



MOON VALLEY NURSERY

BRAND NEW 15-YEAR CORPORATE LEASE
ZERO LANDLORD RESPONSIBILITIES

MCKINNEY, TX

 U.S. Route 380
±52,000 Cars Per Day

 Lake Forest Drive
±23,500 Cars Per Day

 Under Construction
±70,000 SF Hospital
±51,000 SF Clinic
±20,000 SF Dorm

 Baylor Scott
& White Hospital

 CHASE
 McDonald's
 Starbucks










 FENG CHA
 Tim Hortons


 Retail Strip + Drive-Thru
Development (±30,000 SF)

Trees & Shrubs Nursery
±2.7 Acres



Sales Office/Parking - ±1.3 Acres



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Investment Highlights



Brand New 15-Year Term Commencing March 1, 2024
Absolute NNN Ground Lease - Zero Landlord Responsibilities



Moon Valley Nurseries, Inc. Operates 60+ Locations with \$320MM+ in Annual Revenue



Located One Block from Baylor Scott & White Medical Center with 143 Beds and Kroger Anchored Shopping Center

Prime Retail Location

- ▶ Situated Along a Premier Retail Corridor with **Traffic Counts Exceeding 52,000 Cars Per Day**
- ▶ Close Proximity to Several Major Retailers such as **Costco, Lowe's Home Improvement, Target, Home Depot, Floor & Décor, Hobby Lobby, Chick-fil-A, Whataburger, and Many More**
- ▶ **Located Directly Across from Multiple New Developments**, Including a $\pm 70,000$ SF Hospital, $\pm 51,000$ SF Clinic, and a $\pm 30,000$ SF Retail Strip with Drive-Thru Pads

Brand New 15-Year Lease

- ▶ Absolute NNN Ground Lease with Zero Landlord Responsibilities - **Ideal for Investors Not Local to the Market**
- ▶ **Corporate Guaranteed Lease** - Over 60 Locations in Multiple States with \$320,000,000+ in Sales Annually
- ▶ **Stonecourt Capital Invested \$775 Million** into Moon Valley Nursery to Optimize its Real Estate Portfolio and its Focus on Enhancing the Environment
- ▶ Scheduled **2% Annual Rental Increases** Throughout the Initial Term Provide for an Excellent Hedge Against Inflation

Pride of Ownership Property in McKinney, TX

- ▶ **A Taxpayer's Haven:** Texas has No State Income Tax
- ▶ Dense, Infill Location with Over 194,000 Residents within 5 Miles
- ▶ Excellent Employment Base - **Daytime Population Exceeds 178,000**
- ▶ **Affluent Area - Average Household Income Exceeds \$133,000 Within 3 Miles**
- ▶ **McKinney Ranked as 4th Fastest-Growing City** in the Nation in 2020, with 51.9% Population Growth from 2000-2019



Representative Photo



Representative Photo

Tenant Overview

Moon Valley Nurseries - www.moonvalleynurseries.com

Moon Valley Nurseries is a family-owned and operated company specializing in a wide variety of trees and plants. Founded in the 1990s, it has grown to become one of the largest nursery operations in the United States.

Moon Valley Nurseries offers an extensive selection of trees, shrubs, and other plants, catering to both residential and commercial landscaping needs. Their inventory typically includes everything from fruit trees and palm trees to flowering plants and succulents. In addition to plant sales, they often provide design consultation, delivery, and planting services, making them a one-stop-shop for customers' landscaping needs.

Starting from a single location, Moon Valley Nurseries has expanded significantly over the years. They have multiple locations across several states, primarily in the southwestern United States, including California, Arizona, Nevada, and Texas. This expansion reflects their success in the nursery and landscaping industry.

Moon Valley Nurseries has established itself as a prominent player in the nursery and landscaping industry, known for its wide selection, quality products, and customer-centric approach.

Moon Valley Nursery is known for several key reasons that contribute to its positive reputation:

- ▶ **Extensive Number of Locations:** Moon Valley's widespread presence makes it convenient for a large number of customers to access their services and products.
- ▶ **Wide Variety of Plants:** The nursery is known for offering a diverse range of plants, including trees, shrubs, and other landscaping plants.
- ▶ **Quality of Products:** Moon Valley Nursery is often praised for the quality of its plants. They are known for growing and nurturing healthy, robust plants which can make a significant difference in landscaping projects.
- ▶ **Expert Staff and Customer Service:** The company employs knowledgeable staff who can provide expert advice on plant selection, care, and landscaping. This level of expertise enhances the customer experience.
- ▶ **Customized Services:** Moon Valley Nursery offers services like landscape design and installation, which are tailored to the individual needs and preferences of their customers.

2023 Sales Information

- ▶ **Average of 18.8K Visits per Location, Enterprise-wide**
- ▶ **Average Household Income of Visitors is Over \$101.8K, Enterprise-wide**
- ▶ **Average Yearly Spend per Customer is Over \$2,100**



Representative Photo



Representative Photo



Representative Photo

Financial Analysis

Offering Summary

Property Name	Moon Valley Nursery
Property Address	4685 West University Drive McKinney, TX 75071
Assessor's Parcel Number	R-1233-001-0200-1 R-1233-001-0190-1
Year Built	2024
Gross Leasable Area (GLA)	±3,200 Square Feet
Lot Size	±4.00 Acres (±174,240 Square Feet)

Pricing

Price	\$6,030,000
Cap Rate	5.80%

Annualized Operating Data

Gross Potential Rent	\$349,992
Total Expenses	Absolute NNN Ground Lease
Net Operating Income	\$349,992

Lease Information

Initial Lease Term	±15 Years
Lease Commencement Date	March 15, 2024
Lease Expiration Date	March 14, 2039
Lease Remaining	±15 Years
Lease Type	Absolute NNN Ground Lease
Increases	2% Annual
Options	Two, Five-Year @ 10%
Guarantee	Corporate



Market Overview

Aerial Photo



Demographics - 5-Mile Radius

Population: ±194,978

Households: ±67,570

Avg. HH Income: \$129,803



Lake Forest Drive

±23,500 Cars Per Day



CHEVROLET

Mercedes-Benz

MAZDA

Marshalls



petco

Spectrum



Collin College

±52,812 Students



SUBJECT PROPERTY



Baylor Scott & White Hospital



McDonald's

Starbucks

Chick-fil-A



U.S. Route 380

±52,000 Cars Per Day



24 HOURS FITNESS

FAIRFIELD INN & SUITES
Marriott

Raytheon Technologies



U.S. Route 75

±160,000 Cars Per Day



McKinney Boyd High School



Walmart



HARBOR FREIGHT
QUALITY TOOLS
LOWEST PRICES

Walgreens



COSTCO
WHOLESALE

FIVE GUYS
BURGERS and FRIES

HOBBY LOBBY

AutoZone

FLOOR DECOR &

LOWE'S



JO-ANN
fabric and craft stores



U.S. Route 75

±160,000 Cars Per Day



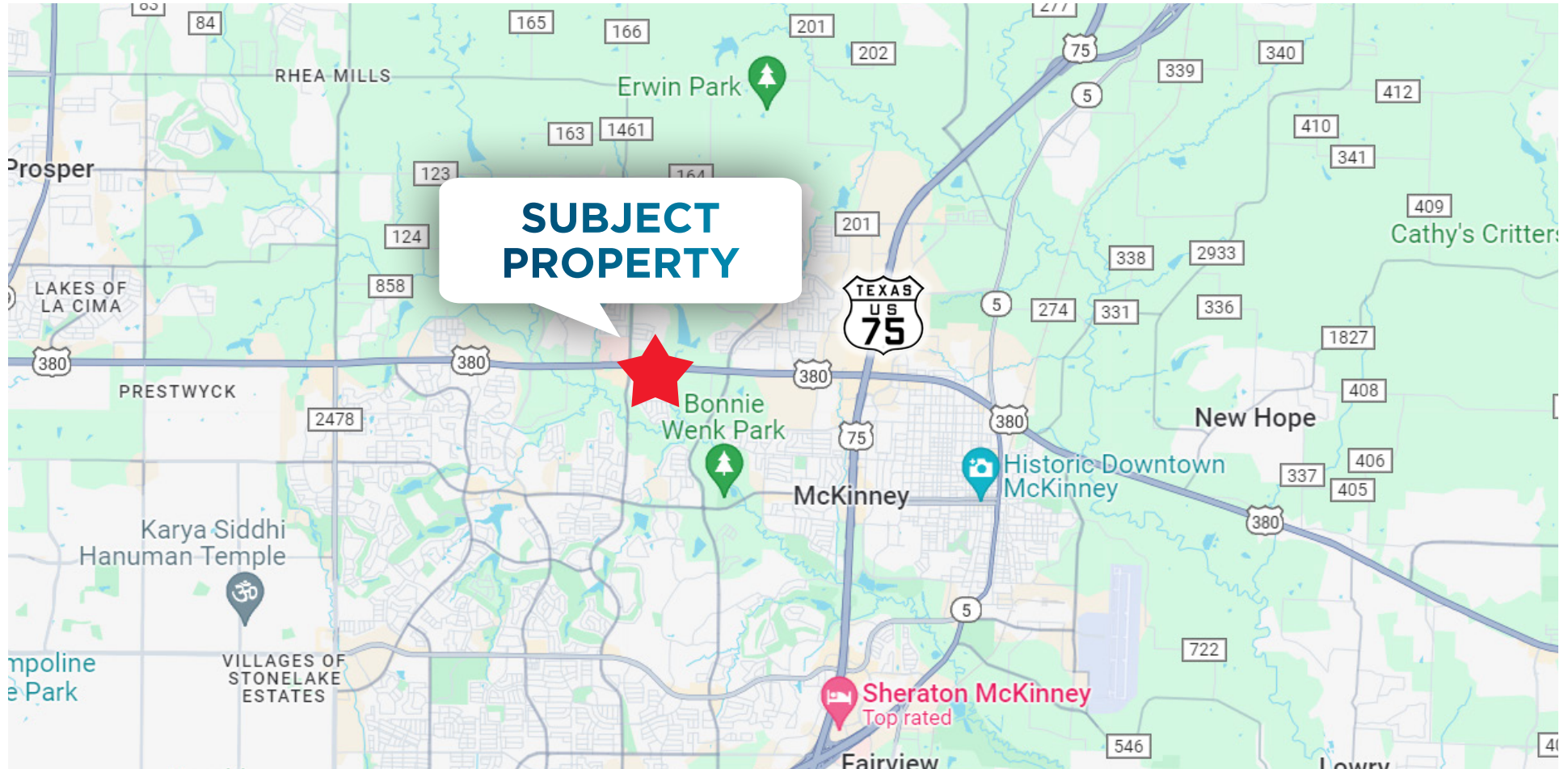
McKinney Boyd High School



HARBOR FREIGHT
QUALITY TOOLS
LOWEST PRICES

Market Overview

Regional Map



±160,000

CARS PER DAY ON
U.S. ROUTE 75



±2 MILES

FROM MAJOR RETAILERS SUCH AS
COSTCO AND WALMART



±31,700

CARS PER DAY ON
U.S. HIGHWAY 380

Market Overview

The City Of McKinney, TX

McKinney, Texas, located in Collin County and part of the Dallas-Fort Worth metropolitan area, is a city that blends historic charm with modern growth. Situated about 32 miles north of downtown Dallas, McKinney was established in 1848 and maintains its rich heritage, particularly in its historic downtown area.



The city's economy has experienced significant growth, attracting a diverse range of industries such as technology, healthcare, and manufacturing. Education is a priority, served by the McKinney Independent School District and various private schools. McKinney is celebrated for its recreational offerings, including parks, sports facilities, and a vibrant array of cultural events and festivals. The housing market reflects a mix of historic homes and new developments, catering to a growing population.

Cultural attractions like the McKinney Performing Arts Center add to the city's artistic landscape. Renowned for its family-friendly atmosphere, excellent schools, and strong community spirit, McKinney consistently ranks high for its quality of life, making it a sought-after destination for families and professionals alike.

City Highlights

- ▶ **Historic Downtown McKinney:** This area is the heart of the city, known for its beautifully preserved historic buildings. It's a hub for shopping, dining, and entertainment, with a variety of boutiques, art galleries, restaurants, and cafes.
- ▶ **Chestnut Square Historic Village:** This charming village offers a glimpse into the past with its collection of historic homes and buildings dating back to the 1850s. They also host tours, events, and educational programs.
- ▶ **Erwin Park:** This is a popular spot for outdoor activities. It features biking trails, hiking paths, a playground, and picnic areas.

Downtown McKinney



Downtown McKinney



Wilson Creek



Market Overview

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2027 Population	5,354	84,359	226,447
2022 Population	4,460	72,751	194,978
2010 Population	2,750	50,239	129,889
2000 Population	939	23,136	55,438

Households	1-Mile	3-Miles	5-Miles
2027 Households	1,879	29,672	79,612
2022 Households	1,551	25,439	67,570
2010 Households	919	17,088	43,799
2000 Households	305	8,118	18,687
2027 Owner Occupied Housing	74.0%	70.0%	65.6%
2027 Rent Occupied Housing	26.0%	30.1%	34.4%
2022 Owner Occupied Housing	73.9%	69.9%	65.9%
2022 Renter Occupied Housing	26.1%	30.1%	34.1%
2010 Owner Occupied Housing	77.2%	74.3%	71.5%
2010 Renter Occupied Housing	22.8%	25.7%	28.5%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	3.0%	3.6%	4.3%
\$ 15,000 - \$24,999	3.0%	3.9%	4.3%
\$ 25,000 - \$34,999	5.5%	6.3%	6.0%
\$ 35,000 - \$49,999	9.9%	10.5%	9.9%
\$ 50,000 - \$74,999	14.7%	13.7%	14.0%
\$ 75,000 - \$99,999	16.1%	12.3%	12.4%
\$100,000 - \$124,999	13.2%	11.5%	12.5%
\$125,000 - \$149,999	11.8%	10.7%	10.4%
\$150,000 - \$200,000	11.9%	12.8%	12.8%
\$200,000 to \$249,999	4.4%	6.4%	5.8%
\$250,000 +	6.5%	8.3%	7.6%
2022 Median Household Income	\$96,491	\$99,540	\$98,151
2022 Average Household Income	\$124,297	\$133,711	\$129,803



\$129,803

2022 AVERAGE HOUSEHOLD INCOME
(5-MILE RADIUS)

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