

LEWISVILLE RETAIL CENTER

100% Occupied | Tax Free State



2325 S Stemmons Freeway, Lewisville, TX

DALLAS-FORT WORTH MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY

LEWISVILLE RETAIL CENTER

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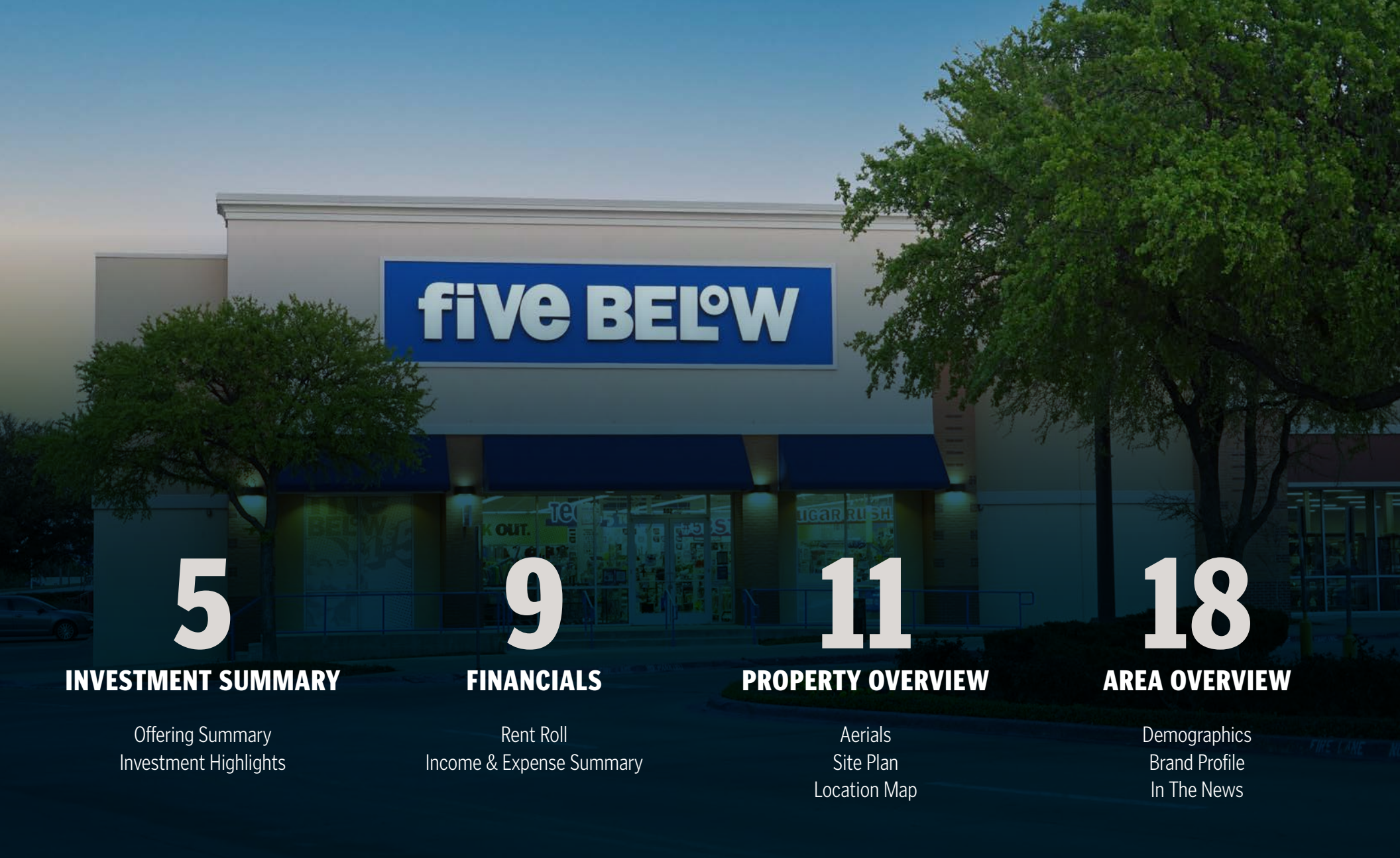
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SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a 100% occupied, three-tenant e-commerce resistant retail investment property located in Lewisville, TX (Dallas-Fort Worth MSA). The offering features a strong retail tenant lineup of Five Below, Tuesday Morning and Car Toys. With a weighted average lease term remaining of 5 years, the offering provides a new investor with little to no short term rollover. The leases also feature rental increases (see rent roll), growing NOI and hedging against inflation. Moreover, all tenants operate under NNN leases, limiting expense leakage for a new owner.

The subject property is strategically located just west of the intersection of I-35E (Stemmons Freeway) and Hwy 121 (Sam Rayburn Tollway), two major thoroughfares with 162,000 average daily traffic volume (ADT) and 159,000 ADT respectively. The property is also part of the larger Vista Ridge Village Shopping Center, with traffic-generating national retailers such as Hobby Lobby, Total Wine, Burlington, Dollar Tree, Barnes & Noble, Michaels, OfficeMax, PetSmart, Marshalls and Old Navy; and is directly adjacent to Music City Mall, a major regional shopping destination with over 1 million square feet of retail space featuring national anchor tenants: Dillards, Macy's, Cinemark & Zion Market. The 5-mile trade area is supported by a population of over 235,000 with an affluent average household income of \$113,000.



OFFERING

Pricing	\$6,935,700
Net Operating Income	\$416,142
Cap Rate	6.00%
Tenants	Car Toys Five Below Tuesday Morning
Lease Types	NNN
Occupancy	100%
	Tax-Free State

PROPERTY SPECIFICATIONS

Rentable Area	~32,793 SF
Land Area	~3.58 AC
Property Address	2325 S. Stemmons Freeway Lewisville, Texas 75067
Year Built	1994
Parcel Number	R171348
Ownership	Fee Simple (Land & Building Ownership)

PROPERTY PHOTOS



100% Occupied | Stabilized Asset | National Tenants

- No short-term lease rollover, all tenants in place through full year 2024
- Staggered lease renewals
- 79% of the Center is Leased to Public companies
- Five Below plans to open up to 400 stores during next two years, tripling its store count
- Car Toys is the largest independent multi-channel car audio and mobile electronics retailer in America

Recent Repair & Preventative Maintenance

- February 2022, \$25,200 spent on Repair and Preventative Maintenance to the Roof of the subject property

Part of Large Shopping Center | Nearby Major Retail Tenants

- Part of the Vista Ridge Village Shopping Center, a 373,541 sf Power Center, with traffic-generating national retailers such as Hobby Lobby, Marshalls, PetSmart, Michaels, Barnes & Noble, Burlington, OfficeMax and Old Navy
- Directly adjacent to Music City Mall, a major regional shopping destination with over 1 million square feet of retail space featuring national anchor tenants: Dillard's, Macy's, Cinemark & Zion Market

Dense In-Fill Area | High Income / High Growth

- 17,840 population within 1 mile of the subject property, and 99,758 within 3 miles
- Average Household income is \$112,954 within a 5-mile radius. Population has increased by 21.4% since 2010 and is projected to increase by an additional 9.33% thru 2026

Top 5 MSA Location | High-Tourism

- Top 5 MSA in the US - Located 20 miles from downtown Dallas, 30 miles from downtown Fort Worth and 12 miles from DFW International Airport
- Situated 6 miles from Lewisville Lake, one of the largest lakes in North Texas with 29,000 acres and 233 miles of shoreline
- This area is a prime tourist and recreational draw, with Lewisville Lake reporting over 6 million visitors per year
- Texas is an income-tax-free state



RENT ROLL

LEWISVILLE RETAIL CENTER

Suite #	Tenant Name	Size SF	Pro					Rental Increases				Lease Start Date	Lease End Date	Options Remaining			
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Increase %	Rent Monthly				Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr
100	Car Toys	6,705	20%	\$12,169	\$1.81	*\$146,023	\$21.78	20.45%	Dec-26	10.0%	\$13,387	\$2.00	\$160,638	\$23.96	Nov-11 (renewed 2021)	Nov-27	2 (5-Year) Opt 2: \$23.96 PSF/Yr Opt 3: \$26.35 PSF/Yr Tenant currently in 1st option period
200	Five Below	10,611	32%	\$12,380	\$1.17	\$148,554	\$14.00	32.4%	Aug-24	10.0%	\$13,617	\$1.28	\$163,409	\$15.40	Jul-19	Nov-29	3 (5-Year) Opt 1: \$16.94 PSF/Yr Opt 2: \$18.63 PSF/Yr Opt 3: \$20.49 PSF/Yr
300	Tuesday Morning	15,477	47%	\$10,860	\$0.70	\$130,316	\$8.42	47.2%	Feb-25	90.9%	\$20,726	\$1.34	\$248,715	\$16.07	Apr-14	Jan-25	2 (5-Year) Opt 1: \$16.07 PSF/Yr Opt 2: \$18.00 PSF/Yr
Total Occupied		32,793	100%	\$35,408	\$1.08	\$424,893	\$12.96	100%									
Total Vacant		0	0%	\$0		\$0		0%									
Total / Wtd. Avg:		32,793	100%	\$35,408	\$1.08	\$424,893	\$12.96	100%					Weighted Term Remaining (Years)		4.8		

*Seller to credit the Buyer the difference between the current rent and the rent that is set to increase in December 2022

INCOME & EXPENSE SUMMARY

LEWISVILLE RETAIL CENTER

Toal Square Feet Per Lease 32,793
 Occupancy: 100%

INCOME		PSF
Scheduled Base Rent	\$424,893	
Expense Reimbursements	\$198,670	
Effective Gross Income	\$623,563	
ESTIMATED OPERATING EXPENSES		PSF
CAM	\$54,011	\$1.57
Taxes	\$102,998	\$3.14
Insurance	\$29,165	\$0.89
Admin/Management Fee	\$21,247	\$0.64
TOTAL OPERATING EXPENSES	\$207,421	
NET OPERATING INCOME	\$416,142	

Notes:

- \$25,200 paid in February 2022 for Roof Repair and Preventative maintenance
- Management / Admin Fee for Tuesday Morning not to exceed 10% of the total CAM charges excluding taxes, utilities and insurance.
- Management / Admin Fee for Car Toys is 7% of CAM charges excluding taxes and insurance.
- Management / Admin Fee for Five Below is 10% of CAM charges excluding Taxes. 5% cap on controllable expenses.







Wendy's
petco

SPROUTS
PRODUCE MARKET

COPPELL HIGH SCHOOL

DENTON CREEK
ELEMENTARY
SCHOOL

COPPELL MIDDLE
SCHOOL NORTH

VISTA RIDGE PLAZA

BED BATH &
BEYOND

ROSS
DRESS FOR LESS

DSW

Walmart
Supercenter

Arbys

STATE HIGHWAY 121

159,000
VEHICLES PER DAY

SMOOTHIE
KING

SleepCity

MCALISTER'S
DELICIOUS

SONIC
America's Drive-In

THE HONEY BAKED
HAMS

WELLS
FARGO

POPEYES

JJ

OfficeMax

BARNES & NOBLE

POTBELLY
BREADS & SNACKS

E. ROUND GROVE RD.

FIREHOUSE
SUBS
FOUNDED BY FIREMEN

PANDA EXPRESS
CHINESE TAKEOUT

Michaels
Where Creativity Happens

HOBBY LOBBY
Super Savings. Super Selection.

DOLLAR
TREE

Suffolk

Durlington

Total Wine
& MORE

51,800
VEHICLES PER DAY

VISTA RIDGE VILLAGE
SHOPPING CENTER | 373,541 SF

OLD NAVY

Applebee's
GRILL + BAR

Wendy's

McDonald's

BACK
ROOM
SHOES

JOANN
fabric and craft stores

PET SMART

Marshalls

FedEx

CYCLE GEAR

Denny's

FISH N' TAILS
OYSTER BAR

OUTBACK
STEAKHOUSE

7
ELEVEN

LEWISVILLE RETAIL CENTER

162,000
VEHICLES PER DAY

S. STEMMONS FWY.





TRINITY VALLEY SHOPPING CENTER

Party City WinCo FOODS
 petco ULTA
 cricket ROSS DRESS FOR LESS

THE HOME DEPOT
 Albertsons

114,000 VEHICLES PER DAY

LA FITNESS
 DOLLAR TREE

ACE Hardware ALDI
 O'Reilly AUTO PARTS

DOLLAR GENERAL
 CVS pharmacy

Walmart Supercenter
 Lowe's

ANYTIME FITNESS
 CVS pharmacy

BJ'S RESTAURANT BREWHOUSE

Holiday Inn Express & Suites

COSTCO WHOLESALE

COURTYARD BY MARRIOTT

LAKEPOINTE TOWNE CROSSING

STATE HIGHWAY 121

Conn's

Academy SPORTS+OUTDOORS

at home The Home Decor Superstore

RED LOBSTER TAKE-AND-ENJOY LOBSTER

LA FITNESS

BEST BUY

Comfort INN & SUITES

Residence INN BY MARRIOTT

Hampton Inn

MUSIC CITY MALL LEWISVILLE

Dillard's

HEBRON PKWY.

31,800 VEHICLES PER DAY

S. STEMMONS FWY.

162,000 VEHICLES PER DAY

LEWISVILLE RETAIL CENTER

MATTRESS FIRM

verizon

macy's

Foot Locker

51,800 VEHICLES PER DAY

CHUCK & GIBBY'S

Olive Garden

at&t

T-Mobile

Spring Creek BARBECUE

DAVID'S BRIDAL

E. ROUND GROVE RD.

DISCOUNT TIRE

IHOP RESTAURANT

Panera BREAD

Marshalls

RACK ROOM SHOES

GameStop

OLD NAVY

at&t

PET SMART

JO-ANN fabric and craft stores

Denny's

CYCLE GEAR

FedEx

VISTA RIDGE VILLAGE SHOPPING CENTER
 373,541 SF

2021 Estimated Population	
1 Mile	17,840
3 Miles	99,758
5 Miles	235,034
2021 Average Household Income	
1 Mile	\$77,998
3 Miles	\$103,631
5 Miles	\$112,954



LEWISVILLE RETAIL CENTER

Suite	Tenant	SQ FT
100	Car Toys	6,705
200	Five Below	10,611
300	Tuesday Morning	15,477



LOCATION MAP

2021 Estimated Population

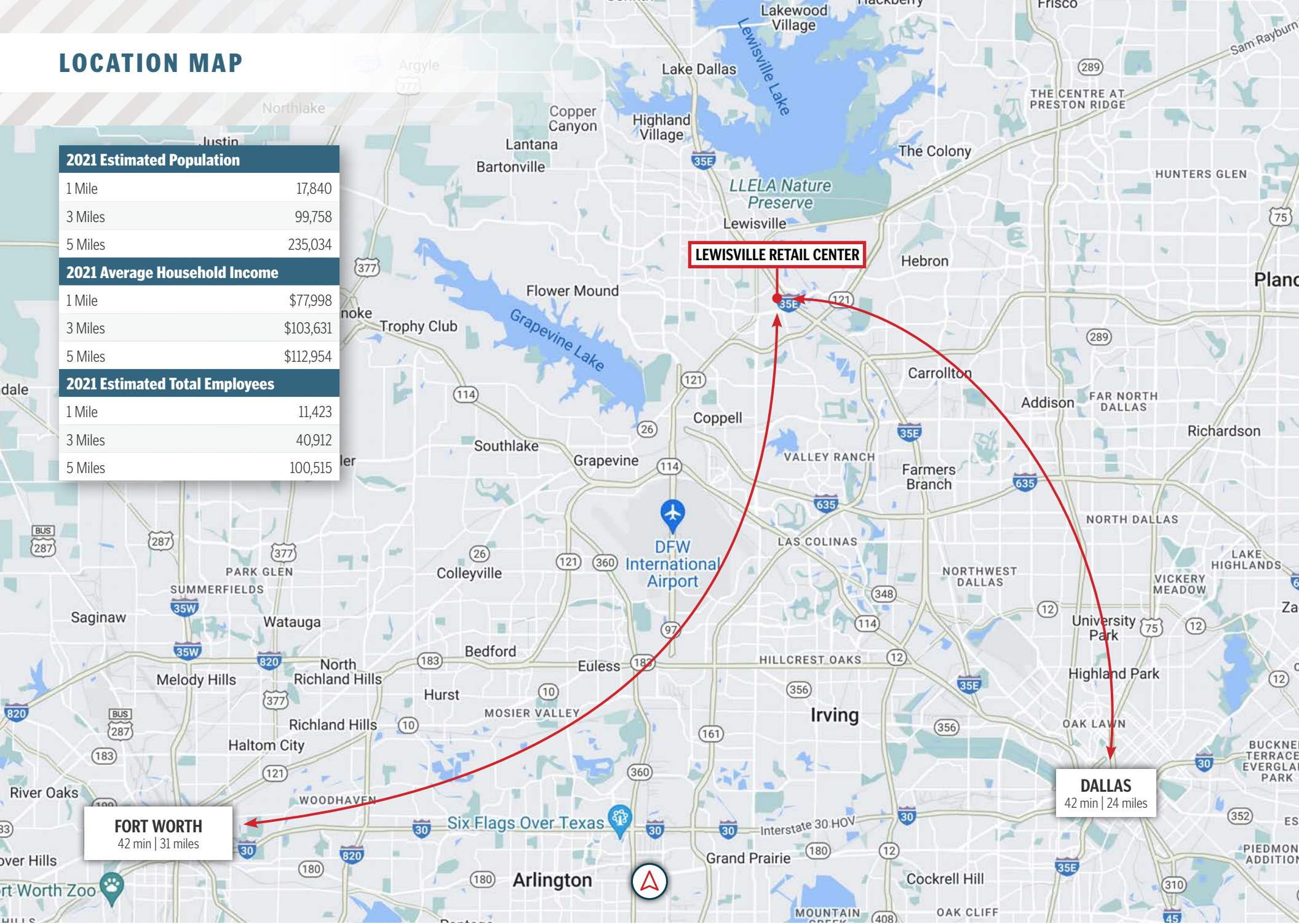
1 Mile	17,840
3 Miles	99,758
5 Miles	235,034

2021 Average Household Income

1 Mile	\$77,998
3 Miles	\$103,631
5 Miles	\$112,954

2021 Estimated Total Employees

1 Mile	11,423
3 Miles	40,912
5 Miles	100,515





LEWISVILLE, TEXAS

Lewisville is a dynamic suburban community in the thriving North Texas region, located within Denton County, and is part of the Dallas-Fort Worth Metroplex. The 2000 United States Census placed the city's population at 77,737 and the 2010 Census placed it at 95,290, making it one of the fastest-growing city populations in the United States and the 33rd most populous in Texas. The city's population is currently approximately 127,008, representing a 33.28% population increase since 2010.

Lewisville's proximity to Lewisville Lake and Lake Grapevine has made it a recreational hub of the Dallas-Fort Worth metroplex. With its location just minutes from DFW International Airport, and straddling two major highways, Lewisville is perfectly positioned for easy access to the rest of North Texas and the world. The city's municipal government, led by a nonpartisan city council, focuses its recreational and cultural investments on facilities such as Toyota of Lewisville Park and the MCL Grand Theater. The area's transportation infrastructure has evolved around the I-35 Corridor along Interstate 35E. The diversity of its population and industry has created a stable economic climate. Lewisville Independent School District provides most of the area's public education programs.

The diversity of its population and industry has created a stable economic climate. Its top employers include JPMorgan Chase, Lewisville Independent School District, and Nationstar Mortgage. Automobile dealerships have flourished there, including Huffines Auto Dealerships and Village Auto Group, which was ranked as one of the top "Powerhouses of the New Economy" by Black Enterprise magazine in 2000. Lewisville's lake and the city's location in the DFW Metroplex has contributed to the largest boat sales market in the state by volume and second in the nation in overall boat sales. Because of the city's proximity to Dallas and Fort Worth, a number of food distribution companies have branches in Lewisville, including Sysco and Meadowbrook Meat Company (MBM).

Lewisville Lake provides opportunities for boating, fishing, camping and other activities. The lake is known for beautiful sunsets and features extensive scenic trails. It's very popular during the summer months. The lake features nature, equestrian and bicycle riding trails. Golf enthusiasts enjoy the numerous golf courses such as Lake Park Golf Course, Bridlewood, Cowboys Golf Club and the Tribute.

AREA DEMOGRAPHICS

LEWISVILLE RETAIL CENTER

	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	17,840	99,758	235,034
2026 Projected Population	19,512	109,070	256,796
2010 Census Population	13,110	82,129	196,835
Projected Annual Growth 2021 to 2026	1.81%	1.80%	1.79%
Historical Annual Growth 2010 to 2021	2.72%	1.66%	1.58%
Households & Growth			
2021 Estimated Households	9,562	38,639	88,200
2026 Projected Households	10,449	42,005	96,004
2010 Census Households	6,881	31,852	74,143
Projected Annual Growth 2021 to 2026	1.79%	1.68%	1.71%
Historical Annual Growth 2010 to 2021	2.95%	1.68%	1.55%
Race & Ethnicity			
2021 Estimated White	47.36%	53.46%	55.17%
2021 Estimated Black or African American	24.55%	13.27%	11.33%
2021 Estimated Asian or Pacific Islander	16.18%	18.51%	20.72%
2021 Estimated American Indian or Native Alaskan	0.55%	0.51%	0.50%
2021 Estimated Other Races	5.68%	10.40%	8.55%
2021 Estimated Hispanic	15.73%	25.80%	22.51%
Income			
2021 Estimated Average Household Income	\$77,998	\$103,631	\$112,954
2021 Estimated Median Household Income	\$61,585	\$75,793	\$84,704
2021 Estimated Per Capita Income	\$41,802	\$40,168	\$42,314
Businesses & Employees			
2021 Estimated Total Businesses	764	3,282	8,103
2021 Estimated Total Employees	11,423	40,912	100,515



LOCATION



Lewisville, Texas
Denton & Dallas County
Dallas MSA

ACCESS



S. Stemmons Freeway: 2 Access Points
E Round Grove Rd: 2 Access Points
Oakbend Dr: 1 Access Point

TRAFFIC COUNTS



S. Stemmons Freeway Access Rd: 10,400 VPD
E Round Grove Rd: 51,800 VPD
S. Stemmons Freeway/Interstate 35E: 162,000 VPD

IMPROVEMENTS



There is approximately 32,793 SF of existing building area

PARKING



There are approximately 125 parking spaces on the owned parcel.
The parking ratio is approximately 3.81 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: R171348
Acres: ~3.58
Square Feet: ~156,151

CONSTRUCTION



Year Built: 1994

ZONING



LI - Light Industrial



FIVE BELOW



fivebelow.com

Company Type: Public (NASDAQ: FIVE)

Locations: 1,200+

2021 Employees: 5,100

2021 Revenue: \$1.96 Billion

2021 Net Income: \$123.36 Million

2021 Assets: \$2.31 Billion

2021 Equity: \$881.89 Million

Five Below is a leading high-growth value retailer for tweens, teens and beyond offering trend-right, high-quality products, with extreme \$1-\$5 value, plus some incredible finds that go beyond \$5. Each store features eight awesome Five Below worlds: Tech, Create, Play, Candy, Room, Style, Party, New & Now. Founded in 2002 and headquartered in Philadelphia, Pennsylvania, Five Below today has over 1,200 stores in 40 states.



TUESDAY MORNING



tuesdaymorning.com

Company Type: Public (OTCQX: TUEM)

Locations: 492

2021 Employees: 1,607

2021 Revenue: \$690.79 Million

2021 Net Income: \$2.98 Million

2021 Assets: \$417.88 Million

2021 Equity: \$71.80 Million

Tuesday Morning Corporation is one of the original off-price retailers specializing in name-brand, high-quality products for the home. This includes upscale home textiles, home furnishings, housewares, gourmet food, toys, and seasonal décor, at prices generally below those found in specialty and department stores and on-line retailers. Based in Dallas, Texas, the Company currently operates 492 stores in 40 states.



CAR TOYS



cartoys.com

Company Type: Private

Locations: 49

Established in 1987 - Car Toys is the largest independent multi-channel specialty car audio and mobile electronics retailer in America with locations in major cities across the western United States. They offer a broad selection of the very best mobile entertainment, navigation, road safety, and security systems available from world-famous brands like Pioneer, Alpine, Kenwood, JBL, and many other top manufacturers. Car Toys also includes professional installation, eco-friendly auto detailing and other auto salon services. They have 49 retail locations across Washington, Oregon, Colorado and Texas, in markets that include Seattle, Portland, Denver, Dallas and Houston.

FIVE BELOW TO OPEN UP TO 400 STORES DURING THE NEXT TWO YEARS

Five Below is accelerating what is already one of the most aggressive expansion programs in specialty retail.

As part of its new long-term “Triple-Double” vision, the tween and teen value retailer said it plans to open 375 to 400 new stores during the next two fiscal years, and 550 to 600 new stores over fiscal years 2024 and 2025. Five Below, which opened 170 net new locations in 2020, operated 1,190 stores in 40 states as of the end of January.

“We are increasing our store potential in the U.S. from 2,500+ to 3,500+, or triple our current store count, and we are planning to double our sales and more than double our EPS through fiscal 2025,” stated CEO Joel Anderson. We expect to open approximately 1,000 stores during this time.”

Five Below posted net income of \$140.2 million, or \$2.49 per share, up from \$123.9 million, or \$2.20 per share, in the year-ago period. Analysts had been expecting earnings per share of \$2.48.

Sales rose 16.1% to \$996.3 million from \$858.5 million, missing estimates of \$1.006 billion. Comparable sales rose 3.4%. Outperforming categories included sports, candy seasonal and style.

For the full year, net sales increased by 45.2% to \$2.84 billion.

“We were very pleased with our fourth-quarter results that capped off a record year,” Anderson said. “We delivered sales growth in line with our expectations

against the difficult comparison to last year’s stimulus-fueled comparable sales increase of 13.8%, and despite the impact of weather in January.”

Looking ahead to 2022, Andersons said the company will continue “to play offense and focus on innovation and experience as we navigate a dynamic macro environment related to the lingering impacts of the pandemic.”

“We are excited to grow our new Beyond store prototype, expand categories and pilot new services to further enhance the customer experience,” he stated. “Our expectations for fiscal 2022 are embedded in our new long-term vision.”

For the first quarter, Five Below expects sales in the range of \$644 million to \$658 million and earnings per share in the range of \$0.54 to \$0.62. For the year, the company’s outlook is for sales in the range of \$3.16 billion to \$3.26 billion and earnings per share in the range of \$5.19 to \$5.70.

Looking ahead to 2022, we will continue to play offense and focus on innovation and experience as we navigate a dynamic macro environment related to the lingering impacts of the pandemic. We are excited to grow our new Beyond store prototype, expand categories and pilot new services to further enhance the customer experience. Our expectations for fiscal 2022 are embedded in our new long-term vision.”



TUESDAY MORNING

Tuesday Morning is operating in an ideal retail segment where the wider home furnishings market is seeing significant strength. Players such as At Home, Floor & Decor and HomeGoods have experienced a surge of visits and success in recent months, and the persistence of hybrid work and WFH is likely to keep the segment growing in 2022.

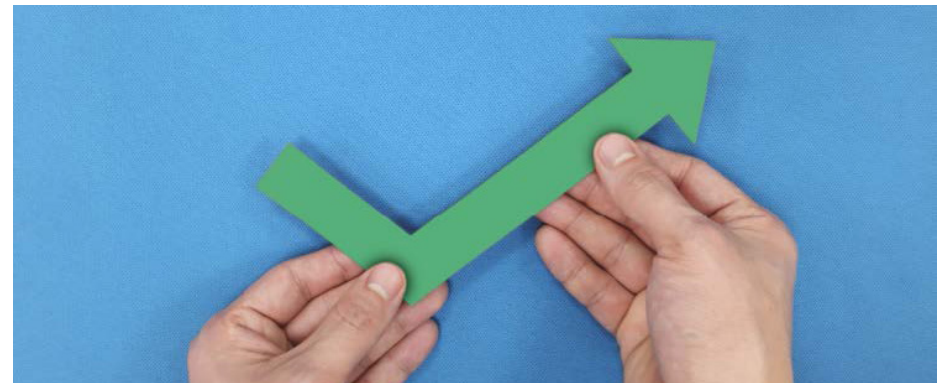
The success of HomeGoods is especially promising, as the combination of the brand’s value orientation and well-aligned offering have increased consumer demand. For example, while overall retail visits were down by over 4% in January compared to the same month in 2020, HomeGoods visits were up 7.3%.

The well-aligned value-oriented home decor offerings that have fueled HomeGoods’ success also define Tuesday Morning. And while visits for the challenged retailer were down 21.2% in January compared to the same month in 2020, there are other metrics that speak to the success of a more focused, right-sized retail fleet.

Visits per venue metrics for Tuesday Morning locations have been up in six of the last seven months compared to two years prior, with the only decline in September – at the height of the Delta wave – when visits were down a paltry 0.1%. And in January of this year, visits per venue were up 6.5% compared to January 2020, even though the month was especially difficult for retail due to rising Omicron cases, supply chain issues, and labor shortages.

This relative strength amidst the continued home furnishing surge, as well as the likelihood that shifting migrations patterns could push the demand later into the year suggest that Tuesday Morning may have a far more successful year than many expect.

Tuesday Morning Overall Visits, Visits per Venue – Yo2Y Comparison





SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS
SOLD
in 2021

\$3.1B+

NET LEASE
TRANSACTION
VALUE
in 2021

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