



File Photo

# Caribou Coffee

**\$2,467,000 | 6.00% CAP**

2816 Basswood Blvd, Fort Worth, TX 76131

- ✓ **Prominent Location off Basswood with Immediate Connectivity to I-35W, With Over 159,800 VPD**
- ✓ **High-Performing Trade Area: 822,033 Residents Within Ten Miles, Average Household Income Above \$131,400**
- ✓ **Surrounded by QuikTrip, Home Depot, Starbucks, 7-Eleven & More**
- ✓ **Fort Worth, TX Has Been Ranked the No. 2 Best Economic Boomtown in US**
- ✓ **Less Than 10 Miles From Alliance Airport (109,652 Operations, 300 Daily Average) the Second-Largest Airport in North Texas After DFW**

Caribou Coffee is a premium **fast growing** coffeehouse chain based in Minnesota and known for its **ethically sourced coffee**, cozy atmosphere, and commitment to **quality** and sustainability with **800** locations in **11 countries**



## INVESTMENT OVERVIEW

CARIBOU COFFEE FORT WORTH, TX

Subject Property



## CONTACT FOR DETAILS

**Bob Moorhead**Managing Partner  
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**Thomas House**Associate  
(214) 295-7848

thouse@securenetlease.com

\$2,467,000

6.00% CAP

NOI

\$148,000

Building Area

±605 SF

Land Area

±0.72 AC

Year Built

2025

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **New 15-Year Corporate NNN Lease** with 10% rent increases every 5 years and during the option periods
- ✓ **2025 Construction with Drive-Thru Access:** Basswood Blvd frontage (23,600+ vehicles per day), immediate connectivity to I-35 with up to 159,800+ vehicles daily
- ✓ **Surrounded by Leading Tenants:** Immediate walking access to QuikTrip, Home Depot, Starbucks, 7-Eleven, Sonic, Chick-fil-A, Jack in the Box, and NTB Tire, fueling steady daily customer flow.
- ✓ **High-Performing Trade Area:** 290,925 residents within five miles, median household income above \$99,000, and 40% of population under age 30—supporting strong, sustained retail and dining demand.
- ✓ **Proximity to Demand Drivers:** Near Alliance Town Center (10M+ visitors, 900,000+SF), Walmart Supercenter (2 miles), Medical City Alliance Hospital (141 beds), Meacham Airport (3.78 miles, 210,000+ ops/yr), Amazon, and FedEx.
- ✓ **Regional Economic Engines:** Area taps Tarrant County's 1,000,000+ workforce—retail (118,608 jobs), healthcare/education (214,262), transportation (103,408), and manufacturing (105,657).
- ✓ **Caribou Coffee is the Second-Largest Premium Coffeehouse in the U.S. with 800 Locations Worldwide in 11 Countries.** Known for handcrafted beverages and sustainability, it is part of Panera Brands, with products also sold in stores and hospitality outlets.
- ✓ **Fort Worth, Texas Has Been Ranked the No. 2 Best Economic Boomtown in America in 2024,** driven by strong population growth, job opportunities, and economic development. Fort Worth has also recently surpassed Austin to become Texas' fourth-largest city, with a population of 989,878, reflecting a 7.7% growth since 2020.

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

CARIBOU COFFEE FORT WORTH, TX

## Caribou Coffee

**Lessee:** Caribou Coffee Operating Company, Inc.

**Parent Company:** JAB Holding Company

REVENUE

**PRIVATE**

CREDIT RATING

**PRIVATE**

STOCK TICKER

**PRIVATE**

LOCATIONS

**800**



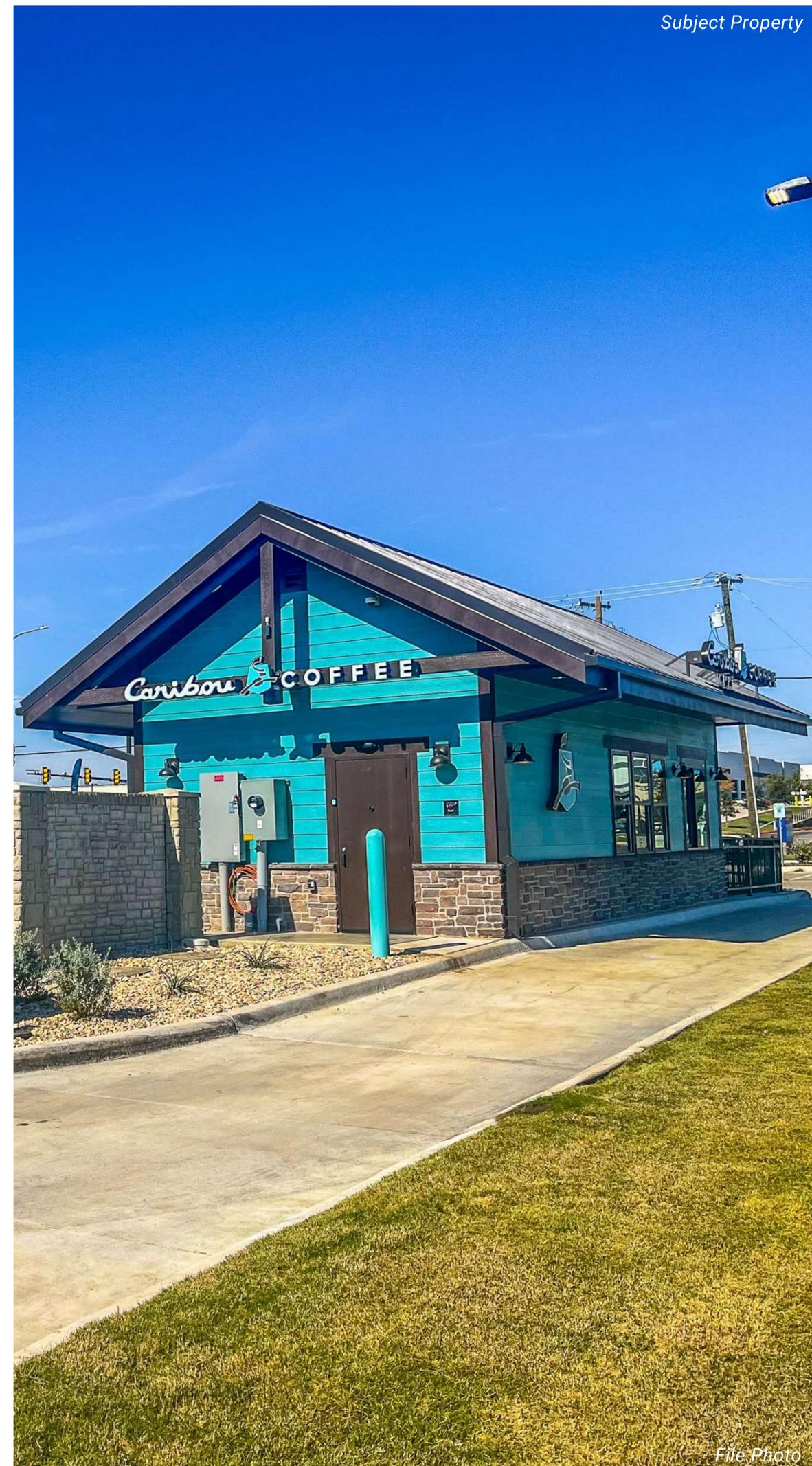
[cariboucoffee.com](https://www.cariboucoffee.com)

**Founded in 1992, Caribou Coffee is the second largest company operated premium coffeehouse in the United States with nearly 400 company-owned locations nationwide.**

Caribou Coffee also has over **120 domestic license** locations in **22 states**, and over **200 international franchise** stores in **11 countries**. Caribou Coffee provides **high quality**, handcrafted beverages and food options to fuel life's adventures, both big and small. Known for a **commitment to sustainability**, the Company was the first **major U.S. coffeehouse** to serve **100% Rainforest Alliance Certified™** coffees and espresso.

Caribou Coffee products can also be found in grocery stores, mass retailers, club stores, foodservice providers, hotels, entertainment venues and online. In the fall of **2021**, Caribou Coffee merged with Panera Bread and Einstein Bagels to form Panera Brands. Panera Brands consist of **4,000 units** in total and over a **100,000+ employees globally**. The business boasts over **700 owned** and franchised locations in **23 states**, Washington, D.C., and **12 countries**. Its beans sell in grocery stores in all **50 states**, and the retail chain has bragging rights as the **No. 1 coffee shop in Kuwait**.

Subject Property



File Photo

# TENANT OVERVIEW

CARIBOU COFFEE FORT WORTH, TX

## JAB Holding Company

JAB Holding Company is a privately held investment firm headquartered in Luxembourg, specializing in long-term holdings in consumer goods, particularly within food service, beverages, coffee, personal care, and pet care sectors.

ASSETS MANAGED

**\$40 Billion**

COMPANIES OWNED

**30+**

**JAB**  
HOLDING  
COMPANY

[jabholco.com](http://jabholco.com)

As of mid-2025, the firm manages over \$40 billion in assets and has evolved from its roots as Benckiser, a German chemicals company, into a global powerhouse investing in established brands with strong growth prospects. JAB was originally founded as a family office and is now partner-led, focusing on consumer-facing businesses across multiple continents. JAB operates through three main divisions: JAB Holding, JAB Consumer, and JAB Insurance, with the latter recently emerging as a strategy pivot toward global insurance, supplementing their dominant positions in food, beverage, and pet care.

### Major Brands Owned by JAB Holding Company:

#### Coffee & Beverage

- Peet's Coffee
- Jacobs Douwe Egberts (JDE Peet's)
- Keurig Dr Pepper (controlling stake)
- Caribou Coffee
- Espresso House
- Stumptown Coffee Roasters
- Intelligentsia Coffee

#### Food & Fast Casual

- Panera Bread
- Krispy Kreme Doughnuts
- Pret A Manger
- Au Bon Pain
- Einstein Bros. Bagels

#### Personal Care & Cosmetics

- Coty Inc. (fragrance and beauty, includes brands like Calvin Klein fragrances)

#### Pet Care & Veterinary

- National Veterinary Associates (NVA)
- Compassion-First Pet Hospitals
- Independence Pet Holdings
- Several other global veterinary and pet insurance providers



## IN THE NEWS

CARIBOU COFFEE FORT WORTH, TX

## Caribou Coffee 2024 Year in Review

JANUARY 6, 2025 (CARIBOU COFFEE)

As we settle into 2025, it's a great time to pause and reflect on the whirlwind that was 2024.

From the moment we first rang in the new year to the very last sips of Ho Ho Mint Mocha® in our coffeehouses across the country, it's was a **BOUming**, busy year....We **achieved, built** and celebrated things in **2024** that brands don't just get the chance to do every year, if very often—and the list is long.

In 2024, Caribou Coffee achieved significant milestones, including a major licensing agreement with JDE Peet's, which allowed them to focus more on their coffeehouses while expanding their consumer goods. The company also opened new locations across the U.S., especially in the Southeastern states, and improved operations with new technology like Toast's POS systems. Caribou continued its commitment to sustainability and community, including supporting the International Women's Coffee Alliance and contributing to environmental efforts. Looking ahead, Caribou is poised for continued growth and positive impact in 2025.

We opened **new locations** in several markets, welcomed **new partners** and team members, made exciting changes, brought in new technology and continued to make **great strides** in our commitment to our people, the environment and the communities where we make a difference.

**2024** laid the **groundwork** for what's ahead—a year where we'll lean into our **strengths**, fine-tune our craft, and aim even higher. As we look to the future, let's take a moment to celebrate the **extraordinary achievements** of the **past year** and get **inspired** for what's to come.

EXPLORE ARTICLE



## Can Caribou Coffee Join the Beverage Growth Boom?

JULY 16, 2025 (QSR)

Caribou's growth has been a story in motion for a while. In January 2024, Caribou agreed to a \$260 million deal to license its brand in the CPG and foodservice channels to JDE Peet's.

This included the transfer of Caribou's roasting operations in **Minnesota** and its office coffee and **foodservice** contracts. Why Caribou did this, it said then, boiled down to zeroing focus on core retail coffeehouses. **JDE** got the chance to expand its premium coffee portfolio in **North America** (it could now manufacture, market, and sell Caribou's **CPG** and **foodservice** coffee products outside retail locations, while also supplying coffee to Caribou stores) and Caribou was left in a stronger position to deliver customer experience and execute at the store level.

As of April 2023, Caribou said it had deals in place totaling some 300 locations and a path to double domestic coffeehouses "in the coming years."

Three years earlier, Caribou expanded its franchise program, marking the first time interested candidates could own and operate traditional locations in the U.S. Caribou inked its first multi-unit deal with **Mike Mariola Restaurants** in **March 2022**, an agreement that promised growth in **Ohio**. The first opened **November 17, 2022**, in **Wooster**.

As of April 2023, Caribou said it had deals in place totaling some 300 locations and a path to double domestic coffeehouses "in the coming years."

What a "coffeehouse" meant to Caribou began to change as well. The brand introduced a "**Cabin**" model in **2019**—a prototype that started as a **600-square-foot** drive-thru with a walk-up window and no indoor seating. It had a full coffee bar, limited food menu, and outside patio seating/dining. Caribou opened **five** in late **2019**, four in **2020**, and **13** in **2021** to get it going, with the **30th** company-run version landing in October **2022**. Caribou corporate then opened **23** in **2022**, **13** in **2023**, and **seven** in **2024**. Additionally, the first franchised Cabin arrived in late **2022**, with three launching in **2023**, and **two** in **2024**.

EXPLORE ARTICLE



# LEASE OVERVIEW

**CARIBOU COFFEE FORT WORTH, TX**

Subject Property

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Renew
Projected Rent Commencement	November 2025
Projected Rent Expiration	November 2040
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$148,000
Annual Rent Years 6-10	\$162,800
Annual Rent Years 11-15	\$179,080
Option 1	\$196,988
Option 2	\$216,687
Option 3	\$238,355

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**PEROT FIELD FORT WORTH ALLIANCE AIRPORT**  
 • SECOND-LARGEST AIRPORT FACILITY IN NORTH TEXAS, IN SIZE  
 • 300+ FLIGHTS PER DAY  
 • ONE OF THE TOP 20 CARGO AIRPORTS IN THE U.S

**ALLIANCE TEXAS DEVELOPMENTS**  
 • MAJOR ECONOMIC DRIVER IN NORTH TEXAS  
 • 27,000-ACRE, 64 MILLION SQUARE FOOT DEVELOPMENT  
 • GENERATING \$130 BILLION IN ECONOMIC IMPACT  
 • 590 COMPANIES GENERATING OVER 66,000 DIRECT JOBS  
 • #1 BUSINESS PARK IN NORTH TEXAS

**Kroger**  
**PET SUPPLIES PLUS**  
 Minus the hassle.  
**Sport Clips**  
 HAIRCUTS  
**Chick-fil-A**  
**IHOP**  
**Pizza Hut**  
**MOD**

**Target**  
**T.J. Maxx**  
**OLD NAVY**  
**at home**  
 The Home Decor Superstore  
**HomeGoods**  
**petco**  
**DOLLAR TREE**

**HOBBY LOBBY**  
**COSTCO WHOLESALE**  
**WinCo FOODS**

**JCPenney**  
**Kroger**  
**BEST BUY**  
**MATTRESS FIRM**  
**HAVERTY'S**  
 FURNITURE · EST. 1885  
**DICK'S**  
 SPORTING GOODS  
**Orangetheory FITNESS**  
**PET SMART**  
**belk**  
**CINEMARK**  
**five BELOW**  
**DSW**  
 DESIGNER SHOE WAREHOUSE

**Walmart**  
 Neighborhood Market  
**PET SUPPLIES PLUS**  
 Minus the hassle.

**CENTRAL HIGH SCHOOL**  
 (2,542 STUDENTS)

**LONE STAR ELEMENTARY SCHOOL**  
 (637 STUDENTS)

**Walmart**  
 Supercenter

**Kroger**

**Walgreens**  
**TACO BELL**

**McDonald's**

**Walmart**  
 Supercenter  
**CVS pharmacy**  
**GameStop**  
**DOLLAR TREE**  
**FIVE GUYS**  
**cicis pizza**  
**CAVA**  
**Starbucks**  
**CHIPOTLE**  
**Wendy's**  
**GOLDEN CHOICE**

**PRAIRIE VISTA MIDDLE SCHOOL**  
 (899 STUDENTS)

**CHISHOLM RIDGE ELEMENTARY**  
 (676 STUDENTS)

**VISTA RIDGE MIDDLE SCHOOL**  
 (2,241 STUDENTS)

**FOSSIL RIDGE HIGH SCHOOL**  
 (755 STUDENTS)

**AutoZone**  
**Pep Boys**

**PARKWOOD HILL INTERMEDIATE SCHOOL**  
 (1,121 STUDENTS)

**HIGHLAND MIDDLE SCHOOL**  
 (700 STUDENTS)

**Caribou COFFEE**  
**SUBJECT PROPERTY**  
 2816 BASSWOOD BLVD.

**NORTH RIVERSIDE ELEMENTARY**  
 (471 STUDENTS)

**FOSSIL HILL MIDDLE SCHOOL**  
 (826 STUDENTS)

**PARK GLEN ELEMENTARY SCHOOL**  
 (490 STUDENTS)

**Walmart**  
 Neighborhood Market

**WAYSIDE MIDDLE SCHOOL**  
 (1,090 STUDENTS)

**Albertsons**  
**McDonald's**  
**ups**

**Kroger**

**SAGINAW HIGH SCHOOL**  
 (2,202 STUDENTS)

**McDonald's**  
**CHIPOTLE**  
**Starbucks**  
**Jacky MEX**

**7 ELEVEN**

**THE HOME DEPOT**  
**NTB**  
**SONIC**  
**TACO BELL**  
**Jack in the box**

**PARKVIEW ELEMENTARY SCHOOL**  
 (613 STUDENTS)

**ACE Hardware**

**BLUEBONNET ELEMENTARY SCHOOL**  
 (572 STUDENTS)

**DUTCH BROS**  
**Cane's**  
**DUNKIN'**  
**SAJAD**  
**BURGER KING**

**AutoZone**  
**SONIC**  
**TACO BELL**  
**Valvoline**

**ALDI**  
**Applebee's**  
**Arby's**  
**WHATABURGER**

**AutoZone**  
**SAJAD**

**FIREHOUSE SUBS**  
 FOUNDED BY FIREMEN  
**SMOOTHIE KING**

**Quality INN & SUITES**

**Kroger**

**Public Storage**

**WILLOW CREEK ELEMENTARY**  
 (621 STUDENTS)

**O'Reilly AUTO PARTS**  
**Little Caesars**

**N SAGINAW BOULEVARD**  
 ±27,146 VPD

**State Farm**

**L.A. GILLILLAND ELEMENTARY**  
 (504 STUDENTS)

**24 FITNESS**  
**Waffle House**  
**WHATABURGER**  
**Chick-fil-A**  
**Starbucks**

**TRU**  
**Shell**

**THE GREENS OF FOSSIL LAKE APARTMENTS**  
 (288 UNITS)

**Albertsons**  
**Dutch Bros**  
**CHIPOTLE**

**Exxon**

**7 ELEVEN**

**planet fitness**

**Papa Murphy's**

**ExtraSpace Storage**

**DICKY'S BARBECUE PIT**  
**Jack in the box**

**amazon WAREHOUSE**

**STAYBRIDGE SUITES BY IHG**  
**tru**  
**Hampton by Hilton**  
**Sleep INN & SUITES**

**SPRINGHILL SUITES BY MARRIOTT**  
**Hampton by Hilton**

**BW | Best Western. Hotels & Resorts**  
**WOODSPRING SUITES**  
 AN EXTENDED STAY HOTEL  
**Fairfield BY MARRIOTT**

**HALTOM HIGH SCHOOL**  
 (288 UNITS)

**CHISHOLM TRAIL HIGH SCHOOL**  
 (2,501 STUDENTS)

**JIM WRIGHT FREEWAY**  
 ±138,379 VPD

**WHATABURGER**

**INTERSTATE 820**

**MONARCH HIGHWAY**  
 ±159,803 VPD

**HOME 2 SUITES BY HILTON**  
**Super 8**  
**COMFORT SUITES**

**377**

**±41,969 VPD**



BELTERRA APARTMENTS (288 UNITS)

FOUR POINTS BY SHERATON

MONARCH HIGHWAY (±159,803 VPD)

287

35W

DOWNTOWN FORT WORTH (9.0 MILES)

FORT WORTH MEACHAM INTERNATIONAL AIRPORT

amazon WAREHOUSE

DFW CARQUEST CARVANA GT

BNSF RAILWAY

McDonald's

24 FITNESS Waffle House Chick-fil-A Starbucks

FIREHOUSE SUBS SMOOTHIE KING

CUBESMART self storage

7 ELEVEN

Driver's Edge COMPLETE AUTO REPAIR

IRONWOOD CROSSING APARTMENTS & TOWNHOMES (280 UNITS)

Caribou COFFEE

EINSTEIN BROS BAGELS

BASSWOOD BOULEVARD (±23,600 VPD)

QT QuikTrip

WHITWATER EXPRESS CAR WASH

AT&T TWIN PEAKS Domino's Pizza Boost Mobile

Denny's BRAUM'S

STAYBRIDGE SUITES BY IHG tru Sleep Inn & Suites

Days Inn Super 8

FARMER'S FRIDGE PolyMem GRAINGER

FedEx IBT Legacy Tarrant Lighting LS Auctions

L&W SUPPLY ANCHOR AMERICOLOR

CTI FOODS  
PROWOOD  
STANDARD MEAT

BANA BOX  
ARMY SURVIVAL GUARD  
METRO POOL CHEMICALS

Miller Milling  
Moore's Automotive

ExtraSpace Storage

SAGINAW HIGH SCHOOL  
(2,202 STUDENTS)

ALDI  
Applebee's  
Arby's  
WHATABurger

AutoZone  
SONIC  
TACO BELL  
Valvoline

Walmart Supercenter  
DOLLAR TREE  
cicis pizza  
Starbucks  
CVS pharmacy  
GameStop  
FIVE GUYS  
CAVA  
Wendy's  
GOLDEN CHICKEN

HIGHLAND MIDDLE SCHOOL  
(700 STUDENTS)

MOON NURSERIES

BURGER KING  
Swig  
SAJAD  
AutoZone

McDonald's  
Starbucks  
JACOBO MEXICAN

Kroger  
CVS pharmacy

Albertsons  
McDonald's  
UPS

Kroger  
PET SUPPLIES PLUS  
SportClips  
Chick-fil & IHOP  
Pizza Hut  
MOD

BASSWOOD BOULEVARD  
(+23,600 VPD)

Service Experts

Basswood DENTAL STUDIO  
TRANSFORMING SMILES WITH COMPREHENSIVE EXPERTISE

Caribou COFFEE™

WHITWATER EXPRESS  
CAR WASH





**KOHL'S**  
SPROUTS FARMERS MARKET  
Michaels

**Academy**  
SPORTS+OUTDOORS

**Marshall's**  
TARGET DOLLAR TREE

**PARK GLEN ELEMENTARY SCHOOL**  
(490 STUDENTS)

O'Reilly AUTO PARTS

**ACE**  
Hardware

Public Storage

**PARKVIEW ELEMENTARY SCHOOL**  
(613 STUDENTS)

**Kroger**

**Albertsons**  
DUTCH BROS

SWAG

LESLIE'S AT&T  
FITNESS CONNECTION  
SAJAD  
SMOOTHIE KING  
Panera  
Wendy's

**FOSSIL HILL MIDDLE SCHOOL**  
(826 STUDENTS)

WORLD MARKET ROSS  
PET SMART HALF PRICE BOOKS  
Office DEPOT OfficeMax FIVE BELOW

SONIC  
jiffylube  
SUBWAY  
Chicken

goodwill

CareNow  
Urgent Care

TACO BELL

DQ

THE HOME DEPOT

NTB

POLLO REGGIO

287

35W

**MONARCH HIGHWAY**  
(±159,803 VPD)

**QT QuikTrip**

WHITEWATER EXPRESS  
CAR WASH

**BASSWOOD BOULEVARD**  
(±23,600 VPD)

7  
ELEVEN

EINSTEIN BROS  
BAGELS

**CRASH CHAMPIONS**  
COLLISION REPAIR YEAR

Driver's Edge  
COMPLETE AUTO REPAIR

**CUBESMART**  
self storage

**Caribou COFFEE**

**Basswood DENTAL STUDIO**  
TRANSFORMING SMILES WITH COMPREHENSIVE EXPERTISE



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• 590 COMPANIES GENERATING OVER 66,000 DIRECT JOBS  
• #1 BUSINESS PARK IN NORTH TEXAS

VISTA RIDGE MIDDLE SCHOOL (755 STUDENTS)

MONARCH HIGHWAY (±159,803 VPD)

Red Bull DISTRIBUTION

DALLAS DISTRIBUTION CENTER

Service Experts

Basswood DENTAL STUDIO  
TRANSFORMING SMILES WITH COMPREHENSIVE EXPERTISE

WHITewater EXPRESS CAR WASH

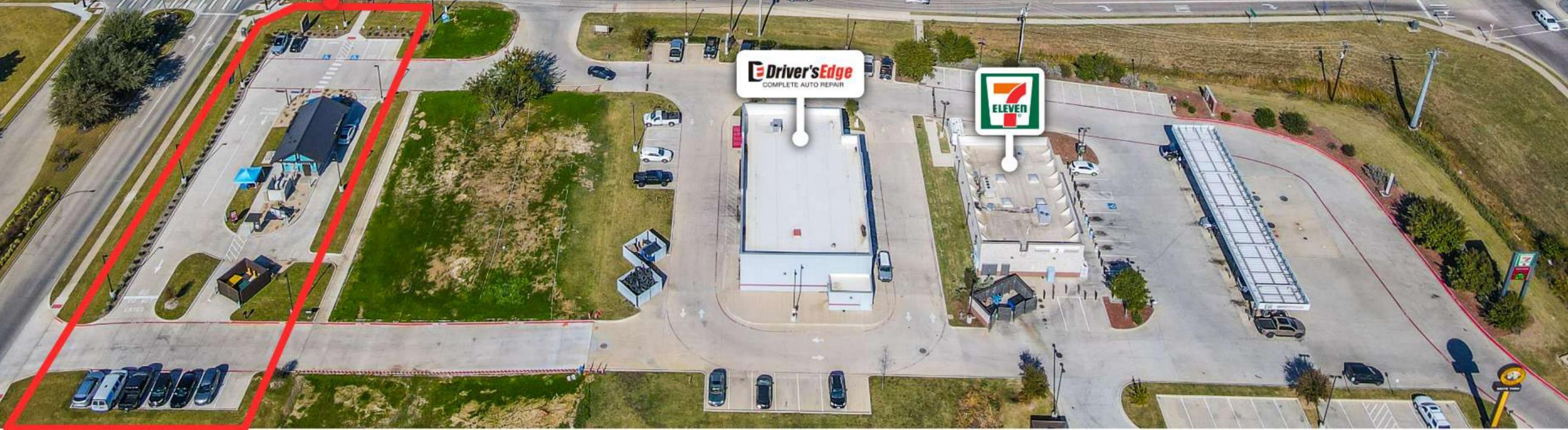
QT QuikTrip

Caribou COFFEE™

BASSWOOD BOULEVARD (±23,600 VPD)

Driver's Edge COMPLETE AUTO REPAIR

7 ELEVEN



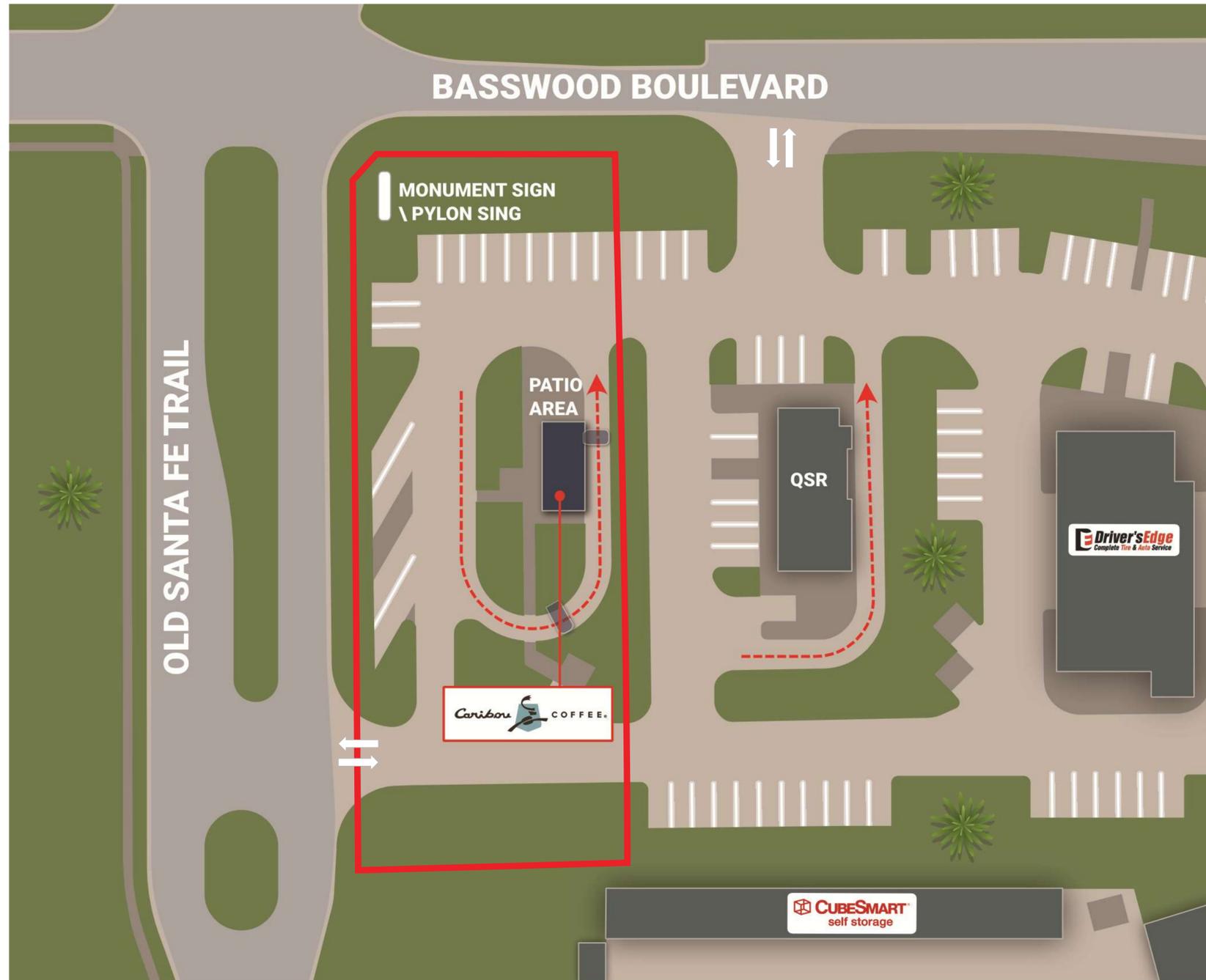
# SITE OVERVIEW

CARIBOU COFFEE FORT WORTH, TX

	Year Built		2025
	Building Area		±605 SF
	Land Area		±0.72 AC

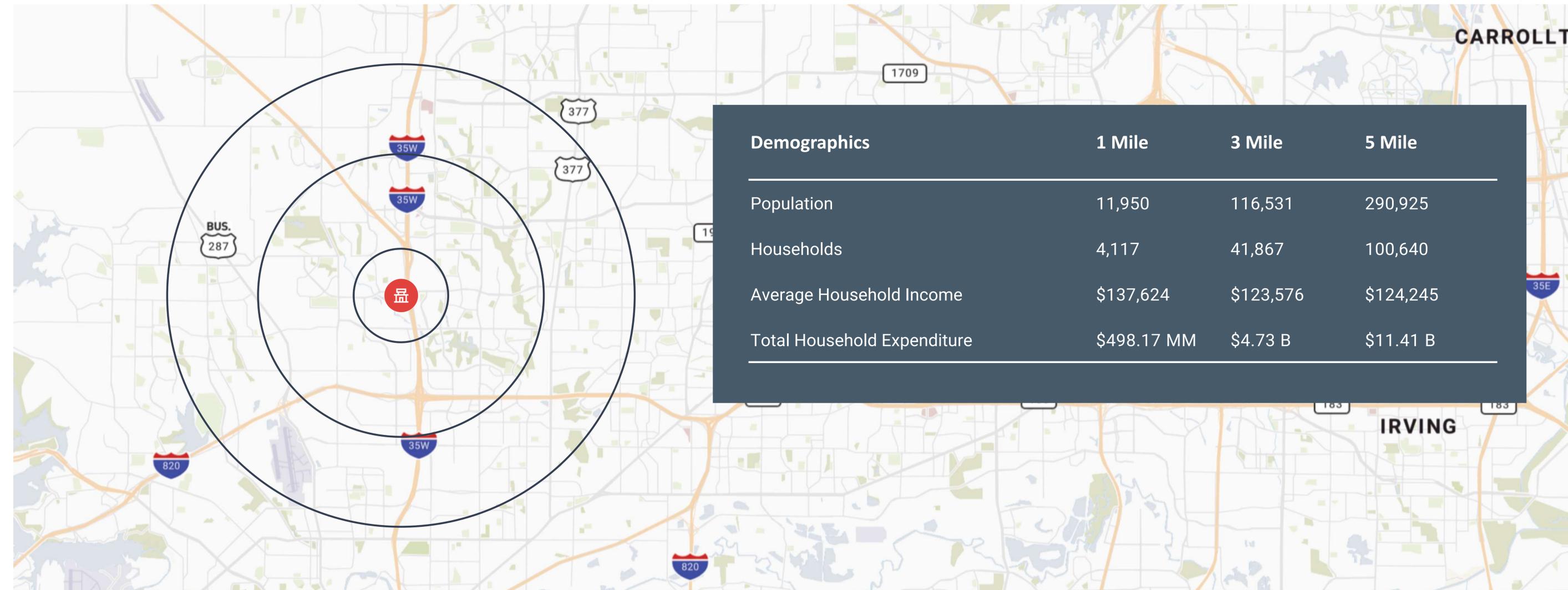
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Kroger
- The Home Depot
- Albertsons
- Target
- ALDI
- Planet Fitness
- Pet Supplies Plus
- At Home
- PetSmart



# LOCATION OVERVIEW

CARIBOU COFFEE 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

CARIBOU COFFEE FORT WORTH, TX

## Fort Worth

Texas

 989,878  
Population

 \$72,284  
Median Household Income



2016 Joseph Haubert

LARGEST METRO IN THE  
US

#4

BEST PLACE TO LIVE IN  
TEXAS

#2

**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.

**"City of Cowboys and Culture"**

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. 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

CARIBOU COFFEE FORT WORTH, TX

## Fort Worth Overtakes Austin as Texas' Fourth-Largest City

DECEMBER 23, 2024 (FORT WORTH)

Fort Worth has surpassed Austin as Texas' fourth-largest city, driven by rapid growth and a thriving community, while Austin faces challenges from slower growth and rising costs.

If cities were **rock bands**, Austin might have been that indie darling everyone couldn't stop talking about — until the crowd got **too big**, the vibe changed, and suddenly, another act stole the spotlight. That's the story of Fort Worth and Austin, as Texas' latest population data shifts the narrative of the **Lone Star State's largest urban centers**.

Cowtown's rise isn't just a flash in the pan either. As of January 1, 2024, the city boasted a population of 989,878, marking a significant 7.7% growth since the 2020 Census, according to the TDC's report.

For years, Austin was the **darling of Texas**. It had the music, the tech scene, and the vibe. But according to the Texas Demographic Center's **2023** Population Estimates Report, released in November, the city that seemed unstoppable has hit a new note: Austin is no longer the **fourth-largest** city in Texas. That honor now belongs to us here in Fort Worth.

In a state where population **growth** is a given, Fort Worth's surge has outpaced many of its peers, solidifying its place as **Texas' new No. 4**.

Austin, meanwhile, saw a more modest **growth of 2.6%** over the same period, bringing its population to **986,928**. It's close, sure, but in the numbers game, close doesn't keep the crown. At the top of the chart, Houston remains the reigning champion, with an estimated population of **2,318,657** — a slight but steady **0.6% increase** since 2020. San Antonio follows at No. 2, with its population rising by **4.3%** to reach **1,496,876**. Dallas, the perennial No. 3, clocks in at **1,308,404**, showing a minimal **growth of 0.3%**.

EXPLORE ARTICLE



## Taylor Sheridan And AllianceTexas Make Fort Worth A Movie Hub

COURTNEY DABNEY, AUGUST 18, 2025 (FORT WORTH DIGITAL DIARY)

Hillwood, a Perot Company, is getting in on the movie biz in a big way.

North Fort Worth's 27,000-acre, **AllianceTexas** is making waves, adding a cutting-edge production campus to its mixed-use development. By partnering with Taylor Sheridan and David Glasser of **SGS Studios** and **Paramount Television**, **Hillwood** will welcome the largest operating studio facility in the **state of Texas** — making Fort Worth a bonified movie-making hub.

The Texas Film Commission has ponied up tax and development incentives to bring Hollywood to middle America, and the City of Fort Worth and the Fort Worth Film Commission have been instrumental in preparing the local workforce to enter the television and film industry.

With Taylor Sheridan's local filming of Paramount+ shows like the hit series Landman, starring Billy Bob Thornton, and The Madison, starring Michelle **Phieffer**, **SGS Studios** will bring large-scale film and television production to the **AllianceTexas** development in Fort Worth. The "cutting-edge production campus totaling **450,000 square feet**," will be "purpose-built to support four concurrent large-scale productions."

"This venture represents a powerful partnership between three forces shaping the future of entertainment: **SGS Studios**, **Hillwood**, and **Paramount Television**," according to a release.

"**SGS Studios**, founded by visionary creator Taylor Sheridan, is redefining how and where content is made through a next-generation production infrastructure platform; **Hillwood**, a global leader in large-scale real estate development, brings a proven track record of transformative commercial projects; and **Paramount Television**, the creative powerhouse behind some of the most successful franchises in modern television, anchors the venture with world-class storytelling."

EXPLORE ARTICLE



# METRO AREA

## CARIBOU COFFEE FORT WORTH, TX

### ALLIANCE TEXAS DEVELOPMENTS

- ✓ Major Economic Driver in North Texas
- ✓ 27,000-Acre, 64 Million Square Foot Development
- ✓ Generating \$130 Billion in Economic Impact
- ✓ 590 Companies Generating Over 66,000 Direct Jobs
- ✓ #1 business park in north Texas

### PEROT FIELD FORT WORTH ALLIANCE AIRPORT

- ✓ Second-Largest Airport Facility in North Texas, in Size
- ✓ 300+ Flights Per Day
- ✓ One of the Top 20 Cargo Airports in the U.S

**Caribou COFFEE™**

**SUBJECT PROPERTY**

2816 BASSWOOD BLVD.

**LOCKHEED MARTIN**

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

**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

**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)

**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

**UTD**  
UNIVERSITY OF TEXAS AT DALLAS

- ✓ 30,885 Students
- ✓ Ranked #109 in National Universities

**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

**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

**American Airlines Center ARENA**

- ✓ 21,000 Seating Capacity
- ✓ Dallas Stars #14 Most Valuable Hockey Team (\$525M)

**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

**DALLAS**  
INDEPENDENT SCHOOL DISTRICT

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

**BaylorScott&White HEALTH**

- ✓ 1,200 Beds Facility
- ✓ It is one of the Major Centers for Patient care, Medical Training and Research in North Texas

**AT&T**

- ✓ 140,990 Employees
- ✓ Ranked 32th on the Fortune 500 rankings of the Largest United States Corporations, with Revenues of \$122.4 Billion
- ✓ It is the World's 3rd 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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CALL FOR ADDITIONAL INFORMATION

### Bob Moorhead

Managing Partner  
(214) 522-7210

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

### Thomas House

Associate  
(214) 295-7848

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

# TEXAS DISCLAIMER

CARIBOU COFFEE 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.