

TEXAS
FAMILY FITNESS

Marcus & Millichap
NNN FITNESS



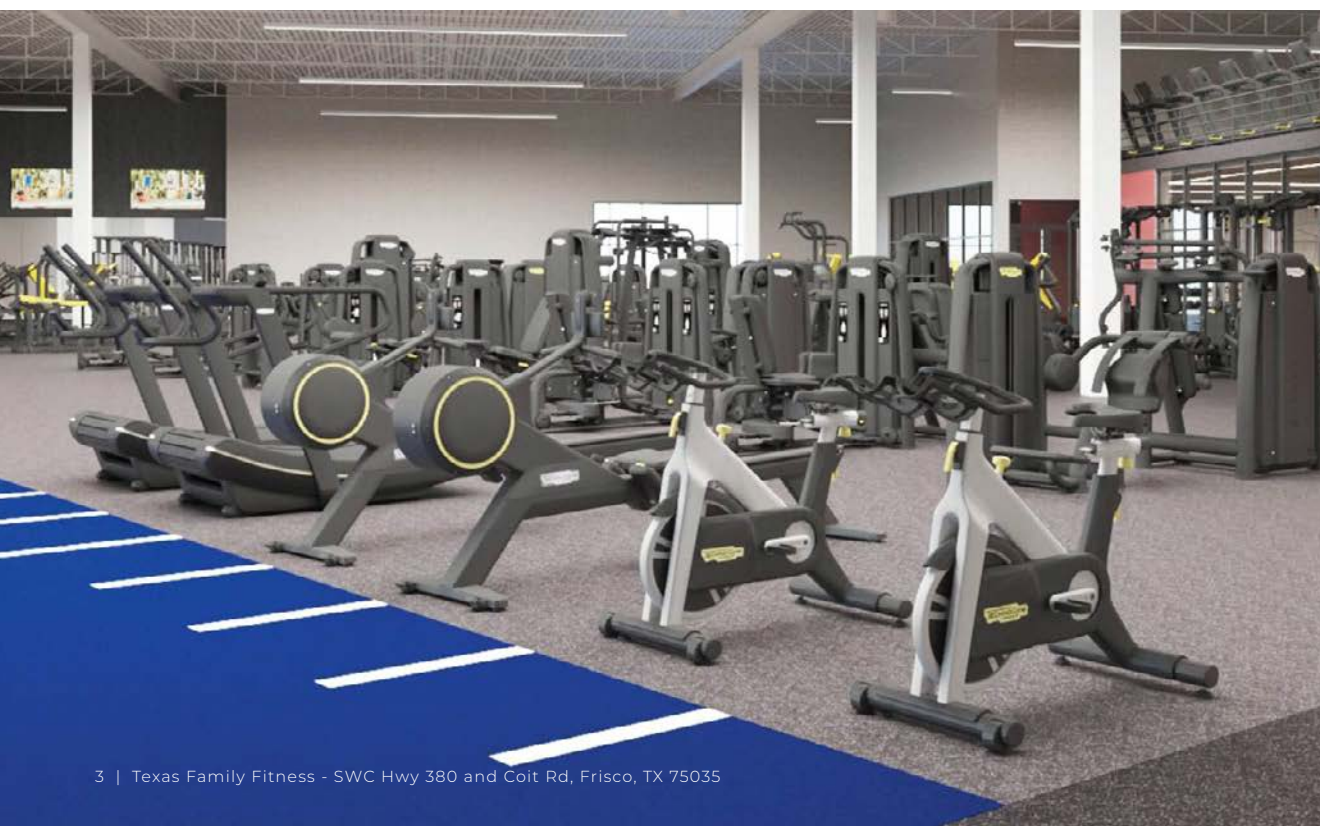
TEXAS FAMILY FITNESS
FRISCO, TX
OFFERING MEMORANDUM



TEXAS
DALLAS PREMIER



Marcus & Millichap
NNN FITNESS



EXCLUSIVELY LISTED BY

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BRAND NEW 2023 FREESTANDING BUILD-TO-SUIT CONSTRUCTION
FRISCO, TX CONSISTENTLY RANKED FASTEST GROWING CITY IN THE US

Marcus & Millichap
NNN FITNESS

INVESTMENT OVERVIEW



\$10,143,680

Purchase Price

16 Year

Lease Term

6.25%

Cap Rate



\$633,980
NOI



31,699 SF
GLA



5.94 AC
Lot Size

Offering Details

ADDRESS	SWC Hwy 380 and Coit Rd, Frisco, TX 75035
TENANT	Texas Family Fitness
LEASE TYPE	NN
RENT COMMENCEMENT	Est 12/1/2023
LEASE TERM	16 Years
YEAR BUILT	2023
OPTIONS	(3) 5 Year
INCREASES	10% Every 5yrs, FMV @ First Option
Guarantor	Five (5) TFF Units

Rent Schedule

PERIOD	ANNUAL RENT	RENT PSF
Months 1 to 72*	\$633,980.00	\$20.00
Months 73 to 132	\$697,378.00	\$22.00
Months 133 to 192	\$767,115.80	\$24.20
Option 1	FMV	
Option 2	110% of Opt. 1	
Option 3	110% of Opt. 2	

*Seller to credit Buyer at COE for Free Rent Period from Months 1-12. Tenant responsible to pay for all additional expenses during Free Rent Period.

INVESTMENT HIGHLIGHTS



Brand New 2023 Build-to-Suit Construction

The subject property features an impressive modern health club designed for DFW's premier health club operator Texas Family Fitness. The Lease features a 16-year Initial Term with three, five-year options to extend and 10% scheduled rental increases every 5 years along with a Fair Market adjustment to rent on the first option.



Dominant Retail Trade Area

The Property is located within The Three Corners Plaza, a 90K square foot shopping center featuring multiple national retailers, including UPS, Planet Smoothie, and Taco Bell. The surrounding 1-mile area contains incoming developments with over 1,000 single-family units, apartments, and townhomes, and 500K square feet of retail space. The property is located within a mile from Prosper High School with over 3,800 students.



Major Regional Intersection

Texas Family Fitness Frisco TX is situated at the southwest corner of US-380 (41,680 VPD) and Coit Rd (10,797 VPD), just over 5 miles west of US-75 providing convenient access to the northern, western, and southern suburbs of Dallas. Texas 380 is the primary east-west route between McKinney and Denton and runs right through Frisco which is viewed by city leaders as one of the main economic corridors through north Dallas.



Outstanding Demographics & Explosive Growth

With nearly 165,000 population and over \$170K+ Average Household Income in a 5-mile radius, the subject property is surrounded by high-end residential communities and commercial developments with a projected 15% population growth in the next 5 years.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY DETAILS



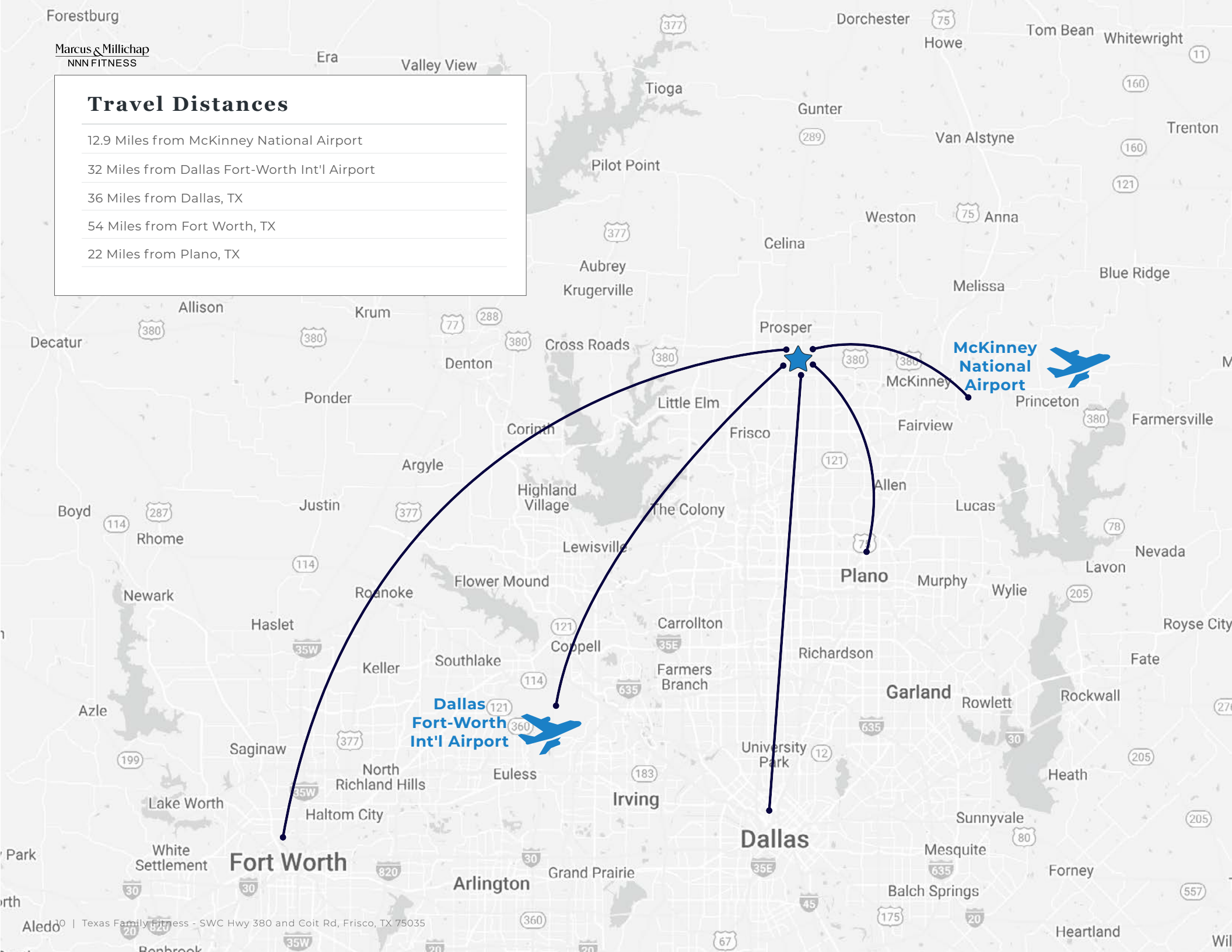
Property Details

ADDRESS	SWC Hwy 380 and Coit Rd, Frisco, TX 75035
LOCATION	Three Corners Plaza
PARCELS	R-12187-00A-0060-1
LAND AREA	5.94 AC

RENTABLE SQUARE FEET	31,699 SF
TRAFFIC COUNTS	E University Dr with 41,680 VPD Coit Road with 10,797 VPD
PARKING	±277 Surface Parking Spaces
YEAR BUILT	2023

Travel Distances

- 12.9 Miles from McKinney National Airport
- 32 Miles from Dallas Fort-Worth Int'l Airport
- 36 Miles from Dallas, TX
- 54 Miles from Fort Worth, TX
- 22 Miles from Plano, TX



AERIAL OVERVIEW



AERIAL OVERVIEW



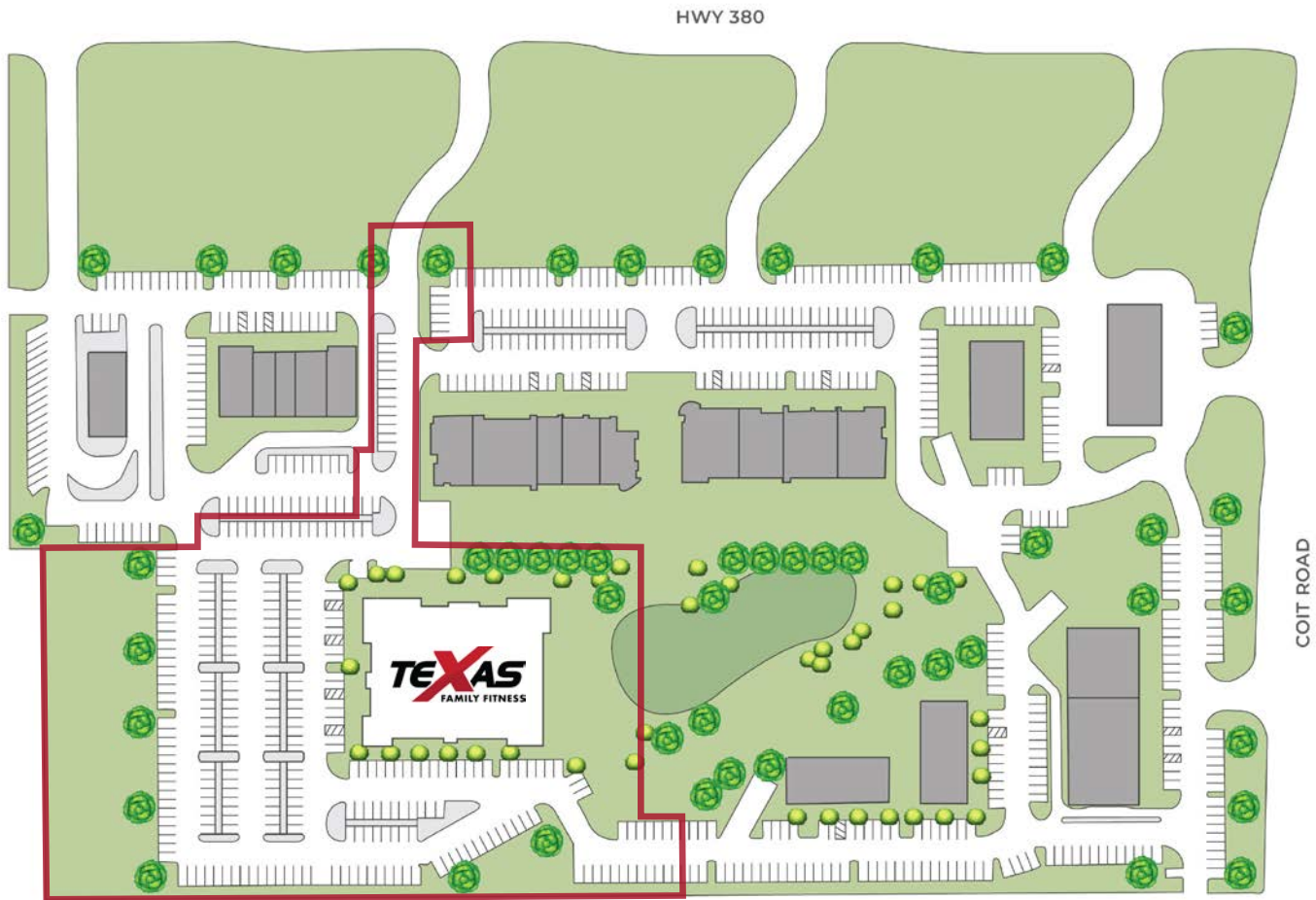
SITE PLAN



31,699 SF
GLA

5.94 AC
Lot Size

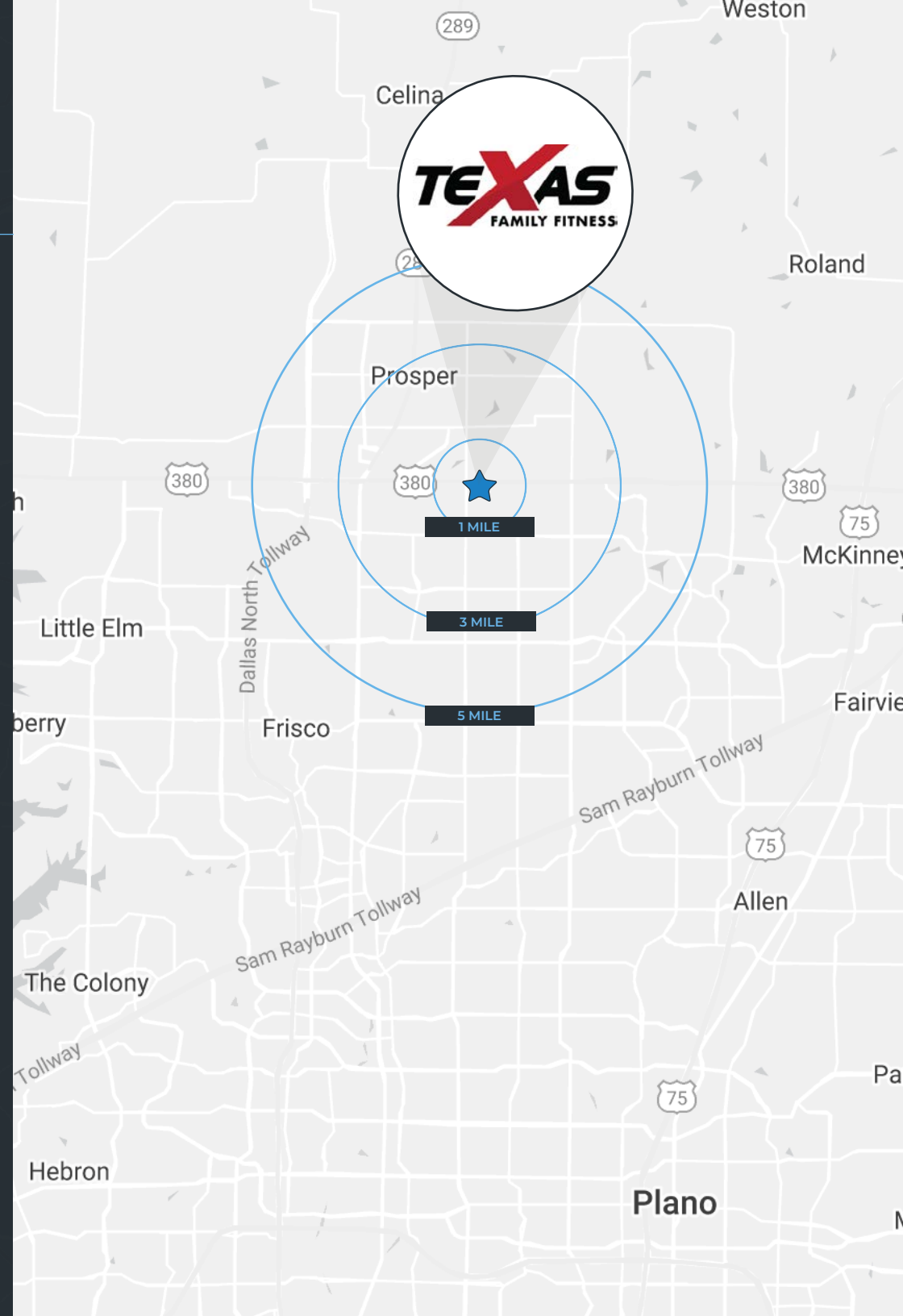
2023
Year Built



DEMOGRAPHIC SUMMARY

Frisco | Texas

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	8,615	74,106	164,878
2028 Projection	10,061	85,406	189,699
HOUSEHOLDS			
2023 Households	3,136	24,659	54,698
2028 Projection	3,668	28,450	62,979
HOUSEHOLD INCOME			
Avg Household Income	\$126,679	\$167,555	\$170,042
Median Household Income	\$96,851	\$142,094	\$147,116
HOUSING			
Owner Occupied	2,246	23,974	52,111
Renter Occupied	1,422	4,477	10,868
EDUCATION			
Some College, No Degree	1,294	11,607	26,581
Associate Degree	258	2,722	5,997
Bachelor's Degree	2,258	17,566	40,625
Advanced Degree	982	9,907	22,163
EMPLOYMENT			
Civilian Employed	4,458	39,427	87,592
Civilian Unemployed	148	1,102	2,874
Civilian Non-Labor Force	1,979	16,070	36,407
U.S. Armed Forces	20	62	119



TENANT SUMMARY



13 Locations
In United States

15+ Yrs
In the Industry

\$67.5M
Revenue

Texas Family Fitness was founded in 2003 and is based in Dallas-Fort Worth, they now span 13 locations. Texas Family Fitness is an operator of high-amenity, high-value health clubs in the Dallas suburbs. They provide a family-friendly environment complemented with state-of-the-art equipment and knowledgeable, friendly staff. As part of their commitment to being the best FIT for your family, Texas Family Fitness offers a variety of classes. Their clubs have the best workout floors available without charging members for amenities they don't use. Also the club offer Kids Club so you can make "me" time a priority. The end result is a family membership that costs less than a single membership at competitors. Texas Family Fitness recognizes the importance of creating a healthy atmosphere for the entire family at an affordable cost.



LOCATION SUMMARY



Population: 200,509
2020 Census



Households: 66,615
2020 Census



Dallas MSA
36 Miles North

Dallas Fort-Worth Bedroom Community

Frisco was the fastest-growing city in the United States in 2017, and also from 2000 to 2009. It's a city in Texas and part of the Dallas-Fort Worth metro area. Downtown, the Frisco Heritage Museum displays antiques, vintage cars and railroad memorabilia. The National Video game Museum has rare gaming consoles and arcade machines. Next door, Sci-Tech Discovery Center offers hands-on exhibits for kids. To the northeast, Frisco Commons Park features playgrounds, a fishing pond and an amphitheater. The Dallas Cowboys "The Star" practice stadium is located in Frisco. In addition to this Frisco is home to many sporting arenas including Riders Fields, Toyota Stadium, and The Commercial Center. The city is home to a campus of the Amberton University and the Preston Ridge campus of the Collin Community College District.



HQ

DALLAS COWBOYS

The Dallas Cowboys World
Headquarters and practice facility
are located in Frisco.

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Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

TEXAS FAMILY FITNESS

OFFERING MEMORANDUM

Marcus & Millichap
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13,255 Closed
Transactions in 2022

\$84.4 B Total
Volume Closed in 2022

50 Transactions
Every Business Day

80+ Offices
Across the U.S. & Canada



EXCLUSIVELY LISTED BY

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials _____ Date _____

Information available at www.trec.texas.gov
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