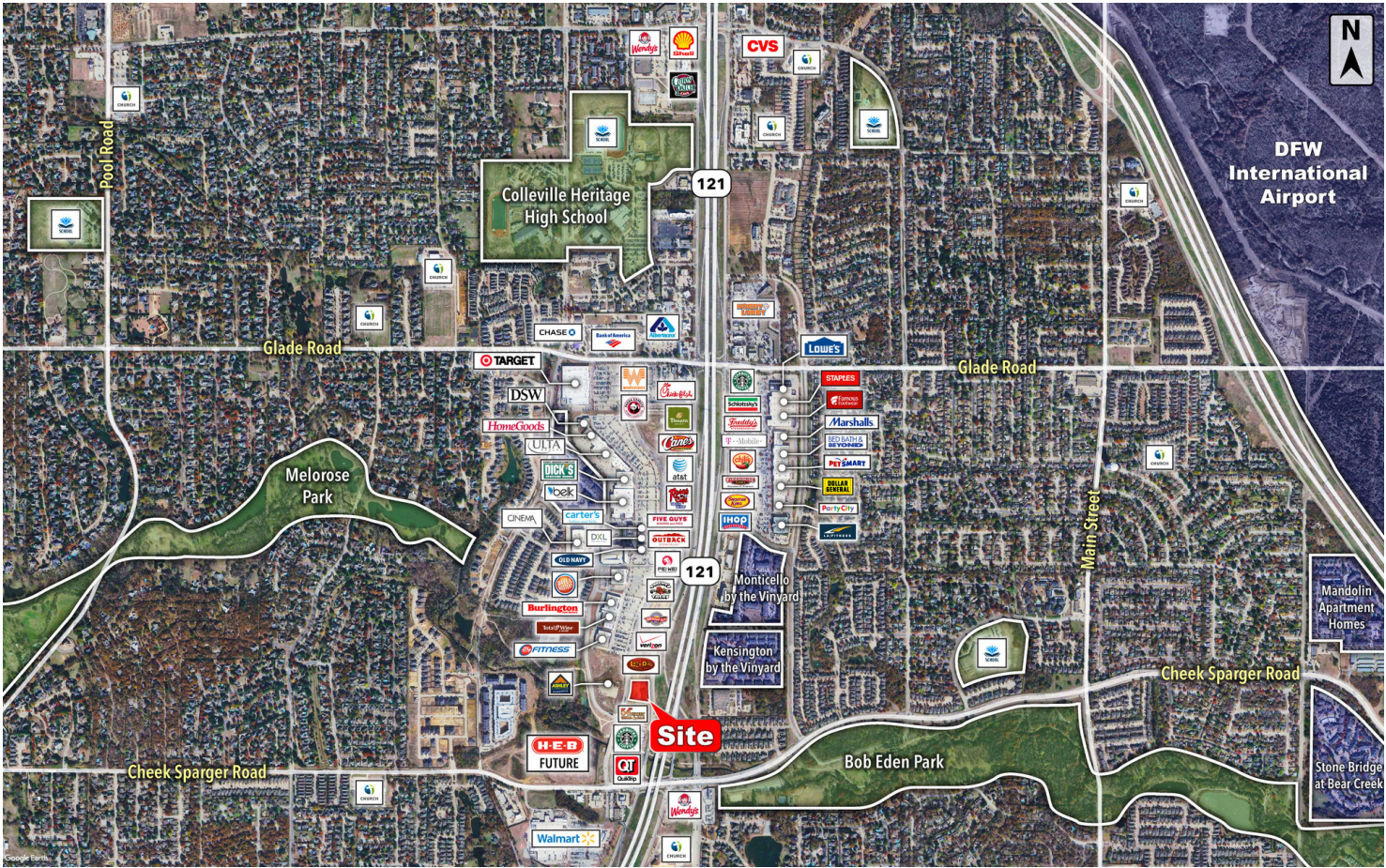
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DEMOGRAPHICS

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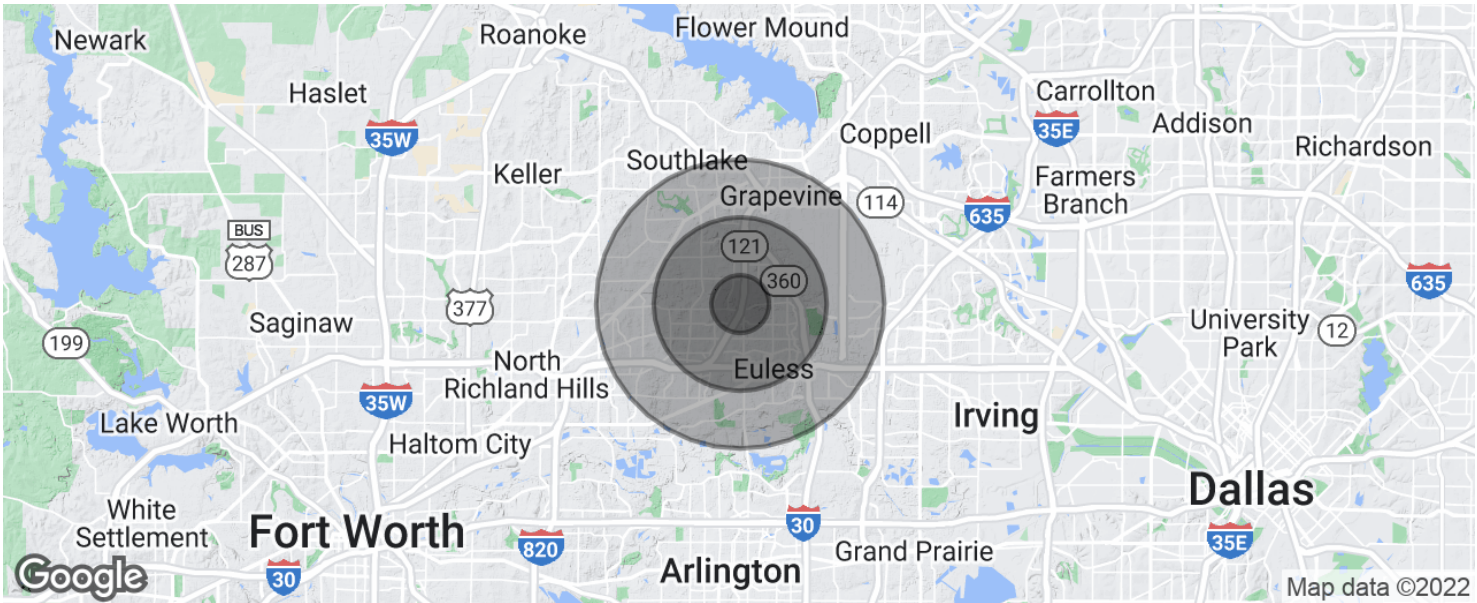
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,847	101,640	192,339
Median age	40.3	37.0	37.1
Median age (Male)	39.9	36.7	36.4
Median age (Female)	40.5	37.3	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,289	41,688	78,596
# of persons per HH	2.5	2.4	2.4
Average HH income	\$109,122	\$87,283	\$88,698
Average house value	\$294,292	\$249,373	\$257,595

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

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BEAU TUCKER, CCIM

Land and Investment Specialist

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WEST TEXAS TEAM

Beau Tucker is a Certified Commercial Investment Member (CCIM) who specializes in all aspects of NNN Investment, build-to-suit, and land sales. Beau represents a diverse body of tenants, developers and investors in a wide range of commercial retail, office, and mixed-use acquisitions and dispositions. Beau is a leading broker of shopping centers and net leased investment services and has become the #1 land broker in West Texas.

Beau is a member of the International Council of Shopping Centers (ICSC) and a RECON attendee. He is also a member of the Urban Land Institute (ULI), maintains a database of over 5,000 investors, and is responsible for over \$150,000,000 in land and investment inventory.

PRIMARY SPECIALTIES

NNN Investment, Build-to-Suit and Land Sales

AFFILIATIONS & AWARDS

- Coldwell Banker Commercial Agent Global Rankings - #1 in 2020 | #2 in 2019 | #2 in 2018 | #1 in 2017 | Top 6 2013-2016
- Coldwell Banker Commercial Agent State of Texas Rankings - #1 from 2012-2020
- Top 1% of all Coldwell Banker Commercial Affiliates internationally 2010-2020
- Top Producer, Premier Circle of Distinction 2012 - 2020
- Top Producer, 2011 Silver Circle of Distinction
- Top Producer, 2010 Bronze Circle of Distinction
- 2010 CBC Mentor/Protégé of the Year
- Designated "CCIM" (Certified Commercial Investment Member) by CCIM Institute - 2011
- Graduate of Emerging Broker Training, 2010 Coldwell Banker Commercial
- Awarded "3 under 30" from Coldwell Banker Commercial 2017

REAL ESTATE EXPERIENCE

• Joined Coldwell Banker Commercial, Rick Canup Realtors, in May 2008 as a land, build-to-suit, and investment specialist • Currently maintains over \$150,000,000 in land and investment inventory • Represents more than 1,600 investors • Maintains an inventory of over 200 West Texas properties • Experienced in site selection, site disposition, build-to-suit marketing for land developers, and 1031 exchanges

Notable Clients

• Chuy's Mexican Food • Raising Cane's • Burger King • Popeye's • Panda Express • Potbelly • Freddy's • Sonic • Gatti's Pizza • Dion's Pizza • Taco Villa • Twisted Root Burger Co. • IHOP • Comet Cleaners • Caddis Development • Asset Plus • Subway • 7-Eleven • Stripes • Walgreens • CVS/pharmacy • Family Dollar • United Market Street • H-E-B • Zach's Club • Hastings • Holiday Inn Express • Virginia College • Battery Joe • Kwik Kar • Mighty Wash • Monsanto • Chick-fil-A • Case & Associates • The NRP Group, LLC • Peoples Bank • 7B Building & Development • Edge Homes • George McMahan Development, LLC • CMS Properties • Realty Link • The Spectra Group, Inc. • Hunt Properties • Landmark Properties • Kin Properties • Campus Crest • Leon Capital Group • Prosperity Bank • Walk-On's

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