

LA FITNESS

LA FITNESS

PROSPER, TX

OFFERING MEMORANDUM



\$171,340
1-Mile Ave. HHI



LA|FITNESS.
SUBJECT PROPERTY



GEE RD | 16,538 VPD

W UNIVERSITY DR | 40,464 VPD

380

Texas 380, the primary east-west route between McKinney & Denton, runs right through Prosper. The road is viewed as an “economic corridor” by city leaders.

DOWNTOWN DALLAS, TX

FUTURE
WALMART
EST. 2025



Marcus & Millichap
NNN FITNESS

380 W UNIVERSITY DR | 40,464 VPD

GEE RD | 16,538 VPD

INVESTMENT OVERVIEW

\$12,855,000

PURCHASE PRICE

5.75%

CAP RATE

OFFERING DETAILS

ADDRESS	4900 W University Dr, Prosper, TX 75078
TENANT	Fitness International, LLC
NOI	\$739,260
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	12/29/2022
LEASE EXPIRATION DATE	12/31/2037
TOTAL GLA	37,000 SF
LOT SIZE	4.08 AC
YEAR BUILT	2022
RENT PSF	\$19.98
PRICE PSF	\$347.43
OPTIONS	(3) 5 Years
INCREASES	\$1.50 per SF Every 5 Years

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	RENT PSF
Years 1 - 5	\$739,260	\$19.98
Years 6 - 10	\$794,760	\$21.48
Years 11 - 15	\$850,260	\$22.98
Option 1	\$905,760	\$24.48
Option 2	\$961,260	\$25.98
Option 3	\$1,016,760	\$27.48

DEMOGRAPHICS

1 MILE POP	1 MILE AHHI	3 MILE POP	3 MILE AHHI	5 MILE POP	5 MILE AHHI
11,124	\$171,340	80,997	\$158,756	176,188	\$150,426

INVESTMENT HIGHLIGHTS



Generational Real Estate & Corporate Lease

Newly constructed prototype design featuring Fitness International's modern 37,000 square foot state-of-the-art facility positioned on over 4.08 acres offering abundant parking. This site offers tremendous foot traffic and is backed by the nation's largest non-franchised health club chain with over 744+ locations and S&P 'B' Stable credit rating.



Explosive Regional Power Center Destination

Strategically positioned at the high-traffic intersection of US 380 & FM 423, this location benefits from tremendous synergy as part of this dynamic retail hub anchored by major national brands like Kroger, Home Depot, Walmart, and HEB, drawing over 99,000+ vehicles per day.



Located in North Dallas' Economic Corridor

Situated on Texas 380, a key east-west route through North Dallas, this property benefits from the rapid residential growth and high-income demographics surrounding the area, including the 2,030-acre Windsong Ranch development. Additionally, this site is positioned near the new PGA Headquarters, offering two TPC golf courses, Omni hotel, mixed-use residential and commercial developments, further boosting the area's appeal.



MARKET AERIAL

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NNN FITNESS



LA FITNESS.
SUBJECT PROPERTY

FARM ROAD 423

WINDSONG RANCH
3,500 LOTS

Kroger MOD Cane's Great Clips
CHASE Jack in the Box
Jersey Mike's menchie's

THE HOME DEPOT Swig Chick-fil-A
Panera BREAD MCDONALD'S

COOK CHILDREN'S MEDICAL CTR

ST. MARTIN DE PORRES CATHOLIC SCHOOL

BatteriesPlus+ Valvoline brakes plus

SafeSplash FIRST WATCH
JIMMY JOHN'S

FUTURE RETAIL PHASE III
FUTURE RETAIL

GEE RD | 16,538 VPD

W UNIVERSITY DR | 40,464 VPD

37 MILES NORTH
DALLAS, TX

380

380

CVS pharmacy

H-E-B

PANDA EXPRESS CHINESE KITCHEN
Dutch Bros

Freddy's STEAKBURGERS
BLACK RIFLE COFFEE COMPANY

Walmart
FUTURE WALMART COMPLETION EST. 2025

Bojangles

Bank of America

Local Open T-Mobile PET EVOLUTION
DUNKIN' DONUTS Birdies BREAKFAST CLUB

THE TRAVIS 345 UNITS

KUMON

WALMART

HOLLYHOCK 836 LOTS



FARM ROAD 423

Starbucks Firestone
7 ELEVEN IHOP ups verizon

Academy SPORTS+OUTDOORS

PEI WEI ASIAN KITCHEN
SHERWIN WILLIAMS

play street museum Dollar TACO BELL

TENANT SUMMARY

Marcus & Millichap
NNN FITNESS



LA | FITNESS®



Irvine, CA
Headquarters



37+ Years
In the Industry



728+
Locations in U.S.



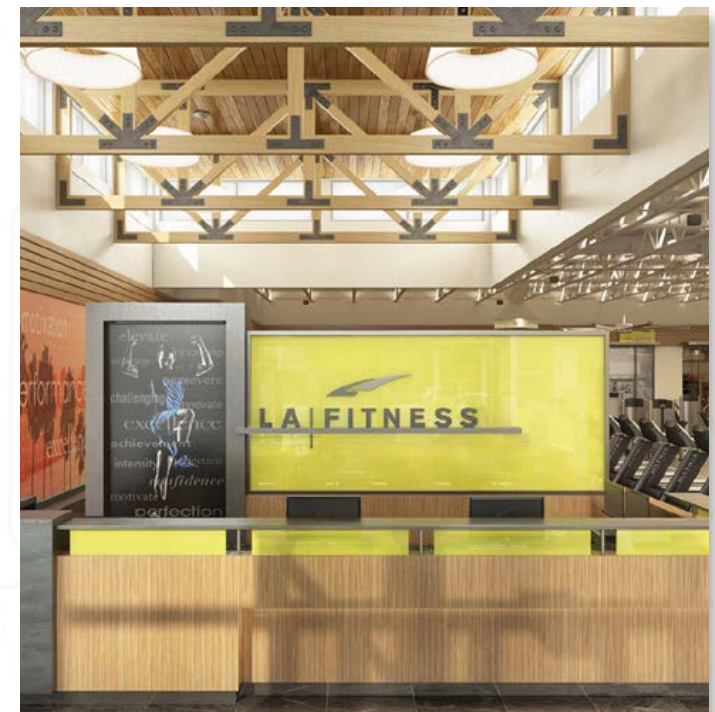
B / Stable
S&P Upgraded Rating

TENANT OVERVIEW

Fitness International, LLC, known as LA Fitness, is the largest non-franchised fitness club operator in the United States and Canada. Founded in 1984 and headquartered in Irvine, Calif., LA Fitness is one of the fastest growing sports club chains with more than 728+ locations across the United States and Canada. **RetailStat, LLC** estimates the company has annual revenue of \$2.09 billion in 2023. LA Fitness was also ranked #1 out of 100 in Club Industry's Top 100 Health Clubs of 2019.

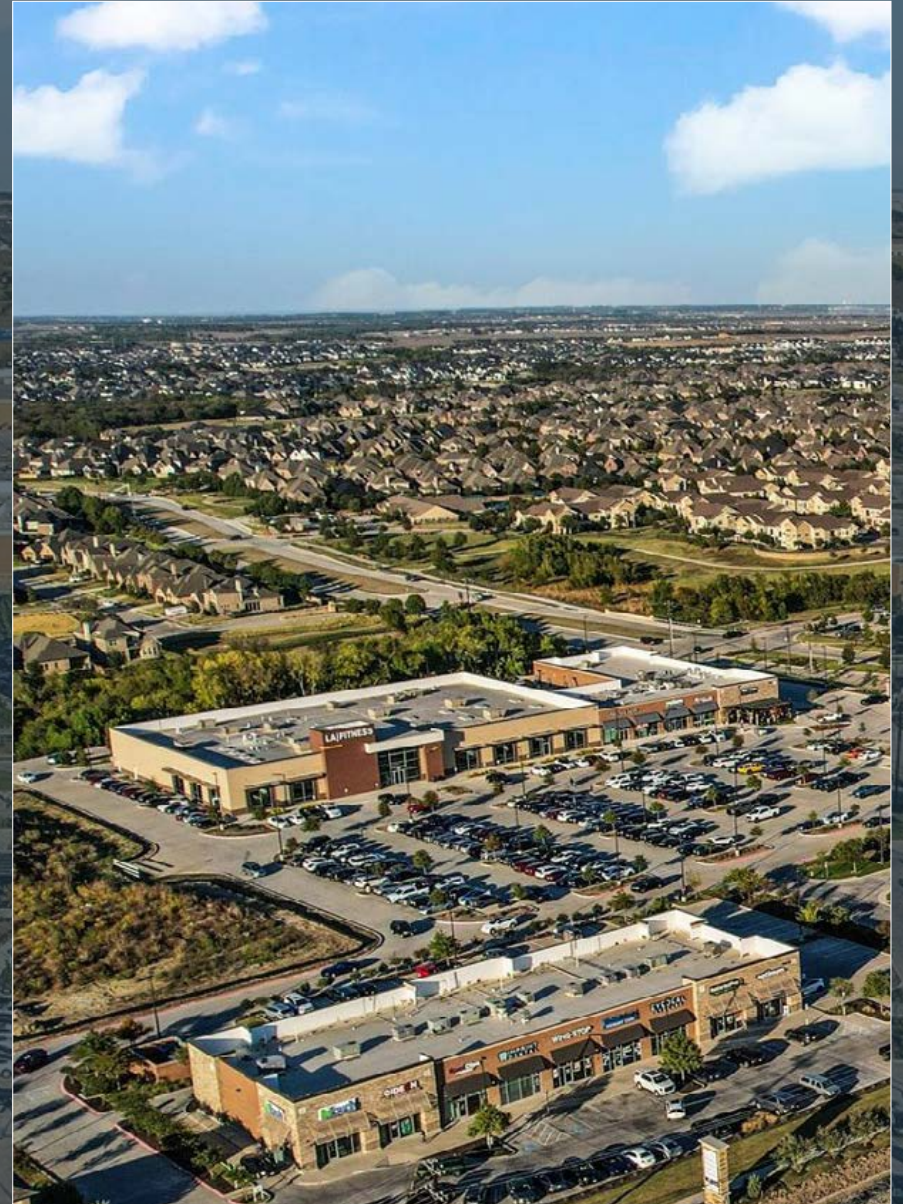
Their mission is to help as many people as possible achieve the benefit its of a healthy lifestyle by creating a nationwide network of sports clubs, offering its members the widest range of amenities and the friendliest service at an affordable price.

LA Fitness clubs offer state-of-the-art equipment and cardio areas, group and specialty classes, indoor heated lap pools, whirlpool spas and saunas, racquetball and basketball courts, full locker facilities, personal trainers, and babysitting.



PROPERTY PHOTOS

Marcus & Millichap
NNN FITNESS





MARKET AERIAL

LA|FITNESS.
SUBJECT PROPERTY

WINDSONG RANCH
3,500 LOTS

WILLIAM RUSHING MIDDLE SCHOOL

THE HOME DEPOT | Kroger | FIRST WATCH | SAFESPLASH | BatteriesPlus+ | menchie's | Swig | Jersey Mike's | Chick-fil & | Panera BREAD | MOD | Cane's | Valvoline | brakes plus | Jack in the box

RICHLAND HIGH SCHOOL

TOYOTA | Ford

TEXAS HEALTH NEIGHBORHOOD CARE & WELLNESS

CHRYSLER

U-HAUL

COOK CHILDREN'S MEDICAL CTR

OMNI PGA FRISCO
500 ROOMS
10 RANCH HOUSES & SPA

380

W UNIVERSITY DR | 40,464 VPD

380

DALLAS PKWY | 40,398 VPD

PANDA EXPRESS | DUTCH BROS

FUTURE WALMART EST. 2025

HOLLYHOCK
836 LOTS

PANTHER CREEK HIGH SCHOOL

play street museum | Dallas | TACO BELL | PET EVOLUTION | T-Mobile | DUNKIN' DONUTS | Local Open

PGA FRISCO

PGA HEADQUARTERS W/ TWO COURSES, PRACTICE FACILITY, & RESORT

THE LINKS ON PGA PKWY
375 UNITS

H-E-B | CVS pharmacy | BLACK RIFLE COFFEE COMPANY | Freddy's STEAKBURGERS

Academy | CHIRO'S | Starbucks | 7 ELEVEN | TIG | verizon | KUMON | Firestone | IHOP | PEI WEI ASIAN KITCHEN | SHERWIN WILLIAMS | Botangles



SITE PLAN

LA FITNESS

Marcus & Millichap
NNN FITNESS

37,000 SF GLA	4.08 AC LOT SIZE	±250 SPACES PARKING
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REGIONAL SITE PLAN

Marcus & Millichap
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PGA FRISCO IS OFFICIALLY OPEN FOR BUSINESS

The PGA of America complex in Frisco, Texas, is a monument to all that's great about golf. But it's also a monument to all the people who make the sport what it is, from the nearly 28,000 PGA Members and Associates, to weekend warriors to the LPGA and PGA TOUR Professionals we watch every week.

"We call this 'Home,'" says Cross. "We don't call it 'headquarters.' This is the Home of the PGA of America and the home of PGA Professionals." -Sandy Cross



"The new Kroger grocery store at the northeast corner of Highway 380 and FM 423 is the **tip of the iceberg** when it comes to the new shopping, dining and entertainment choices that Hollyhock residents can expect to see over the coming months."



Amid Big Development, Prosper Lives Up To Its Name

"Texas 380, the primary east-west route between McKinney and Denton, runs right through Prosper. The road is viewed as an "economic corridor" by city leaders, who say long-term investments to fund and install water, sewer and utility lines along Texas 380 are beginning to pay off."

-Ben Russell
Channel 5 NBCDFW

"Frisco, for the first time in at least five years, topped the U.S. Census bureau's list of **fastest-growing big cities in the nation**, adding an average of 37 new residents every day for a population jump of 8.2%, data released Thursday showed."

-Dallas News





“Hollyhock is a community developed by Newland Communities located at the southeast corner of US 380 and FM 423. Construction began in 2015 and is expected to be complete by 2022. The planned 836 single-family homes will range from 2,154 to 4,440 square feet.”

-Nicole Luna

Windsong Ranch in Prosper, Texas, was recently recognized by the National Association of Home Builders as **one of the top 6 master-planned communities** in the entire nation. Windsong Ranch, an award-winning master-planned community spans over 2,000 acres – complete with 600+ acres of lakes, wooded creeks, parks, trails, outdoor fields, and resort-style amenities.



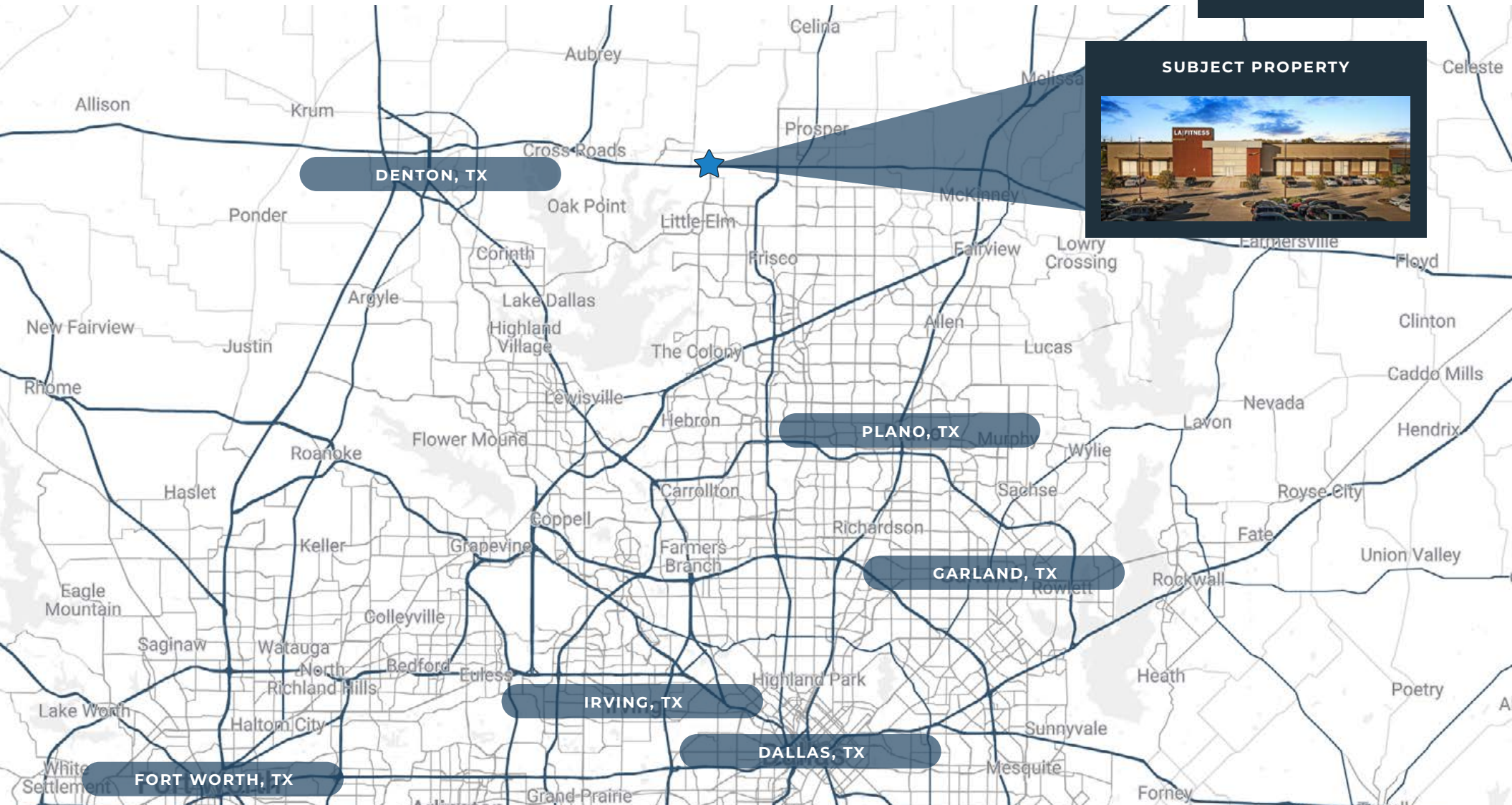
“Windsong Ranch has been one of the **best selling new home projects in the Dallas-Fort Worth** area, attracting hundreds of residents from relocating workers for companies including Toyota, Liberty Mutual Insurance and others.”

-Steve Brown





REGIONAL OVERVIEW



TRAVEL DISTANCES



LA | FITNESS

DENTON, TX

16.1 MILES

PLANO, TX

26.6 MILES

GARLAND, TX

36.9 MILES

DALLAS, TX

37.5 MILES

IRVING, TX

39.1 MILES

FORT WORTH, TX

50 MILES

DEMOGRAPHICS



PROSPER, TX | DFW

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	11,124	80,997	176,188
2029 Projection	13,756	98,913	214,893
HOUSEHOLDS			
2024 Households	3,422	24,810	55,903
2029 Projection	4,241	30,430	68,527
HOUSEHOLD INCOME			
Avg Household Income	\$171,340	\$158,756	\$150,426
Median Household Income	\$143,186	\$134,591	\$124,666
EDUCATION			
Some College, No Degree	1,551	12,725	29,994
Associate Degree	263	2,363	7,081
Bachelor's Degree	2,655	19,110	39,778
Advanced Degree	1,423	9,989	20,858
EMPLOYMENT			
Civilian Employed	6,106	44,165	96,254
Civilian Unemployed	147	1,847	3,638
Civilian Non-Labor Force	1,854	13,643	32,905
U.S. Armed Forces	18	180	224

LOCATION SUMMARY

Marcus & Millichap
NNN FITNESS



Population: 80,997
3-Mile



Ave. HHI: \$158,756
3-Mile



Dallas Fort-Worth MSA
4th Largest MSA in the U.S.

Fastest Growing City in North Texas

Prosper, Texas is a rapidly growing, affluent suburb situated approximately 35 miles north of Downtown Dallas, spread across Collin and Denton counties. Known for its high quality of life and booming development, Prosper currently holds the title of the fastest-growing city in North Texas. This growth reflects both the area's rising population and its increasing appeal as a desirable residential community.

The Dallas North Tollway is undergoing an 18-mile extension, expanding north from U.S. Highway 380 through Prosper to FM 121 in Grayson County. This project, starting in 2024, is expected to drive economic growth, including new retail developments, schools, and businesses, further enhancing Prosper's already high quality of life. In addition to its educational infrastructure, Prosper's combination of small-town charm, access to major urban amenities, and a thriving local economy make it a highly sought-after destination for families and businesses alike.



1 of DFW's Fastest-Growing Cities

In recent years, prosper has experienced tremendous commercial and residential growth driven by an influx of major businesses coming into town. Its well-educated populace and flourishing economy bode well for its future as one of the best towns in Texas.

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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.

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LA|FITNESS

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NNN FITNESS

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7,546 Closed
Transactions in 2023

\$43.6B Total
Volume Closed in 2023

30 Transactions
Every Business Day

80+ Offices
Across the U.S. & Canada



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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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
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Information available at www.trec.texas.gov
IABS 1-0