



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS

FOR SALE

# WALK-ON'S - GLADEPARKS

\$5,874,097

SWQ HWY 121 & Glade Road  
Euless, TX 76039

## FEATURES

- Single Tenant Absolute NNN
- 20 Year Lease
- 2019 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



## OFFICE

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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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# PROPERTY INFORMATION

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SALE

## WALK-ON'S - GLADEPARKS

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### OFFERING SUMMARY

Sale Price: \$5,874,097

Cap Rate: 7.15%

NOI: \$419,998

Lot Size: 1.76 Acres

Building Size: 8,800 SF

Price / SF: \$667.51

### 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
- 2019 Construction
- 10% rent increase every 5 years
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REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



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# LOCATION INFORMATION

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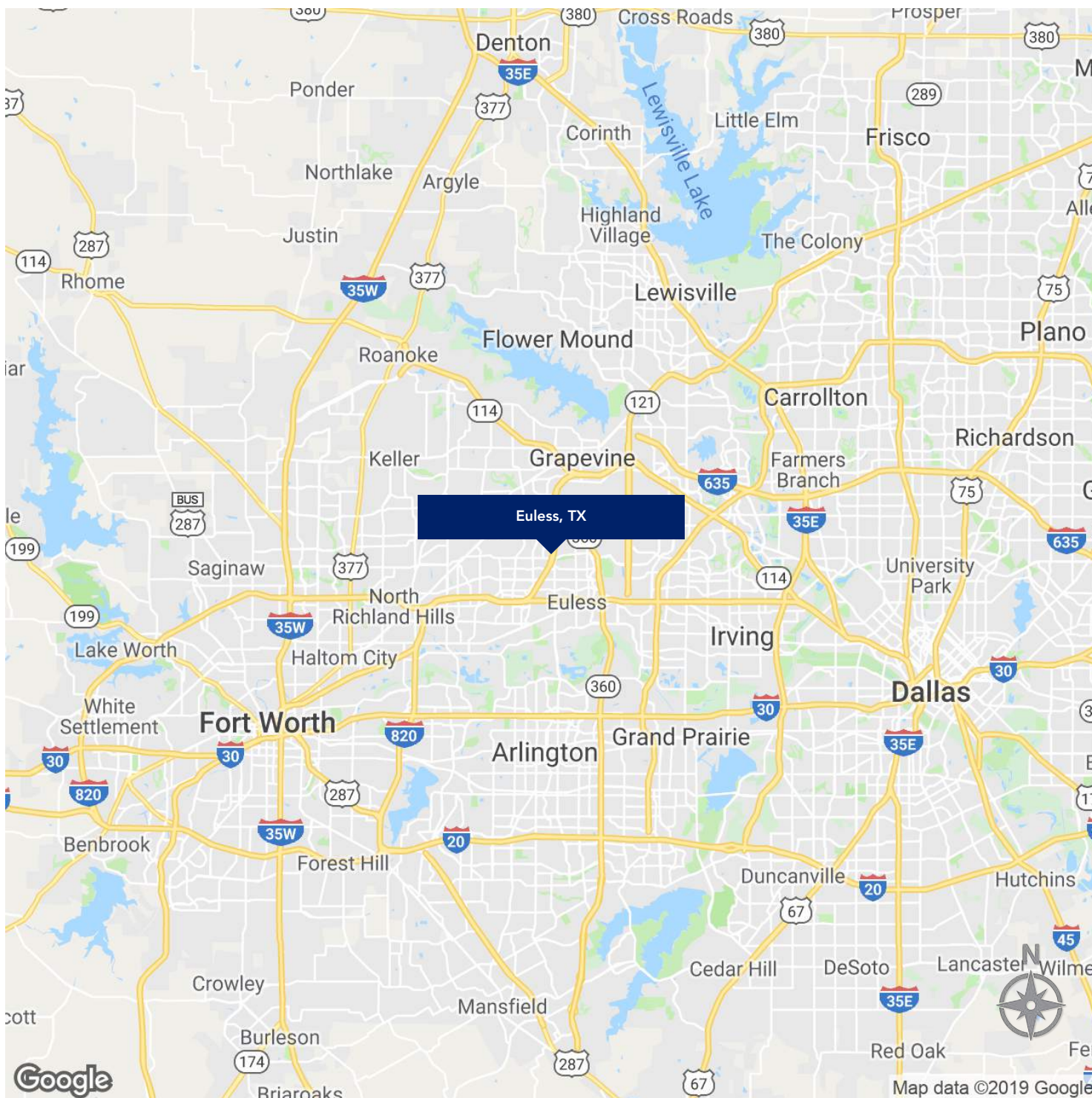
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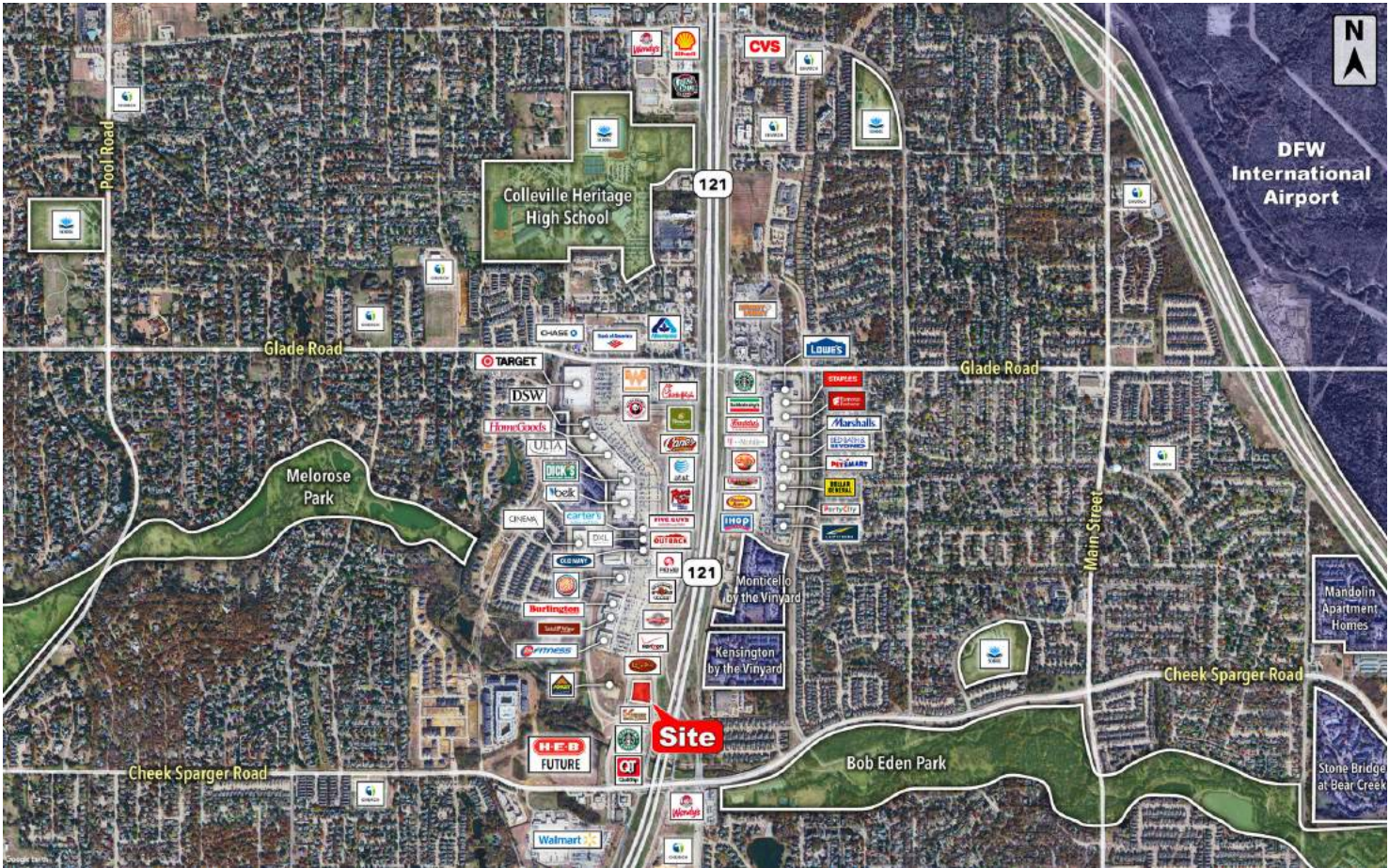




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# DEMOGRAPHICS

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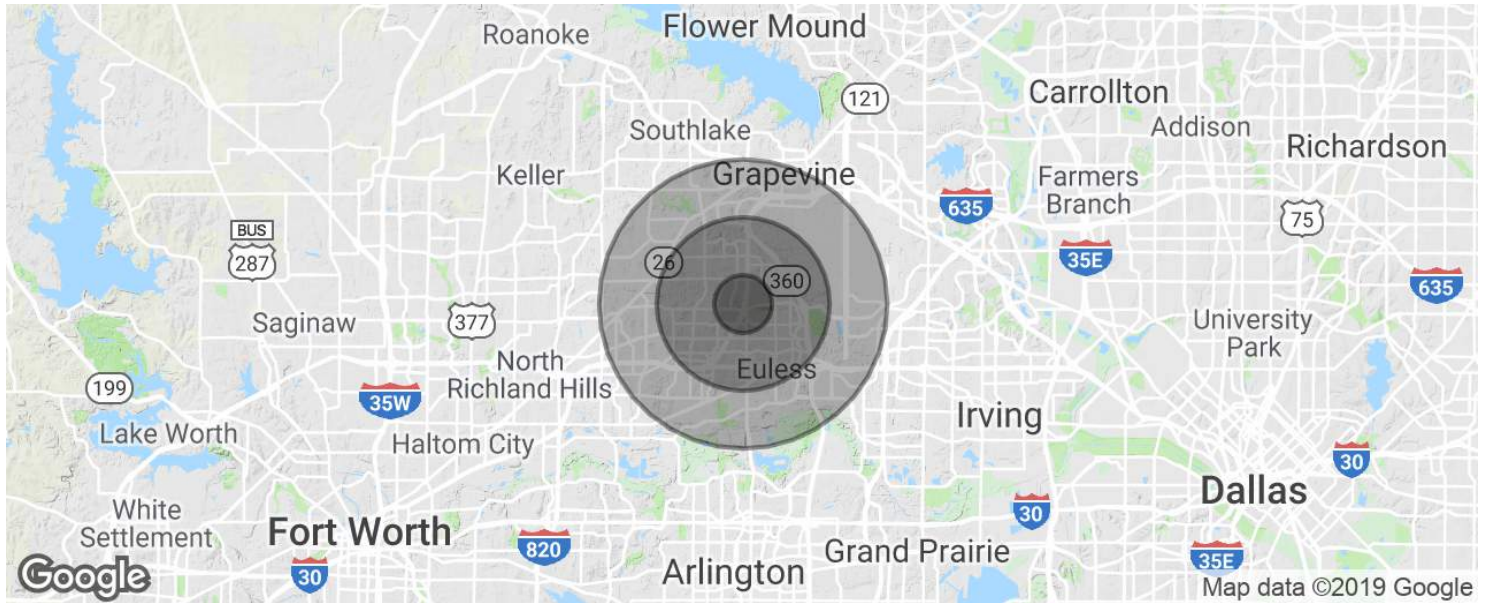
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## WALK-ON'S - GLADEPARKS

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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 2010 US Census

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# ADVISOR BIOS

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## WALK-ON'S - GLADEPARKS

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### BEAU TUCKER, CCIM

Land and Investment Specialist

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Direct: 806.784.3298 | Cell: 806.470.3944

## WEST TEXAS TEAM

Beau Tucker is a Certified Commercial Investment Member (CCIM) that 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, net leased investment services and has become the #1 Land Brokerage in West Texas.

Beau Tucker is a member of the International Council of Shopping Centers (ICSC) and a RECON attendee. Member of Urban Land Institute (ULI). Maintains a database of over 5,000 investors. Responsible for over \$120,000,000 in land & investment inventory.

## PRIMARY SPECIALTIES

NNN Investment, Build-to-Suit and Land Sales

## AFFILIATIONS & AWARDS

- #1 Coldwell Banker Commercial agent in United States - 2017
- #4 Coldwell Banker Commercial agent in United States - 2016
- #6 Coldwell Banker Commercial agent in United States - 2015
- #3 Coldwell Banker Commercial agent in United States - 2014
- #5 Coldwell Banker Commercial agent in United States - 2013
- #1 Coldwell Banker Commercial agent in Texas - 2017
- #1 Coldwell Banker Commercial agent in Texas - 2016
- #1 Coldwell Banker Commercial agent in Texas - 2015
- #1 Coldwell Banker Commercial agent in Texas - 2014
- #2 Coldwell Banker Commercial agent in Texas - 2013
- #1 Coldwell Banker Commercial agent in Texas - 2012
- Top %1 of all Coldwell Banker Commercial Affiliates internationally 2010-2017
- Top Producer, Premier Circle of Distinction 2012 - 2017
- 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 \$120,000,000 in land and investment inventory

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