

Torchy's Tacos & Mo' Bettahs Shops A

The Village at Ownsby Farms

3505 S Preston Rd. Celina, TX 75009



OFFERING
MEMORANDUM



GOMEZ GROUP



CUSHMAN &
WAKEFIELD



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Torchy's Tacos & Mo' Bettahs - Shops A

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4

INVESTMENT HIGHLIGHTS

6

PROPERTY OVERVIEW

17

LEASE SUMMARY

18

FINANCIAL ANALYSIS

19

TENANT OVERVIEW

20

LOCATION OVERVIEW

22

DEMOGRAPHICS

Torchy's Tacos & Mo' Bettahs - Shops A

3505 S Preston Rd.
Celina, TX 75009



GOMEZGROUP

Year Built:

2025

Land:

1.74 Acres
(75,795 SqFt)

Bldg:

10,611 SqFt

Parking:

58 Surface Spaces





- 100% Occupied
- All Tenants on NNN Leases
- Brand New 2025 Construction
- Population +83,800 in 5 Miles with 16.38% Annual Population Growth Rate
- +\$216,800 Avg HHI in 1 Mile Radius, Higher than the National Average
- Celina, TX Ranked 4th Fastest-Growing City in the U.S. According to 2025 Census Bureau

- ❑ Immersed Among 8 Major Master-Planned Communities within 10-Mile Radius, Exceeding 8,000 Acres Combined
- ❑ Less than 2.5 Miles from Kroger Anchored Shopping Center with 1.7MM Annual Visits, per Placer.ai
- ❑ 4 Miles from The Gates of Prosper, a 327K Sqft Shopping Center with 4.9MM Annual Visits, per Placer.ai
- ❑ Dense Retail Corridor with National Tenants such as Target, Walmart Supercenter, Hobby Lobby, DICK'S Sporting Goods, and Kohl's

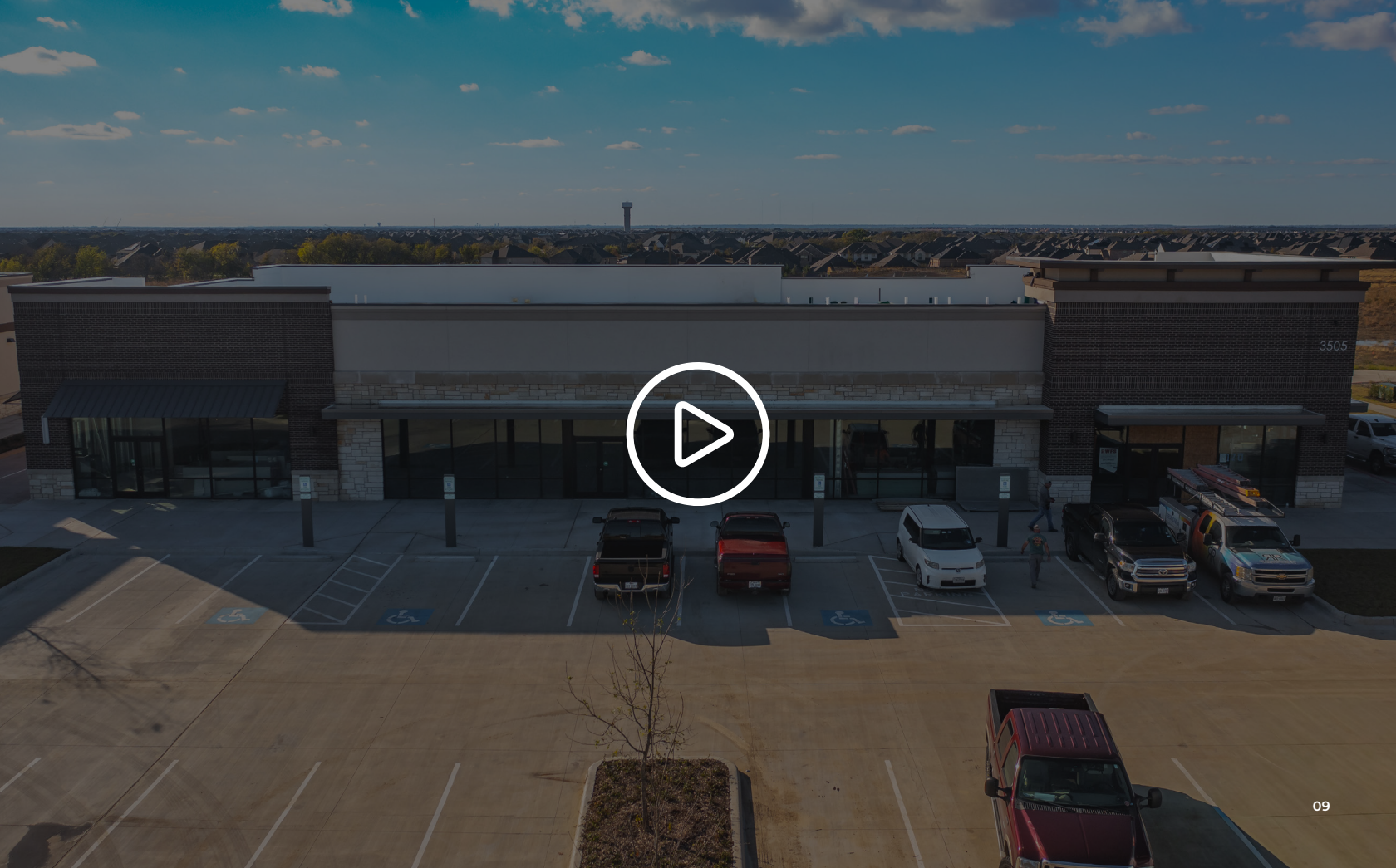


► SITE PLAN



TORCHY'S TACOS & MO' BETTAHS - SHOPS A

| TENANTS | AREA (SQFT) |
|----------------|-------------|
| TORCHY'S TACOS | 3,800 |
| SOAK NAILS | 4,161 |
| MO' BETTAHS | 2,650 |



3505



FIREHOUSE SUBS Celina Star Cafe
COLD STONE CREAMERY **Touchdown Taphouse**

FIVE GUYS BLACK FOODS
TOTALCARE EMERGENCY ROOM **HunterDouglas** COFFEE BAR

Luna Grill mediterranean kitchen **SportClips** HAIRCUTS
PACIFIC DENTAL SERVICES **Pickerman's** COFFEE BAR

TORCHY'S TACOS
Mo' BETAR'S HAWAIIAN STYLE FOOD **SOAK** BAR SPA - LOUNGE

Curry INDIAN **CARLAND NIMS**
RP **FOSS**
POWERED PLAYERS

PETSMART

The Ownsby Apartments
396 Units

Academy SPORTS EDUCATION

Bojangles

PNC

COSTCO WHOLESALE

THE HOME DEPOT
 Opening August 2026

S. PRESTON RD (9,680 VPD)
 Retail Development
 Coming Soon

S. PRESTON RD (9,680 VPD)



S. PRESTON RD (9,680 VPD)

Retail Development Coming Soon



S. PRESTON RD (9,680 VPD)



METHODIST CELINA MEDICAL CENTER
+11,000 Employees
System-Wide



COVENTRY HOMES HILLSIDE VILLAGE
71-Acre Community
165 Units

THE OWNSBY APARTMENTS
396 Units

OPENING
AUGUST 2026



THE SHOPS AT CARTER RANCH

BLUEWOOD BY HILLWOOD COMMUNITIES
1,380-Acre Master
Planned Community



OWNSBY PKWY



FUTURE DEVELOPMENT

TORCHY'S TACOS & MO' BETTAHS - SHOPS AT THE VILLAGE AT OWNSBY FARMS

3505 S. Preston Rd., Celina, TX 75009

9,680 VPD

S PRESTON RD

FUTURE RETAIL DEVELOPMENT

RETAIL DEVELOPMENT
COMING SOON



289



LILYANA BY HILLWOOD COMMUNITIES
400-Acre Master Planned Community

SecurCare
Self Storage

RETAIL DEVELOPMENT
COMING SOON

TORCHY'S TACOS & MO' BETTAHS - SHOPS A THE VILLAGE AT OWNSBY FARMS
3505 S. Preston Rd., Celina, TX 75009

289

9,680 VPD
S PRESTON RD

JOHN CAMPBELL TRL

CHASE
ANYTIME FITNESS
SUPERCUTS
SAJAD
BUCO II Zone
Kroger

7
ELEVEN

McDonald's

brakes plus

OCEAN WASH

WHAVERIDGE

HIGHFIELD PRESTON
251 Units

LAUGHLIN TWO EIGHTY NINE
268 Units

PROSPER ISD CHILDREN'S HEALTH STADIUM
34,000 SqFt Natatorium

LIGHT FARMS
1,070-Acre Master Planned Community
+3,000 Homes

HunterDouglas

Bojangles

FIVE GUYS
BURGERS AND FRIES

Dickman's

PACIFIC DENTAL SERVICES

BLACK ROCK

TOTALCARE

PNC

SportClips

Luna Grill

TOUCHDOWN

CHOP STONE

FIREHOUSE SUBS

CURRY PIZZA HOUSE

MILANO NAILS

Peak n Play

CELINA STAR CAFE

RP

Foss

PET SMART

Academy
SPORTS + OUTDOORS

FUTURE DEVELOPMENT

COSTCO
WHOLESALE



**TORCHY'S TACOS & MO' BETTAHS - SHOPS A
THE VILLAGE AT OWNSBY FARMS**
3505 S. Preston Rd., Celina, TX 75009

**GREEN MEADOWS BY
CASTLEROCK COMMUNITIES**
1,400 Acres
+4,000 Homes

**71-Acre Community
165 Units**
**COVENTRY HOMES
HILLSIDE VILLAGE**

ATLAS BLUEWOOD APARTMENTS
272 Units

THE OWNSBY APARTMENTS
396 Units

**BLUEWOOD BY
HILLWOOD COMMUNITIES**
1,380-Acre Master
Planned Community

MUSTANG LAKES
681-Acre Master
Planned Community
Approx. 3,400 Homes

**CHRISTOPHER TODD NEIGHBORHOODS
CELINA PARK**
108 Units

LIGHT FARMS
1,070-Acre
Master Planned
Community
+3,000 Homes

**LAUGHLIN TWO
EIGHTY NINE**
268 Units

**LILYANA BY
HILLWOOD COMMUNITIES**
400-Acre Master
Planned Community

**THE ROYALTON AT
CREEKS OF LEGACY**
270 Units

FRONTIER PKWY
12,204 VPD

**324 Units
PROSPER CROSSINGS**

HIGHFIELD PRESTON
251 Units

**LEGACY MANSIONS BY
HAMRA HOMES**
+180 Acres
Part of Legacy Hills
Master Planned
Community with
3,200 Acres

**STAR TRAIL
MASTER-PLANNED COMMUNITY**
900 Acres

THE MANSIONS OF PROSPER
450 Units

Green Meadows by CastleRock Communities
1,400 Acres; +4,000 Homes

Methodist Celina Medical Center
+11,000 Employees System-Wide



Tommie Dobie Bothwell Elementary School
Approx. 466 Students



Coventry Homes - Hillside Village
71-Acre Community

Yardly Cross Creek Meadows
265 Homes



Highland Homes Cambridge Crossing
43-Acre Mixed-Use Development



E. OUTER LP

Atlas Bluewood Apartments
272 Units

GHOATE PKWY

Sundance Celina
261 Units

The Ownsby Apartments
396 Units

THE VILLAGE AT OWNSBY FARMS

Bluewood by Hillwood Communities
1,380-Acre Master Planned Community

Christopher Todd Neighborhoods Celina Park
108 Units

Light Farms, 1,070-Acre Master Planned Community
+3,000 Homes



Mustang Lakes
681-Acre Master Planned Community;
Approx. 3,400 Homes



Laughlin Two Eighty Nine
268 Units



The Royalton at Creeks of Legacy
270 Units

Ralph and Mary Lynn Boyer Elementary
±851 Students



Sam Johnson Elementary School
±614 Students



Prosper ISD Children's Health Stadium
34,000 SqFt Natatorium



Lilyana By Hillwood Communities
400-Acre Master Planned Community

Lilyana Elementary School
±802 Students

E. FRONTIER PKWY (12,204 VPD)

LAUD HOWELL PKWY

Legacy Mansions by Hamra Homes
+180 Acres; Part of Legacy Hills Master Planned Community with 3,200 Acres

Prosper High School
±3,722 Students

Highfield Preston
251 Units



KROGER MARKETPLACE

PROSPER TRAIL (11,345 VPD)

AMERICAN PUBLISHERS

Prosper Ridge by Southgate Homes

DALLAS PKWY



The Mansions of Prosper
450 Units

Prosper Elms Apartments
196 Units

Star Trail
900-Acre Master Planned Community

E. FIRST ST

COUNTRY RD

E. FIRST ST

Cynthia A. Cockrell Elementary School
±754 Students





**TORCHY'S TACOS & MO' BETTAHS - SHOPS A
THE VILLAGE AT OWNSBY FARMS**
3505 S. Preston Rd., Celina, TX 75009

COLLIN COLLEGE
2.2 Miles
±2,500 Students

**THE UNIVERSITY OF
TEXAS AT DALLAS**
27.3 Miles
±29,886 Average Annual
Student Enrollment

UNIVERSITY OF DALLAS
40.3 Miles
±2,538 Average Annual
Student Enrollment

**THE DALLAS ARBORETUM
AND BOTANICAL GARDEN**
40.2 Miles Over
1.1MM Annual Visitors

DALLAS ZOO
40.5 Miles
Over 1MM
Annual Visitors

**DALLAS FORT WORTH
INTERNATIONAL AIRPORT**
34.7 Miles
88MM Passengers in 2024

287

35

35W



635

820

30

35E

45

20



| TENANT | LEASE TYPE | AREA (SF) | LEASE FROM | LEASE TO | ANNUAL RENT | ANNUAL RENT PER AREA | RENT INCREASE | RENT INCREASE DATE | OPTIONS |
|-----------------|------------|---------------|-------------|------------|------------------|----------------------|------------------|--------------------|---|
| TORCHY'S TACOS* | NNN | 3,800 | 10/01/2025 | 10/31/2035 | \$167,200 | \$44 | \$183,920 | 10/01/2030 | TWO 5-YEAR: 10/35 @\$53.24 10/40 @\$58.56 |
| SOAK NAILS | NNN | 4,161 | 10/01/2025 | 10/31/2035 | \$166,440 | \$40 | \$183,084 | 10/01/2030 | TWO 5-YEAR: 10/35 @\$46.20 10/40 @\$48.51 |
| MO' BETTAHS | NNN | 2,650 | 10/01/2025 | 10/31/2035 | \$127,200 | \$48 | \$139,920 | 10/01/2030 | TWO 5-YEAR: 10/35 @\$58.08 10/40 @\$63.29 |
| TOTALS | | 10,611 | 100% | | \$460,840 | | \$506,924 | | |

*5% Cap on CAM

INCOME

| | |
|----------------------|------------------|
| BASE RENT | \$460,840 |
| TAX | \$49,830 |
| CAM/INS | \$34,817 |
| TOTAL REVENUE | \$545,487 |

EXPENSES

| | |
|-------------------|------------------|
| TAX | -\$49,830 |
| CAM/INS | -\$34,817 |
| TOTAL OPEX | -\$84,647 |

NOI**\$460,840**NOI
\$460,840Cap Rate
6.00% %Price
\$7,680,666Price/ft Land
\$101.33



Founded in 2006 originally as a food trailer in Austin, Texas, Torchy's Tacos has become an expanding brand in the restaurant industry for its award-winning tacos and queso. In 2020, they sold a stake valued at \$400MM to private equity firm General Atlantic which helped the rapid expansion. Torchy's Tacos fast casual taco chain currently has 132 locations across 16 states with plans to expand in growing markets. In 2024, the company launched a new menu with several changes and partnered with the Kansas City Chiefs, celebrating their 18th year in business. Torchy's Tacos has received numerous awards and rankings and was named in the top 20 of Restaurant Business Magazine's annual "Future 50".



SOAK Nails + Lounge is a premier luxury nail spa offering high-end products and an extensive menu of services, including manicures, pedicures, nail extensions, and exclusive membership programs. Designed to embody first-class standards, the spa emphasizes comfort, wellness, beauty, and overall health.



Mo' Bettahs is a Hawaiian-style fast-casual restaurant chain founded in 2008 by brothers Kimo and Kalani Mack, headquartered in Lehi, Utah. The company began with the mission of bringing authentic Hawaiian plate lunches to the mainland U.S. and has since grown into a thriving chain. It operates as a private company and was acquired in October 2024 by private equity firms Blue Marlin Partners and Trive Capital. Mo' Bettahs has between 501-1,000 employees and has 65 locations across Idaho, Oklahoma, Texas, Missouri, Kansas, Nevada, and a strong presence in Utah. Reported annual revenue for 2024 was over \$100MM and finished with approximately \$80MM in sales the year prior. Mo' Bettahs has been ranked 14th among 634 active competitors in the limited-service restaurant sector, competing with brands like Burger King, First Watch, and Cracker Barrel. The acquisition by Trive Capital signals plans for accelerated growth, with a focus on expanding its footprint and strengthening its brand identity.

CELINA, TEXAS

Celina, Texas ranks among the fastest-growing cities in the nation, with its 2025 population estimated at approximately $\pm 60,100$ and annual growth surpassing 16%. It is part of the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), which is the fourth largest in the nation with over 8MM residents. The city of Celina has been ranked by the U.S. Census Bureau as the 4th fastest-growing city and is distinguished as Texas's first “gigabit city” thanks to its advanced fiber infrastructure. The local economy is anchored by retail, healthcare, education, and professional services, with major employers including Brookshire's Groceries, Celina ISD, Collin College, Kimley-Horn, Tractor Supply Company, McDonald's, Walmart (projected to open by Q1 2026), and the recently opened \$150MM Methodist Celina Medical Center. Guided by its “Life Connected” vision, the city emphasizes community, connectivity, and quality of life, while large-scale master-planned developments such as Light Farms, Green Meadows, and Mustang Lakes continue to drive infrastructure and residential growth. Strategically positioned along the Dallas North Tollway (est. 2027 completion), Celina is rapidly emerging as a hub for suburban development, retail expansion, and healthcare innovation in North Texas.

[▶ WATCH PROPERTY VIDEO](#)

DALLAS, TEXAS

Dallas, Texas serves as a powerhouse within the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), the nation's fourth largest with more than 8MM residents. The city itself is home to roughly 1.3MM people, while the wider metro area supports over 4.5MM workers. Dallas boasts a strong presence of Fortune 500 companies, including AT&T, Southwest Airlines, Texas Instruments, Jacobs Engineering, and Tenet Healthcare, with nearby suburbs hosting additional corporate leaders such as Toyota North America and Frito-Lay. The DFW region's economy is vast, generating a GDP of \$744B in 2023—greater than that of many countries worldwide.

Renowned as a hub for business and financial services, Dallas also thrives in industries such as technology, healthcare, transportation, manufacturing, and construction. The city of Dallas has earned widespread recognition in 2025 across business, hospitality, dining, and tourism. The city was celebrated in the *Dallas 100™ Entrepreneur Awards* for its thriving startup ecosystem, while several local companies received *Innovation Awards* for breakthroughs in biotech, AI, and aerospace. In hospitality, nine Dallas hotels and restaurants were honored by the *Forbes Travel Guide*, and the region collectively won 12 Texas Travel Awards, underscoring its appeal as a premier travel destination.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

| | | | |
|-----------------------------|-------|--------|--------|
| 2024 Population | 7,760 | 44,684 | 83,857 |
| 2029 Population Projection | 9,201 | 52,935 | 98,521 |
| Annual Growth 2024-2029 | 3.7% | 3.7% | 3.5% |
| Median Age | 34.6 | 37.1 | 37.2 |
| Bachelor's Degree or Higher | 50% | 52% | 54% |
| U.S. Armed Forces | 0 | 40 | 102 |

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

| | | | |
|--|-----------|-----------|--------|
| 2024 Households | 2,305 | 13,280 | 25,266 |
| 2029 Household Projection | 2,737 | 15,760 | 29,746 |
| Annual Growth 2024-2029 | 3.7% | 3.7% | 3.5% |
| Owner Occupied Households | 2,466 | 14,522 | 26,297 |
| Renter Occupied Households | 271 | 1,239 | 3,449 |
| Avg Household Size | 3.4 | 3.4 | 3.3 |
| Avg Household Vehicles | 2 | 3 | 2 |
| Total Specified Consumer Spending (\$) | \$118.9MM | \$700.8MM | \$1.3B |

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$216,866

\$214,129

\$202,647

Median Household Income

\$195,432

\$197,192

\$184,298

► HOUSING

Median Home Value

\$619,922

\$725,764

\$711,402

Median Year Built

2011

2011

2011



RYAN GOMEZ

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Information About Brokerage Services

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

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

| | | | |
|--|-------------|-------|-------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| 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 |

Buyer/Tenant/Seller/Landlord Initials

Date