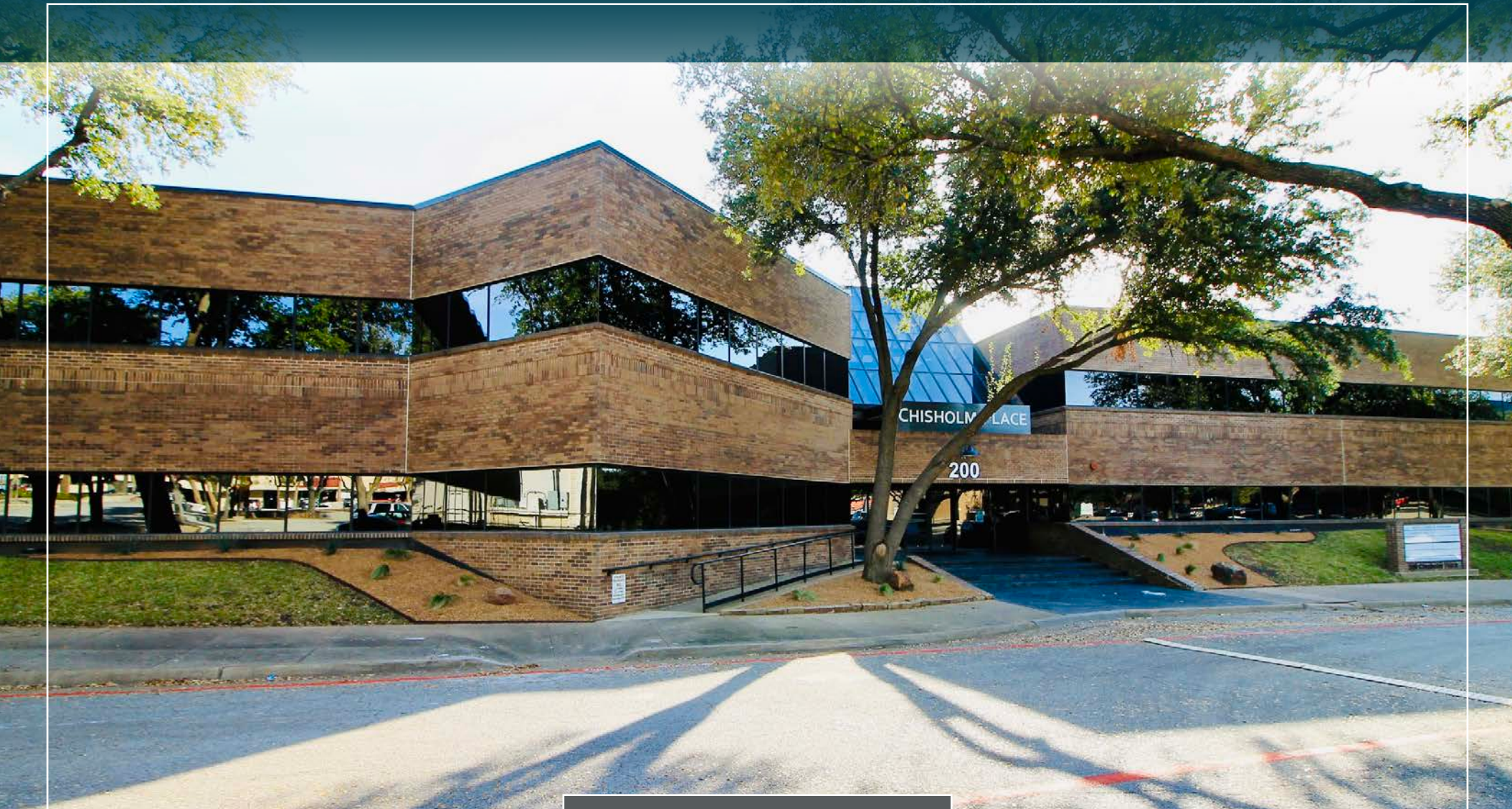




OFFERING MEMORANDUM

CHISHOLM PLACE

200 CHISHOLM PLACE | PLANO, TX 75075

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Executive Summary, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Executive Summary in any manner.

Neither the Owner or DFW Lee & Associates nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Executive Summary or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Executive Summary or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Executive Summary. The Owner shall have no legal commitment or obligation to any person reviewing this Executive Summary or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

EXECUTIVE SUMMARY

Lee & Associates, exclusive market advisor, is pleased to offer to qualified investors Chisholm Place, located at 200 Chisholm Place, Plano, Texas ("the Property"). Chisholm Place is listed for sale and is 97% occupied. The overall building size is 45,190 SF and sits on 3.33 acres of land. The location is ideal because it is nestled in the heart of Plano's thriving business district nearby. With its strategic location just minutes from major highways, this property offers unparalleled accessibility and visibility. The Property offers generous square footage with adaptable layouts to suit both small and large operations. Positioned in a high-demand area with proximity to retail, dining, and Plano's robust workforce. In past years, the Property has demonstrated strong leasing. With in-place rental rates below market, there is immediate opportunity to maximize investor returns. Overall, this property offers a rare opportunity to acquire a office space located in an emerging area of Plano.

For More Information:



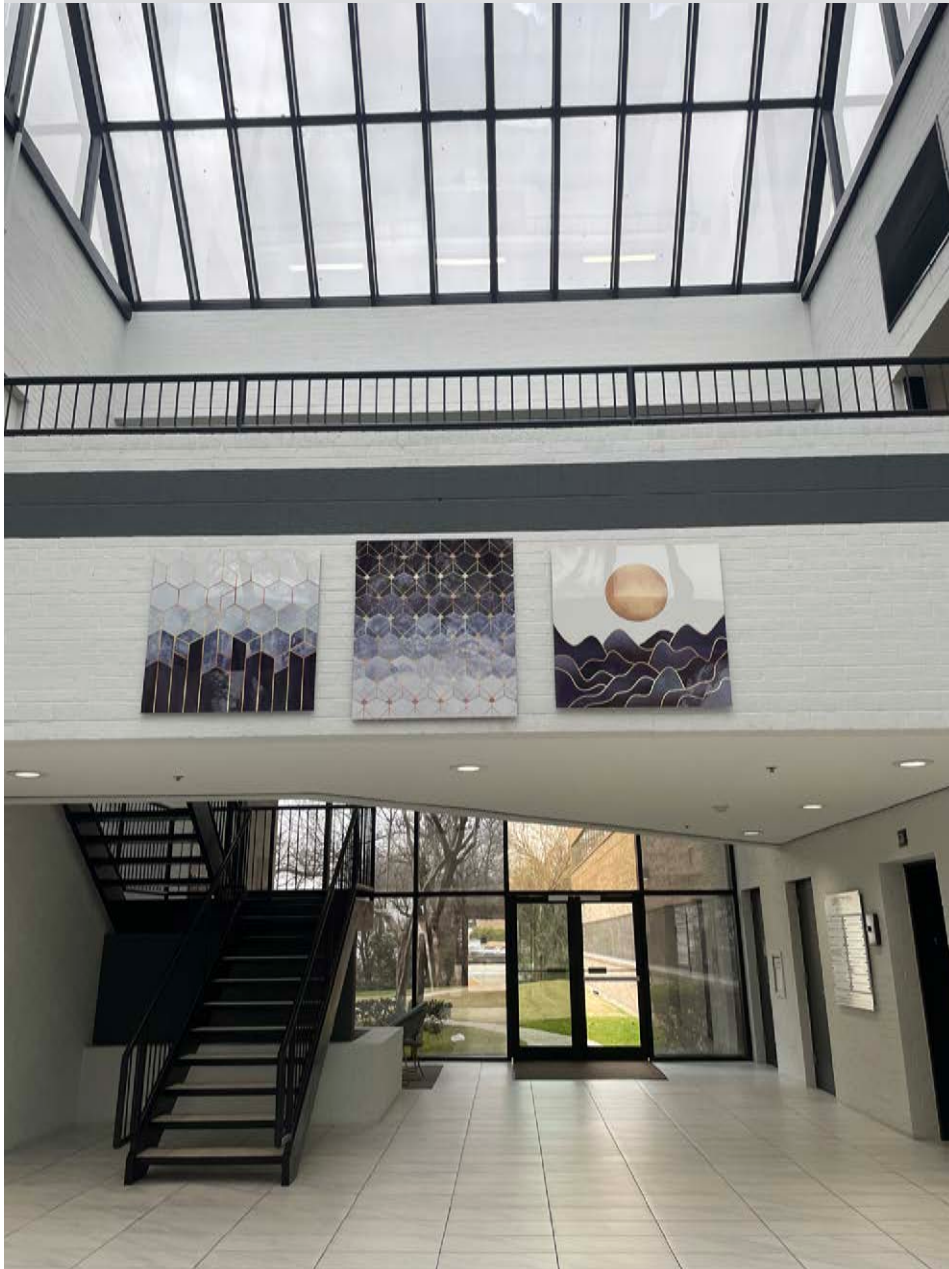
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Property Size	45,190 SF 17 Tenants, 18 Suites
Year Built/Renovated	1985/2024
Number of Buildings	1
Number of floors	2
Land Size	3.33 Acres
Percentage Leased	97%
Car Parks	203
Parking Ratio	5/1,000
WALT (as of Nov 2025)	2.31 Years
In-Place NOI (Annualized 2025)	\$407,594

PROPERTY IMAGES | 200 CHISHOLM PLACE



200 CHISHOLM PLACE | PLANO, TX

INVESTMENT HIGHLIGHTS

- Immediate Upside - 500 sf spec vacancy available for lease, below market rates.
- Well located on US 75 and President George Bush, near Collin Creek \$1 Billion Redevelopment.
- Variety of space options and strong in-place cash flow from established tenants.
- Windows in every suite providing natural light
- Extensive renovations been invested since the start of 2020 through 2024.
- Abundant parking with reciprocal access to neighbors.

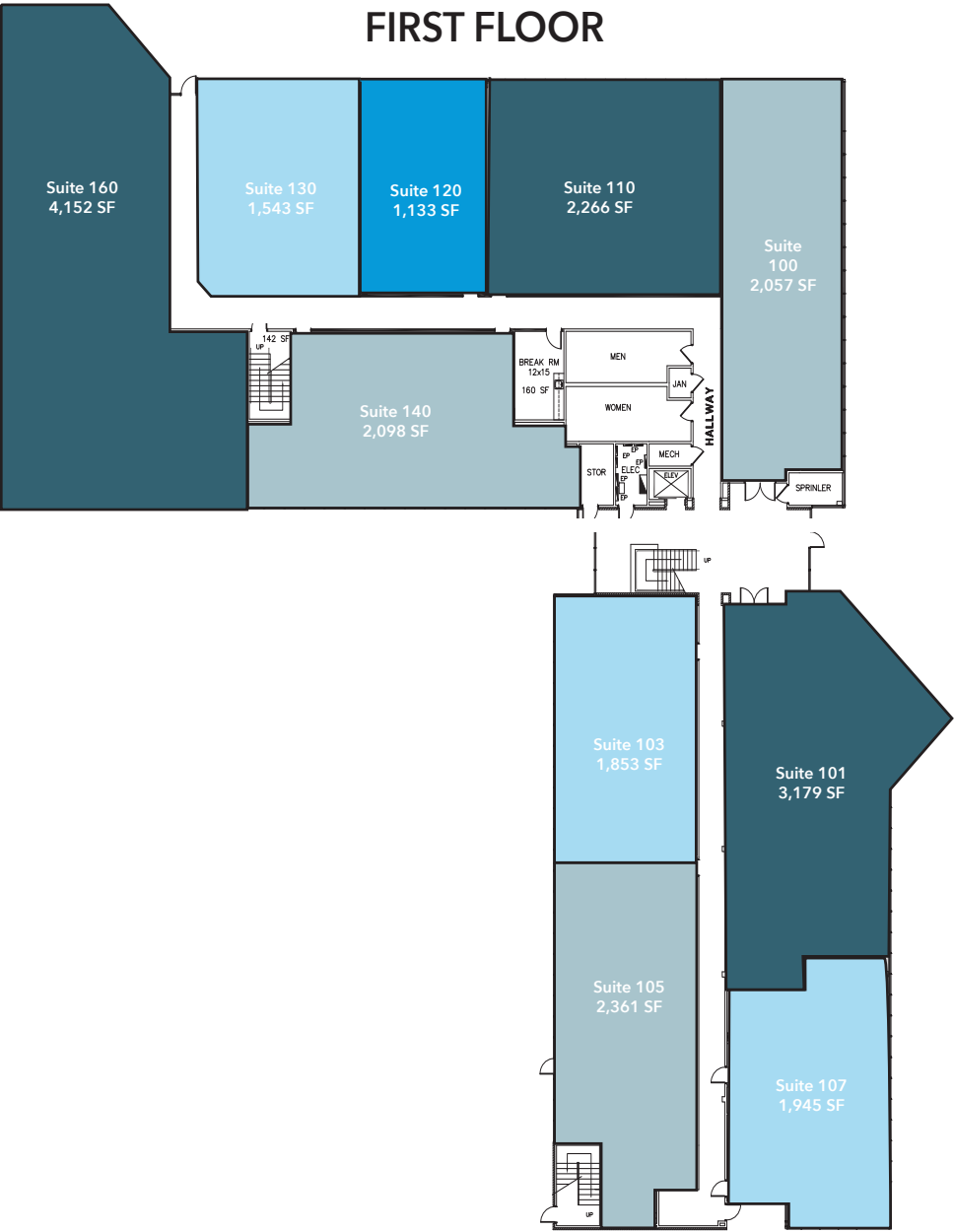


DALLAS-FORT WORTH HIGHLIGHTS

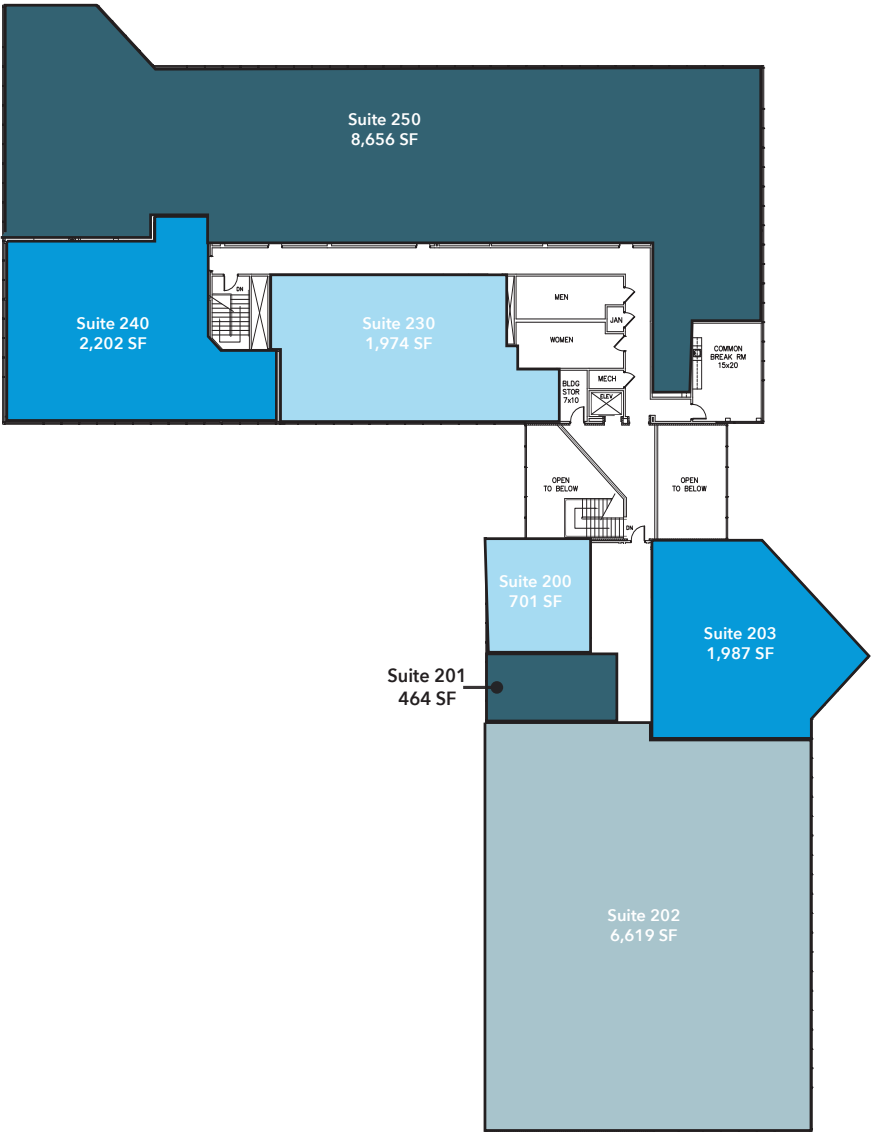
- Ranked #1 city in the U.S. for return-to-office activity
- 76,000 new jobs generated in 2024
- Named the top real estate market for 2025 by ULI
- Home to twenty two Fortune 500 corporate headquarters
- Added over one million jobs since 2010
- Considered a leading market for investment
- Population exceeding 8.3 million residents
- Welcoming approximately 345 new residents each day
- Leading the nation in both job creation and population growth
- Features a diverse economy, with no single industry comprising more than 20% of total employment

PROPERTY FLOOR PLAN | 200 CHISHOLM PLACE

FIRST FLOOR



SECOND FLOOR



PROPERTY AERIAL | 200 CHISHOLM PLACE

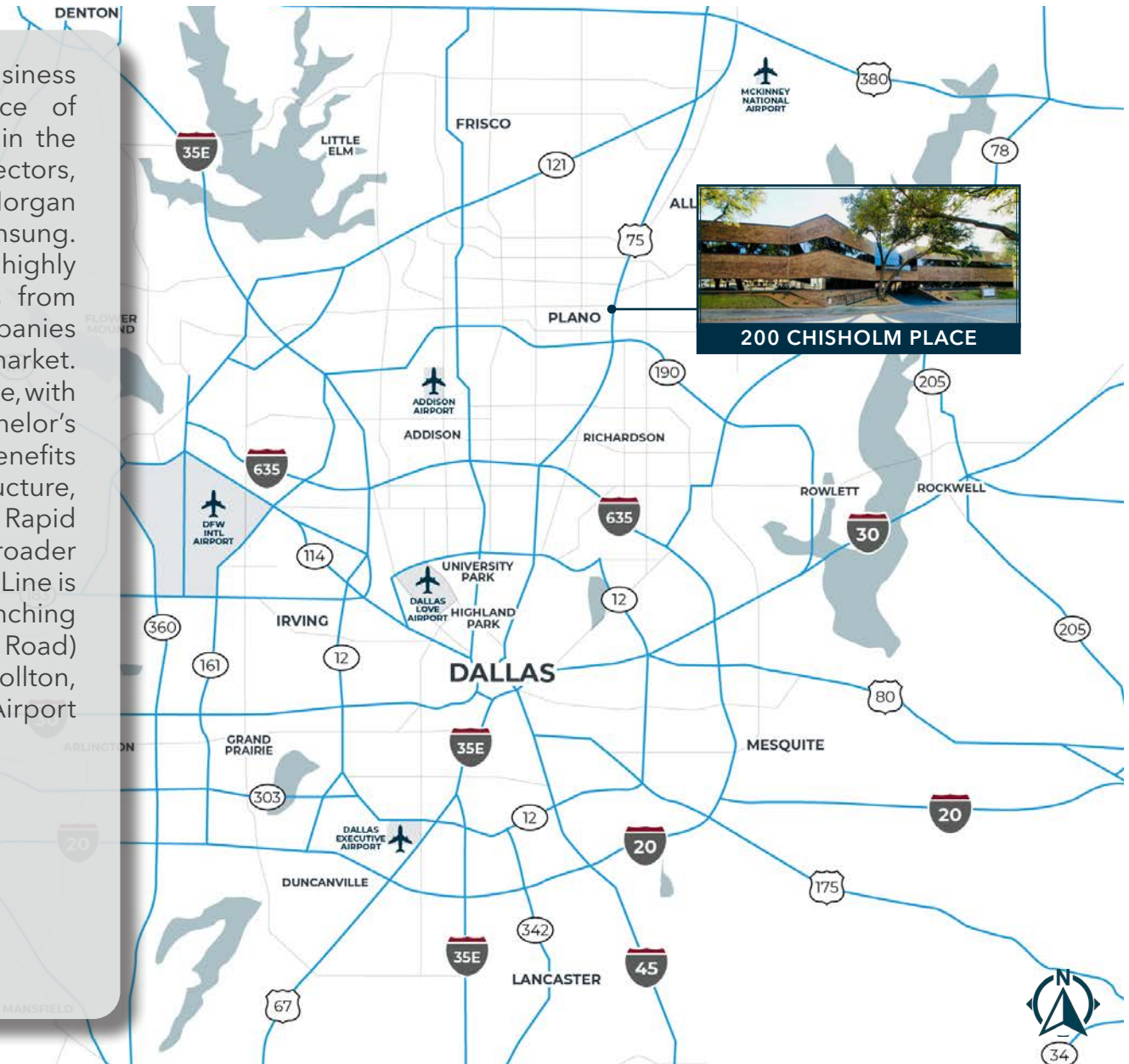


PROPERTY AERIAL | 200 CHISHOLM PLACE



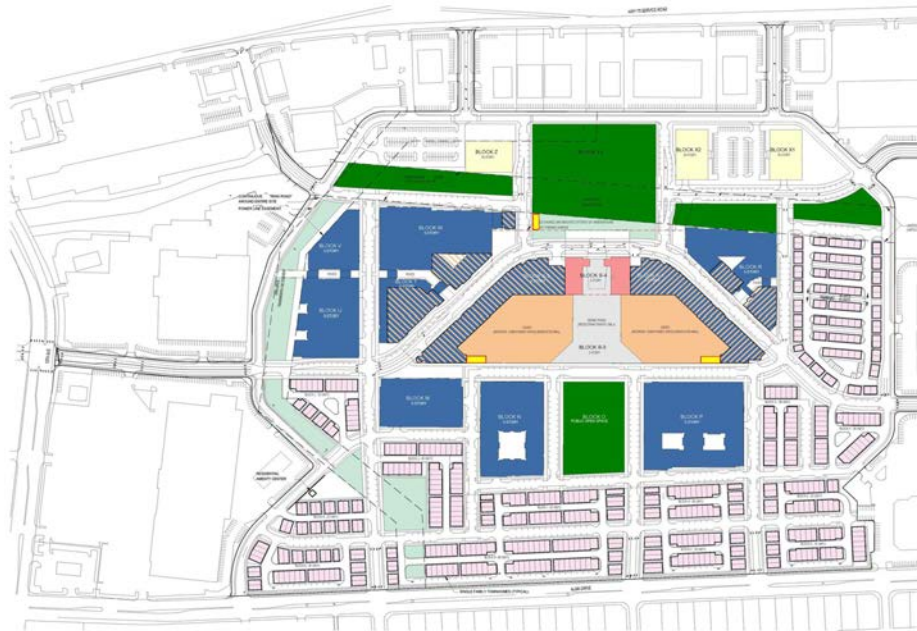
PLANO, TEXAS

Plano, TX, is home to a thriving business environment with a strong presence of major corporations, including several in the technology and telecommunications sectors, such as Toyota, AT&T, Ericsson, JP Morgan Chase, Pepsi Co, Capital One, & Samsung. However, Plano's economic landscape is highly diverse, with significant contributions from healthcare, finance, and insurance companies occupying a large share of the office market. The city boasts a well-educated workforce, with nearly 60% of residents holding a bachelor's degree or higher. Additionally, Plano benefits from excellent transportation infrastructure, including access to DART (Dallas Area Rapid Transit), which connects the city to the broader Dallas-Fort Worth metroplex. The Silver Line is a 26-mile DART commuter rail route launching this year, connecting East Plano (Shiloh Road) through cities like Richardson, Carrollton, and Grapevine, and ending at DFW Airport Terminal B.



COLLIN CREEK DEVELOPMENT

The former Collin Creek Mall site in Plano is undergoing a \$1 billion transformation by Centurion American into a vibrant mixed-use destination with residential, office, retail, hotel, and park components. Demolition began in 2019, and the project is now advancing with townhome construction and major infrastructure nearing completion. Full vertical development is expected to begin in late 2025, bringing significant new activity and value to the surrounding area. This large-scale redevelopment is a key driver of growth and revitalization within the broader Plano real estate market metroplex.



PRICING DETAILS

TOTAL SIZE | **45,190 SF on 3.33 Acres**

CAP RATE | **8% 2025**
(Projected CAP rate 10% 2026)

NET OPERATING INCOME (NOI) | **\$407,594**
(2025 Annualized)

NET OPERATING INCOME (NOI) | **\$531,699**
(2026 Projected)

WALT | **2.31 YEARS**



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Proposal is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates Capital Markets Group and should not be made available to any other person or entity without the written consent of Lee & Associates Capital Markets Group. This Offering memorandum has been prepared to provide summary, unverified information to the aforementioned owner of the property receiving it. The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates Capital Markets Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Proposal has been obtained from sources we believe to be reliable; however, Lee & Associates Capital Markets Group has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates Capital Markets Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The owner must take appropriate measures to verify all of the information set forth herein.