



# Outback Steakhouse

**\$3,364,485 | 5.35% CAP**

560 W US Hwy 80, Forney, TX 75126 (Dallas)

- ✓ **10-Year Ground Lease** with 10% Rental Increases Every 5 Years
- ✓ **Prime Infill Location in a High-Growth DFW Suburb** | Located on US 80 (56k+ VPD), Primary Arterial Connecting Forney to Downtown Dallas
- ✓ **Anchored by Kroger (Ranked Top 3% Texas & 2% in U.S.), Walmart Supercenter (2M+ Annual Visitors), & Much More**
- ✓ **Near Many New Developments** | Villages at Gateway (Home Depot, 131K SF H-E-B, Target), plus 161K SF Costco and 1,100-acre Meraki (2,700 homes), & More
- ✓ **Durable Demand Supported by Population Growth & Metro Expansion** | Forney is One of the Fastest-Growing Cities in Texas (60% Growth Since 2020)

**Outback Steakhouse** is a globally recognized, Australian-inspired **casual steakhouse** brand known for its value-driven menu, signature steaks, and iconic Bloomin' Onion. As the flagship of Bloomin' Brands (NASDAQ: BLMN), it operates **over 1,000 restaurants** worldwide, giving landlords a nationally branded, traffic-drawing tenant backed by a **large public company**.



# INVESTMENT OVERVIEW

OUTBACK STEAKHOUSE FORNEY, TX

Subject Property



## CONTACT FOR DETAILS

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# \$3,364,485

## 5.35% CAP

NOI

\$180,000

Building Area

±4,694 SF

Land Area

±1.36 AC

Year Built

2024

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Rent Commencement:** August 26, 2024
- ✓ **10-Year Ground Lease** with 10% Rental Increases Every 5 Years, In Primary Term & Options, Plus (4), 5-Year Options to Renew
- ✓ **High-Traffic U.S. Highway 80 Retail Corridor** - Strategically located along U.S. Highway 80 (56,000+ VPD), the primary east-west arterial connecting Forney directly to Downtown Dallas (~18 miles). The corridor carries substantial commuter and retail traffic and serves as Forney's dominant commercial spine, offering strong visibility, access, and sustained traffic counts.
- ✓ **Positioned Within Forney's Premier Retail Node** - Situated within a dense retail cluster anchored by Kroger Marketplace (ranked #6, top 3% in the State of Texas and #25, top 2% in the U.S.) Walmart Supercenter (2M+ annual visitors), and surrounded by national brands including Chick-fil-A, Aldi, Sonic, Torchy's Tacos, CAVA, Crumbl Cookies, Firehouse Subs, and AMC Theatres.
- ✓ **Major Retail Expansion in Immediate Area** - Located near The Villages at Gateway, a ±120-acre retail development anchored by Home Depot, H-E-B (131,000 SF), and Target, with additional phases planned. The area is further strengthened by a 161,000-SF Costco with fuel and the 1,100-acre Meraki master-planned community (2,700 homes), driving sustained traffic growth and long-term retail demand along U.S. Hwy 80.
- ✓ **Forney, TX: High-Growth DFW Submarket** - Forney is one of the fastest-growing cities in Texas and a key suburban expansion node within the Dallas-Fort Worth Metroplex (4th largest in U.S.), benefiting from sustained population and housing growth driven by affordable living, strong household incomes, and high quality-of-life.
- ✓ **National Credit Tenant: Outback Steakhouse** - Outback Steakhouse operates under Bloomin' Brands, Inc. (NASDAQ: BLMN), a publicly traded restaurant group with 1,450+ restaurants worldwide and \$4.5+ billion in annual revenue. Outback remains one of the most recognized casual-dining brands in the U.S., known for strong unit economics, national brand loyalty, and long-term operational durability.

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

OUTBACK STEAKHOUSE FORNEY, TX

## Outback Steakhouse

**Lessee:** Outback Steakhouse of Florida, LLC

**Parent Company:** Bloomin Brands

REVENUE

**\$2.72 B**

STOCK TICKER

**BLMN**

LOCATIONS

**1,000+**



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

**Outback Steakhouse is a globally recognized casual dining brand known for its bold, Australian-inspired steakhouse concept, value-driven menu, and strong connection with families and everyday diners.**

**Founded in 1988** and now owned by publicly traded Bloomin' Brands, Inc. (NASDAQ: BLMN), the chain has grown into an international platform with **1,000+ locations worldwide**, including roughly **670–680 restaurants** across the United States as of late 2025. The brand is best known for its generous portions, approachable price points, and signature items like hand-cut steaks and the Bloomin' Onion, which consistently make it a destination for celebrations, weeknight dinners, and game-day gatherings. This broad appeal translates into a **resilient customer base** and strong brand recognition in suburban and **high-traffic retail corridors**.

As the flagship concept within the Bloomin' Brands portfolio, Outback benefits from **national marketing**, sophisticated operations, and ongoing reinvestment in remodels, technology, and **off-premise channels** such as online ordering and delivery, all of which support steady guest traffic and sales. With a footprint concentrated in growing Sun Belt and suburban markets, Outback locations are typically positioned along major retail arterials and near complementary tenants, helping drive consistent visibility and access. For a net-leased or **multi-tenant retail property**, an Outback Steakhouse provides a **recognizable, traffic-drawing anchor** backed by a large public company, a long operating history, and a proven business model, making it an **attractive tenant** for investors seeking stable cash flow and durable consumer demand.

Subject Property



## IN THE NEWS

OUTBACK STEAKHOUSE FORNEY, TX

## Outback Steakhouse parent to invest \$75M in return to steakhouse roots

JOE GUSZKOWSKI , NOVEMBER 06, 2025 (RESTAURANT BUSINESS)

**Bloomin' Brands plans to improve steak quality, service and atmosphere at the struggling casual-dining chain. It's also closing more locations.**

Outback Steakhouse is getting back to the basics.

Parent company Bloomin' Brands on Thursday announced a **\$75 million** turnaround plan aimed at returning Outback to its roots as an approachable, affordable source of **high-quality steaks**.

The investment will fund improvements to the **chain's steak quality** and **preparation, service, staffing and marketing**, as well as restaurant remodels and renovations. The plan also calls for finding **\$30 million** in savings next year by optimizing **Outback's supply chain** and restaurant operations.

**Bloomin' will make the turnaround investments over the next three years, with the bulk of them—about \$50 million—coming in 2026.**

Of the **\$50 million** planned for next year, about half is earmarked for improving steak and redesigning the menu; **\$7 million** for service and customer experience; and **\$8 million** for labor, particularly higher wages for managers. The remaining **\$10 million** will go toward marketing. The new plan comes after years of same-store sales and traffic declines at **670-unit Outback**. The struggles have led to a series of leadership changes at Bloomin' beginning last August with the hiring of new **CEO Mike Spanos**, a former Delta Air Lines executive.

EXPLORE ARTICLE



Subject Property



# LEASE OVERVIEW

**OUTBACK STEAKHOUSE FORNEY, TX**

Subject Property

Initial Lease Term	10-Years, Plus (4), 5-Yr Options
Rent Commencement	August 26th 2024
Lease Expiration	August 26th 2034
Lease Type	Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$180,000
Annual Rent YRS 6-10	\$198,000
Option 1	\$217,800
Option 2	\$239,580
Option 3	\$263,538
Option 4	\$289,891



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.

CRISWELL  
ELEMENTARY SCHOOL  
(891 STUDENTS)

CROSBY  
ELEMENTARY SCHOOL  
(480 STUDENTS)

THE PRESERVE  
AT GATEWAY  
(120 UNITS)

GATEWAY OAKS  
(313 UNITS)

GATEWAY CEDARS  
(334 UNITS)

RYLAN AT  
GATEWAY  
(336 UNITS)

GATEWAY  
PINES  
(337 UNITS)

ASPEN AT  
GATEWAY  
(314 UNITS)

FORNEY  
LEARNING  
ACADEMY  
(126 STUDENTS)

**OUTBACK STEAKHOUSE**  
**SUBJECT PROPERTY**  
560 W. U.S. HWY. 80

THE EMERSON  
AT FORNEY  
MARKETPLACE  
(320 UNITS)

Sunbelt  
SELF STORAGE

FARM TO MARKET ROAD 548  
±23,122 VPD

±55,417 VPD

BANK OF AMERICA

Waffle House  
TACO BELL

Best Western  
Hotels & Resorts  
McDonald's

DQ  
Super 8

7-Eleven

Applebee's  
Holiday Inn Express  
& Suites  
AN IHG HOTEL

ALDI  
Golden Chick  
Planet Fitness  
crumbl

STEVE SILVER  
PURE TONE

DOLLAR GENERAL

Little Caesars  
metro  
by T-Mobile

Kroger  
KOHLS  
Panera  
Firehouse Subs  
Buffalo Wild Wings  
CAVA tropical CAFE

SMOOTHIE KING

Dutch Bros  
POPEYES

cicis pizza

AMC THEATRES

Wendy's  
Starbucks  
LESLIE'S  
PAPA JOHN'S  
SONIC

Walmart Supercenter  
MATTRESS FIRM  
Lowe's  
ANYTIME FITNESS  
Pizza Hut  
AutoZone  
Wendy's  
WHATABURGER

TOWNEPLACE SUITES  
MARRIOTT

Public Storage

CVS pharmacy  
Jack In the box

Cane's  
CHIPOTLE  
MEXICAN

80

EVO

THE HOME DEPOT

DHL Group

MULBERRY PARK

JONES  
INTERMEDIATE  
SCHOOL  
(826 STUDENTS)

PNC

DUNKIN'  
DUNKIN' DONUTS

Firestone  
COMPLETE AUTO CARE  
McDonald's

Chevron

TACO & CASA

FARM ROAD 1641  
±13,456 VPD

HAYES

amazon

CLAYBON  
ELEMENTARY  
SCHOOL  
(553 STUDENTS)

Tom Thumb

7-Eleven

RHEA  
INTERMEDIATE  
(846 STUDENTS)

FARM TO MARKET ROAD 548  
±22,122 VPD

TAKE 5

FORNEY  
HIGH SCHOOL  
(2,351 STUDENTS)

HENDERSON  
ELEMENTARY SCHOOL  
(563 STUDENTS)

Public Storage

**Kroger**

- RANKED #6, TOP 3% IN THE STATE OF TEXAS
- RANKED #25, TOP 2% IN THE U.S

**THE VILLAGES AT GATEWAY**

- ±120-ACRE RETAIL DEVELOPMENT ANCHORED BY HOME DEPOT, H-E-B (131,000 SF), AND TARGET
- 650+ MULTIFAMILY UNITS
- ADDITIONAL PHASES PLANNED

**ALDI**  
**GOLDEN CHICK**  
**crumbl**  
**planet fitness**

**STEVE SILVER**  
FURNITURE

**GATEWAY OAKS**  
(313 UNITS)

**RYLAN AT GATEWAY**  
(336 UNITS)

**ASPEN AT GATEWAY**  
(314 UNITS)

**Walmart**  
Supercenter  
(2M+ ANNUAL VISITORS)

**LOWE'S**

**THE HOME DEPOT**

**DHL**  
Group

**amazon**

**HAYES**

**TRADEMARK**  
**CAR WASH**

**SMOOTHIE KING**  
SHERWIN-WILLIAMS

**Koiyama**  
Passion Asian B. SasaI Bar

**jiffylube**

**SONIC**

**PAPA JOHN'S**

**W**

**Jersey Mike's**  
SUBS

**verizon**

**Starbucks**

**MATTRESS FIRM**  
Wendy's

**pepper's**

**ANYTIME FITNESS**

**Pizza Hut**  
**AutoZone**  
**Credity AUTO PARTS**  
**WHATABURGER**

**OUTBACK**  
STEAKHOUSE®

**PET SUPPLIES PLUS**  
**tropical CAFE**

**CHARLEYS**  
**GNC**  
EUROPEAN WAX CENTER®

**Panera**  
BREAD®

**LESLIE'S**

**ups**

**FARM ROAD 1641**

**FARM TO MARKET ROAD 1641**  
(13,456 VPD)

**(55,417 VPD)**

**80**

**AspenDental**  
**MO'BEITANS**  
HAWAIIAN STYLE FOOD

**TORCHY'S TACOS**

**CareNow**  
Urgent Care

**CAVA**

**DALLAS**  
-TEXAS, USA-  
**DALLAS**  
(~18 MILES)

RHODES  
INTERMEDIATE SCHOOL  
(17,002 STUDENTS)



WILDWOOD LUXURY  
URBAN HOMES  
(324 UNITS)

THE EMERSON AT  
FORNEY MARKETPLACE  
(320 UNITS)

CROSBY  
ELEMENTARY SCHOOL  
(480 STUDENTS)

**Kroger**  
• RANKED #6, TOP 3% IN THE  
STATE OF TEXAS  
• RANKED #25, TOP 2% IN THE U.S.

GRIFFIN  
ELEMENTARY SCHOOL  
(604 STUDENTS)

**DOLLAR TREE**



STEVE SILVER  
FURNITURE



**AMC**  
THEATRES

**KOHL'S**



**FARM TO MARKET ROAD 548**  
(23,122 VPD)

**Koiyama**  
Fusion Asian & Sushi Bar

**PET SUPPLIES PLUS**  
**tropical CAFE**  
SMOOTHIE

**OUTBACK**  
STEAKHOUSE®



**AspenDental**  
**MO'BEITANS**  
HAWAIIAN STYLE FOOD

**CHARLEYS**  
**GNC**  
EUROPEAN  
WAX CENTER

**TORCHY'S**  
TACOS

**CareNow**  
Urgent Care

**CAVA**

**Panera**  
BREAD®



**(55,417 VPD)**



TRAILHOUSE PARK MASTER-PLANNED DEVELOPMENT  
• FEATURING WILDWOOD LUXURY URBAN HOMES APARTMENTS, RETAIL, RESTAURANTS (LIKE SLICKS ENTERTAINMENT), AND A HAMPTON INN



Barrett  
distribution centers  
**COPELAND**

Brookshire's  
Since 1928

Chicken EXPRESS  
**Waffle House**  
TACO BELL

Applebee's  
GRILL + BAR  
Holiday Inn Express  
& Suites  
AN IHG HOTEL

RHODES  
INTERMEDIATE SCHOOL  
(17,002 STUDENTS)

DALLAS TEXAS, USA  
DALLAS  
(~18 MILES)

VALFAIR  
CONSTRUCTION

Little Caesars  
metro  
by T Mobile

TX FITNESS  
CLUB  
RIDE NOW

BW Best Western  
Hotels & Resorts  
McDonald's

MASTERCRAFT  
ROOFING AND CONSTRUCTION  
J & G's  
WELDING, LLC

EAGLE FORKLIFT  
SALES & SERVICE, INC.

Rollo  
INSURANCE  
GLASS DOCTOR

WILDWOOD LUXURY  
URBAN HOMES  
(324 UNITS)

TRAILHOUSE PARK MASTER-PLANNED DEVELOPMENT  
• FEATURING WILDWOOD LUXURY URBAN  
HOMES APARTMENTS, RETAIL, RESTAURANTS  
(LIKE SLICKS ENTERTAINMENT), AND A HAMPTON INN

**OUTBACK**  
STEAKHOUSE®

BUFFALO  
WILD WINGS  
FIREHOUSE  
SUBS

(2,351+ STUDENTS)

(55,417 VPD)

CRUNCH

**KOHL'S**

AspenDental  
**MO'BEITANS**  
HAWAIIAN STYLE FOOD

TORCHY'S  
TACOS

CareNow  
Urgent Care

CAVA

Panera  
BREAD™



# SITE OVERVIEW

OUTBACK STEAKHOUSE FORNEY, TX

	Year Built		2024
	Building Area		±4,694 SF
	Land Area		±1.36 AC



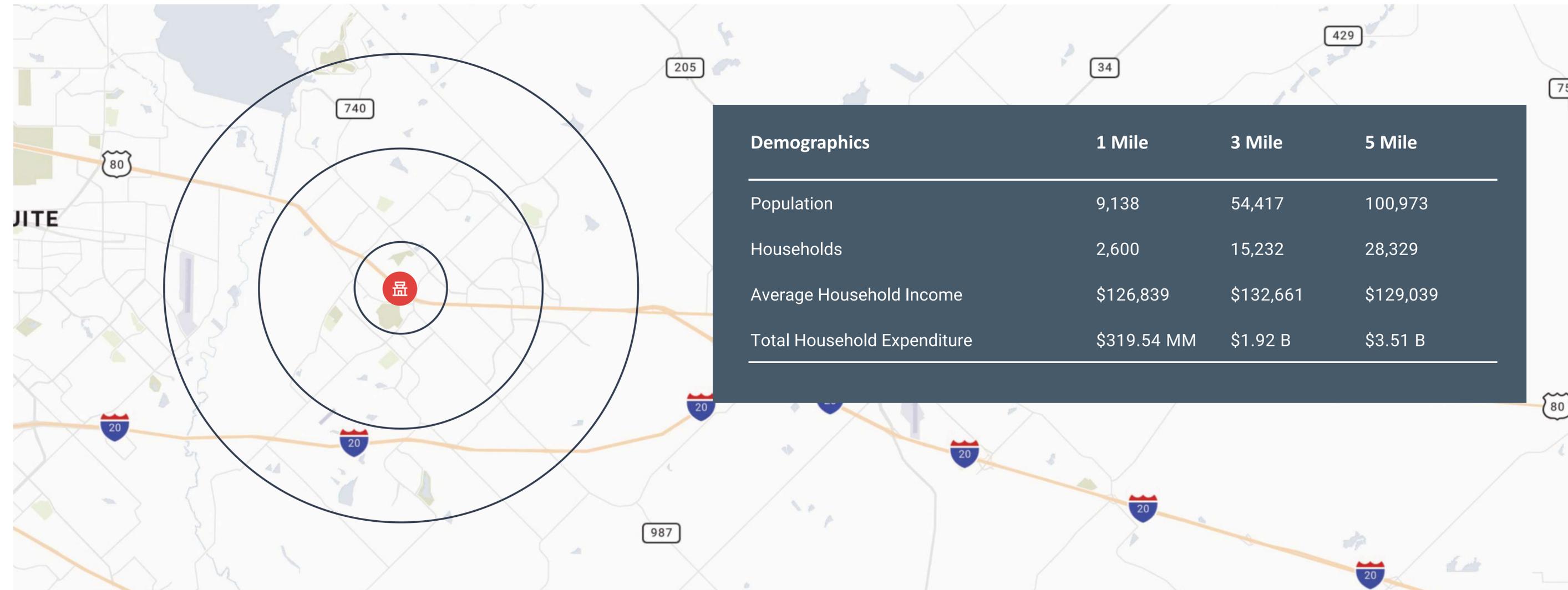
## NEIGHBORING RETAILERS

- Tom Thumb
- Kohl's
- Kroger Marketplace
- Walmart Supercenter
- Lowe's Home Improvement
- ALDI
- Planet Fitness
- Anytime Fitness
- Crunch Fitness
- MattressFirm



# LOCATION OVERVIEW

## OUTBACK STEAKHOUSE FORNEY, TX



### ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. UT Southwestern Medical Center (25,641)
2. Dallas Independent School District (22,857)
3. Southwest Airline Co (19,190)
4. City of Dallas (13,798)
5. Parkland Health & Hosp System (13,103)
6. AT&T Inc. (10,690)
7. Dallas County Community College (8,230)
8. Texas Instruments Inc. (7,704)
9. Methodist Dallas Med Ctr (6,689)
10. Dallas County (6,500)

# LOCATION OVERVIEW

OUTBACK STEAKHOUSE FORNEY, TX

**Forney**  
Texas

**38,572+**  
Population

**\$103,360+**  
Median Household Income



The City's Population Has  
Grown 60% Since 2020

**60%**

Many New & Upcoming  
Developments to  
Accomodate Growth

**FULL-SERVICE RETAIL  
AND LIFESTYLE HUB**

**Forney, Texas is one of the fastest-growing small cities in the country, combining a family-oriented lifestyle with big-market access just east of Dallas along U.S. Highway 80 and I-20.**

Recent estimates place Forney's 2025 population around 38,570, reflecting more than 60% growth since 2020 and ranking it among the nation's top growth towns by percentage increase.

**Forney, Texas is a fast-growing, family-oriented community just east of Dallas, pairing a young, high-income population with major new retail and housing developments that make it a prime location for long-term commercial real estate success.**

A young median age in the low-to-mid-30s and steady in-migration of families underscore the city's appeal as a vibrant suburban community with strong schools,

new housing, and convenient connectivity into the broader Dallas–Fort Worth metro. The local economy is increasingly diversified, leveraging Forney's strategic location in rapidly expanding Kaufman County, one of the fastest-growing counties in the United States. Major logistics and distribution facilities from companies such as Amazon and Goodyear, along with additional industrial projects, have chosen Forney for its access to a 1.3-million-person labor pool within a roughly 35-minute commute radius. At the same time, the city's economic development efforts emphasize "smart, quality growth," with hundreds of acres still available for commercial, light industrial, and retail development in a metro where many suburbs are already built-out. New and upcoming developments are transforming Forney into a full-service retail and lifestyle hub, reinforcing its attractiveness for both living and commercial real estate investment. Projects such as The Villages at Gateway and the arrival of national anchors like H-E-B, Costco, and The Home Depot are creating a true regional shopping and dining destination that serves Forney and the surrounding east-DFW trade area. Combined with a rapidly expanding population, family-oriented demographics, and strong visibility along high-traffic highway corridors, Forney offers an inviting environment where retailers, restaurants, and service users can capture sustained growth and long-term demand.

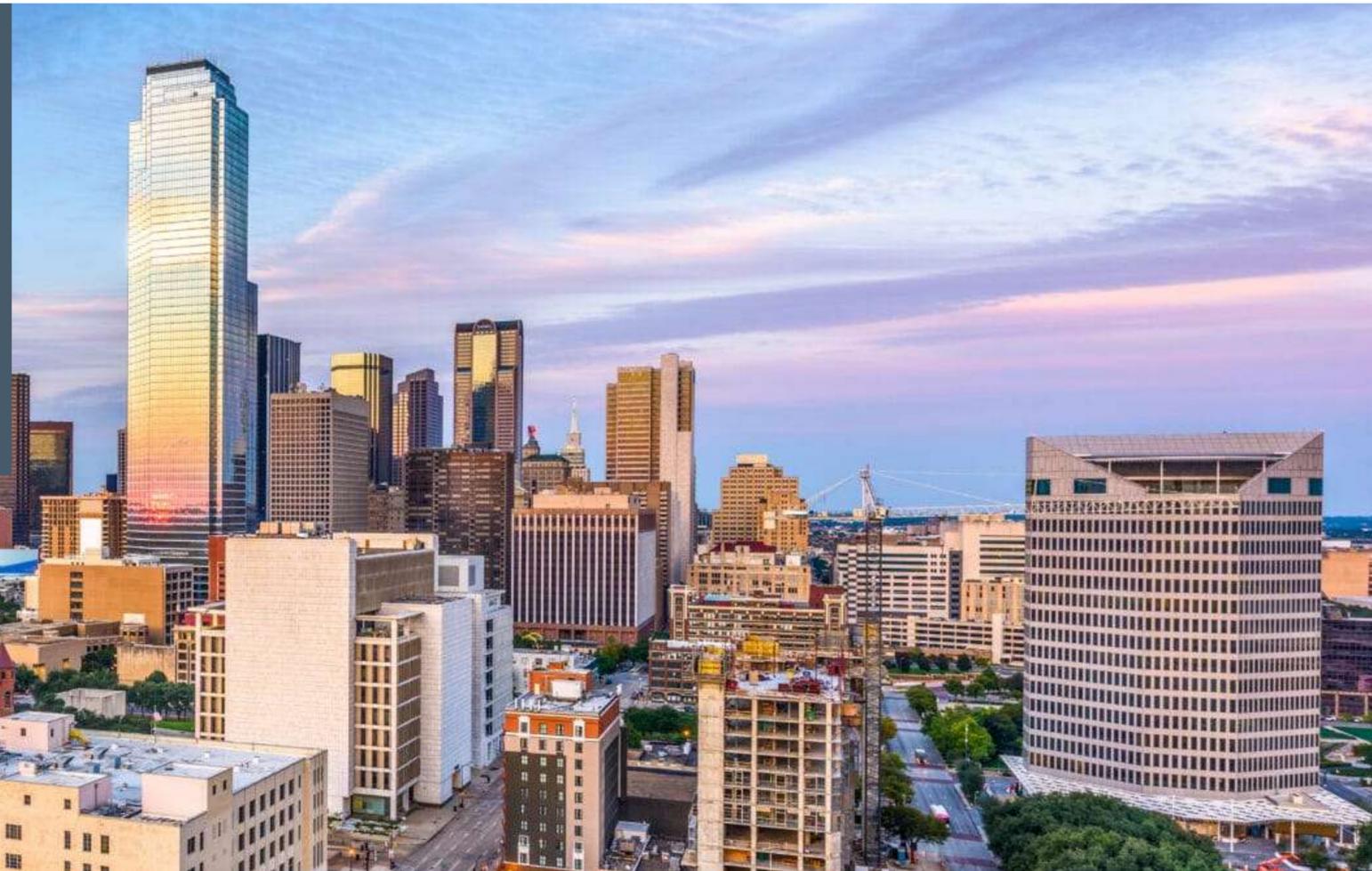
# LOCATION OVERVIEW

OUTBACK STEAKHOUSE FORNEY, TX

**Dallas**  
Texas

**8.3M+**  
Population

**\$93,000+**  
Median Household Income



The DFW Metroplex is the 4th Largest in the U.S.

**4th**

Dallas is the 9th Largest City in the U.S.

**9th**

**The Dallas-Fort Worth (DFW) Metroplex is the largest metropolitan area in Texas and the fourth-largest in the United States, home to over 8.3 million people as of 2024.**

Spanning 11 counties in North Texas, the region includes major cities like Dallas, Fort Worth, Arlington, Plano, and Irving, each contributing its own cultural and economic identity.

**Dallas itself is the 3rd largest city in Texas and the ninth-largest in the United States. A key economic and cultural center, Dallas anchors the northern part of the state with strengths in finance, tech, and transportation.**

The Metroplex is a dynamic economic powerhouse with a diverse and resilient economy, driven by sectors such as finance, technology, healthcare, logistics,

aerospace, and defense. Corporate headquarters for Fortune 500 companies like AT&T, American Airlines, Southwest Airlines, and ExxonMobil call the area home, while the region's central location and strong infrastructure make it a national hub for distribution and commerce. In addition to its economic strength, the DFW Metroplex offers a rich array of cultural and recreational attractions. Dallas is known for its vibrant arts district, high-end shopping, and professional sports teams including the Cowboys, Mavericks, and Stars. Fort Worth, often referred to as "Where the West Begins," blends cowboy heritage with modern amenities, featuring the historic Stockyards and world-class museums like the Kimbell Art Museum. Outdoor enthusiasts enjoy sprawling park systems, lakes, and trails throughout the region, while families are drawn to destinations like the Dallas Zoo, Fort Worth Zoo, and Six Flags Over Texas. With a relatively low cost of living, a booming job market, and a diverse, growing population, the Metroplex continues to be a top destination for both businesses and new residents.

## IN THE NEWS

OUTBACK STEAKHOUSE FORNEY, TX

# City of Forney Earns D CEO's 2025 Best Retail Development Award

JULY 9, 2025 (FORNEY CHRONICLE)

The City of Forney has been honored with D CEO Magazine's prestigious 2025 Best Retail Development of the Year award for The Village at Gateway, a groundbreaking project poised to become one of Texas' largest and most dynamic retail hubs.

Mayor Jason Roberson shared his excitement about the recognition:

"Forney is a vibrant, family-oriented community with a **bold vision** for the future. Receiving D CEO's Best **Retail Development** award validates our commitment to fostering economic growth and creating opportunities for our residents. This milestone reflects the tireless efforts of our **partners—Street Level Investments**, the Forney Economic Development Corporation, our dedicated city staff, and both current and former **City Council members**. Together, we're **building a destination** that will serve Forney and the broader region for generations."

This accolade highlights Forney's rapid growth and its emergence as a key economic force in North Texas.

The Village at Gateway is a transformative **mixed-use development** designed to redefine retail, dining, and services in the region. Phase I of the project includes:

- A **140,000-square-foot Target**, serving as a major anchor.
- A **100,000-square-foot Home Depot**, catering to home improvement needs.
- **130,000 square feet of junior anchor retail spaces**, hosting a variety of national and regional brands.
- **60,000 square feet dedicated to convenience retail**, fast-casual eateries, and full-service restaurants.
- Approximately **10 outparcels** reserved for future tenants, ensuring flexibility for additional growth.

EXPLORE ARTICLE



# Discover the Impact of Upcoming Retail Developments in Forney, TX

NOVEMBER 04, 2025 (THE COLE HOME TEAM)

Forney, Texas is experiencing incredible growth — transforming from a quiet Dallas suburb into one of the most dynamic retail and residential markets in North Texas.

Below, we'll highlight some of the most exciting new openings coming to Forney — including **H-E-B, Costco, and The Home Depot** — plus other retail developments that will make this city an even more desirable place to live.

## 1. H-E-B

H-E-B has officially confirmed plans to bring its beloved Texas grocery experience to Forney. The store will anchor the Villages at Gateway, a **major retail and mixed-use development** that will redefine Forney's northern corridor.

With a surge of new national retailers, mixed-use developments, and infrastructure investment, the city is quickly becoming a regional hub for shopping, dining, and modern living.

## 2. Costco Wholesale.

Another highly anticipated addition is Costco Wholesale, which is currently in development north of **U.S. 80 and east of F.M. 460**.

## 3. The Home Depot

The Home Depot has confirmed plans to open its newest North Texas location in Forney at **11350 E U.S. Highway 80**. The store is scheduled to open its doors on Thursday, November 13, 2025, and will be a major anchor in the Villages at Gateway development.

## 4. The Villages at Gateway: Forney's Retail Powerhouse

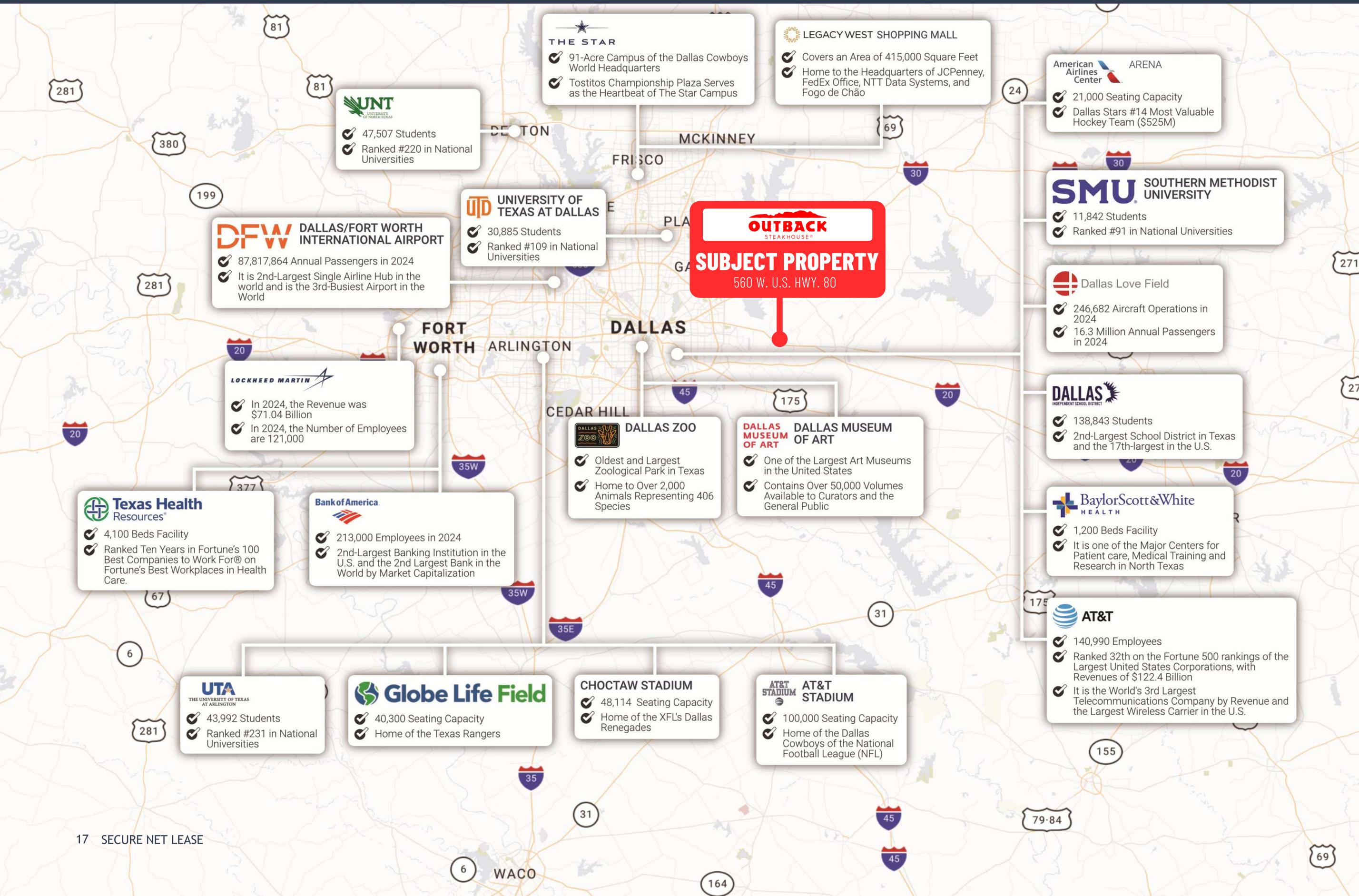
The Villages at Gateway is the centerpiece of Forney's retail expansion. This massive **120+ acre project** will feature a mix of retail, restaurants, and entertainment spaces designed to serve both residents and visitors.

EXPLORE ARTICLE



# METRO AREA

## OUTBACK STEAKHOUSE FORNEY, TX



**OUTBACK STEAKHOUSE**  
**SUBJECT PROPERTY**  
 560 W. U.S. HWY. 80

**UNT**  
 UNIVERSITY OF NORTH TEXAS  
 ✓ 47,507 Students  
 ✓ Ranked #220 in National Universities

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

**LEGACY WEST SHOPPING MALL**  
 ✓ 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**  
 ✓ 21,000 Seating Capacity  
 ✓ Dallas Stars #14 Most Valuable Hockey Team (\$525M)

**DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT**  
 ✓ 87,817,864 Annual Passengers in 2024  
 ✓ It is 2nd-Largest Single Airline Hub in the world and is the 3rd-Busiest Airport in the World

**UTD UNIVERSITY OF TEXAS AT DALLAS**  
 ✓ 30,885 Students  
 ✓ Ranked #109 in National Universities

**SMU SOUTHERN METHODIST UNIVERSITY**  
 ✓ 11,842 Students  
 ✓ Ranked #91 in National Universities

**Dallas Love Field**  
 ✓ 246,682 Aircraft Operations in 2024  
 ✓ 16.3 Million Annual Passengers in 2024

**LOCKHEED MARTIN**  
 ✓ In 2024, the Revenue was \$71.04 Billion  
 ✓ In 2024, the Number of Employees are 121,000

**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**  
 ✓ 138,843 Students  
 ✓ 2nd-Largest School District in Texas and the 17th-largest in the U.S.

**Texas Health Resources**  
 ✓ 4,100 Beds Facility  
 ✓ Ranked Ten Years in Fortune's 100 Best Companies to Work For® on Fortune's Best Workplaces in Health Care.

**Bank of America**  
 ✓ 213,000 Employees in 2024  
 ✓ 2nd-Largest Banking Institution in the U.S. and the 2nd Largest Bank in the World by Market Capitalization

**BaylorScott&White HEALTH**  
 ✓ 1,200 Beds Facility  
 ✓ It is one of the Major Centers for Patient care, Medical Training and Research in North Texas

**UTA THE UNIVERSITY OF TEXAS AT ARLINGTON**  
 ✓ 43,992 Students  
 ✓ Ranked #231 in National Universities

**Globe Life Field**  
 ✓ 40,300 Seating Capacity  
 ✓ Home of the Texas Rangers

**CHOCTAW STADIUM**  
 ✓ 48,114 Seating Capacity  
 ✓ Home of the XFL's Dallas Renegades

**AT&T STADIUM**  
 ✓ 100,000 Seating Capacity  
 ✓ Home of the Dallas Cowboys of the National Football League (NFL)

**AT&T**  
 ✓ 140,990 Employees  
 ✓ Ranked 32th on the Fortune 500 rankings of the Largest United States Corporations, with Revenues of \$122.4 Billion  
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### Office

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# TEXAS DISCLAIMER

OUTBACK STEAKHOUSE FORNEY, 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.