

TRINITY HIGHLANDS

Exclusive Offering Memorandum



1601 E TRINITY MILLS ROAD
CARROLLTON, TEXAS 75006

136,294 VPD (23)



R
THE ROSENFELD
COMPANY

DISCLAIMER & CONFIDENTIALITY

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PROPERTY OVERVIEW

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MARKET OVERVIEW

Texas by the Numbers
Dallas-Fort Worth Overview
Carrollton Overview

An aerial photograph showing a modern, two-story building with a flat roof and large windows. The building is situated next to a large, paved parking lot with several rows of parking spaces. To the left of the building is a multi-lane highway with a concrete overpass. The surrounding area includes residential houses and other commercial buildings in the distance. The sky is filled with large, white clouds.

INVESTMENT OVERVIEW

PROJECT OVERVIEW



Trinity Highlands, a newly constructed mixed-use project at 1601 E Trinity Mills Road, benefits from a visible & accessible location directly on the heavily-trafficked President George Bush Turnpike, a major east-west thoroughfare with traffic counts exceeding 136,294 vehicles per day.

The location on Trinity Mills Road/Bush Turnpike at its lighted intersection with McCoy Road, positions Trinity Highlands in the midst of a major retail, commercial and residential trade area. The location features peripheral retail traffic draws including Walmart Supercenter, Lowe's Home Improvement, Winco Foods and a large number of restaurants, retailers and services. Area medical facilities include Texas Health Presbyterian Hospital and Legent Orthopedic Hospital, and nearby hospitality uses include Courtyard by Marriott.

PROPERTY DETAILS



OFFERING

| | |
|--------------|-----------------|
| Price | \$8,500,000 |
| Asking Rent: | |
| Ground Floor | \$32.00 + NNN's |
| 2nd Floor | \$22.00 + NNN's |

PROPERTY SUMMARY

| | |
|---------------|---------------------------------------------------|
| Address | 1601 E Trinity Mills Road Carrollton, TX 75006 |
| Acreage | Approx. 2.84 AC |
| GLA | Approx. 40,000 SF (20,000 SF per floor) |
| Zoning | Local Retail-2 |
| Year Built | 2021 |
| Parking | Approx. 126 Surface Spaces |
| Parking Ratio | 3.5:1,000 SF |

LOCATION STRENGTHS

CARROLLTON, TEXAS

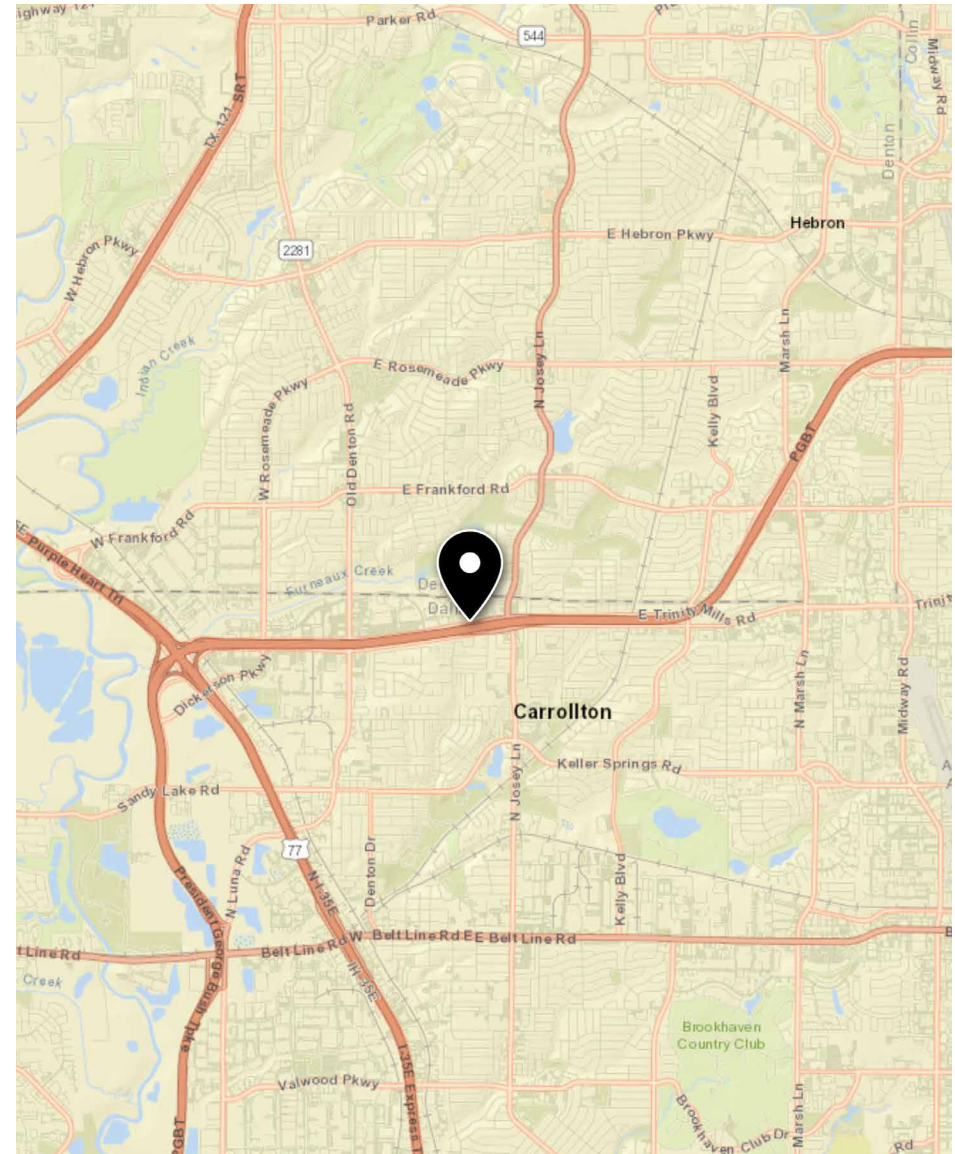
Carrollton, Texas, succeeds due to its key position in North Texas, offering quick freeway access to Dallas to the south and to Dallas-Fort Worth International Airport to the west. Few locations in D-FW offer the benefits of such a central location, which is why Carrollton ranks as a vibrant corporate and residential community. In fact, more than 15,000 businesses call Carrollton home. That number continues to grow, thanks in part to recent infrastructure improvements like the widening of IH-35N through Carrollton and the completion of Carrollton's link to D-FW International Airport via the President George Bush Turnpike.

Today, Carrollton ranks as:

- » One of 15 most recession-recovered cities - WalletHub
- » One of Texas' safest cities - Safe Homes
- » One of the best cities for first-time homebuyers - WalletHub

Carrollton's current population of 133,798 represents significant growth over the 108,868 population total recorded in 2020. Carrollton reports 52,197 households and a healthy average annual household income of \$137,833. The average home value in Carrollton totals \$459,187.

Reflecting its strength as an employment center, Carrollton's daytime population totals 143,613, a total that includes 88,964 workers. In terms of quality of life, Carrollton is home to five nationally recognized high schools and more than 1,200 acres of park land, creating one of the highest park-land-per-capita averages in North Texas.



FINANCIAL INFORMATION

RENT ROLL

| Tenant | Suite | SF | % of Total SF | Start Date | End Date | Rent per SF | Annual Base Rent | % of Base Rent | Type | Rent Escalations | Options/Notes |
|-------------------------|-------|---------------|---------------|------------|-----------|----------------|------------------|----------------|------|--------------------------------|-------------------------------------------------|
| Kid's 101 Dentistry | 200 | 2,700 | 6.75% | 8/4/2021 | 2/29/2032 | \$24.00 | \$31,200 | 100.00% | NNN | 8/1/2027 - 2/29/2032 - \$26.40 | Two (2) Five (5) Year Options at 10% increases. |
| Vacant | -- | 37,300 | -- | -- | -- | -- | -- | -- | | | |
| OCCUPIED TOTALS: | | 40,000 | 7.00% | | | \$24.00 | \$31,200 | 100.00% | | | |

INCOME & EXPENSES

INCOME

| | |
|---------------------------|-----------------|
| Base Rent | \$31,200 |
| Base Rent per Square Foot | \$24.00 |
| Current Reimbursements | \$11,340 |
| Total Income | \$42,540 |

EXPENSES

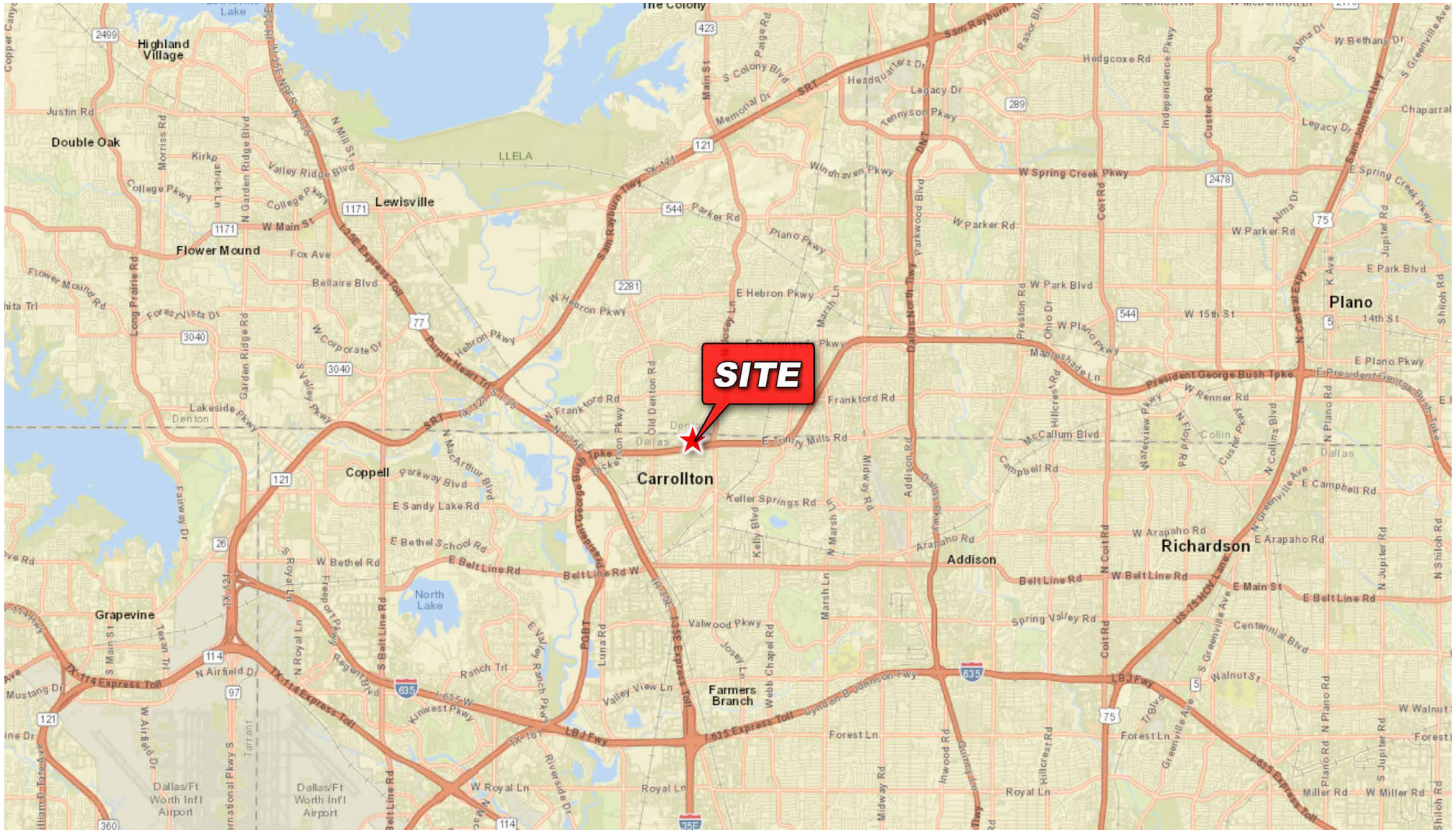
| | |
|---------------------------------|------------------|
| Real Estate Taxes | \$144,460 |
| Insurance | \$23,486 |
| Total Expenses | \$167,946 |
| Expenses per Square Foot | \$4.20 |



An aerial photograph showing a property with a modern, two-story building and a large parking lot. The property is situated next to a multi-lane highway with an overpass. In the background, there are other commercial buildings and residential areas under a cloudy sky. The text "PROPERTY OVERVIEW" is overlaid in the center of the image.

PROPERTY OVERVIEW

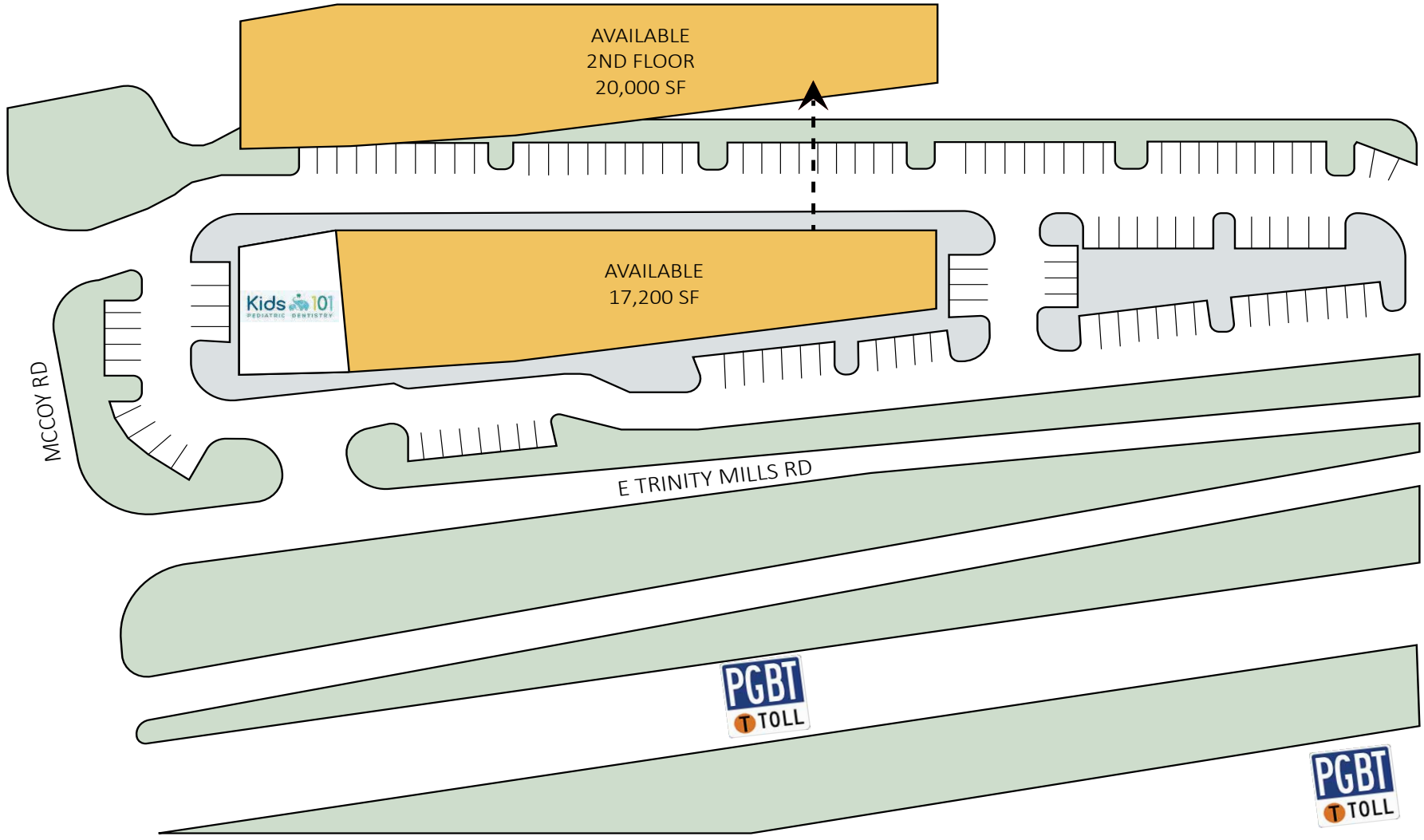
LOCATION MAP



SITE AERIAL



SITE PLAN

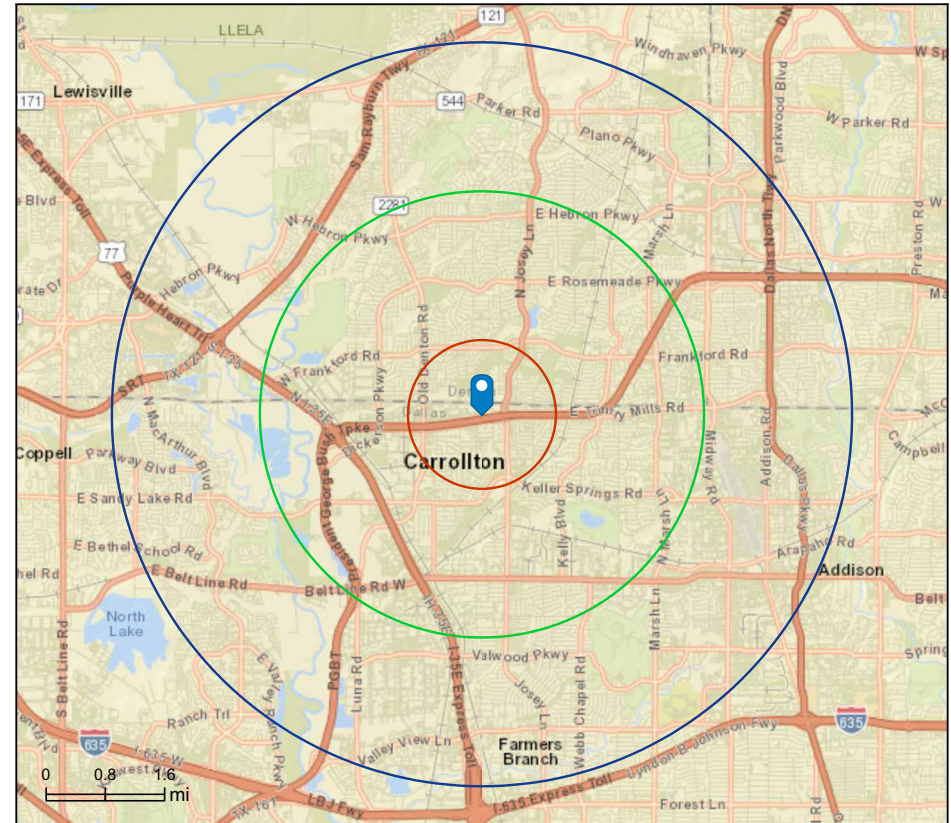


PROPERTY PHOTOS



DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|----------------------------------|-----------|-----------|-----------|
| Population Summary | | | |
| 2010 Total Population | 14,155 | 119,399 | 265,498 |
| 2020 Total Population | 15,228 | 125,397 | 306,871 |
| 2020 Group Quarters | 9 | 571 | 1,004 |
| 2025 Total Population | 14,955 | 123,501 | 316,194 |
| 2025 Group Quarters | 9 | 572 | 996 |
| 2030 Total Population | 15,863 | 123,823 | 322,783 |
| 2025-2030 Annual Rate | 1.19% | 0.05% | 0.41% |
| 2025 Total Daytime Population | 15,688 | 115,945 | 364,191 |
| Workers | 9,217 | 65,537 | 238,575 |
| Residents | 6,471 | 50,408 | 125,616 |
| Household Summary | | | |
| 2010 Households | 5,090 | 45,945 | 111,240 |
| 2010 Average Household Size | 2.78 | 2.59 | 2.38 |
| 2020 Total Households | 5,489 | 49,209 | 129,243 |
| 2020 Average Household Size | 2.77 | 2.54 | 2.37 |
| 2025 Households | 5,514 | 50,023 | 136,314 |
| 2025 Average Household Size | 2.71 | 2.46 | 2.31 |
| 2030 Households | 5,930 | 51,120 | 141,240 |
| 2030 Average Household Size | 2.67 | 2.41 | 2.28 |
| 2025-2030 Annual Rate | 1.47% | 0.43% | 0.71% |
| 2010 Families | 3,769 | 30,116 | 65,792 |
| 2010 Average Family Size | 3.23 | 3.22 | 3.12 |
| 2025 Families | 3,898 | 30,889 | 77,647 |
| 2025 Average Family Size | 3.26 | 3.16 | 3.11 |
| 2030 Families | 4,183 | 31,254 | 79,576 |
| 2030 Average Family Size | 3.22 | 3.12 | 3.09 |
| 2025-2030 Annual Rate | 1.42% | 0.24% | 0.49% |
| Housing Unit Summary | | | |
| 2000 Housing Units | 5,135 | 44,655 | 105,224 |
| Owner Occupied Housing Units | 71.0% | 54.8% | 45.5% |
| Renter Occupied Housing Units | 26.6% | 41.8% | 49.2% |
| Vacant Housing Units | 2.4% | 3.5% | 5.2% |
| 2010 Housing Units | 5,294 | 48,731 | 119,690 |
| Owner Occupied Housing Units | 69.4% | 51.9% | 44.3% |
| Renter Occupied Housing Units | 26.7% | 42.3% | 48.7% |
| Vacant Housing Units | 3.9% | 5.7% | 7.1% |
| 2020 Housing Units | 5,685 | 51,820 | 138,051 |
| Owner Occupied Housing Units | 66.7% | 48.8% | 40.9% |
| Renter Occupied Housing Units | 29.9% | 46.2% | 52.7% |
| Vacant Housing Units | 4.2% | 5.2% | 6.5% |
| 2025 Housing Units | 5,708 | 52,779 | 145,845 |
| Owner Occupied Housing Units | 67.1% | 48.6% | 40.6% |
| Renter Occupied Housing Units | 29.5% | 46.2% | 52.8% |
| Vacant Housing Units | 3.4% | 5.2% | 6.5% |
| 2030 Housing Units | 6,177 | 54,584 | 152,124 |
| Owner Occupied Housing Units | 63.8% | 48.3% | 40.6% |
| Renter Occupied Housing Units | 32.2% | 45.3% | 52.3% |
| Vacant Housing Units | 4.0% | 6.3% | 7.2% |
| 2025 Households by Income | | | |
| Household Income Base | 5,514 | 50,023 | 136,313 |
| <\$15,000 | 3.8% | 4.7% | 4.6% |
| \$15,000 - \$24,999 | 4.1% | 3.2% | 3.1% |
| \$25,000 - \$34,999 | 4.1% | 4.6% | 4.8% |
| \$35,000 - \$49,999 | 7.0% | 9.9% | 8.7% |
| \$50,000 - \$74,999 | 14.3% | 17.6% | 16.9% |
| \$75,000 - \$99,999 | 13.6% | 14.7% | 14.3% |
| \$100,000 - \$149,999 | 24.8% | 19.4% | 19.9% |
| \$150,000 - \$199,999 | 13.2% | 11.6% | 10.6% |
| \$200,000+ | 15.2% | 14.3% | 17.2% |
| Average Household Income | \$128,113 | \$121,858 | \$131,720 |



2025 Population 25+ by Educational Attainment

| | | | |
|------------------------------|--------|--------|---------|
| Total | 10,744 | 87,839 | 224,858 |
| Less than 9th Grade | 4.9% | 6.0% | 4.0% |
| 9th - 12th Grade, No Diploma | 5.6% | 4.5% | 3.6% |
| High School Graduate | 19.0% | 17.1% | 13.7% |
| GED/Alternative Credential | 3.0% | 2.3% | 2.0% |
| Some College, No Degree | 19.2% | 19.2% | 16.2% |
| Associate Degree | 9.2% | 8.1% | 7.3% |
| Bachelor's Degree | 24.3% | 29.1% | 34.2% |
| Graduate/Professional Degree | 14.9% | 13.7% | 19.0% |

2025 Population 15+ by Marital Status

| | | | |
|---------------|--------|---------|---------|
| Total | 12,465 | 103,521 | 265,144 |
| Never Married | 26.9% | 35.0% | 36.0% |
| Married | 60.7% | 50.8% | 50.2% |
| Widowed | 3.8% | 3.4% | 3.2% |
| Divorced | 8.6% | 10.8% | 10.5% |

MARKET OVERVIEW



TEXAS BY THE NUMBERS

1

IN JOB GAINS

U.S. Beuracracy Labor Statistics 2024

4

STATE IN GROWTH PROSPECTS

U.S. Beuracracy Labor Statistics 2024

3

BEST STATE FOR BUSINESS

CNBC 2024

2

GDP GROWTH

US News 2024

\$2.7 TRILLION
GROSS DOMESTIC PRODUCT

US News 2024

1

POPULATION GROWTH

IN THE US 2024

563,000
NEW RESIDENTS 2024

U.S. Census Bureau 2024

52

FORTUNE 500 COMPANIES

HEADQUARTED IN TEXAS

Fortune 2024

DALLAS-FORT WORTH OVERVIEW

3

IN POPULATION GROWTH
U.S. Census Bureau 2025

1

IN JOB GROWTH
U.S. Bureau of Labor Statistics 2024

1

BEST PLACE TO CONDUCT BUSINESS
The Credit Review 2023

The combined Dallas-Fort Worth market ranks as Texas' largest metropolitan area with a population of 8.3 million people. By 2034, that total is expected to increase to 9.5 million. The DFW metro area reports an average household income of \$91,815, a median household income of \$64,460 and an average home value of \$377,186.

DFW currently ranks first nationally in terms of net job gains, based on a total of 139,700 new jobs added between November 2022 - 2023, according to the U.S. Bureau of Labor Statistics. During the 12 month period, job growth totaled 3.3%, doubling the national average of 1.5%. The area's unemployment rate is 3.5% while future job growth over the next ten years is predicted to be an astonishing 41%.

DFW is home to 21 Fortune 500 companies and more than 10,000 corporate headquarters, giving the area the largest concentration of corporate headquarters in the United States. The DFW region is a key U.S. financial center, home to the corporate headquarters for Comerica Bank and MoneyGram, as well as major centers for JPMorgan Chase, Citigroup, Wells Fargo, Bank of America, Capital One and Fidelity Investments. Dallas is also home to one of twelve regional Federal Reserve Banks.

DFW ranks among the top four US metropolitan areas for business expansions, relocations and employment growth. DFW is home to DFW International Airport, the nation's fourth busiest airport, Dallas Love Field Airport, home to Southwest Airlines, the largest domestic airline in the country and Fort Worth Alliance Airport, the world's first major industrial airport.

CARROLLTON OVERVIEW

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LARGEST CITY IN TEXAS
Dallas Observer

15,000

COMPANIES IN CARROLLTON
U.S. Bureau of Labor Statistics

13

MILES TO DFW AIRPORT



