



## OFFERING MEMORANDUM

# TEXAS STAR PLAZA

125 N CLARK ST | CEDAR HILL, TX 75104

Sam House

Vice President  
(214) 227-9869

shouse@securenetlease.com

## THE OPPORTUNITY

TEXAS STAR PLAZA   CEDAR HILL, TX

Secure Net Lease, as the exclusive listing broker and marketing advisor, is pleased to present the offering of Texas Star Plaza: a 11,660 SF, 9-tenant shopping center with multiple access points located in the dynamic Cedar Hill submarket.

Texas Star Plaza is strategically located at the hard corner of Belt Line Rd. and Clark Rd., just off the highly trafficked Hwy 67. It was built in 2007 and is occupied by a host of local and national complimentary tenants.

The Shopping Center has great exposure and access from Hwy-67 as well as strong vehicle and foot traffic. The center enjoys proximity to National Retailers such as Best Buy, Hobby Lobby, Marshall's, Ross, Sprouts, Walmart, Target, Dick's Sporting Goods, Kroger, Burlington, The Home Depot, Kohl's, Dillard's, and many other industry leading tenants.

The offering of Texas Star Plaza is a unique opportunity to acquire a stabilized, multi-tenant retail property in a continuously growing and highly sought after family-oriented submarket with low vacancy and appreciating rents.

## INVESTMENT OVERVIEW

TEXAS STAR PLAZA CEDAR HILL, TX

**\$4,150,000**

**6.94% CAP**

### OFFERING SUMMARY

Price	\$4,150,000
Cap Rate	6.94%
Net Operating Income (NOI)	\$287,891
Price PSF	\$355.92
Occupancy	90.6%
Year Built	2007
Gross Leasable Area (GLA)	11,660
Lot Size	1.08 Acres

### CONTACT FOR DETAILS

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**Bob Moorhead**  
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bob@securenetlease.com

- ✓ **STRONG TENANT RETENTION** - Over 37% of the Rent Roll has Occupied the Shopping Center for over 15 yrs.
- ✓ **BUILT-IN RENT BUMPS** – 31% of the current tenant lineup has built-in rent bumps with 3% annual escalations.
- ✓ **HARD CORNER LOCATION WITH MULTIPLE ENTRY POINTS** - Texas Star Plaza is Positioned on a Hard Corner (Belt Line Rd. / Clark St.), Benefits from Multiple Entry Points, and Enjoy Easy Access to US Highway 67.
- ✓ **SMALL SUITE SIZES** - The Average Suite in the Center is Only 1,406 SF, which is Among the Most Leasable Sized Suites
- ✓ **PROXIMITY TO INVESTMENT-GRADE RETAILERS** - The Property is Adjacently Positioned near a Host of National, Investment-Grade Retailers.
- ✓ **CLASS "A" CONSTRUCTION** - (Texas Star Plaza Benefits from its Quality, Class "A" Structure which Brings Strong Tenant Retention along with Minimal Landlord Headache.
- ✓ **COMPLIMENTARY TENANT LINEUP** - The Property Benefits from its Complimentary and Diverse Tenant Mix.
- ✓ **HIGH-INCOME DEMOGRAPHICS** - The Average Household Income within a 1, 3, and 5-mile Radius is an Impressive \$92,249, \$101,988, and \$95,323 (Respectively).

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

## RENT ROLL

TEXAS STAR PLAZA CEDAR HILL, TX

Tenant	Suite	GLA	%	Lease Dates		Base Rent		Recoveries		Total	% Of	Lease	Notes
				Start	End	Annual	PSF	Annual	PSF				
King China	100	2,000	17.15%	01/08	03/29	\$63,600	\$31.80	\$0.00	\$0.00	\$63,600.00	17.72%	GROSS	
1st Solar Nail	102	2,000	17.15%	01/08	04/28	\$62,172	\$31.09	\$0.00	\$0.00	\$62,172.00	17.32%	GROSS	
Barber Shop	104	1,100	9.43%	12/25	03/29	\$23,100	\$21.00	\$11,911.32	\$10.83	\$35,011.32	9.75%	NNN	
Liberty Tax	105	900	7.72%	01/09	04/27	\$20,976	\$23.31	\$0.00	\$0.00	\$20,976.00	5.84%	GROSS	
Cat Fish Connection	106	1,450	12.44%	01/22	09/28	\$46,800	\$32.28	\$0.00	\$0.00	\$46,800.00	13.04%	GROSS	3%/yr Bumps
BBQ Restaurant	108	900	7.72%	01/18	11/26	\$40,800	\$45.33	\$0.00	\$0.00	\$40,800.00	11.37%	GROSS	
Available	110	1,100	9.43%	TBD	TBD	\$28,800	\$26.18	\$0.00	\$0.00	\$28,800.00	8.02%		Masterlease
Cricket Wireless	112	1,200	10.29%	05/25	07/28	\$34,500	\$28.75	\$0.00	\$0.00	\$34,500.00	9.61%		
Hair Salon	114	1,010	8.66%	08/22	07/27	\$26,256	\$26.00	\$0.00	\$0.00	\$26,256.00	7.32%	GROSS	3%/yr Bumps
<b>Total Count / GLA</b>	<b>9</b>	<b>11,660</b>	<b>100%</b>			<b>Totals</b>	<b>\$347,004</b>		<b>\$11,911</b>		<b>\$358,915</b>	<b>100.00%</b>	
Occupied	8	10,560	90.6%										
Available	1	1,100	9.4%										
<b>Total Avg Rent / GLA</b>	<b>\$30.13</b>	<b>10,560</b>	<b>100.0%</b>										

## Notes:

\*Seller will negotiate terms for Masterlease of suite 110

\*Some leases are NNN structure with rent being collected on Gross basis

\*Some leases call for Management reimbursements that aren't currently collected

# INCOME AND EXPENSE ANALYSIS

TEXAS STAR PLAZA CEDAR HILL, TX

	IN-PLACE CASH FLOW	PSF
Base Rent	\$347,004	\$29.76
Expense Reimbursements		
Tax Recoveries	\$7,845	\$0.67
Insurance Recoveries	\$943	\$0.08
CAM Recoveries	\$3,123	\$0.27
Management Recoveries	\$0	\$0.00
Total Gross Revenue	\$358,915	\$30.78
Effective Gross Revenue (EGR)	\$358,920	\$30.78
OPERATING EXPENSES		
Total Real Estate Taxes	\$28,429	\$2.44
Total Insurance	\$9,500	\$0.81
Common Area Maintenance		
Utilities	\$24,500	\$2.10
Landscaping	\$5,000	\$0.43
Trash	\$3,600	\$0.31
Total Common Area Maintenance	\$33,100	\$2.84
Management Fee	\$0	\$0.00
Total Recoverable Expenses	\$71,029	\$6.09
Total Operating Expenses	\$71,029	\$6.09
Net Operating Income	\$287,891	\$24.69



NEWMAN INTERNATIONAL  
ACADEMY OF CEDAR HILL  
(972 STUDENTS)



W FARM TO MARKET ROAD 1382  
+35,981 VPD



LEGACY OF CEDAR  
HILL APARTMENTS  
& TOWNHOMES  
(600 UNITS)



WILSON CROSSING  
APARTMENTS



USPS.COM

Walgreens

CubeSmart  
self storage

ALDI

NTB  
LINE & SERVICE CENTER

Walmart  
Neighborhood Market

W BELT LINE ROAD  
+29,370 VPD

Edward Jones  
MAKING SENSE OF INVESTING

CEDARS  
APARTMENTS  
(32 UNITS)

COOPER PLACE  
APARTMENTS

67

HWY 67  
+37,598 VPD

CEDAR HILL  
HIGH SCHOOL  
(2,277 STUDENTS)

W S PERMENTER  
MIDDLE SCHOOL  
(717 STUDENTS)

enterprise

SUBJECT PROPERTY

125 N. CLARK ST.

S CLARK ROAD

ANYTIME  
FITNESS  
FAMILY DOLLAR

WING STOP

DOLLAR GENERAL

PIZZA  
PAPA JOHN'S

Domino's

Advance  
Auto Parts

Public  
Storage

HOBBY LOBBY

MEN'S WEARHOUSE

HomeGoods

Marshalls

DSW  
DESIGNER SHOE WAREHOUSE

FIVE GUYS  
BURGERS AND FRIES

FIREHOUSE  
SUBS

FOUNDED BY FIREFIGHTERS

ROSS  
DRESS FOR LESS

SPROUTS  
FARMERS MARKET

HIBBETT  
SPORTS

Bath  
& Body Works

chili's

Wendy's

CHIPOTLE  
MEXICAN GRILL

HAVERTYS  
FURNITURE • EST 1885

Red Robin

WELLS FARGO

DISCOUNT  
TIRE

CHASE

BURGER  
KING

Shell

ANYTIME  
FITNESS

FAMILY DOLLAR

WING STOP

Edward Jones  
MAKING SENSE OF INVESTING

Edward Jones  
MAKING SENSE OF INVESTING

Public  
Storage

HOBBY LOBBY

MEN'S WEARHOUSE

HomeGoods

Marshalls

DSW

DESIGNER SHOE WAREHOUSE

FIVE GUYS

BURGERS AND FRIES

FIREHOUSE

SUBS

FOUNDED BY FIREFIGHTERS

ROSS

DRESS FOR LESS

SPROUTS

FARMERS MARKET

HIBBETT

SPORTS

Bath

& Body Works

chili's

Wendy's

CHIPOTLE

MEXICAN GRILL

FOUNDED BY FIREFIGHTERS

ExtraSpace  
Storage



JCPenney

Sport Clips  
HAIRCUTS

MIDTOWN CEDAR  
HILL APARTMENTS  
(354 UNITS)

CHASE

Walmart  
Supercenter

Edward Jones  
MAKING SENSE OF INVESTING

Applebee's  
GRILL + BAR

HAVERTYS  
FURNITURE · EST 1885

cicis pizza  
DUNKIN'  
JIMMY MIELS  
SURFS

Fairfield  
BY MARRIOTT

DICK'S  
SPORTING GOODS

OLD NAVY

Dillard's

FOREVER 21

CHAMPS

BARNES & NOBLE

LANE BRYANT

KAY JEWELERS

TORRID SIZES 10 TO 30

SPIRIT

Bath & Body Works

H&M

Foot Locker

CATO

KFC

SONIC  
Chicken Express

HWY 67

HWY 67  
(37,598 VPD)

DISCOUNT  
TIRE

Childcare Network

Christian Brothers  
Automotive

SUBJECT  
PROPERTY

Smilin's  
Barbecue

CAR WASH  
CAR WASH SPECIAL

E-Z SHINE  
WASH & DETAIL

Red Robin

HAVERTYS  
FURNITURE · EST 1885

HOOTERS

CHASE

WALMART





**Firestone**  
since 1926  
COMPLETE AUTO CARE™



N CLARK ROAD

 **Childcare Network**

 **Christian Brothers  
Automotive**  
Fixing cars, driving joy

 **W BELT LINE ROAD  
(29,370 VPD)**

**SUBJECT  
PROPERTY**

DICK'S  
SPORTING GOODS

Dillard's  
The Style of Your Life

rue21

carter's

DXL  
BIG + TALL

Buckle

TORRID

OLD NAVY

Orangetheory  
FITNESS

KIRKLAND'S

FOREVER 21

CHAMPS

BARNES & NOBLE

LANE BRYANT

KAY  
JEWELERS

H&M

Foot Locker

Burlington  
claire's

Subway

Kroger

CATO

BARNES & NOBLE

LANE BRYANT

H&M

Foot Locker

McDonald's

Bath  
Body Works

Foot Locker

Target

Party City

Mattress Firm

Michaels

Where Creativity Happens

Zales

THE DIAMOND STORE

PetSmart

Five Below

Best Buy

DTLR

Jack  
in the box

Cane's

Chili's

Men's Wearhouse

ROSS

Dress for Less

Hobby Lobby

Hibbett  
Sports

dd's  
Discounts

Firestone  
Complete Auto Care

LifeStorage

Dollar General

Domino's

Mattress Firm

Spec's  
Wines, Spirits, Fresh Food

Jason's Deli

Marcos  
Pizza

Kohl's

Sephora

Planet Fitness

The Home Depot

Five Guys  
BURGERS and FRIES

Chipotle

Wendy's

Ulta  
Beauty

Panda Express  
Chinese Kitchen

Starbucks

Bessie Coleman  
Middle School

(685 STUDENTS)

petco

Dollar Tree

Davita

Albertsons

USPS.com

Popeyes  
Louisiana Kitchen

Taco Bell

Sonic

Chick-fil-A

Bath & Body Works

DSW  
Designer Shoe Warehouse

HomeGoods

Total Wine  
& More

Marshalls

Advance  
Auto Parts

SUBJECT  
PROPERTY

HWY 67  
(37,598 VPD)

DISCOUNT  
TIRE

Christian Brothers  
Automotive

Racing cars, driving joy

W FARM TO MARKET ROAD 1382  
(35,981 VPD)

N CLARK ROAD

W BELT LINE ROAD  
(29,370 VPD)

# SITE OVERVIEW

TEXAS STAR PLAZA CEDAR HILL, TX

 Year Built	2007
 Building Area	±11,660 SF
 Land Area	±1.08 AC



## NEIGHBORING RETAILERS



Dillard's



Burlington

KOHL'S



ROSS  
DRESS FOR LESS®

SPROUTS  
FARMERS MARKET

HOBBY  
LOBBY

Marshalls

HomeGoods®

DSW  
DESIGNER SHOE WAREHOUSE®

chili's

HIBBETT SPORTS®  
GAME TESTED. ATHLETE APPROVED.™

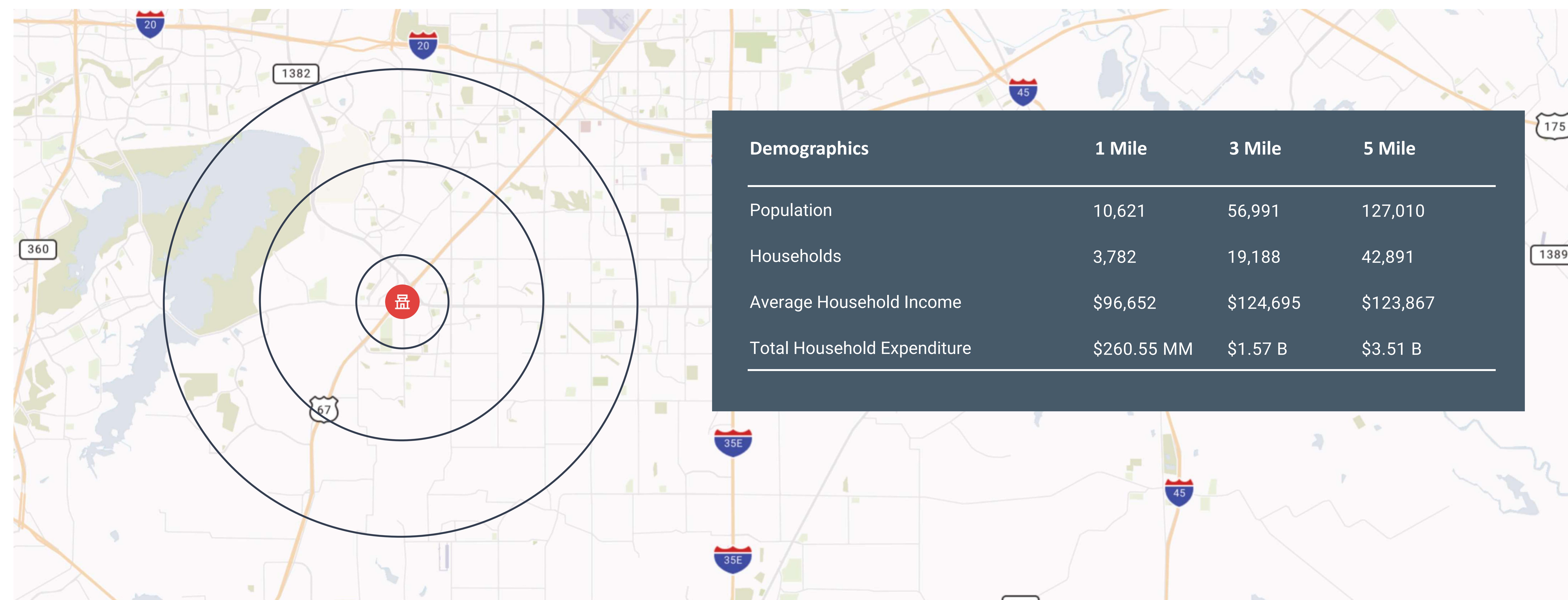
## SITE PLAN

TEXAS STAR PLAZA CEDAR HILL, TX



# LOCATION OVERVIEW

TEXAS STAR PLAZA CEDAR HILL, TX



## ECONOMIC DRIVERS - RICHMOND MSA (NUMBER OF EMPLOYEES)

1. Wal-Mart Supercenter (358)
2. Super Target (220)
3. Home Depot (175)
4. JC Penney Distribution Center (160)
5. Total Highway Maintenance, LLC (130)
6. Idx Dallas, LLC (125)
7. MJB Wood Group, Inc (120)
8. Central States Manufacturing (108)
9. DMI Corporation (105)
10. Judge Fite Company, Inc. (95)

## LOCATION OVERVIEW

### TEXAS STAR PLAZA CEDAR HILL, TX

# Cedar Hill

Texas (DFW Metro)



48,341

Population



\$124,695

3-Mile Avg. Household Income



Cedar Hill has a Workforce of More Than 1M w/in a 30-Min. Commute

#### BUSINESS-FRIENDLY ENVIRONMENT

Cedar Hill Offers Low Taxes, a Low Cost of Living, and a Quality Education System

#### DESIRABLE LIVING CONDITIONS

#### Cedar Hill is a city in Dallas and Ellis counties in the state of Texas.

It is located approximately 16 miles southwest of downtown Dallas and is situated along the eastern shore of Joe Pool Lake and Cedar Hill State Park. The population was 48,341 in the 2022 census and the median household income was \$84,132.

Cedar Hill, TX offers numerous advantages for businesses relocating to the Dallas-Fort Worth region. It is 20 minutes from downtown Dallas, 30 minutes from DFW Airport, and 40 minutes from downtown Fort Worth.

Cedar Hill is a suburb of Dallas and is part of the Best Southwest area, which includes the nearby cities of Desoto, Duncanville, and Lancaster.

It is sometimes referred to as the "hill country of Dallas" (in comparison to the "hill country" surrounding Austin and San Antonio). Cedar Hill's robust development has made it a prime location for retail, commercial, technology, industrial, healthcare, residential and recreational opportunities. The Cedar Hill area is a pro-business environment with a workforce of over 1 million within a 30-minute drive time. The city is full of native eastern red cedar evergreen trees and stands at an elevation of about 800 feet above sea level—the highest point in a straight line from the Red River at the Texas-Oklahoma border to the Gulf Coast. Early in its history, Cedar Hill lay along a branch of the Chisholm Trail and served as the temporary county seat of Dallas County. Planners, economists, and site selectors have identified Cedar Hill as one of the brightest spots for economic development in Texas. The mission of the Cedar Hill Economic Development Corporation (EDC) is to retain and expand business through a proactive retention and expansion program, attract desirable business and industry by fostering a strong business climate, and aggressively market Cedar Hill, TX utilizing a multi-faceted approach.

## IN THE NEWS

TEXAS STAR PLAZA    CEDAR HILL, TX

# New \$253M Advanced-Manufacturing Box Plant Brings 375 'Green-Collar' Jobs to Cedar Hill

DAVID SEELEY, JULY 11, 2023 (DALLAS INNOVATES)

Pratt Industries' new Cedar Hill Corrugating and Innovation Center will use the company's signature 100% recycled containerboard to produce retail specialty products as well as corrugated boxes and in-store displays for some of America's leading companies. Average employee wage: "Almost \$100K."

A newly opened, **1.1 million-square-foot** box manufacturing plant in Cedar Hill is using recycling to help fight climate change—and bringing **375** well-paying "green-collar" jobs to the North Texas economy.

"We're very honored to be in Cedar Hill and we're committed to the great state of Texas—in fact, this is our fifth box factory here," Anthony Pratt, executive chairman of Pratt Industries, said in a statement.

Pratt Industries opened the **\$253 million** Cedar Hill Corrugating and Innovation Center—an advanced-manufacturing box factory—on June 27th. The Georgia-based 100% recycled paper and packaging company says the new plant is one of the "largest and most modern" of its 71 factories spread across **25 U.S. states**.

In a ceremony opening the Cedar Hill factory, Pratt said the site's 375 jobs will offer an average wage of "almost **\$100,000 per person**," bringing Pratt's total Texas workforce to over 1,000 employees out of a U.S.-wide workforce of 11,500. The Cedar Hill investment brings Pratt's total Texas factory investments to date to \$550 million, the company said, part of its nationwide investment of **\$10.2 billion**.

The Cedar Hill factory will divert waste that would normally go to landfills and turn it into **100%** recycled cardboard boxes.

EXPLORE ARTICLE



# Major projects are revitalizing this North Texas city's downtown

TASHARA PARKER, MAKENZIE KENNY, MARCH 27, 2023 (WFAA)

Big changes are happening in Cedar Hill, with major projects underway in the downtown area.

Lake Moreno Partners started the redevelopment of **40,000 square feet** in the downtown district in **2018**, but further construction was pushed due with the pandemic, and resumed this year. This part of the project will **transform historic buildings** at West Belt Line Road and Broad Street into a mix of restaurant, retail, and office spaces, creating a magnet for entertainment, while still staying true to its roots.

Although they focus on one area, Cedar Hill's Director of Economic Development, Henry Florsheim, says the improvements "are part of a much bigger initiative, not just for downtown," but for the entire community.

"It will feel like Cedar Hill in a new, exciting way while still holding the history here," Florsheim says.

At the same time, the city is **wrapping up** construction on the first phase of its Downtown Complete Streets Project.

The goals of the plan are to bring things like wider sidewalks, programmed parking, street furniture and tree lighting to Old Town Square – ultimately making the area more **accessible** and bring people together.

"We're building connectivity, not just within the **downtown district**, but all up and down this quarter to build a new experience for our citizens and for visitors too," Florsheim says.


Those **connections downtown** will eventually allow people to get to other projects in the works more easily, like the new library, museum and signature park.

EXPLORE ARTICLE



# METRO AREA

TEXAS STAR PLAZA CEDAR HILL, TX



# SECURE

NET LEASE

## CALL FOR ADDITIONAL INFORMATION

### Dallas

#### Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

### Los Angeles

#### Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

## CALL FOR ADDITIONAL INFORMATION

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[shouse@securenetlease.com](mailto:shouse@securenetlease.com)

#### Bob Moorhead

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# TEXAS DISCLAIMER

## TEXAS STAR PLAZA CEDAR HILL, TX

### Approved by the Texas Real Estate Commission for Voluntary Use

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

#### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

#### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.