

Melbourne Plaza

89% LEASED | 47,364 SQUARE FEET | HURST, TEXAS

EXECUTIVE SUMMARY



Investment Highlights

2



**SIGNIFICANT GROWTH
POTENTIAL VIA 20%
MARK-TO-MARKET
OPPORTUNITY**



**5.6% PROJECTED
ANNUAL GROWTH**



**EXPANSIVE TRADE
AREA WITH
ROBUST CONSUMER
SPENDING POWER**



**ROBUST DEMOS IN THE
HURST/ FORT WORTH
SUBMARKET**



**LOCATED IN THE
MUST-HAVE RETAIL
CORRIDOR OF
HURST, TX**



Site Plan

3

Significant Upside Potential

VIA 20% BELOW MARKET RENTS

16 Tenants Expiring

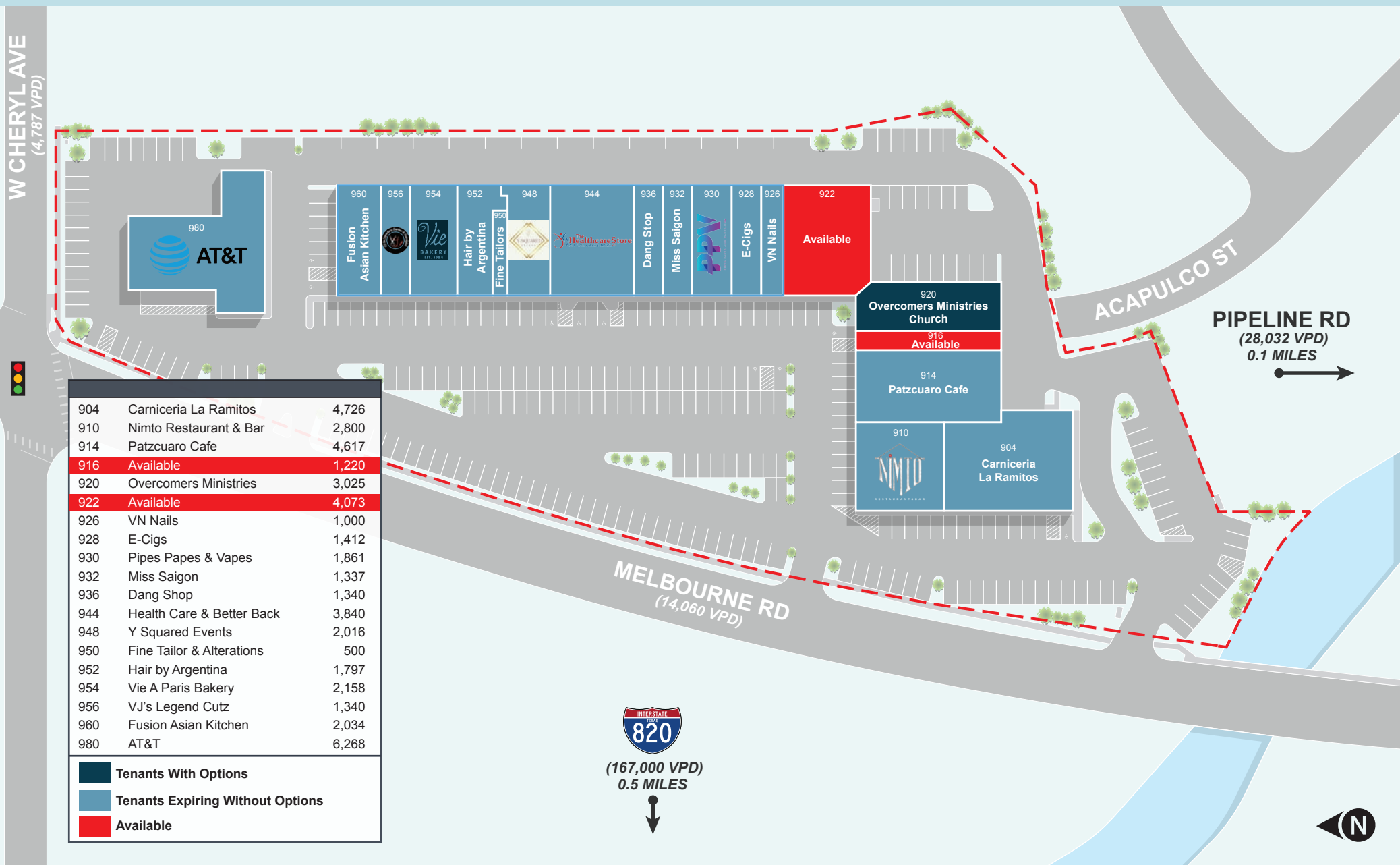
WITHOUT OPTIONS

Highly Sticky Tenants

WITH 11 YEARS OF TENURE

2.7 Years

OF WEIGHTED AVERAGE LEASE TERM

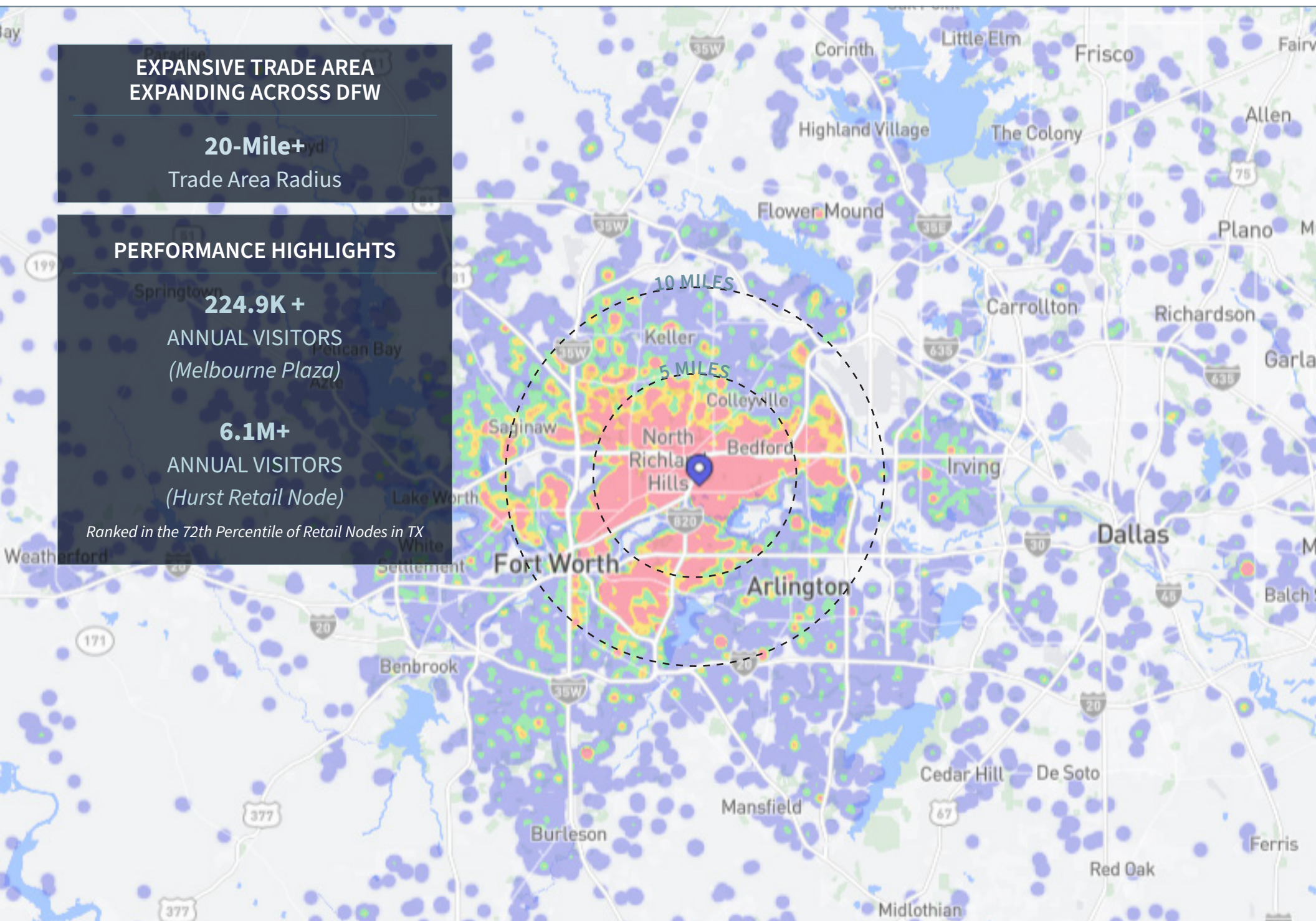
W CHERYL AVE
(4,787 VPD)

INTERSTATE
820
(167,000 VPD)
0.5 MILES



Expansive Trade Area

4



THE SHOPS AT NORTH EAST MALL
4.3M Annual Visits

TJ-MAXX **Burlington**
Cost Factory

BARNES & NOBLE **BEST BUY**
BOOKSELLERS

Michael's **OLD NAVY**

ULTA **DSW**
BEAUTY

PET SMART **FIVE BELOW**

NORTH EAST MALL
5.3M Annual Visits | 1.7M SF of Retail

Dillard's **★ macy's**
Penney's **CINEMARK**

820 INTERSTATE
167,000 VPD

121 TOLL
168,000 VPD

MELBOURNE PLAZA



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Core Execution team

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