



# 7-Eleven

**\$8,400,000 | 5.00% CAP**

NEC I-35 & Timberland Blvd., Fort Worth, TX 76244

- ✓ **Brand New 15-Year Corporate Absolute NNN Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Option Periods
- ✓ **Large Format 7-Eleven** - 4,919 SF building sits on a 1.47 Acre Parcel with 47 Parking Spaces and 6 Gasoline MPDs.
- ✓ **Interstate Location Off I-35**, This Location Is Strategically Located Off I-35 With Traffic Counts Exceeding 100,000 Cars Per Day
- ✓ **High Growth Area of N. Fort Worth:** Located Only 12 Miles North of Downtown Fort Worth, over 73,000 residents within a 3 Mile Radius
- ✓ **Strong Income Demographics** - 3 Mile Median Household Income Exceeds \$130,000

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 85,000 stores in 20 countries**.



## INVESTMENT OVERVIEW

7-ELEVEN FORT WORTH, TX

Subject Property



## CONTACT FOR DETAILS

**Bob Moorhead**

Managing Partner  
(214) 522-7210

bob@securenetlease.com

**Anthony Pucciarello**

Executive Vice President  
(214) 915-8896

apucciarello@securenetlease.com

**Thomas House**

Associate  
(214) 295-7848

thouse@securenetlease.com

\$8,400,000

5.00% CAP

NOI

\$420,000

Building Area

±4,919 SF

Land Area

±1.47 AC

Year Built

2024

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** July 2024
- ✓ **Brand New 15-Year Corporate Absolute NNN Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Option Periods
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- ✓ **Interstate Location Off I-35**, This Location Is Strategically Located Off I-35 With Traffic Counts Exceeding 100,000 Cars Per Day.
- ✓ **High Growth Area of N. Fort Worth:** Located Only 12 Miles North of Downtown Fort Worth, over 73,000 residents within a 3 Mile Radius.
- ✓ **Strong Income Demographics** - 3 mile median household income exceeds \$130,000.
- ✓ **Subject Property is Located 2 Miles from Perot Field Fort Worth Alliance Airport.** This public airport is, in size, the second-largest airport facility in North Texas. There are 300+ flights per day and it is one of the top 20 cargo airports in the U.S.
- ✓ **7-Eleven (S&P rated A)** operates in 20 countries and employs over 135,000 people and is the largest chain store operator in the world with 85,000+ stores, 15,000 of which are in North America.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

# TENANT OVERVIEW

7-ELEVEN FORT WORTH, TX

## 7-Eleven

**Lessee:** 7-Eleven, Inc., a Texas corporation

REVENUE  
**\$36.1 B**

CREDIT RATING  
**A**

STOCK TICKER  
**SVNDY**

LOCATIONS  
**85,000+**



[7-eleven.com](https://www.7-eleven.com)

**7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.**

Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the world's largest convenience store chain with more than **85,000 stores in 20 countries**, of which approximately **15,000** are in the U.S. and Canada. These stores see approximately 64 million customers per day. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers **24-hour convenience** seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests.

7-Eleven offers customers industry-leading private brand products under the **7-Select™ brand** including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on **various items** in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



Subject Property



Subject Property

## IN THE NEWS

7-ELEVEN FORT WORTH, TX

# 7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the **more than 13,000** 7-Eleven, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the **United States and Canada**.

7-Eleven **grew its U.S. store footprint** by **12%** when it acquired approximately **1,030 Sunoco c-stores** for more than **\$3 billion** in **early 2018**. Under the terms of the deal, Sunoco entered into a **15-year take-or-pay fuel** supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply approximately **2.2 billion gallons** of fuel annually.

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

At the time, **DePinto said** the acquisition supported the **company's growth strategy** in key geographic areas, and that it could learn a great deal about how to cater to the Mexican-American customer base in south Texas.

7-Eleven's parent company Seven & i Holdings Co. Ltd. noted that the new Sunoco deal is part of its **broad strategic focus** that centers on foodservice. Additionally, the acquisition will connect the 7-Eleven and Speedway network alongside the **interstate highway**, contribute to **increase regional market share** and **accelerate growth** in the North America market.

EXPLORE ARTICLE



# 7-Eleven Ranks Among Top 25 Hottest Retailers

AUGUST 21, 2023 (CONVENIENCE STORE NEWS)

7-Eleven Inc. is already a dominant force in the convenience store industry, but it's not done growing. The National Retail Federation (NRF) listed the chain on its 2023 Hot 25 Retailers list, which ranks the fastest-growing U.S. retailers.

The annual list highlights the most impactful and **fastest-growing retail** companies in the United States. Data, insights and consulting company Kantar compiles the **rankings**, which are determined by **year-over-year** percentage **increases** in domestic sales.

The retailer jumps 18 spots higher than last year's ranking, according to the National Retail Federation.

This year's ranking marked a significant jump for 7-Eleven, which held the **No. 23** slot on last year's list with **31.6 percent growth** in domestic sales.

Overall growth was lower for this year's list. On the 2022 Hot 25 Retailers list, nearly all ranked companies saw **sales growth** above 25 percent. Only 7-Eleven and five other companies on the 2023 list saw growth above **25 percent**.

Trends evident on this year's list include **food sales and growth** through mergers and acquisitions (M&A). Strong M&A activity in the grocery channel may herald similar activity to come in other retail channels, according to David Marcotte, senior vice president at Kantar.

"It's clear that companies that are making **moves are igniting** some of their growth," Marcotte said. He noted that he anticipates more M&A in 2023.

EXPLORE ARTICLE



# LEASE OVERVIEW

## 7-ELEVEN FORT WORTH, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	July 2024 (Estimated)
Lease Expiration	May 2039 (Estimated)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$420,000.00
Annual Rent YRS 6-10	\$462,000.00
Annual Rent YRS 11-15	\$508,200.00
Option 1	\$559,020.00
Option 2	\$614,922.00
Option 3	\$676,414.20
Option 4	\$744,055.68



Rendering



Rendering

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

TIMBERLAND BOULEVARD  
±6,539 VPD

**7-ELEVEN**  
**SUBJECT PROPERTY**  
NEC I-35 & TIMBERLAND BLVD.

STATE  
35W

CAPROCK  
ELEMENTARY SCHOOL  
(635 STUDENTS)

TIMBER CREEK  
HIGH SCHOOL  
(3,193 STUDENTS)

Kroger  
Pizza Hut  
AutoZone  
SAJAD  
McDonald's

WOODLAND SPRINGS  
ELEMENTARY  
(572 STUDENTS)

INDEPENDENCE  
ELEMENTARY SCHOOL  
(511 STUDENTS)

METROPORT WAY

MANSIONS AT  
TIMBERLAND  
APARTMENTS  
(384 UNITS)

U-HAUL

SOLEA  
KELLER  
(186 UNITS)

enterprise  
CALIBER  
COLLISION

CHRYSLER  
Jeep  
RAM

KIA

Starbucks  
BURGER KING

Holiday Inn

Public Storage

TRINITY MEADOWS  
INTERMEDIATE SCHOOL  
(895 STUDENTS)

TRINITY SPRINGS  
MIDDLE SCHOOL  
(964 STUDENTS)

WESTHOUSE  
APARTMENT FLATS  
(318 UNITS)

ELAN  
KELLER RANCH  
(300 UNITS)

U-HAUL

WHATADUGER

QT  
QuikTrip

U-HAUL  
FARMERS  
INSURANCE

Exxon

TACO BELL

Wendy's

ALDI

jamba  
SUPERCUTS  
McDonald's

CHIPOTLE  
Jersey Mike's  
SUBS

TEXAS HEALTH  
HARRIS METHODIST  
HOSPITAL ALLIANCE  
(151 BEDS)

TIMBERVIEW  
MIDDLE SCHOOL  
(1,115 STUDENTS)

Walgreens  
garden of  
Eatin' AUTO PARTS

Waffle House  
GOLDEN CHICKEN  
SONIC

CVS pharmacy  
DUNKIN'

TAKE 5

Walmart  
Supercenter

O A PETERSON  
ELEMENTARY  
(678 STUDENTS)

Public Storage

MONARCH HIGHWAY  
±44,222 VPD

JCPenney  
PET SMART  
Ashley  
HOMESTORE  
VICTORIA'S SECRET  
MEN'S WEARHOUSE  
MATTRESSFIRM  
Hallmark  
claire's  
Cheddar's  
Starbucks  
Jersey Mike's  
McDonald's  
SMOOTHIE KING  
planet fitness  
Bath & Body Works  
DSW  
DESIGNER SHOE WAREHOUSE  
BOOT BARN  
McAlister's  
DELICIOUS  
SUBWAY

BEST BUY  
five BELOW  
CINEMARK  
PLATO'S  
CLOSET  
carter's  
belk  
HAVERTYS  
FURNITURE - PET 1985  
FIVE GUYS  
BURGERS and FRIES  
MOD

DOLLAR TREE  
Pizza Hut  
CITY PARK  
AT KELLER  
APARTMENTS  
(312 UNITS)

Walgreens

Waffle House  
GOLDEN CHICKEN

Firestone  
COMPLETE AUTO CARE  
DUNKIN'

JUNCTION CROSSING  
APARTMENT HOMES  
(277 UNITS)

Chuy's

OUTBACK  
STEAKHOUSE

INTERNATIONAL  
LEADERSHIP OF TEXAS  
KELLER K-8  
(943 STUDENTS)

CVS pharmacy

SONIC

jamba  
salata  
BUFFALO WILD WINGS

HOBBY LOBBY  
Foot Locker

LONGHORN  
STEAKHOUSE  
DICKEY'S  
BARBECUE PIT

SAGESTONE  
VILLAGE  
(305 UNITS)

McAlister's  
DELICIOUS  
SUBWAY

HERITAGE HOA  
PLAYGROUND

SAGEWATER  
VILLAGE  
(302 UNITS)

BETTE PEROT  
ELEMENTARY  
SCHOOL  
(567 STUDENTS)

Walmart  
Neighborhood Market

PET SUPPLIES PLUS  
Minus the hassle.

ANYTIME  
FITNESS

Kroger  
WAREHOUSE

ASPIRE  
PRESIDIO WEST  
(300 UNITS)

AutoZone

Public Storage

Red Robin

Valvoline

HYATT  
PLACE

the Y

EAGLE RIDGE  
ELEMENTARY SCHOOL  
(587 STUDENTS)

FAB  
TRAINING

FREEDOM  
ELEMENTARY SCHOOL  
(622 STUDENTS)

Public Storage

CENTRAL  
HIGH SCHOOL  
(2,598 STUDENTS)



INTERSTATE 35  
(±100,000 VPD)



**ALLIANCE TEXAS**

- MAJOR ECONOMIC DRIVER IN NORTH TEXAS
- 27,000 ACRE DEVELOPMENT THAT HAS GENERATED \$120 BILLION IN ECONOMIC IMPACT
- 575 COMPANIES GENERATING OVER 66,000 DIRECT JOBS
- #1 BUSINESS PARK IN NORTH TEXAS
- 58 MILLION SQUARE FEET DEVELOPED
- 2 MILLION PEOPLE WITHIN 20 MILES
- LESS THAN 1 MILE FROM SUBJECT PROPERTY



TIMBERLAND BOULEVARD

METROPORT WAY







**DOWNTOWN FORT WORTH 12 MILES**



**SYNERGY CROSSING INDUSTRIAL PARK**

- IRONWOOD REALTY PARTNERS PURCHASED LAND FROM STATE OF TEXAS IN 2016
- +-3M SF MASTER-PLANNED PARK
- CLASS A INDUSTRIAL PARK WITH HIGHWAY FRONTAGE AND ACCESS ALONG I-35W
- 5TH AND FINAL BUILDING CURRENTLY UNDER DEVELOPMENT

**brakes plus**

**LIFE TIME**  
WHATASUCKER

**Public Storage**

**TEXAS HEALTH HARRIS METHODIST HOSPITAL ALLIANCE (151 BEDS)**

**Holiday Inn**  
AN IHG HOTEL

**BURGER KING**

**CHRYSLER**  
Jeep  
RAM

**KIA**

**CALIBER COLLISION**

**INTERSTATE 35**  
(±100,000 VPD)

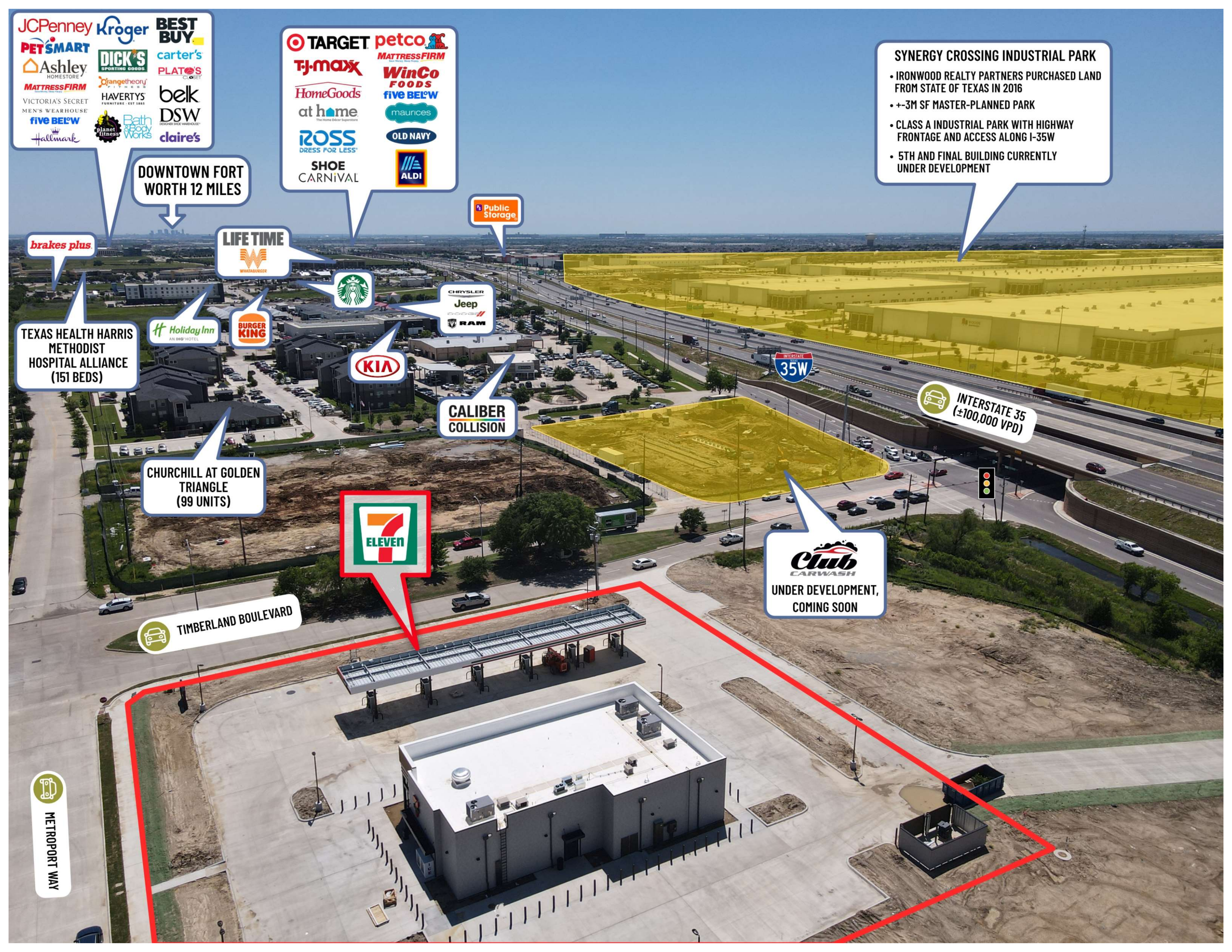
**CHURCHILL AT GOLDEN TRIANGLE (99 UNITS)**

**7 ELEVEN**

**Club CARWASH**  
UNDER DEVELOPMENT,  
COMING SOON




**TIMBERLAND BOULEVARD**

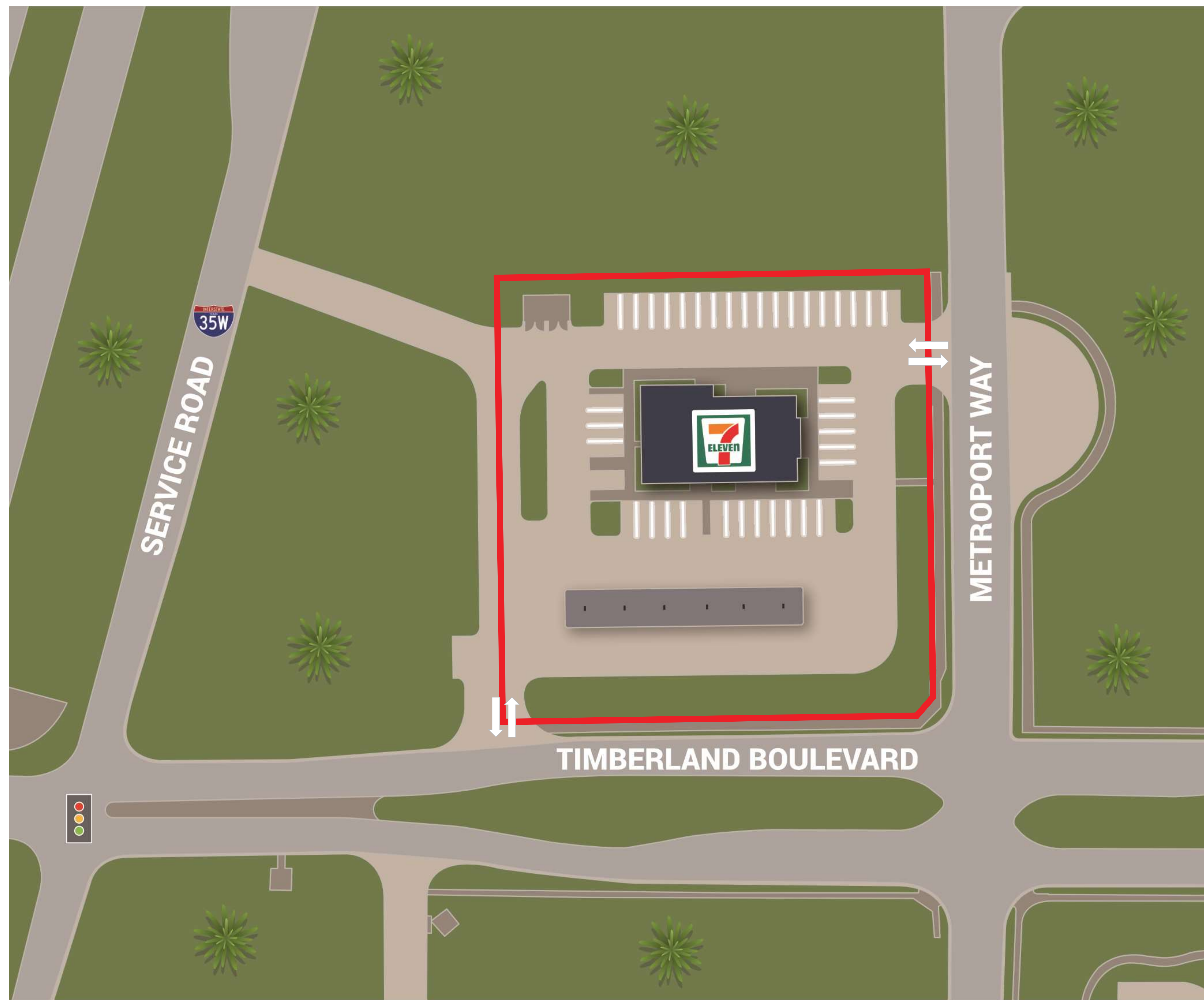
**METROPORT WAY**



# SITE OVERVIEW

7-ELEVEN FORT WORTH, TX

	Year Built		2024
	Building Area		±4,919 SF
	Land Area		±1.47 AC
	Pumps		6
	Fueling Positions		12



## NEIGHBORING RETAILERS

- Walmart Supercenter
- DICK'S Sporting Goods
- Kroger
- JCPenney
- PetSmart
- Hobby Lobby
- Best Buy
- Havertys Furniture
- Ashley Store
- Planet Fitness



Rendering

# RENDERING PHOTOS

7-ELEVEN FORT WORTH, TX



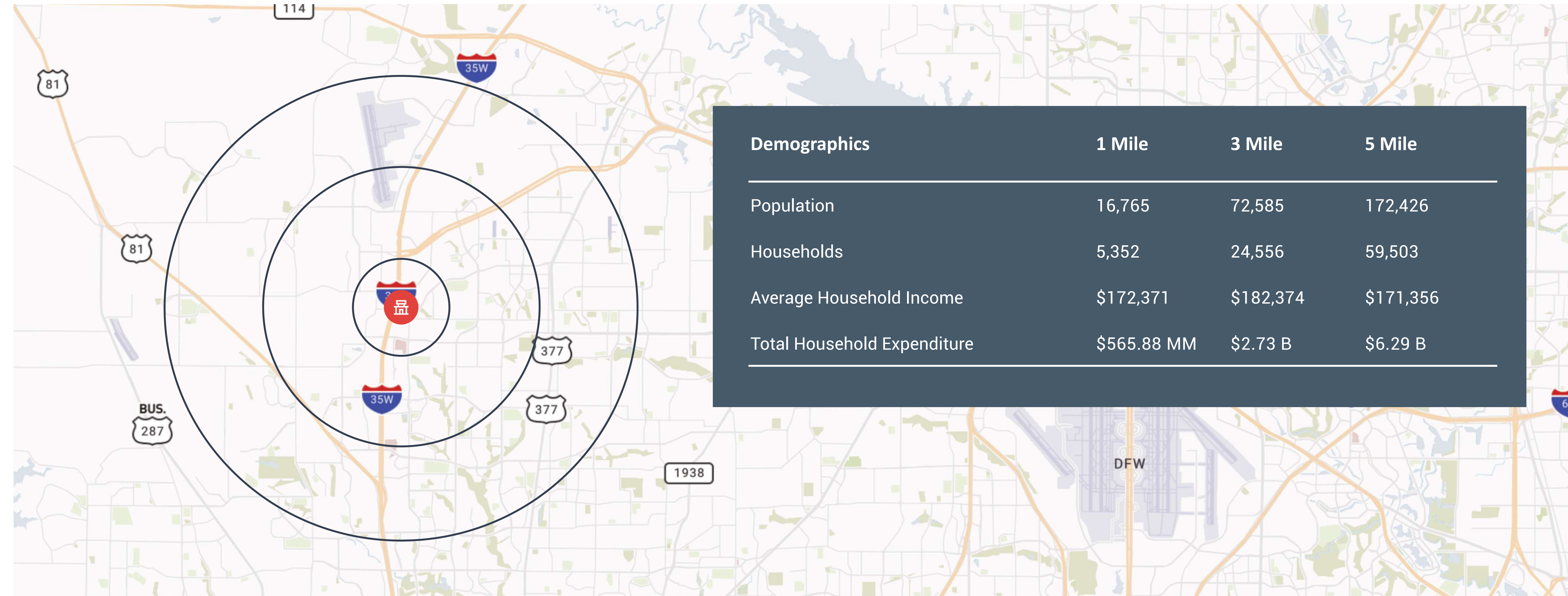
# CONSTRUCTION PROGRESS AS OF APRIL 22, 2024

7-ELEVEN FORT WORTH, TX



# LOCATION OVERVIEW

7-ELEVEN FORT WORTH, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. AMR Corp. /American Airlines (41,000)
2. Lockheed Martin Tactical Aircraft Systems (23,000)
3. Fort Worth Independent School District (11,000)
4. City of Fort Worth (8,000)
5. Network/John Peter Smith Hospital (7,000)
6. NAS Fort Worth Joint Reserve Base (5,000)
7. Alcon Laboratories Inc. (5,000)
8. Tarrant County College (5,000)
9. Bell Helicopter-Textron, Inc. (4,000)
10. Burlington Northern Santa Fe, LLC (2,000)

# LOCATION OVERVIEW

7-ELEVEN FORT WORTH, TX

## Fort Worth

Texas

 908,469  
Population

 \$67,927  
Median Household Income



Largest Metro in  
the US

4<sup>th</sup>

Best Place to  
Live in Texas

#2

### FORT WORTH, TX

Fort Worth, Texas, is a vibrant city that seamlessly blends its rich Western heritage with modern urban living. Known as the "City of Cowboys and Culture," Fort Worth offers a unique Texan experience characterized by its historic Stockyards District, where cattle drives, rodeos, and Western authenticity come to life.

**With a strong foundation in industries such as manufacturing, energy, healthcare, and aviation. Fort Worth has established itself as a key player in the Texas economy**

The city's downtown area boasts a dynamic arts and culinary scene, with an array of galleries, museums, theaters, and restaurants that cater to a diverse range of tastes.

From the world-renowned Kimbell Art Museum to the Fort Worth Stock Show & Rodeo, the city provides a fascinating juxtaposition of tradition and innovation. Its warm Southern hospitality, combined with a growing economy and a strong sense of community, makes Fort Worth a captivating destination for residents and visitors alike.

#### ECONOMY

The economy of Fort Worth, Texas, is a dynamic and diverse engine of growth that reflects the city's resilience and adaptability. With a strong foundation in industries such as manufacturing, energy, healthcare, and aviation. Fort Worth has established itself as a key player in the Texas economy. The city's strategic location as a transportation hub, along with its pro-business environment, has attracted a wide range of companies, from Fortune 500 corporations to innovative startups. The presence of major defense contractors, like Lockheed Martin, has solidified Fort Worth's position as a significant aerospace and defense center. Additionally, the city's commitment to fostering innovation and entrepreneurship is evident in the growth of tech-focused initiatives and educational institutions. As Fort Worth continues to balance its traditional economic roots with forward-looking opportunities, it remains a hub of economic activity and potential.

## IN THE NEWS

7-ELEVEN FORT WORTH, TX

### Fort Worth Ranked as the Fastest-Growing City in America

SETH MOREHEAD, JUNE 2, 2023 (THE TEXAN)

Over the last year, Fort Worth saw a population increase of 19,170 people, bringing the total population to 956,709, according to a United States Census Bureau report. This equates to approximately 53 people per day.

Following Fort Worth in **population increase** are Phoenix, AZ; San Antonio; Seattle, WA; and Charlotte, NC. In total, six Texas cities were in the **top 15**: Fort Worth, San Antonio, Houston, Georgetown, Dallas, and Frisco.

While the population increase over the last year was the most of any city in the United States, Fort Worth is still only the **13th largest population** in the country, but is inching closer to San Jose, CA, Jacksonville, FL, and Austin, which all have around **970,000 inhabitants**.

According to U.S. Census Bureau forecasted projections, Fort Worth is due to have over a million residents by 2030 and will probably surpass Dallas in population by 2045. The Dallas-Fort Worth (DFW) metropolitan area will become the third-largest metropolitan area in the United States sometime in the 2030s. Fort Worth is a relatively young city compared to the DFW Metroplex as a whole, Texas, and the nation at large. Half of Fort Worth's population is under 35 and its median age is 33, compared with DFW and the state at 35 and the United States at 38.

Also of interest, several Texas cities are near the top of the list of fastest-growing cities list by **percentage increase**, with Georgetown, Kyle, Leander, Little Elm, Conroe, and New Braunfels all sitting in the **top 15**. Conroe and New Braunfels both crossed the **100,000 population** mark last year.

Thirty-one percent of Fort Worth residents have a bachelor's degree or higher, which falls in line with Arlington, is ahead of San Antonio, El Paso, and Corpus Christi, and is close to Houston and Dallas. The most educated cities in Texas are Austin and Plano, with both cities' residents having a degree rate of **over 55 percent**.

EXPLORE ARTICLE



### Fort Worth chamber's new economic development plan called a 'game changer'

BOB FRANCIS AND SETH BODINE, APRIL 17, 2023 (FORT WORTH REPORT)

The organizational shift is among the changes being made at the Fort Worth chamber following the February departure of its previous president, Brandom Gengelbach.

Fort Worth officials and chamber heads are hopeful that dividing into **two separate organizations** will **enhance** the city's ability to **support** and attract business in the city.

Many community leaders fear Fort Worth has fallen behind in recruiting corporate headquarters and building its jobs base. Rosa Navejar, chairwoman of the Fort Worth chamber, calls the new plan a **"game changer."**

Following the lead of the state's other largest cities – Austin, Dallas, Houston, and San Antonio – the Fort Worth chamber is setting up a nonprofit, the Fort Worth Economic Development Partnership, to focus on economic development. The changes could dramatically impact how the chamber and the city – which work together on economic development deals – approach and carry out future business growth.

This **economic development** partnership is going to put us in a different light, she said.

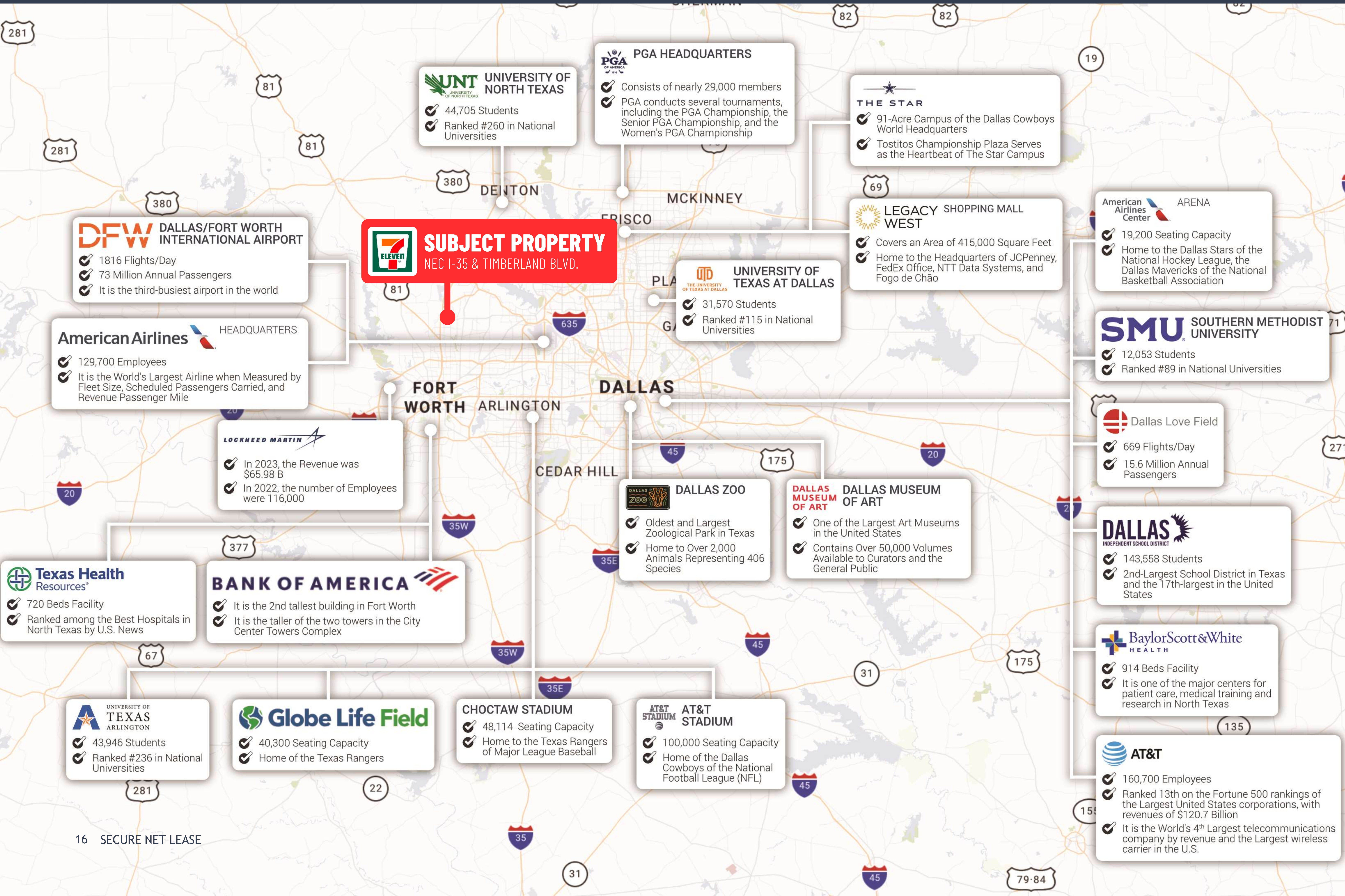
In the past, civic leaders such as Amon G. Carter, Charles Tandy, Bob Bolen and others helped lead Fort Worth's economic development, whether formally or informally, said former Mayor Kenneth Barr. Thirty years ago, the city was filled with **home-grown Fortune 500 companies** such as RadioShack and **Pier 1** and **attracted** aviation-related businesses such as Lockheed, Bell and American Airlines.

EXPLORE ARTICLE



# METRO AREA

## 7-ELEVEN FORT WORTH, TX



**7-ELEVEN**  
**SUBJECT PROPERTY**  
 NEC I-35 & TIMBERLAND BLVD.

**DFW** DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- 1816 Flights/Day
- 73 Million Annual Passengers
- It is the third-busiest airport in the world

**UNT** UNIVERSITY OF NORTH TEXAS

- 44,705 Students
- Ranked #260 in National Universities

**PGA** PGA HEADQUARTERS

- Consists of nearly 29,000 members
- PGA conducts several tournaments, including the PGA Championship, the Senior PGA Championship, and the Women's PGA Championship

**THE STAR**

- 91-Acre Campus of the Dallas Cowboys World Headquarters
- Tostitos Championship Plaza Serves as the Heartbeat of The Star Campus

**LEGACY SHOPPING MALL WEST**

- Covers an Area of 415,000 Square Feet
- Home to the Headquarters of JCPenney, FedEx Office, NTT Data Systems, and Fogo de Chão

**American Airlines Center** ARENA

- 19,200 Seating Capacity
- Home to the Dallas Stars of the National Hockey League, the Dallas Mavericks of the National Basketball Association

**UTD** UNIVERSITY OF TEXAS AT DALLAS

- 31,570 Students
- Ranked #115 in National Universities

**SMU** SOUTHERN METHODIST UNIVERSITY

- 12,053 Students
- Ranked #89 in National Universities

**American Airlines** HEADQUARTERS

- 129,700 Employees
- It is the World's Largest Airline when Measured by Fleet Size, Scheduled Passengers Carried, and Revenue Passenger Mile

**LOCKHEED MARTIN**

- In 2023, the Revenue was \$65.98 B
- In 2022, the number of Employees were 116,000

**Dallas Love Field**

- 669 Flights/Day
- 15.6 Million Annual Passengers

**DALLAS ZOO**

- Oldest and Largest Zoological Park in Texas
- Home to Over 2,000 Animals Representing 406 Species

**DALLAS MUSEUM OF ART**

- One of the Largest Art Museums in the United States
- Contains Over 50,000 Volumes Available to Curators and the General Public

**DALLAS** INDEPENDENT SCHOOL DISTRICT

- 143,558 Students
- 2nd-Largest School District in Texas and the 17th-largest in the United States

**Texas Health Resources**

- 720 Beds Facility
- Ranked among the Best Hospitals in North Texas by U.S. News

**BANK OF AMERICA**

- It is the 2nd tallest building in Fort Worth
- It is the taller of the two towers in the City Center Towers Complex

**BaylorScott&White** HEALTH

- 914 Beds Facility
- It is one of the major centers for patient care, medical training and research in North Texas

**UNIVERSITY OF TEXAS ARLINGTON**

- 43,946 Students
- Ranked #236 in National Universities

**Globe Life Field**

- 40,300 Seating Capacity
- Home of the Texas Rangers

**CHOCTAW STADIUM**

- 48,114 Seating Capacity
- Home to the Texas Rangers of Major League Baseball

**AT&T STADIUM**

- 100,000 Seating Capacity
- Home of the Dallas Cowboys of the National Football League (NFL)

**AT&T**

- 160,700 Employees
- Ranked 13th on the Fortune 500 rankings of the Largest United States corporations, with revenues of \$120.7 Billion
- It is the World's 4th Largest telecommunications company by revenue and the Largest wireless carrier in the U.S.



CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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### Bob Moorhead

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)

### Anthony Pucciarello

Executive Vice President  
(214) 915-8896

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### Thomas House

Associate  
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# TEXAS DISCLAIMER

7-ELEVEN FORT WORTH, TX

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.