

REDEVELOPMENT OPPORTUNITY | ELITE CENTER

1130 W Trinity Mills Rd | Carrollton, TX 75006

Offering Memorandum



VALUE-ADD OPPORTUNITY FOR SALE

MATTHEWS™

Exclusively Listed By



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President George Bush Tpk ±113,000 VPD

Old Denton Rd ±29,400 VPD

Investment Overview

\$9,750,000

List Price

±5.01

Lot Size (AC)*

1991/2019

Year Built/Renovated

±33,000

GLA (SF)*

*GLA and Lot Size to be verified by Buyer with a new survey

Investment Highlights

Flexible Investment with Value-Add Potential

- Ideal for owner-user occupancy, income-producing investment, or redevelopment into a higher and better use, offering multiple exit strategies and compelling upside.

Prime Positioning in Carrollton's Core Commercial Corridor

- Located in the heart of Carrollton's dynamic commercial corridor, this offering presents a rare opportunity to acquire a well-positioned asset in one of North Texas's most connected and desirable submarkets.

Exceptional Visibility Along Major Arterial

- Immediate access to I-35E, President George Bush Turnpike, and the Dallas North Tollway, placing the property within minutes of Addison, Plano, and Downtown Dallas.

Surrounded by Strong Demand Drivers

- Located within a mix of corporate campuses, medical facilities, retail centers, and dense residential neighborhoods, supporting a wide range of commercial uses and sustained tenant demand.

Located in the High-Growth DFW Metroplex

- Positioned within the Dallas-Fort Worth MSA, home to over 8.3 million residents and one of the fastest-growing regions in the U.S., driving long-term economic and population growth.

Transit-Oriented and Highly Accessible Location

- Proximity to DART rail stations, major employment hubs, and regional airports enhances accessibility and supports long-term asset value.



Carrollton Data Center
Corporate Office



1100 Trinity Mills
±150 Units



President George Bush Tpke ± 113,000 VPD



Blanton Elementary
±708 Students



McCoy Elementary
±432 Students



Trinity Mills Station TOD
\$1B Mixed-Use Development
(Completed 2025)



Newman Smith High
±1,937 Students



Good Elementary School
±515 Students





 **1100 Trinity Mills**
±150 Units



W Trinity Mills Rd

President George Bush Tpke ± 113,000 VPD

CARROLLTON, TX

Market Demographics: 5-Mile Radius

339,061

Total Population

\$123,082

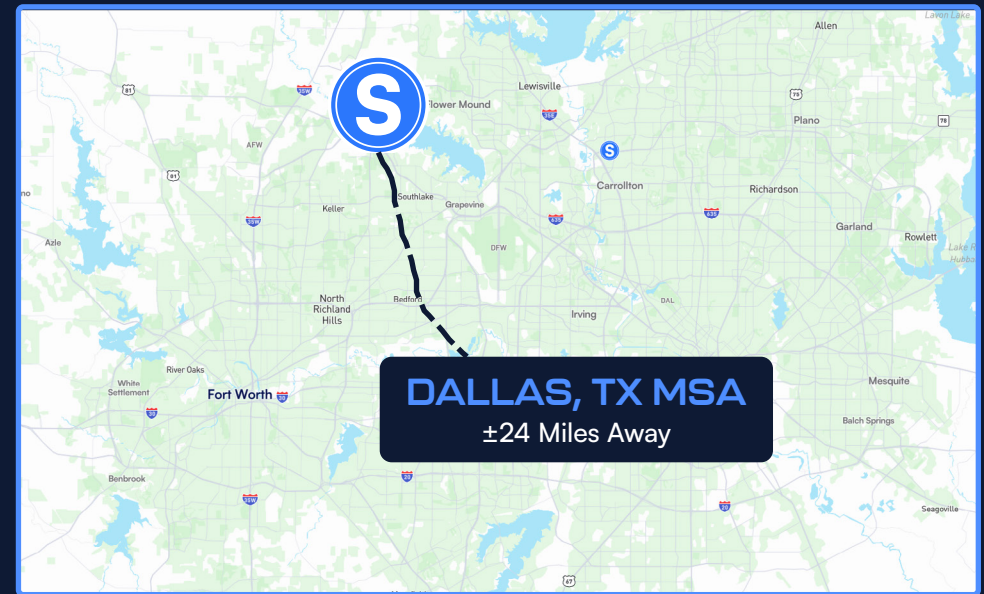
Average HH Income

127,831

of Households

37 Years

Median Age



Local Market Overview

Carrollton, Texas is a well-established suburban community within the Dallas-Fort Worth metroplex, benefiting from strong regional population growth and a highly diversified economic base. Its strategic location along major transportation corridors, including Interstate 35 and the President George Bush Turnpike, provides convenient access to both Dallas and Fort Worth, making it an attractive residential and commercial hub. The city has experienced steady population expansion supported by a mix of young professionals, families, and a growing international community, contributing to a dynamic and stable local economy.

The area offers a balanced blend of suburban livability and urban accessibility, with a wide range of housing options, quality schools, and a robust employment base. Carrollton's proximity to major corporate campuses and distribution networks enhances its appeal for businesses and residents alike. Continued investment in infrastructure, parks, and mixed-use developments supports long-term growth and reinforces the city's position as a desirable location within the broader North Texas region.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	96,610	299,398	1,001,015
2025 Population	100,781	315,100	1,076,113
2030 Population	108,524	339,061	1,161,310
2020-2025 Population Growth	0.9%	1.0%	1.5%
2025-2030 Population Growth	1.5%	1.5%	1.6%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	35,663	120,892	407,250
2025 Households	37,333	127,831	439,403
2030 Households	40,310	138,095	475,077
2020-2025 Household Growth	1.3%	1.6%	1.9%
2025-2030 Household Growth	1.6%	1.6%	1.6%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$127,079	\$123,082	\$127,960

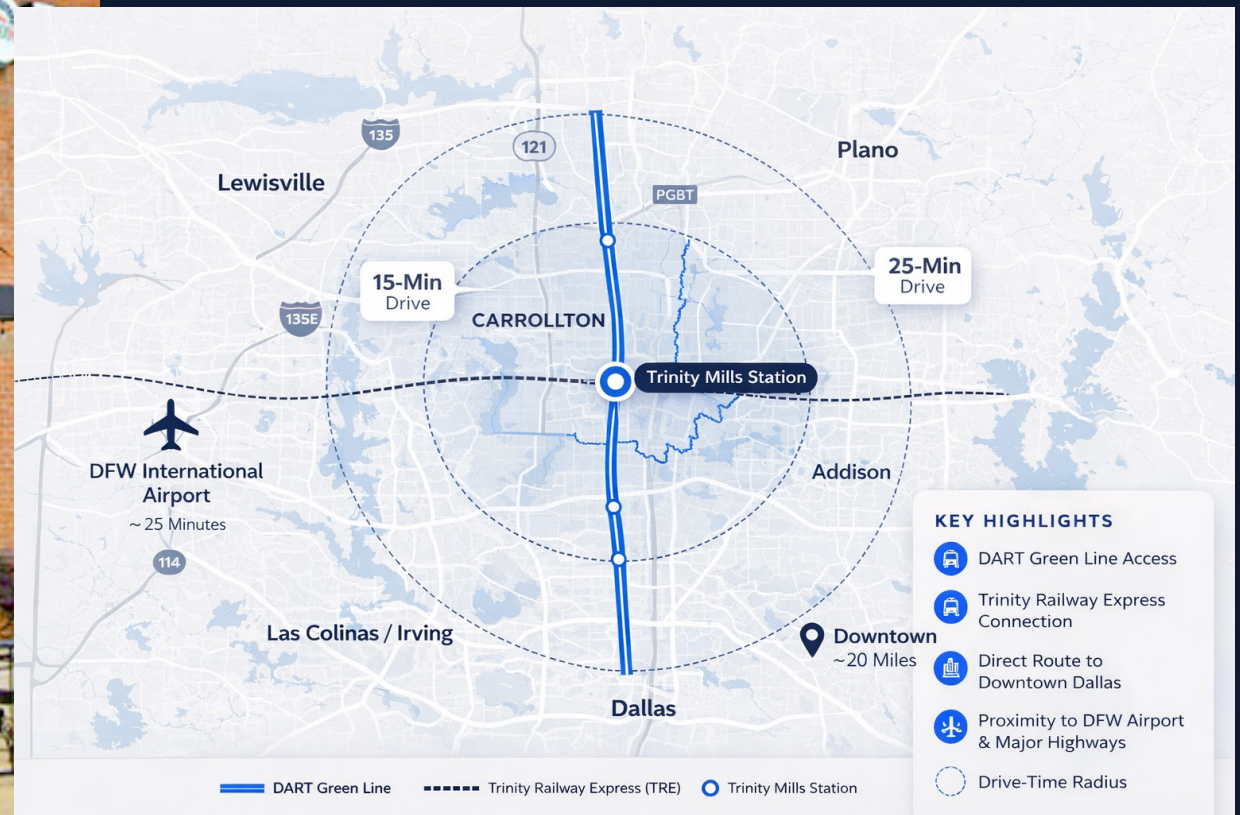
Major Corporate Presence



TRANSIT-DRIVEN GROWTH IN NORTH DALLAS

Positioned at the intersection of DART light rail, Trinity Railway Express, and major regional corridors, *Trinity Mills Station* serves as a catalyst for Carrollton's next phase of economic expansion, supporting dense mixed-use development within *one of the most connected submarkets* in the Dallas-Fort Worth Metroplex.

Regional Connectivity



LEGEND

Addison, TX ±7.5 Miles

Plano, TX ±15.8 Miles

Dallas, TX ±19.4 Miles

Arlington, TX ±26.3 Miles

Fort Worth, TX ±35.9 Miles

ELITE CENTER ★



Addison, TX



Plano, TX



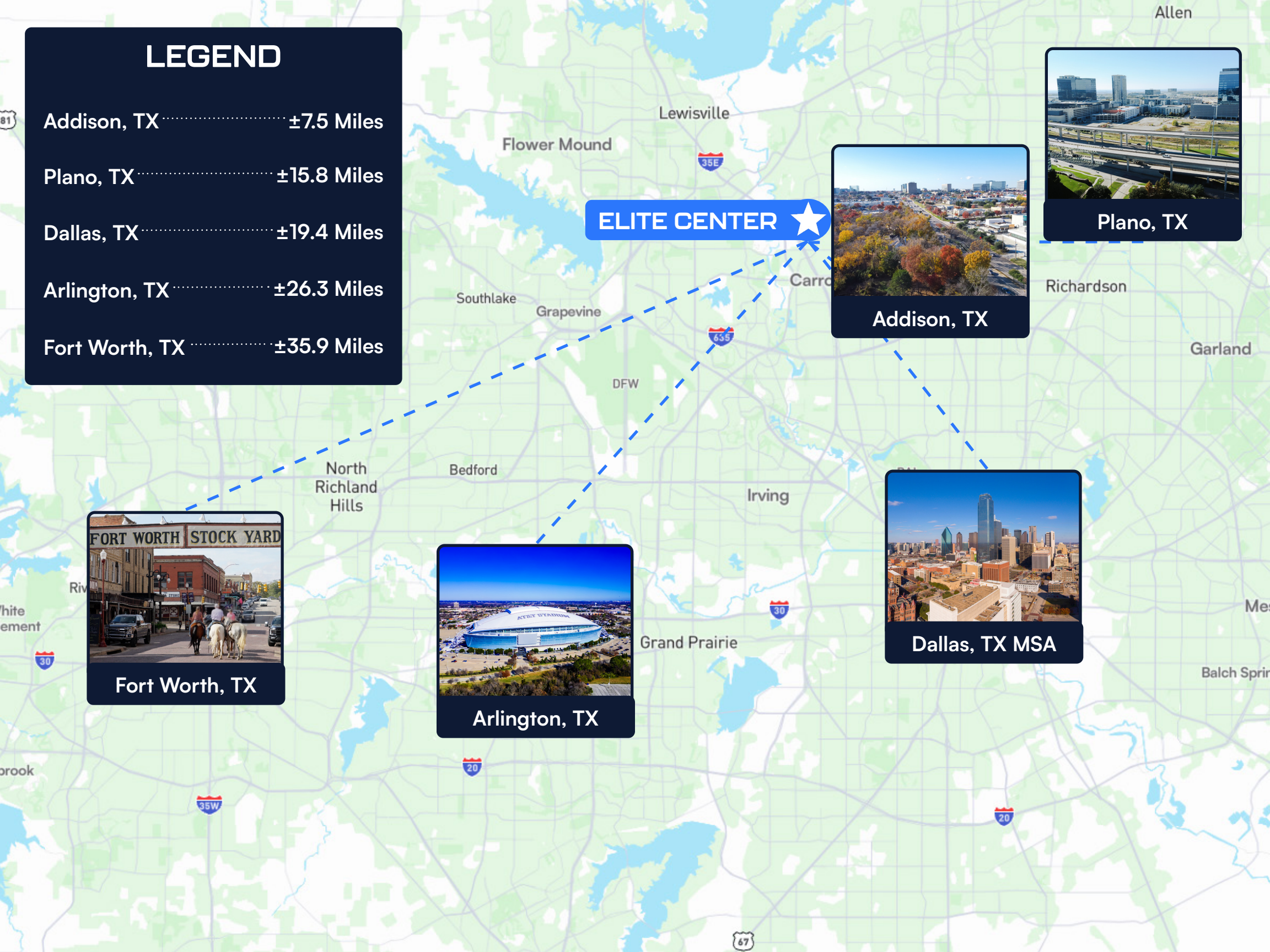
Fort Worth, TX



Arlington, TX



Dallas, TX MSA



DFW, TEXAS

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth (DFW) metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlights this surge, with DFW adding approximately 177,922 residents from

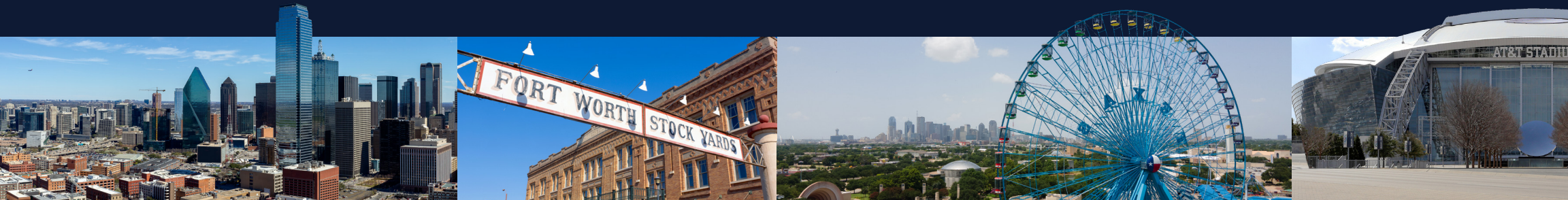
2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population
8.3 Million

Median HH Income
\$89,713

Annual Visitors
75.5 Million in 2024

GDP
\$745+ Billion



Tourism & Cultural Events

Dallas-Fort Worth hosts major annual events that drive tourism and boost the economy. The State Fair of Texas draws millions, while the Fort Worth Stock Show & Rodeo attracts over 1.2 million visitors and generates hundreds of millions in economic impact. Dallas Arts Week, along with food and music festivals

like Taste of Dallas and the Fort Worth Music Festival, bring tens of thousands of visitors each year. These seasonal events create predictable surges in demand, benefiting the hospitality, retail, and transportation sectors and making tourism a key part of the region's economic vitality.



The Fort Worth Stock Show & Rodeo
±1.2 Million Annual Attendees

State Fair of Texas
±1 Million Annual Attendees

Dallas Art Fair
±358,000 Annual Attendees





Transportation

The Dallas-Fort Worth metro area has a well-developed transportation network, including major highways I-35, I-20, and I-30, supporting efficient regional movement. DFW Airport, one of the world's busiest, handled over 81 million passengers and 774,000 U.S. tons of cargo in 2023, reinforcing its role as a global air travel and logistics hub. Public transit options include Dallas's DART light rail and Fort Worth's Trinity Metro. The region's strategic location drives growth in logistics and distribution, with companies like Amazon and FedEx expanding operations, ensuring strong connectivity and supporting ongoing economic growth.



Air Cargo Volume
11.16 Million Tons



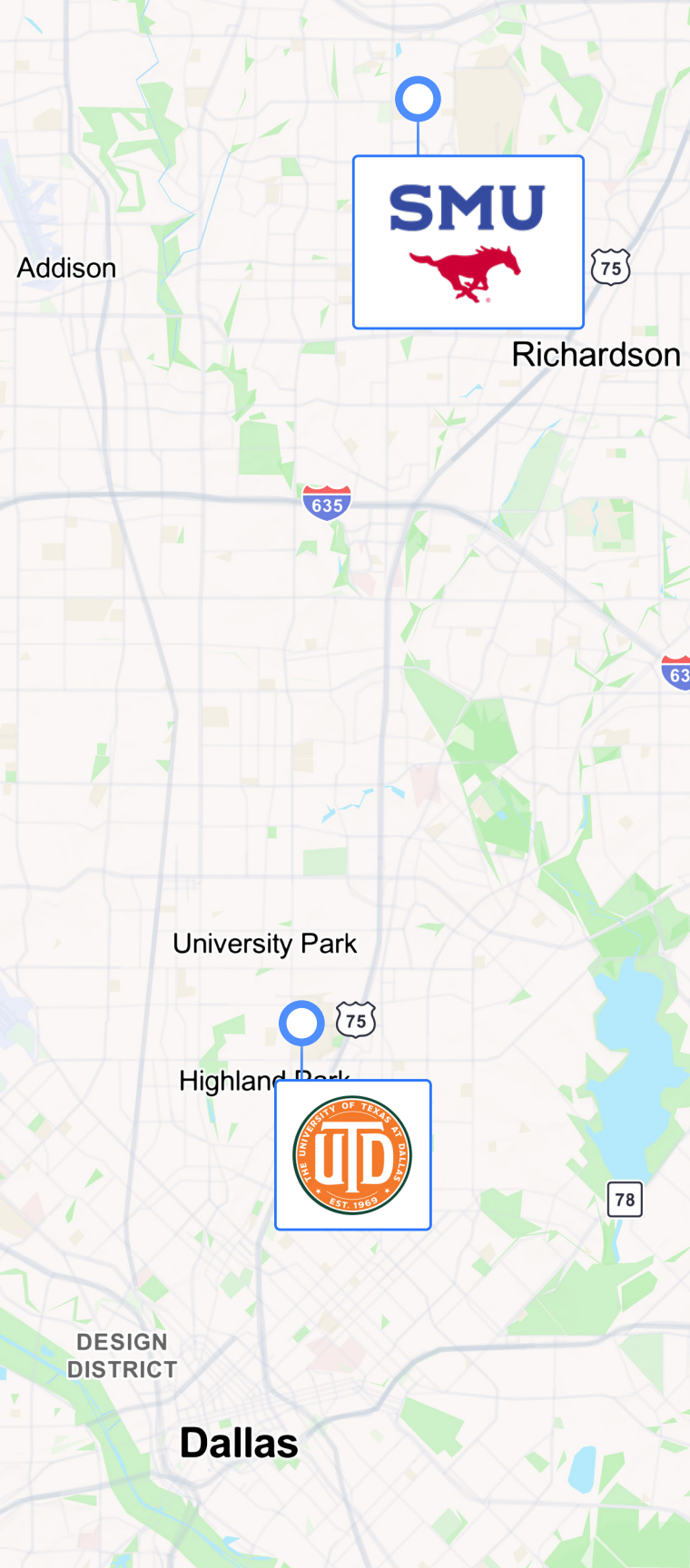
Airport Economic Impact
\$67 Billion Annually



Logistics Employment
634,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
81.8 Million (Bus, Trolley, Skyway)



Higher Education

The Dallas-Fort Worth region is anchored by strong higher education institutions that fuel its economy and workforce. The University of Texas at Dallas, with over 31,000 students, is a major research hub, while Southern Methodist University, enrolling more than 12,000, is renowned for business and law. Both produce high graduation rates, supplying skilled talent and driving innovation. Smaller schools like Paul Quinn College enrich diversity and culture, further broadening the region's intellectual capital. These institutions not only prepare a highly educated workforce but also attract businesses eager to tap into their graduates, increasing housing demand and stimulating long-term growth. Combined with a business-friendly climate and lower cost of living, DFW's higher education ecosystem strengthens its appeal to relocating companies, particularly from California, and reinforces its position as a hub for knowledge-based industries.

The University of Texas at Dallas

Enrollment (2024-2025):

±29,886 Students

Graduation Rate: 62%

Southern Methodist University

Enrollment (2024-2025):

±12,116 Students

Graduation Rate: 80%



| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1130 W Trinity Mills Rd, Carrollton, TX 75006** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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MATTHEWS™



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.

11-2-2015



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date