

SECURE
NET LEASE

SUBJECT PROPERTY



OFFERING MEMORANDUM

SOUTHLAKE PAVILION

1959 W SOUTHLAKE BLVD | SOUTHLAKE, TX 76092

Sam House

Vice President
(214) 227-9869

shouse@securenetlease

THE OPPORTUNITY

SOUTHLAKE PAVILION SOUTHLAKE, TX

Secure Net Lease, as the exclusive listing broker and marketing advisor, is pleased to present the offering of Southlake Pavilion: a 6-unit 10,022 SF shopping center located off the highly trafficked Southlake Blvd.

Southlake Pavilion is strategically positioned just East of the hard corner of Southlake Blvd. and Randol Mill Ave., which is just one block West of Southlake Carrol Senior High School. The Property was built in 2006 and features a tenant mix that has occupied the center for over 10 years, while offering 2,871 SF of vacant space for a prospective user.

The Shopping Center is exposed to high traffic counts and enjoys its adjacency to a host of National Retailers such as Trader Joes, Sprouts, Costco, World Market, Kroger, Target, Lowes, Walmart, The Home Depot, Kohls, Chipotle, Starbucks, Dunkin' Donuts, and many other industry leading operators.

The offering of Southlake Pavilion presents a unique opportunity for an owner/operator to acquire a strong, multi-tenant shopping center in a highly sought after family-oriented submarket with low vacancies and appreciating rents.

INVESTMENT OVERVIEW

SOUTHLAKE PAVILION SOUTHLAKE, TX



CONTACT FOR DETAILS

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Bob Moorhead

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\$3,200,000

6.33% CAP

NOI

\$202,565

Building Area

±10,022 SF

Land Area

±1.16 AC

Year Built

2006

Lease Type

NET

Occupancy

71% / 100%*

- ✓ **HIGHLY SOUGHT AFTER OWNER/USER OPPORTUNITY** -The offering of Southlake Pavilion provides an excellent opportunity for a prospective user to acquire real estate off the nationally-coveted and heavily-trafficked Southlake Blvd. corridor.
- ✓ **BELOW MARKET RENTS** - The weighted average rental rate for Southlake Pavilion is only \$19.48/SF while similar centers located on the Southlake Blvd. corridor command upwards of \$35.00/SF.
- ✓ **BUILT-IN RENTAL INCREASES** - The Property owner benefits from annual rent bumps baked in to each of the existing leases.
- ✓ **STRONG TENANT RETENTION** - 46% of the tenant-mix has occupied the center for over 12 years, 56% of the tenant-mix has occupied the center over 9 years.
- ✓ **SMALL, LEASABLE SUITES** - The Shopping Center benefits from 69% of its rent roll consisting of suites that are 1,400 SF or less, with the opportunity to convert the remaining 31% into smaller sizes with higher rents.
- ✓ **STRONG DEMOGRAPHICS/HIGH SPENDING POWER** - Southlake, TX boasts average household incomes that far exceed the national average: at ~\$328,117/yr per household, the city's spending power is amongst the strongest in the country.
- ✓ **HIGH VISIBILITY/TRAFFIC COUNTS** - With its location off Southlake Blvd, the Property benefits from its high visibility on one of DFW's busiest roads. With a traffic count of roughly 56,319 per day, the Property is highly exposed, making it a premier location for virtually any retail/medical use.

*100% Occupancy Assumes Owner-Occupancy Scenario

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

MULTI-RENT ROLL

SOUTHLAKE PAVILION SOUTHLAKE, TX

| Tenant | SUITE | GLA | % | LEASE DATES | | MINIMUM RENT | | | RECOVERIES | | TOTAL REVENUE | % OF REV | LEASE TYPE CURRENT | RENT BUMPS & OPTIONS |
|----------------------------|----------------|---------------|---------------|-------------|---------------|------------------|-----------------|---------|-----------------|--------|------------------|----------------|--------------------|--------------------------|
| | | | | START | END | ANNUAL | MONTHLY | PSF | ANNUAL | PSF | | | | |
| The Ice Cream Shop* | 100 | 1,468 | 14.65% | 01/19 | 12/29 | \$32,292 | \$2,691 | \$22.00 | \$11,159 | \$7.60 | \$43,451 | 15.59% | NNN | 4%/Yr |
| Same Day Glasses* | 130 | 951 | 9.49% | 01/15 | 01/25 | \$21,972 | \$1,831 | \$23.10 | \$7,229 | \$7.60 | \$29,201 | 10.48% | NNN | |
| Southlake Chiropractic* | 140 | 1,550 | 15.47% | 12/12 | 11/24 | \$30,225 | \$2,519 | \$19.50 | \$11,783 | \$7.60 | \$42,008 | 15.07% | NNN | |
| Prospective Owner/User* | 170 | 1,445 | 14.42% | - | - | \$31,200 | \$2,600 | \$21.59 | \$10,985 | \$7.60 | \$42,185 | 15.13% | NNN | |
| Prospective Owner/User* | 180 | 1,426 | 14.23% | - | - | \$31,200 | \$2,600 | \$21.88 | \$10,840 | \$7.60 | \$42,040 | 15.08% | NNN | |
| Tastefully Yours Catering | 120/150 | 3,182 | 31.75% | 01/11 | 06/25 | \$55,680 | \$4,640 | \$17.50 | \$24,189 | \$7.60 | \$79,869 | 28.65% | NNN | (1) 5-yr option at 3%/yr |
| Total Count / GLA | 6 | 10,022 | 100% | | Totals | \$202,569 | \$16,811 | | \$76,185 | | \$278,754 | 100.00% | | |
| Occupied | 6 | 10,022 | 100% | | | | | | | | | | | |
| Available | 0 | 0 | 0.0% | | | | | | | | | | | |
| Total Avg Rent/ GLA | \$20.21 | 10,022 | 100.0% | | | | | | | | | | | |

Lease Notes

- The Ice Cream Shop has 4% annual rent bumps
- Southlake Chiropractic negotiating renewal
- Same Day Glasses negotiating renewal
- Suite 170 and 180 are adjoined and available for prospective user/owner
- Masterlease negotiable for suite's 170 and/or 180

INCOME & EXPENSE ANALYSIS

SOUTHLAKE PAVILION SOUTHLAKE, TX

| | IN-PLACE CASH FLOW | PSF |
|--------------------------------------|-----------------------|----------------|
| Base Rent | \$202,569 | \$20.21 |
| Expense Reimbursements | | |
| Tax Recoveries | \$34,387 | \$3.43 |
| Insurance Recoveries | \$9,234 | \$0.92 |
| CAM Recoveries | \$25,364 | \$2.53 |
| Management Recoveries | \$7,200 | \$0.72 |
| Total Expense Reimbursements | \$76,185 | \$7.60 |
| Total Gross Revenue | \$278,754 | \$27.81 |
| Effective Gross Revenue (EGR) | \$278,750 | \$27.81 |
| OPERATING EXPENSES | | |
| Total Real Estate Taxes | \$34,387 | \$3.43 |
| Total Insurance | \$9,234 | \$0.92 |
| Common Area Maintenance | | |
| Electric | \$5,030 | \$0.50 |
| Water | \$6,409 | \$0.64 |
| Trash | \$3,616 | \$0.36 |
| Landscaping | \$8,529 | \$0.85 |
| Admin | \$1,780 | \$0.18 |
| Total Common Area Maintenance | \$25,364 | \$2.53 |
| Management Fee | \$7,200 | \$0.72 |
| Total Recoverable Expenses | \$76,185.00 | \$7.60 |
| Total Non-Recoverable Expenses | \$0 | \$0.00 |
| Total Operating Expenses | \$76,185 | \$7.60 |
| Net Operating Income | \$202,565 | \$20.21 |



N PEARSON LANE
±4,458 VPD

N RANDOL MILL AVENUE
±32,639 VPD

NORTHWEST PARKWAY
±57,436 VPD

SUBJECT PROPERTY
1959 W. SOUTHLAKE BLVD.

W SOUTHLAKE BOULEVARD
±56,319 VPD

COLLEYVILLE BOULEVARD
±38,291 VPD

COUNTRYSIDE
ROOTS
HALL-MIDDLE
SCHOOL

JACK D JOHNSON
ELEMENTARY SCHOOL
(667 STUDENTS)

CARROLL
MIDDLE SCHOOL
(779 STUDENTS)

DON T DURHAM
INTERMEDIATE
SCHOOL
(705 STUDENTS)

CARROLL
HIGH SCHOOL
(1,422 STUDENTS)

CARROLL
MIDDLE SCHOOL
(779 STUDENTS)

FLORENCE
ELEMENTARY
SCHOOL
(480 STUDENTS)

SPROUTS
FARMERS MARKET



Walgreens

W SOUTHLAKE BOULEVARD
±56,319 VPD



SUBWAY



CHASE

Schlotzsky's
IT'S A MOUTHFUL

CARROLL SENIOR
HIGH SCHOOL
(1,394 STUDENTS)



CVS pharmacy

Orangetheory
FITNESS

NORDSTROM
DSW
claire's
ZALES

Marshalls

GEORGE DAWSON
MIDDLE SCHOOL
(632 STUDENTS)



STORE SPACE



CARROLL
ELEMENTARY SCHOOL
(633 STUDENTS)



CUBESMART
self storage



ExtraSpace
Storage

THE ENCORE ON
MUSTANG
APARTMENTS
(218 UNITS)

29 FIFTY
APARTMENTS
(224 UNITS)

MUSTANG
VILLAS
APARTMENTS
(246 UNITS)

GRAPEVINE
HIGH SCHOOL
(1,792 STUDENTS)

CROSS
TIMBERS
MIDDLE SCHOOL
(831 STUDENTS)

TIMBERLINE
ELEMENTARY SCHOOL
(633 STUDENTS)

26
TEXAS

CVS pharmacy

CROWN OF LIFE
LUTHERAN SCHOOL
(166 STUDENTS)

GLENHOPE
ELEMENTARY SCHOOL
(496 STUDENTS)

LESLIE'S

Allstate



DISCOUNT
TIRE

SMOOTHIE
KING



U-HAUL



FLORENCE ELEMENTARY SCHOOL
(480 STUDENTS)

SPROUTS
FARMERS MARKET

N RANDOL MILL AVENUE
(32,639 VPD)

Schlotsky's
IT'S A MOUTHFUL.

SUBJECT
PROPERTY

W SOUTHLAKE BOULEVARD
(56,319 VPD)



REIGN
by Volterra



TARGET
KIRKLAND'S
HomeGoods
Michaels
fIVE BEL'W

DICK'S SPORTING GOODS
Bath & Body Works
BOOT BARN

CROWN OF LIFE LUTHERAN SCHOOL (166 STUDENTS)

COLLEYVILLE ELEMENTARY SCHOOL (495 STUDENTS)

Walmart
Neighborhood Market

petco
Orangetheory FITNESS
WHOLE FOODS MARKET

Walmart Supercenter
PET SUPPLIES PLUS
LA FITNESS

Kroger
F45 TRAINING

ALDI

Pet Super market

TARGET

CARROLL ELEMENTARY SCHOOL (633 STUDENTS)

HOBBY LOBBY

SUBJECT PROPERTY

STAMPEDE
SPORTS ARENA

GOLDEN CHINA
CHINESE CUISINE

DELUCCA
RAVICHIO PIZZA

TEXAS REGIONAL BANK

BASKIN BR ROBBINS

Starbucks

DUNKIN'

SONIC

PANDA EXPRESS
CHINESE KITCHEN

CHIPOTLE
MEXICAN GRILL

REIGN
by Volterra

W SOUTHLAKE BOULEVARD
(56,319 VPD)

1709
FARM ROAD

N RANDOL MILL AVENUE
(32,639 VPD)

Schlotzsky's
IT'S A MOUTHFUL

PNC

Shell

CHASE

SPROUTS
FARMERS MARKET

FORT WORTH DOWNTOWN

HIDDEN LAKES ELEMENTARY SCHOOL (416 STUDENTS)

CENTRAL HIGH SCHOOL (2,598 STUDENTS)

Tom Thumb
Orangetheory Fitness
petco

Kroger

Walmart Supercenter
ALDI

Sams Club
LA FITNESS

SHADY GROVE ELEMENTARY SCHOOL (450 STUDENTS)

SONIC

PANDA EXPRESS CHINESE KITCHEN

CHIPOTLE MEXICAN GRILL

BIG LOTS! planet fitness
WHATABURGER ACE Hardware

NATURAL GROCCERS good4u

FLORENCE ELEMENTARY SCHOOL (480 STUDENTS)

HOBBY LOBBY

FARM ROAD 1938

STARBUCKS

CHASE

SHELL

SPROUTS FARMERS MARKET

N RANDOL MILL AVENUE (32,639 VPD)

GOLDEN CHINA CHINESE CUISINE 中華川菜

DELUCCA SAUSAGE PIZZA & WINE

DUNKIN'

BR bakery & robbini

TEXAS REGIONAL BANK

PNC

Schlotsky's IT'S A MOUTHFUL

STAMPEDE SPORTS ARENA

REIGN by Volterra

SUBJECT PROPERTY

KARMA

FARM ROAD 1709

W SOUTHLAKE BOULEVARD (56,318 VPD)

114
TEXAS

DON T DURHAM
INTERMEDIATE SCHOOL
(705 STUDENTS)

CARROLL
HIGH SCHOOL
(1,422 STUDENTS)

CARROLL SENIOR
HIGH SCHOOL
(1,394 STUDENTS)

W SOUTHLAKE BOULEVARD
(56,319 VPD)

FARM
1709
ROAD

CVS pharmacy

Michaels
Where Creativity Happens
KIRKLAND'S
IKEA
KREI

Tom Thumb
tropical CAFE
SUBWAY
Starbucks
Pizza Hut

FIRST
FINANCIAL
BANK

COLD STONE
Jersey Mike's
SUBS

EECU

7
ELEVEN

Walgreens

KARMA

REIGN
by Volterra

SUBJECT
PROPERTY

STAMPEDE
SPORTS ARENA

DELUCCA
SAUSAGE PIZZA & WINE


GOLDEN CHINA
Chinese Cuisine
中華川菜

SITE OVERVIEW

SOUTHLAKE PAVILION SOUTHLAKE, TX

 Year Built | 2006

 Building Area | ±10,022 SF

 Land Area | ±1.16 AC



NEIGHBORING RETAILERS



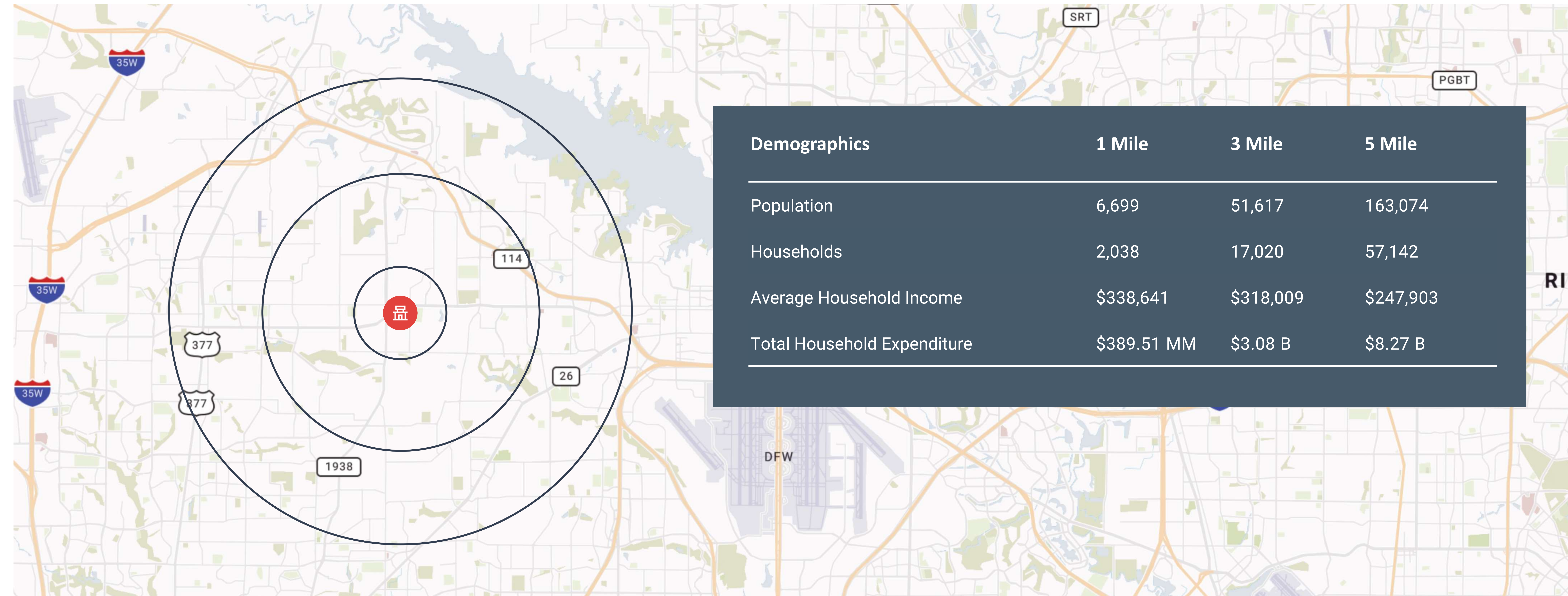
SITE PLAN

SOUTHLAKE PAVILION SOUTHLAKE, TX



LOCATION OVERVIEW

SOUTHLAKE PAVILION SOUTHLAKE, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Sabre Holdings (2,200)
2. TD Ameritrade (1,867)
3. Carroll ISD (1,176)
4. Gateway Church (706)
5. Verizon Wireless (650)
6. Keller Williams (650)
7. City of Southlake (564)
8. Central Market (390)

LOCATION OVERVIEW

SOUTHLAKE PAVILION SOUTHLAKE, TX

Southlake

Texas (Fort Worth)

 31,102+
Population

 \$328,117+
Average Household
Income Within 3-Miles



Southlake was Ranked as
the 4th Best Suburb to
Live in Texas

4th

Southlake was Ranked as
the 20th Best Small City
in America

20th

Southlake is a city located predominantly in Tarrant County with minor areas extending into Denton County in the U.S. state of Texas.

Southlake is a suburb of Dallas/Fort Worth. Southlake is in the northeast portion of the great State of Texas, midway between Dallas and Fort Worth, and only 10 minutes to Arlington, home of the Dallas Cowboys AT&T Stadium, Texas Rangers Stadium and Six Flags Over Texas.

In the heart of the fastest-growing region in the United States, with easy access to Dallas Fort Worth International Airport, Dallas Love Field Airport, and Fort Worth Alliance Airport, Southlake offers an ideal location for businesses and travelers in North Central Texas.

Balancing sophisticated living with a neighborly community, Southlake, Texas provides the perfect oasis from the frenzy of Dallas/Fort Worth. Southlake's premier urban planning and attention to the smallest details makes sure your stay is perfectly enjoyable. Shopping, dining, art, and culture abound around town, with much of it tucked into the very walkable Southlake Town Square. The perfect Southlake experience includes more than Southlake Town Square. Don't miss real Texas barbeque at the Feedstore and discover lots of other local gems all over our sparkling, friendly community. With countless major attractions within a mere 20-minute drive, you're never far from adventure.

IN THE NEWS

SOUTHLAKE PAVILION SOUTHLAKE, TX

Massive Southlake project starts construction

MARCH 23, 2023 (REAL ESTATE NEWS)

The long-awaited Carillon Parc development in the ritzy Dallas-Fort Worth suburb of Southlake is moving forward under a powerhouse development team.

Carillon Crown — a partnership between Farrukh Azim of Banyan Court Capital, Hemanth Golla of **High Circle Ventures** and John Terrell of Hunter Chase Development Partners — is expected **to start construction** on the **42-acre project as soon as April or May**, the Dallas Morning News reported.

The latest renderings for Carillon Parc include 79 single-family lots, 50 condos, office buildings, a hotel, restaurants, retail space and a 9-acre park.

Homes in the development, at the intersection of **State Highway 114 East and North** White Chapel Boulevard, are expected to range between **\$1.5 million and \$2.5 million**. A **\$4.5 million** water fountain synchronized with **lights, music and motion** is among the **lavish features**, the outlet reported.

Hunter Chase acquired the **site in 2019** with plans to make **headway in 2020**, but the pandemic halted the project.

Terrell, a Hunter Chase co-founder, traveled all around Europe and took **thousands of photos** to find **inspiration** for the mega-complex.

EXPLORE ARTICLE



Southlake, TX Is One of the Richest Cities in the Country

SAMUEL STEBBINS, JANUARY 13, 2023 (24/7 WALLST)

The U.S. Census Bureau recently released its latest American Community Survey, offering an updated snapshot of demographic and economic conditions in the United States. According to new ACS estimates, the typical American household earned an average of \$69,021 over the five years ending in 2021.

This latest figure represents a **6% increase over the five-year period** ending in **2020**. But while the 2021 ACS reveals a pay raise for most American households, it also **highlights the significant income** inequality across the United States, as there are parts of the country where incomes are **far higher than average**.

Southlake, Texas, is one place where the median household income is more than double the national figure. The typical household in the area earns \$239,833 a year, the fourth highest among all cities with sufficient data and 247.5% more than the national median.

Incomes in the United States, for individuals and across broad populations, tend to rise with **higher levels of educational attainment**. In Southlake, an estimated **73.0%** of adults have a bachelor's **degree or higher**, well **above the 33.7%** share of adults **nationwide with similar education levels**.

All data in this story are **five-year** estimates from the **2021 ACS**. For the purposes of this story, cities are defined as incorporated legal entities or census-designated statistical areas with populations of **more than 25,000 people** and can include communities that are coterminous with college or university campuses. Cities were excluded if the number of households for which income was determined was less than **1,000 in the 2021 ACS** or if the sampling error associated with a place's data was **deemed too high**.

EXPLORE ARTICLE



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
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TEXAS DISCLAIMER

SOUTHLAKE PAVILION SOUTHLAKE, 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 part 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.