

SECURE

NET LEASE



Prosper, TX
#9 Fastest
Growing City -
U.S. Census
Bureau

File Photo

McDonald's

H-E-B Pad Site

\$4,000,000 | 3.75% CAP

2105 W Frontier Pkwy, Prosper, TX 75078

- ✓ **Excellent Visibility** - Located off New Dallas North Tollway Extension
- ✓ **20-Year Absolute NNN Ground Lease** w/ 10% Rental Increases Every 5 Years
- ✓ **Strategically Positioned** within Three Miles of PGA Headquarters, Universal Studios, & Baylor Scott and White
- ✓ **Pad Site to Brand New H-E-B & Adjacent to Prosper High School** (3,875+ Students)
- ✓ **130k Residents w/in 5 Miles & Average HH Income of \$165,841**

McDonald's has become one of the **world's leading food service** brands with **more than 41,800** restaurants in more than **100 countries**. Approximately **95%** of McDonald's restaurants **worldwide** are owned and operated by **independent local business owners**.



INVESTMENT OVERVIEW

MCDONALD'S PROSPER, TX

File Photo



CONTACT FOR DETAILS

Anthony Pucciarello

Executive Vice President
(214) 915-8896

apucciarello@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$4,000,000

3.75% CAP

NOI

\$150,000

Building Area

±4,285 SF

Land Area

±1.46 AC

Year Built

2024

Lease Type

Absolute NNN
Ground Lease

Occupancy

100%

- ✓ **Brand New 20-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years, in Primary Term and Option Periods, and (8) 5-Year Options to Renew
- ✓ **The Subject Property Is a Pad Site for a Brand New 132,000-Square-Foot H-E-B Store** at Frontier Parkway and the Dallas North Tollway in Prosper, opening fall 2025. The store will feature a pharmacy, true Texas BBQ, H-E-B curbside, home delivery, bakery, deli, and Sushiya, with CO2 refrigeration and LED lighting. H-E-B has more than 430 stores and 155,000 Partners in Texas and Mexico, and the retailer continues to be an economic driver as it expands in North Texas and other areas of the state.
- ✓ **Subject Property is Located on the Corner of Dallas Parkway (28,526+ VPD) and Frontier Parkway (24,106+ VPD).** It is just north of the intersection of Dallas North Tollway and University Drive (72,122+ combined VPD).
- ✓ **This Site Is Adjacent to Prosper High School (3,875+ Students)** and the Prosper ISD children's health football stadium and Frontier Park, which includes various athletic fields. Prosper ISD is rapidly growing, adding over 3,000 students annually, and recently approved a \$2.8 billion bond package, including \$94 million for a new stadium, to support this growth.
- ✓ **Located in a Prime Area of Prosper, TX with Excellent Demographics, Surrounded by Many Neighborhoods - Light Farms** (3,625 lots), The Creeks of Legacy (1,029 lots), Lakes of Prosper (650 lots), Prosper Trail Estates (618 lots), and so many more. There are 88,687 residents living within 5 miles that have an average household income of \$165,841.
- ✓ **Prosper, Texas is a Suburb of Dallas**, only 30 miles north of Downtown Dallas, 20 miles northeast of Dallas-Fort Worth Regional Airport, 25 miles north of Dallas Love Field Airport, and 45 miles from Fort Worth.

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

MCDONALD'S PROSPER, TX

McDonald's

REVENUE
\$25.49 B

CREDIT RATING
BBB+

LOCATIONS
41,822+



[mcdonalds.com](https://www.mcdonalds.com)

Back in 1954, a man named Ray Kroc discovered a small burger restaurant in California, and wrote the first page of McDonald's history.

From humble beginnings as a small restaurant, they have become one of the **world's leading** food service brands with more than **41,800** restaurants in more than **100 countries**. McDonald's primarily sells hamburgers, cheeseburgers, chicken, French-fries, breakfast items, soft drinks, shakes and desserts. In response to changing consumer tastes, the company has expanded its menu to include salads, wraps, smoothies and fruit. McDonald's restaurants offer **customers counter service** as well as drive-thru service. McDonald's owns approximately **5%** of their restaurants, while the remainder of the stores are run by franchisee members or joint venture.

In efforts to be a world leader in innovation, McDonald's has a team in Romeoville, IL dedicated to **develop, test, and perfect** new additions to their menu. They also announced **in 2022** the addition of Speedee Labs at their Headquarters in Chicago. Speedee Labs opened **in 2023** and has all the capabilities of their Innovation Center in Illinois, but adds the collective thinking of corporate employees who can better collaborate with teams who develop **new product ideas**. McDonald's Corporation recently introduced their new small format store **"CosMc's."** They have opened **three locations** and have more than **10 more planned** for **2024**.

File Photo



IN THE NEWS

MCDONALD'S PROSPER, TX

McDonald's Plans 'Fastest Period Of Growth In Brand's History' With 10,000 New Stores By 2027

JAMES FARRELL, DECEMBER 07, 2023 (FORBES)

McDonald's is planning to open 10,000 new stores globally by 2027, in what the world's largest fast food chain says would be the "fastest period of growth" in the brand's history, while also announcing a partnership with Google to automate restaurants using artificial intelligence.

McDonald's says it expects **nearly 2% growth** in system-wide sales from its **new restaurants**, according to a press release.

A McDonald's spokesperson told CBS the United States would see **900 new restaurants**, while the rest would open internationally.

The company also plans to revamp parts of its menu, rolling out a "Best Burger Initiative"—an effort to improve the quality of its burgers—to nearly all of its markets by 2026, and will invest more in its growing chicken business by expanding its McCrispy chicken sandwich to nearly all markets by 2025.

The chain says it's hoping to use generative AI to accelerate its venture into automation at its locations and to help employees find quicker solutions to problems.

The announcement came on McDonald's Investor Day on Wednesday. According to the Associated Press, Manu Steijaert, McDonald's chief customer officer, said it took the company 33 years to open its **first 10,000 restaurants**, and then **18 years to grow from 30,000 to 40,000**. Steijaert also said that the company's explosive growth in delivery requests is helping drive demand for new restaurants.

McDonald's is also planning to further expand its delivery capabilities through its app, where the **company predicts 30%** of its deliveries will originate from by 2027. As for McDonald's new investment in AI, it's the **latest sign** of the company's growing interest in automation.

EXPLORE ARTICLE



McDonald's Sets New Targets in Growth Strategy

DECEMBER 07, 2023 (CONVENEICE STORE NEWS)

CHICAGO — In order to advance its "Accelerating the Arches" strategy, McDonald's Corp. launched new growth targets which are intended to maximize the company's marketing, continue their commitment to core menu items, and expand on the company's delivery, digital and drive-thru efforts.

Since 2019, the quick-service restaurant (QSR) chain stated it has generated **30%** comparable sales growth through "Accelerating the Arches."

For its marketing focus, McDonald's plans to continue to **build relevance** amongst customers through emotional connections and creative campaigns, such as the "Raise Your Arches" campaign, which was originally developed for the United Kingdom, but was quickly picked up by more than 35 markets around the world.

A new software system will simplify and stabilize the chain's mobile and in-store experience for customers.

Building on its historic strength with burgers and other **core menu items** like chicken nuggets and fries, the company plans to deploy the "Best Burger" initiative to nearly all markets by 2026 and to expand chicken-based items like the McCrispy as a universal offering by the end of 2025.

Additionally, McDonald's plans to increase the active user base for its **loyalty program** to 250 million, 90-day active users and deliver **\$45 billion** in annual systemwide sales to loyalty members by 2027. The quick-service restaurant chain also plans to expand its U.S. pilot of "Ready On Arrival" across its top **six markets** by 2025. This initiative enables crew members to begin assembling a customer's mobile order prior to their arrival at the restaurant to expedite service.

According to the company, McDonald's currently has the **industry's largest** delivery program globally but will continue to scale this capability, expecting 30% of delivery orders to originate in its mobile app by 2027.

EXPLORE ARTICLE



LEASE OVERVIEW

MCDONALD'S PROSPER, TX

Initial Lease Term	20-Years, Plus (8), 5-Year Options
Expected Rent Commencement	December 2024
Lease Expiration	December 2044
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$150,000
Annual Rent YRS 6-10	\$165,000
Annual Rent YRS 11-15	\$181,500
Annual Rent YRS 16-20	\$199,650
Option 1	\$219,615
Option 2	\$241,577
Option 3	\$265,734
Option 4	\$292,308
Option 5	\$321,538
Option 6	\$353,692
Option 7	\$389,061
Option 8	\$427,967

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.



THE ROYALTON AT CREEKS OF LEGACY

RALPH AND MARY LYNN BOYER ELEMENTARY (857 STUDENTS)
PROSPER CROSSINGS (324 UNITS)

LILYANA ELEMENTARY SCHOOL

289 TEXAS



FUTURE PROSPER ELEMENTARY SCHOOL

McDonald's **SUBJECT PROPERTY**
DALLAS N. TOLLWAY & FRONTIER PKWY.



PROSPER ISD CHILDREN'S HEALTH STADIUM



PROSPER HIGH SCHOOL (3,875 STUDENTS)



FRONTIER PARKWAY
±24,106 VPD



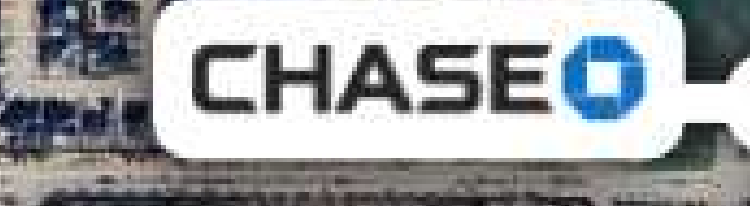
FUTURE PROSPER MIDDLE SCHOOL



DALLAS PARKWAY
±18,900 VPD



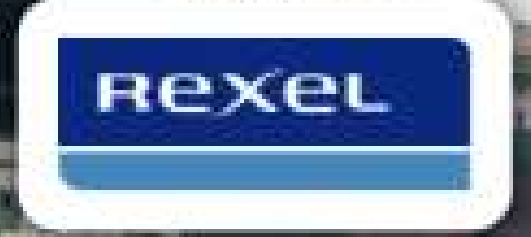
JOYCE HALL ELEMENTARY



DNT TOLL



ROBERT AND ROBBIE REYNOLDS MIDDLE SCHOOL (1,073 STUDENTS)



JUDY A. RUCKER ELEMENTARY SCHOOL (693 STUDENTS)

TJ-maxx, five BELOW, Burlington, PET SMART, OLD NAVY, claire's, KIRKLAND'S, carter's, MEN'S WEARHOUSE, VICTORIA'S SECRET, ROSS, Bath & Body Works, Jockey, DSW, Panera Bread, chili's, Chick-fil-e, SMOOTHIE KING

HOBBY LOBBY, HomeGoods, KOHL'S, sleep number, SEPHORA, Michaels, SPEC'S, ups, Starbucks

S PRESTON ROAD
±34,840 VPD



R. STEVE FOLSOM ELEMENTARY SCHOOL (712 STUDENTS)

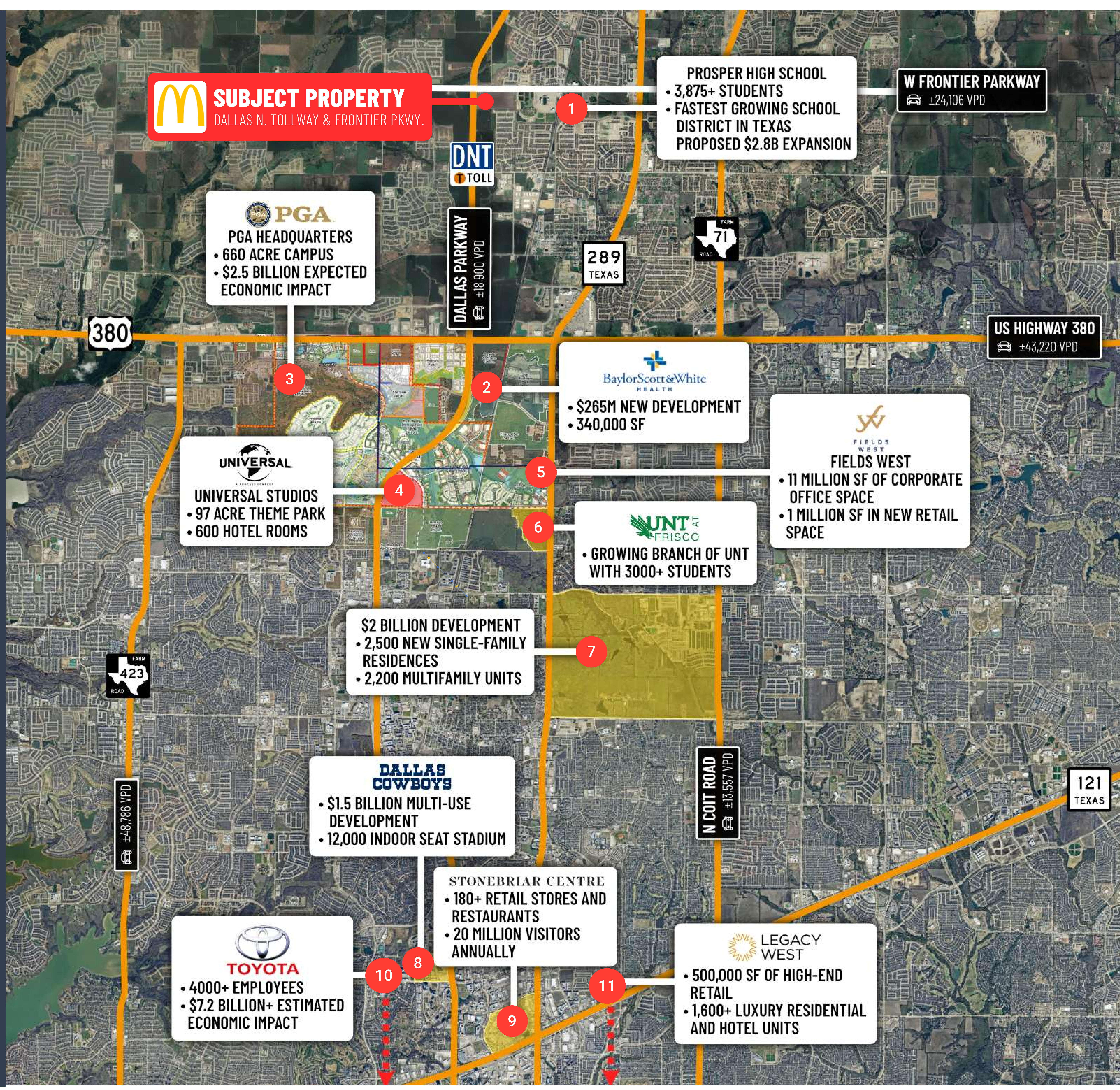
LORENE ROGERS MIDDLE SCHOOL (1,348 STUDENTS)



TEXAS HEALTH NEIGHBORHOOD CARE & WELLNESS PROSPER



- 1 Prosper High School
1 Mile
- 2 Baylor Scott & White
3.5 Miles
- 3 PGA Headquarters
4 Miles
- 4 Universal Studios
4 Miles
- 5 Fields West
4 Miles
- 6 UNT Frisco
5.5 Miles
- 7 Brinkmann Ranch Development
6.5 Miles
- 8 Dallas Cowboys Headquarters
10 Miles
- 9 Stonebriar Centre
11.5 Miles
- 10 Toyota Headquarters
12 Miles
- 11 Legacy West
12.5 Miles



Public Storage

tropical CAFE
Jersey Mike's SUBS

PROSPER ISD CHILDREN'S HEALTH STADIUM

McDonald's
UNDER CONSTRUCTION

ROBERT AND ROBBIE REYNOLDS MIDDLE SCHOOL (1,073 STUDENTS)

LAKES OF PROSPER (52 LOTS)

HCA Healthcare
40 AC FUTURE HOSPITAL CAMPUS

H-E-B
UNDER CONSTRUCTION

RALPH AND MARY LYNN BOYER ELEMENTARY (857 STUDENTS)

PROSPER HIGH SCHOOL
• 3,875+ STUDENTS
• FASTEST GROWING SCHOOL DISTRICT IN TEXAS
• PROPOSED \$2.8B EXPANSION

Starbucks

4,575 SF

4,575 SF

FRONTIER PARKWAY (24,106 VPD)

DALLAS PARKWAY (18,900 VPD)

CHASE
DNT TOLL

BaylorScott&White HEALTH
• 3.5 MILES AWAY
• \$265M NEW DEVELOPMENT
• 240,000 SF

PGA
• 4 MILES AWAY
• 660 ACRE CAMPUS
• \$2.5B EXPECTED ECONOMIC IMPACT

FIELDS WEST
• 4 MILES AWAY
• 11M SF OF OFFICE SPACE
• 1M SF OF NEW RETAIL





- 4 MILES AWAY
- 11M SF OF OFFICE SPACE
- 1M SF OF NEW RETAIL



- 4 MILES AWAY
- 660 ACRE CAMPUS
- \$2.5B EXPECTED ECONOMIC IMPACT



- 3.5 MILES AWAY
- \$265M NEW DEVELOPMENT
- 240,000 SF

LAKES OF PROSPER
(52 LOTS)



- PROSPER HIGH SCHOOL**
- 3,875+ STUDENTS
 - FASTEST GROWING SCHOOL DISTRICT IN TEXAS
 - PROPOSED \$2.8B EXPANSION



4,575 SF

4,575 SF



FUTURE PROSPER
ELEMENTARY SCHOOL

DALLAS PARKWAY
(18,900 VPD)



HCA Healthcare
40 AC FUTURE
HOSPITAL CAMPUS




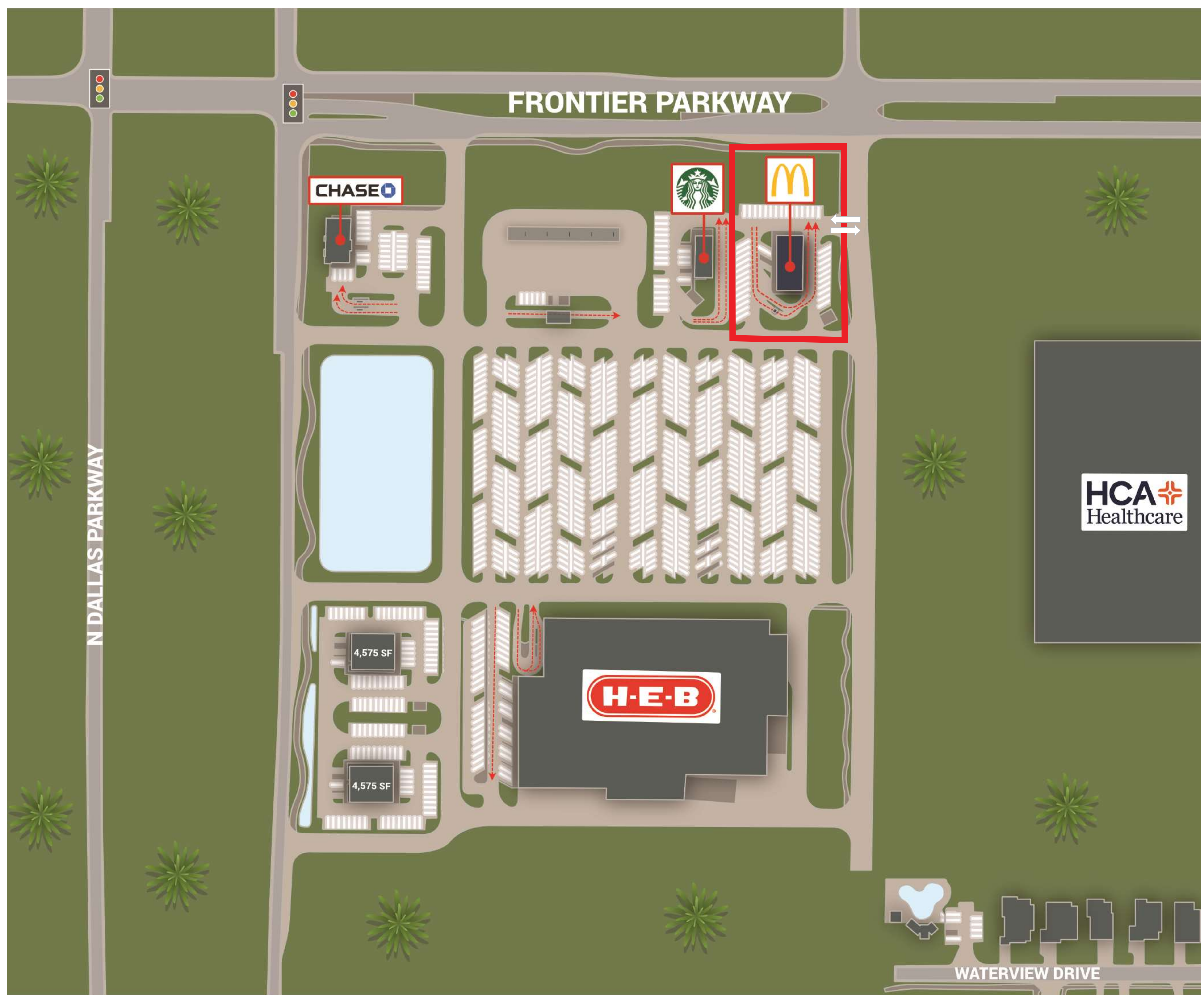
FRONTIER PARKWAY
(24,106 VPD)



SITE OVERVIEW

MCDONALD'S PROSPER, TX

	Year Built		2024
	Building Area		±4,285 SF
	Land Area		±1.46 AC



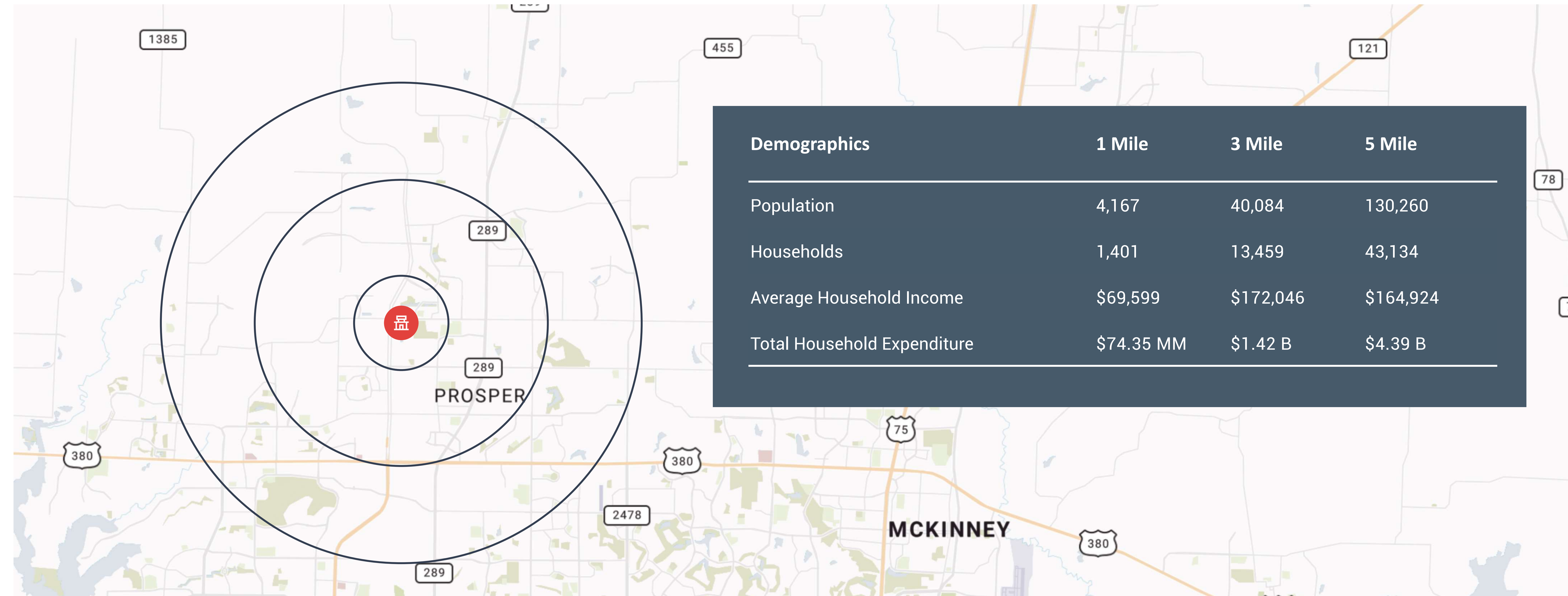
NEIGHBORING RETAILERS

- Walmart Supercenter
- Kroger
- Target
- Hobby Lobby
- DICKS Sporting Goods
- Burlington
- PetSmart
- Kohl's
- H-E-B
- Michaels



LOCATION OVERVIEW

MCDONALD'S PROSPER, TX




COLLIN COUNTY PRINCIPAL EMPLOYERS (EMPLOYEES)

1. State Farm Insurance Corporate Office (10,000)
2. JPMorgan Chase (9,500)
3. Frisco Independent School District (8,799)
4. Capital One Finance (7,542)
5. Toyota North American HQ (4,573)
6. Bank of America (4,500)
7. Raytheon Intelligence and Space (4,347)
8. The University of Texas at Dallas (3,455)
9. Blue Cross & Blue Shield of Texas (3,100)
10. McKinney Independent School District (2,729)

LOCATION OVERVIEW

MCDONALD'S PROSPER, TX

Prosper
Texas

 44,678
Population

 \$153,777
Median Household Income



Prosper is Ranked in the
Top 20 Places to Raise a
Family in Texas

TOP 20

Prosper Schools are
Ranked Among the Top
25 in Texas

TOP 25

Prosper, Texas is one of the most highly ranked suburbs of Dallas, Texas.

It is located in Collin and Denton County in the Dallas-Fort Worth Metroplex.

Prosper, Texas is 30 miles north of Downtown Dallas, 20 miles northeast of Dallas-Fort Worth Regional Airport, 25 miles north of Dallas Love Field Airport, and 45 miles from Fort Worth.

With stately houses and neighborhoods, Prosper offers large amounts of open land, giving the area a rural vibe. Residents enjoy a sense of seclusion while still holding close proximity to entertainment, shops, and restaurants in nearby areas.

Well-maintained streets and a family-friendly atmosphere are two treasures of living in Prosper, Texas. Excellent schools, golf courses, and nearby conveniences make this a grand place to live. Situated just a few miles northeast of Lewisville Lake, residents can swim, boat, and fish in no time. Prosper is located 30 miles north of Dallas, giving residents enough space for a reprieve from big city living in Prosper, explore everything this rapidly growing community has to offer.

IN THE NEWS

MCDONALD'S PROSPER, TX

Paving new ground: Area growth drives need for \$460M Dallas North Tollway extension through Prosper, Celina

COLBY FARR, SAMANTHA DOUTY, MARCH 26, 2024 (COMMUNITY IMPACT)

The Dallas North Tollway expansion will nearly triple the number of lanes offered through Prosper and Celina once it is completed in 2028.

Nearly 60% of Celina residents work outside of the city, and the Dallas North Tollway expansion will bring them greater mobility, Celina Mayor Ryan Tubbs said. As Prosper and Celina see **population growth**, they also need more lanes to move people around. Prosper is expected to peak at **72,000 residents** in the next two decades. Celina can reach **378,000** in the same time, U.S. Census data shows.

The North Texas Tollway Authority's board of directors approved a construction contract with Sinacola in December for the expansion project, which is budgeted at about \$460 million. The project will extend the Dallas North Tollway main lanes about 6 miles north from US 380 to FM 428 in Celina.

Media Relations Manager Michael Rey said this project is part of the NTTA's effort to improve traveling conditions for its customers. As the **population continues to grow** north of US 380, the extension will provide a convenient route for people to travel, he said.

When the project finishes, it's going to **drastically improve traffic** at intersections along the tollway, Prosper's Engineering Services Director Hulon Webb said. Overpasses will be constructed at:

- First Street
- Prosper Trail
- Frontier Parkway

EXPLORE ARTICLE



\$2.8 billion Prosper ISD bond includes \$94 million stadium

VINCE SIMS, SEPTEMBER 20, 2023 (NBC DFW)

Prosper is a city in Collin and Denton counties that is seeing growth.

"It has seen a **ton of growth** in just the last year, **year and a half** that we've lived here," Prosper resident Angela Dick said.

That growth is exactly why Prosper ISD put a \$2.8 billion bond package on the November election. The district says it's enrolling nearly 3,000 new students each year.

"Makes me feel good," Dick said. "It makes me feel like my kids are going to get the latest and greatest technology, so I can't say it's going to be a bad thing."

Technology improvements are among four items, including schools, athletics, and fine arts. Under the athletics tag is a new **\$94 million stadium**.

According to our news partner, the Dallas Morning News, it would be **Texas's most expensive high school stadium**.

"It sounds really expensive," Dick laughed.

It would likely be built at the Richland High School site. Superintendent Dr. Holly Ferguson said at Monday's school board meeting that the stadium is also about education, not just football.

EXPLORE ARTICLE



IN THE NEWS

MCDONALD'S PROSPER, TX



H-E-B breaks ground, releases details about Prosper store

APRIL 2, 2024 (H-E-B NEWSROOM)

H-E-B officially started construction on its H-E-B store in Prosper, a city north of Dallas. At 132,000 square feet, the H-E-B store will showcase all the quality products and innovative services H-E-B customers have come to love and expect. The store is expected to open in fall 2025.

The Prosper H-E-B store is at the southeast corner of Frontier Parkway and the Dallas North Tollway in Collin County. Along with a **world class** product assortment at H-E-B's everyday low prices, the store will include a full-service H-E-B Pharmacy with a **drive-thru** and a True Texas BBQ restaurant. The store will also include H-E-B Curbside and Home Delivery, which will allow customers to place orders online for pickup at the store or delivery to the home. These popular digital services will give customers **choices** on how they shop, pay for, and receive their products.

New store underscores the company's continued commitment to the DFW Metroplex

EXPLORE ARTICLE



H-E-B Just Keeps Growing in DFW Metroplex

APRIL 3, 2024 (PROGRESSIVE GROCER)

Texas-based H-E-B has started construction on its H-E-B store in Prosper, a city north of Dallas. The new store is expected to open in fall 2025.

The Prosper H-E-B store is located at the southeast corner of Frontier Parkway and the Dallas North Tollway in Collin County. Some features of the **132,000-square-foot** location will include a bakery with warm store-made tortillas; a deli department with a charcuterie island; Sushiya, which offers handmade sushi selections made in-store daily; and H-E-B Meal Simple with fresh, convenient chef-inspired meals prepared in store. Prosper H-E-B will also include a full-service pharmacy with a drive-thru, and a True Texas BBQ restaurant.

The privately held company's **continued expansion** into the DFW Metroplex reinforces the retailer's commitment to serve more customers and communities in a **dynamic and growing** part of Texas.

In the DFW area, H-E-B has opened H-E-B stores in Frisco, Plano, McKinney and Allen. Additionally, H-E-B Alliance is set to open on April 10, and H-E-B Mansfield is currently under construction and expected to open later this year.

EXPLORE ARTICLE



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

CALL FOR ADDITIONAL INFORMATION

Anthony Pucciarello

Executive Vice President
(214) 915-8890

apucciarello@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

MCDONALD'S PROSPER, 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.