

# DENTAL REPUBLIC: ALLEN (INFINITY PLAZA) 100% LEASED THREE-TENANT INVESTMENT

508 W MCDERMOTT DR., ALLEN (DALLAS MSA) TX 75013

RESOLUTRE

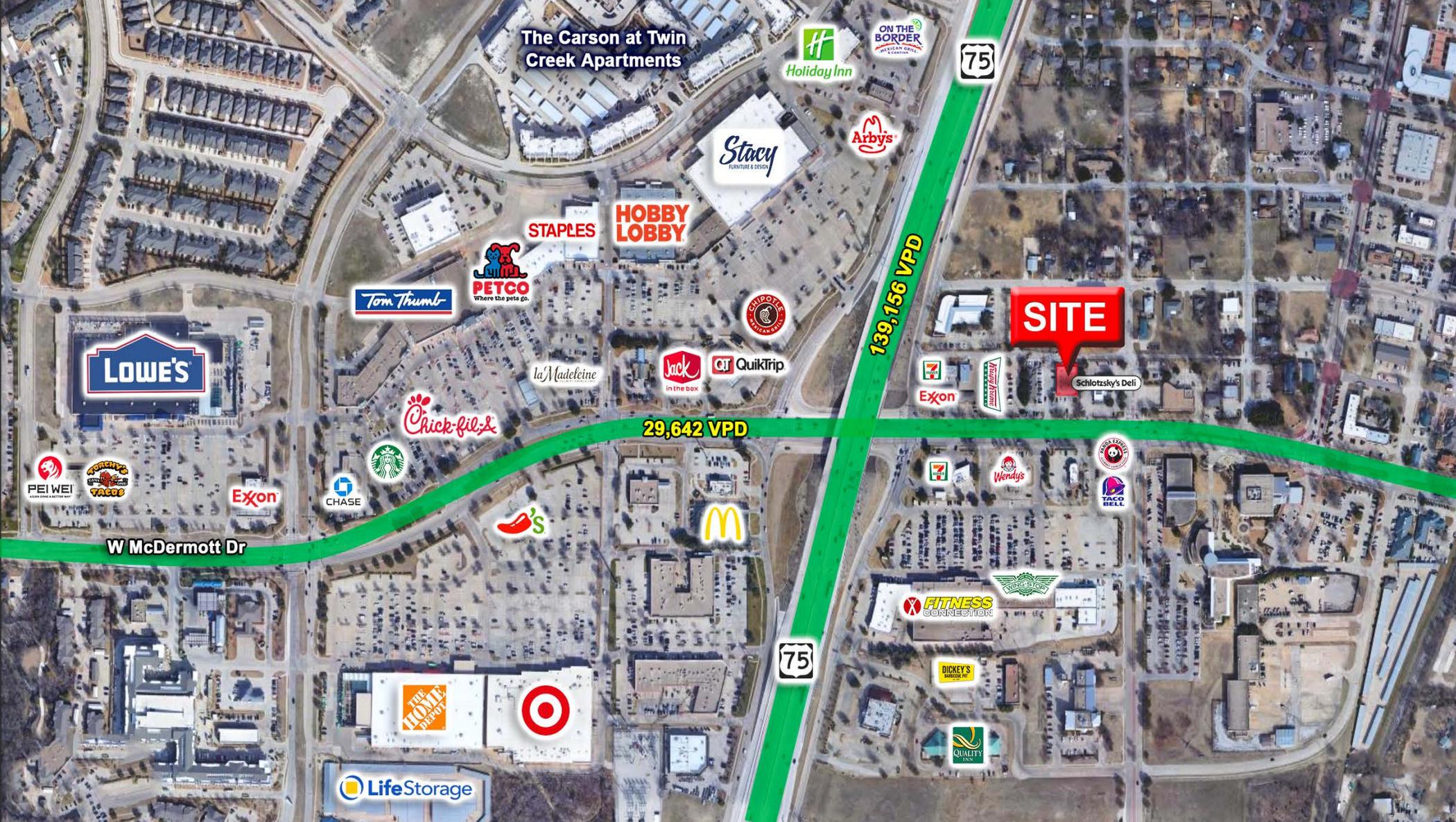


SOLD



DENTAL REPUBLIC  
9 LOCATIONS

**ALAN RUST, CCIM**  
Principal - Investment Sales  
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resolutre.com



## 100% LEASED DENTAL/RETAIL INVESTMENT

Resolut RE has been exclusively retained to present the opportunity to acquire fee simple ownership of Dental Republic: Allen (the "Property" Dental Republic: Allen is a three tenant 100% leased asset in Allen Texas (suburb of Dallas), with the Dental Republic dental practice occupying 60.4% of the 7,525 SF building on a 20,255 SF lot. Tiger Asian Bowl (a sushi restaurant) occupies 1,975 SF and Wrex Dance Studio occupies the remaining 1,000 SF. The Property boasts excellent visibility to over twenty nine thousand vehicles per day on W. McDermott Dr., and is surrounded by a population of 112,677 with average household income of \$120,900 within 3 miles and 282,010 residents with average household income of \$123,790 within 5 miles. The Dental Republic dental practice has been in operation for over 20 years and has 9 office locations. Dental Republic is pleased with the performance of this location and has recently signed a 5 year NNN extension to their lease with annual 2.0% base rent increases. Property ownership has an ownership interest in the Dental Republic dental practice.

# Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

**Brokerage Relationships:** By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

**Non-disclosure of Information:** By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

**Disclaimer and Waiver:** By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.





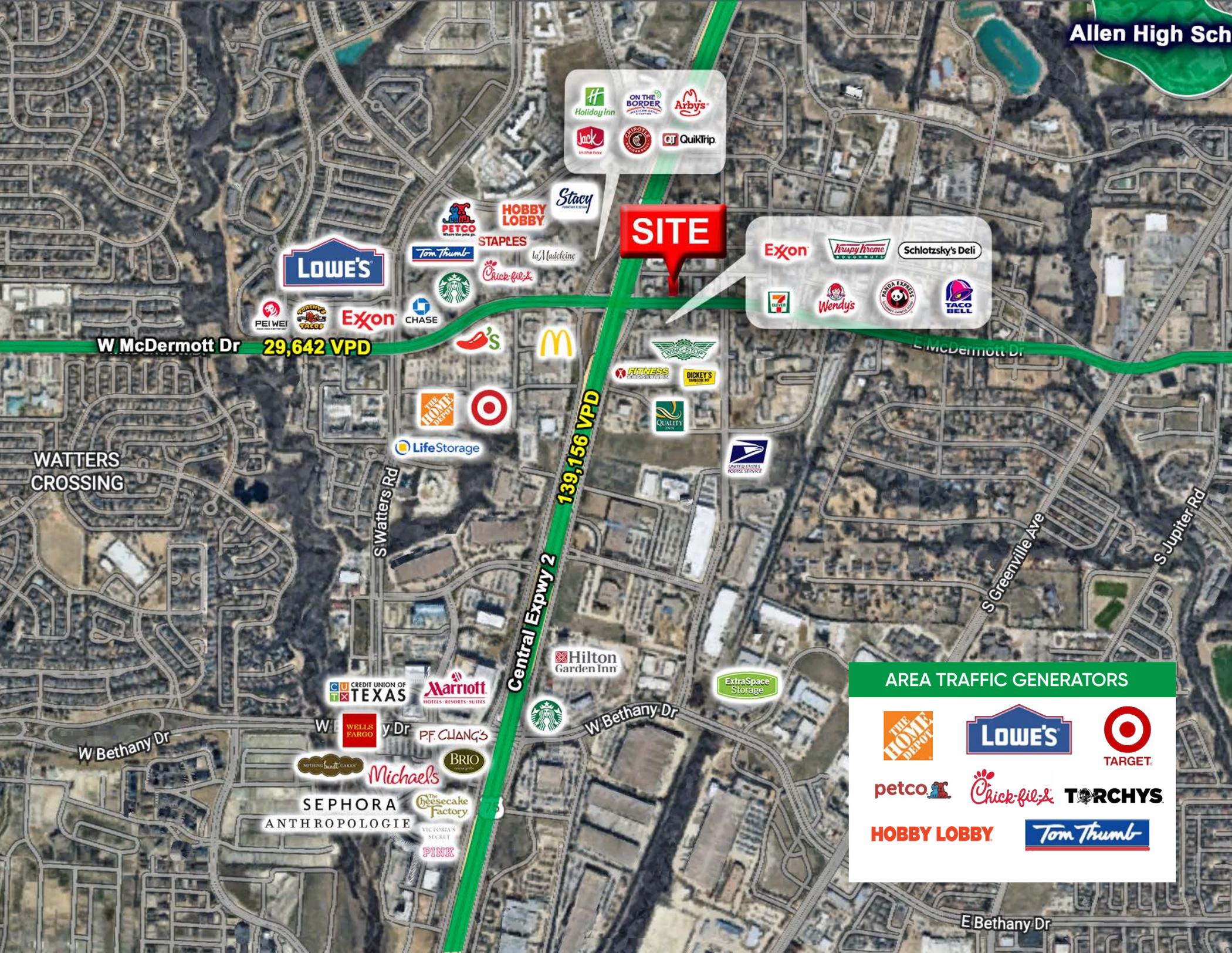
**SOLD**

## INVESTMENT SUMMARY

Lease Type	Dental Republic: NNN lease with annual 2.0% base rent increases.
	Tiger Asian Bowl NNN Lease with annual 2.0% base rent increases
	Wrex Dance Studio - Modified Gross lease with annual rent increases

## PROPERTY INFORMATION

Property Address	508 W McDermott Dr., Allen TX 75013
Location	NW corner of W. McDermott Dr & Ferris Dr.
County	Dallas
Gross Leasable Area	7,525 SF
Lot Size	.68 acre (29,621 SF)
Year Built	2006
Number of Tenants	3
Occupancy	100%



**SITE**

W McDermott Dr 29,642 VPD

Central Expy 2 139,156 VPD

E McDermott Dr

WATTERS CROSSING

W Bethany Dr

W Waters Rd

W Bethany Dr

S Greenville Ave

S Jupiter Rd

E Bethany Dr

**AREA TRAFFIC GENERATORS**

**LOWE'S**

Exxon CHASE

PETCO HOBBY LOBBY

STAPLES la Madeleine Chick-fil-e

Starbucks

McDonald's

Target

LifeStorage

CREDIT UNION OF TEXAS

Marriott

WELLS FARGO

PF. CHANG'S

Michaels

SEPHORA ANTHROPOLOGIE

Brio

PINK

Hilton Garden Inn

ExtraSpace Storage

UNITED STATES POSTAL SERVICE

FITNESS

DICKEY'S

QUALITY

WING STON

## ABOUT DENTAL REPUBLIC



Dental Republic  
BRACES + IMPLANT CENTER

[www.dentalrepublic.com](http://www.dentalrepublic.com)

- **20 Years of Service**  
Dental Republic has a 20 year operating history
- **9 Full Service Dental Offices**  
Located in the Dallas metropolitan area, Austin and San Antonio
- Property ownership has an ownership interest in the Dental Republic dental practice

## TENANT INFORMATION



[www.tigerasianbowl.com](http://www.tigerasianbowl.com)

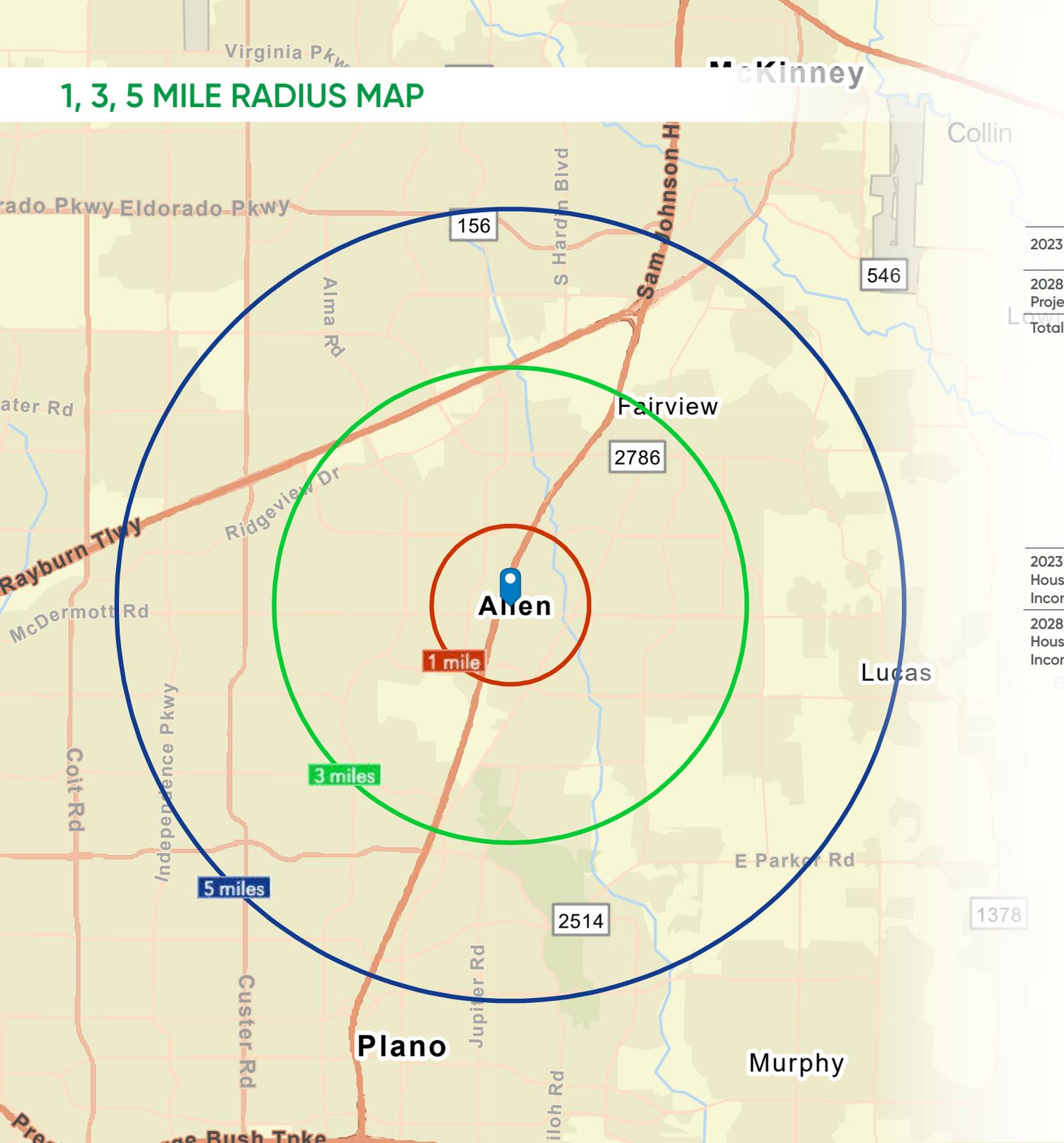
- Tenant since 2013
- Recently signed their second lease renewal
- New 5-year NNN lease term with 2% annual base rent increases



[www.wrexdance.com](http://www.wrexdance.com)

- Tenant since 2022
- Annual base rent increases
- Modified gross lease
- One 3-year lease renewal

# 1, 3, 5 MILE RADIUS MAP



## POPULATION

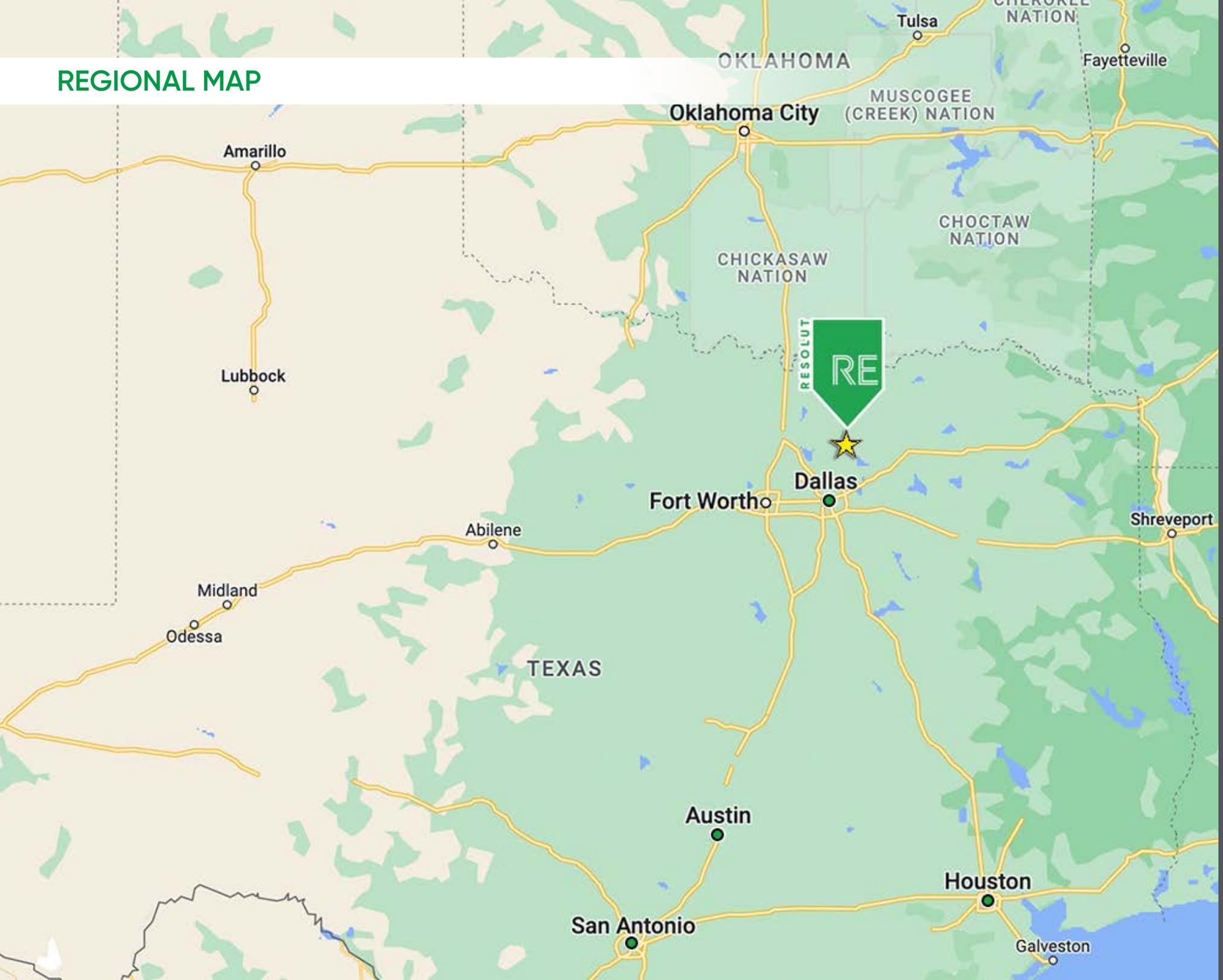
	1 MILE	3 MILE	5 MILE
2023 Population	9,609	114,054	284,614
2028 Population Projection	10,449	124,436	311,596
Total Employees	10,284	39,799	79,787



## INCOME

	1 MILE	3 MILE	5 MILE
2023 Avg Household Income	\$95,498	\$147,846	\$150,682
2028 Avg Household Income	\$88,163	\$136,080	\$137,924

# REGIONAL MAP





## MAJOR EMPLOYERS IN DALLAS-FORT WORTH

**CATERPILLAR**<sup>®</sup>

American Airlines 

 **Kimberly-Clark**

**MCKESSON**

**D·R·HORTON**<sup>®</sup>  
*America's Builder*



**TARGET**



**AT&T**

**verizon**<sup>✓</sup>

 **Baylor Scott & White**  
HEALTH

*charles*  
**SCHWAB**

 **JPMorgan Chase**

**tenet**  
HEALTH

  
**LOCKHEED**  
**MARTIN**

**BANK OF AMERICA** 

**FLUOR**<sup>®</sup>

 **Raytheon**  
Technologies

 **TEXAS**  
**INSTRUMENTS**



  
**Cook Children's**<sup>®</sup>

**Southwest** 

## LISTING AGENT



### **ALAN RUST, CCIM**

Principal - Investment Sales

Office 512.474.5557

Direct 512.373.2814

[alan@resolutre.com](mailto:alan@resolutre.com)

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of retail real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long and diverse track record of success, selling retail assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in retail property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the Real Estate Council of Austin (RECA).

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science while minoring in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

[resolutre.com](http://resolutre.com)

### **AUSTIN**

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Suite 350  
Austin, Texas 78746

### **DALLAS**

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Suite 620  
Dallas, Texas 75254

### **HOUSTON**

3700 W Sam Houston Pkwy  
Suite 450  
Houston, Texas 77042

### **SOUTH TEXAS**

PO Box 1616  
McAllen, Texas 78505

### **SAN ANTONIO**

1100 NW Loop 410  
Suite 700  
San Antonio, TX 78213

### **LAFAYETTE**

600 Jefferson Street  
Suite 913  
Lafayette, Louisiana 70501

### **ALBUQUERQUE**

2155 Louisiana Blvd N.E.  
Suite 7200  
Albuquerque, NM 87110



# 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.*

## 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:
  - 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.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_

Date \_\_\_\_\_