

**myeyedr.**  
OD

9816 N BEACH STREET  
FORT WORTH, TX 76244



**\$165K Incomes | 800+ Unit Operator | Dallas Fort-Worth MSA | NNN Lease**



INTERACTIVE  
OFFERING MEMORANDUM

**MATTHEWS™**

## EXCLUSIVELY LISTED BY



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### BROKER OF RECORD

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*Andrew Fagundo, Michael Moreno, and Rahul Chhajed (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)*





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**MYEYEDR.**

9816 N Beach Street, Fort Worth, TX 76244

Matthews™ Healthcare Division is pleased to present the opportunity to acquire a freestanding condo leased to MyEyeDr. (MED), located in one of Fort Worth's most affluent and high-growth submarkets.

MyEyeDr. focuses on delivering a personalized eyecare experience through its network of trusted local optometrists. With over 800 locations nationwide and strong institutional backing, MED has grown into one of the largest optometry platforms in the U.S.

The asset features approximately  $\pm 2.66$  years of remaining lease term on a NNN structure, with attractive 2.75% annual rent increases and a single seven-year renewal option.

Situated in Tarrant County, the third most populous county in Texas, the property benefits from strong surrounding demographics, including nearly 292,000 residents within a five-mile radius. The immediate area is particularly affluent, with average household incomes of approximately \$165,000 within one mile. The property is also positioned within a well-established medical corridor, surrounded by a mix of national and regional healthcare providers.

**MYEYEDR.**

**CAP RATE**  
**6.75%**



**YEAR BUILT**  
**2017**



**GLA**  
 **$\pm 4,766$  SF**



**PRICE**  
**\$2,164,267**

## PROPERTY OVERVIEW

Property Name	MyEyeDr.
Address	9816 N Beach Street, Fort Worth, TX 76244
Property Size	±4,766 SF
Year Built	2017
Occupancy	100%
Property Type	MOB
Ownership Type	Condo





## INVESTMENT HIGHLIGHTS

### Established National Tenant

MyEyeDr. operates 800+ locations nationwide and is backed by institutional capital, making it one of the largest optometry platforms in the U.S.

### Inflation-Protected Cash Flow

The lease features a 2.75% annual rent increase, offering investors built-in income growth and a great hedge against inflation.

### Passive NNN Lease

This building features an NNN lease with all expenses/responsibilities being taken care of by the tenant through CAM, providing a passive investment vehicle for both local and out-of-state investors.

### Positive Medical Synergy

Property is strategically located within a medical corridor that contains some of the state's biggest healthcare players such as Cook Children's and Texas Health Resources alongside many private physicians.

### 3rd Most Populous County

The subject property is in Tarrant County which is the third most populous county in Texas and has a 5-mile radius of nearly 292,000 residents. The deal also resides in an affluent part of the city with a 1-mile radius of around \$165,000.

### Tax-Free/Top Destination State

Texas is one of nine states with no personal income tax, offering potential tax advantages for investors. According to U.S. Census data, Texas led the nation in net domestic migration in 2024.

### Recession-Resistant Asset Class

The non-discretionary nature of medical care and its resilience during economic uncertainty have made healthcare real estate a strategic focus for both institutional and private investors nationwide.

## INVESTMENT SUMMARY

List Price	\$2,164,267
Cap Rate	6.75%
Price PSF	\$454

## LEASE ABSTRACT

Tenant Name	MyEyeDr.
Ownership Type	Condo
Tenant Entity	MED SOUTHWEST, PLLC
SF Leased	±4,766
Occupancy	100%
Initial Term	7 Years
Rent Commencement	1/1/2022
Lease Expiration	12/31/2028
Lease Term Remaining	±2.64 Years
Base Rent	\$146,088
Rental Increases	2.75% Annual Increases
Renewal Options	One, 7-Year Option
Expense Structure	NNN
Landlord Responsibilities	Roof/Structure/Site Improvements - Tenant Covers in CAM
Tenant Responsibilities	Tenant Covers in CAM
Insurance	Tenant Covers in CAM
Taxes	Tenant Covers in CAM

**Financing Options**

**For financing, please reach out to:**

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MyEyeDr. empowers our patients to live their best lives by providing comprehensive eye care and an expansive selection of eye wear solutions. Their trusted community of doctors and team members make personalized vision healthcare accessible for everyone. They are committed to giving the gift of great vision, helping patients see and do more.

Founded by Sue Downes in 2001, they've grown to more than 800 offices across 28 states. Alongside the exponential growth, their employees have built meaningful careers helping patients see and look their best.



**Website**  
MyEyeDr.com



**Locations**  
800+

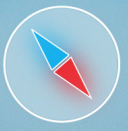


**Number of Employees**  
3,000+



**Headquarters**  
Vienna, VA





**Medical City Alliance**  
99 BEDS

**SHOE CARNIVAL**  
**ROSS DRESS FOR LESS**  
**petco**  
**maurices**  
**Chick-fil-A**  
**at home**  
**HomeGoods** **TJ-MAXX** **TARGET** **SEPHORA**

**OUTBACK STEAKHOUSE**  
**jamba**  
**7-ELEVEN** **POPEYES**  
**SONIC** **Exxon**

**Walmart**  
**AutoZone**  
**CVS pharmacy**  
**Walgreens**  
**CHASE**  
**Little Caesars**  
**SONIC**  
**DQ**  
**Peppercorns**  
**Bank of America**  
**Goodwill**

**HERITAGE ELEMENTARY SCHOOL**  
821 STUDENTS

**VISTA RIDGE MIDDLE SCHOOL**  
773 STUDENTS

**ALDI**  
**COSTCO WHOLESALE**  
**WinCo FOODS**  
**QDOBA MEXICAN EATS**  
**Jack in the Box**  
**Wendy's**  
**PNC**  
**Firestone**

**belk**  
**ULTA BEAUTY**  
**olive Garden**  
**Bath & Body Works**  
**MATTRESS FIRM**  
**KIRKLAND'S**  
**claire's**  
**VISIONWORKS**  
**Best Buy**  
**rue21**  
**Jason's deli**

**FOSSIL RIDGE HIGH SCHOOL**  
2,175 STUDENTS

**Ashley HOMESTORE**  
**HYATT PLACE**  
**DSW**  
**DICKEY'S**  
**FIVE GUYS**  
**HOBBY LOBBY**  
**BOOT BARN**  
**DICK'S SPORTING GOODS**  
**CINEMARK**  
**LONGHORN STEAKHOUSE**

**MOD Pizzeria**  
**P.F. CHANG'S COURTYARD**

**FAS PET SUPPLIES PLUS**  
**Walmart**



**HERITAGE TRACE PKWY ± 25,000 VPD**

**N BEACH ST ± 26,000 VPD**

**WELLS FARGO**  
**Starbucks**  
**FirstWatch**  
**Hallmark**  
**AMAZING LASH STUDIO**  
**GNC LIVE WELL**  
**Kroger**  
**CYCLEBAR**  
**SportClips**  
**oranjethery**  
**Total Wine & MORE**  
**PETSMART**  
**JCPenney**

**NORTH TEXAS ORTHOPEDICS & SPINE CENTER**  
THE STRENGTH OF EXPERIENCE

**myeyeDr.**  
SUBJECT PROPERTY

**U.S. DERMATOLOGY partners**

**Texas Health Orthopedic Surgery Center HERITAGE**

**CookChildren's**

# FORT WORTH, TX

Fort Worth, Texas, has emerged as one of the fastest-growing economic centers in the United States, supported by a diverse business environment, strategic infrastructure, and a steadily expanding population base. As part of the Dallas–Fort Worth Metroplex, the city benefits from strong regional connectivity while maintaining its own distinct identity rooted in commerce, logistics, manufacturing, and innovation. Fort Worth continues to attract both residents and businesses due to its favorable cost structure, pro-business climate, and high quality of life. Ongoing investment in transportation, mixed-use development, and corporate expansion has contributed to sustained economic momentum across the city and surrounding communities.

The city’s economic foundation is anchored by major industries including aerospace and defense, healthcare, energy, logistics, and technology, with several nationally recognized employers maintaining significant operations throughout the area. Fort Worth also benefits from access to major interstate corridors, rail infrastructure, and proximity to one of the nation’s busiest airport systems, enhancing its role as a key distribution and business hub within the Southern United States. Continued residential and commercial development across the metro area reflects strong long-term demand and population inflows from higher-cost markets nationwide.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2030 Population Projection	19,408	125,774	307,345
2025 Population	18,633	119,779	291,516
Annual Growth 2025-2030	0.8%	1.0%	1.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2030 Households Projection	5,881	41,710	103,858
2025 Households	5,638	39,616	98,342
2020 Households	5,658	37,959	92,764
Annual Growth 2025-2030	0.9%	1.1%	1.1%
Annual Growth 2020-2025	0.8%	1.6%	2.0%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$164,544	\$139,578	\$133,942



## ECONOMY

Dallas-Fort Worth is the 4th largest metropolitan area in the U.S., with approximately 7.6 million people, and consistently ranks among the top metros for job growth. The metro averaged over 100,000 new jobs in the last few years, with an annual growth of almost 3%. Many companies across various industries have relocated or expanded operations due to the low cost of doing business and the availability of a highly-skilled workforce in the Dallas-Fort Worth area. Over the last decade, North Texas has attracted over 130 new corporate headquarters.

## BANKING AND FINANCE

- Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.
- Bank of America, JPMorgan Chase, Liberty Mutual, Goldman Sachs, State Farm, TD Ameritrade, Charles Schwab, and Fidelity Investments maintain significant operations in the area.

## INFORMATION TECHNOLOGY

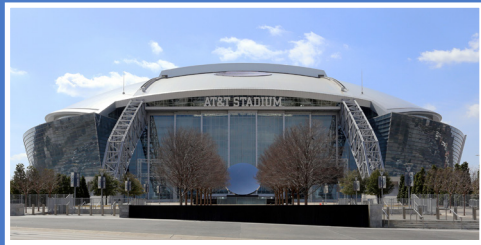
- The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano, and Allen just north of Dallas itself). This area has many corporate IT projects and the presence of numerous electronics, computing, and telecommunication firms.
- Microsoft, Texas Instruments, HP, Dell, Samsung, Nokia, Cisco, Fujitsu, i2, Frontier Communications, Alcatel, Ericsson, Google, Verizon

EMPLOYERS	EMPLOYEES
Dallas Independent School District	22,621
City of Dallas	13,000
AT&T Inc.	10,990
Medical City Dallas	10,800
Parkland Health & Hosp System	10,577
Texas Instruments	9,800
Dallas County Community College	8,230



## DALLAS-FORT WORTH TOURISM

Fort Worth is the 12th-largest city in the United States, known for Texas hospitality and a dozen remarkable districts full of culture and fun. The historic western Stockyards featuring the world's only twice-daily cattle drive, Billy Bob's Texas, the world's largest honky-tonk and the new Mule Alley. A connected downtown with the 37-block Sundance Square entertainment district. The stunning museums of the Cultural District, the Botanic Garden and nearby Fort Worth Zoo.



### AT&T Stadium

AT&T Stadium is home to the Dallas Cowboys, the most valuable sports franchise in the world as well as the annual Cotton Bowl Classic and the Big 12 Championship Game. The Cowboys moved to Arlington in 2009 after the completion of AT&T Stadium, a \$1.5 billion project. AT&T Stadium is the largest special events venue in North America with a capacity of 105,000+ patrons. The stadium seats 80,000 guests, making it the fourth-largest stadium in the NFL by seating capacity.

### Dallas Culture

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1984 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art, the Morton H. Meyerson Symphony Center, the Dallas Theater Center, the Booker T. Washington High School for the Performing and Visual Arts, the Trammell and Margaret Crow Collection of Asian Art, and the Nasher Sculpture Center.

### Shopping and Entertainment Districts

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931. Dallas is home to the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region: Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually. Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.



# DISTANCE MAP

**S** SUBJECT PROPERTY

DFW International Airport

**±14 MILES**

**±40 MILES**

**FORT WORTH, TX**

**DALLAS, TX**



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9816 N Beach Street, Fort Worth, TX 76244** ("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.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date