SECURE
NET LEASE

7-Eleven (S&P Rated A-)

New Construction - DFW Metroplex

$8,903,000 | 4.70% CAP

4885 Cleburne Crowley Road, Fort Worth, TX 76036

- **New 15-Yr Corp. Absolute NNN Lease** | 10% Rent Increases Every 5 Years
- **Strategic Location Near Chisholm Trail Parkway (30,000+ VPD)** | Strong Connectivity Between Fort Worth, Crowley, Joshua & Cleburne
- **Positioned 3 Miles from Benbrook Lake** | Major North Texas Recreation Destination | Strong Weekend & Seasonal Traffic Drivers
- **Growing South Fort Worth Corridor** | New Residential & Mixed-Use Development | Expanding Retail & Infrastructure Investment
- **Fort Worth, TX – One of the Fastest-Growing U.S. Cities** | Located in the DFW Metroplex (8M+ Population) | 4th Largest Metro in the U.S.

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.**

Subject Property

INVESTMENT OVERVIEW

7-ELEVEN FORT WORTH, TX

Subject Property

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$8,903,000

4.70% CAP

NOI	$418,421
Building Area	±4,816 SF
Land Area	±1.793 AC
Year Built	2026
Lease Type	Absolute NNN
Occupancy	100%

- **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5 years, starting year 6 in primary term and year 16 in options.
- **Strategic Commuter Corridor with Strong Regional Connectivity –** Located just east of Chisholm Trail Parkway (30,000+ VPD) along Cleburne Crowley Rd, the site captures strong commuter and pass-through traffic between Fort Worth, Crowley, Joshua, and Cleburne within one of South DFW's fastest-growing suburban corridors.
- **Positioned Near Major Regional Traffic Drivers & Recreation Destinations –** Approximately 3 miles from Benbrook Lake, a major North Texas recreation destination attracting boaters, campers, hikers, and weekend visitors from across the DFW Metroplex.
- **Growing South Fort Worth Retail & Residential Corridor –** The Chisholm Trail corridor has experienced substantial residential and mixed-use growth, including new housing developments, retail centers, restaurants, and infrastructure improvements supporting long-term traffic growth.
- **High-Growth, Family-Oriented Trade Area –** Crowley features a population of 20,000+ residents, growing ~13% since 2020, with median household incomes approaching $93,000, supporting strong daily-needs retail demand.
- **Fort Worth, TX: One of the Fastest-Growing Cities in the U.S. –** Located within the Dallas–Fort Worth Metroplex (4th-largest metro in the U.S.; 8M+ population), Fort Worth has surpassed 1 million residents and continues to benefit from strong in-migration, job growth, and economic expansion.
- **World's Largest Convenience Store Chain -** 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. The company is backed by an "A-" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

SECURE NET LEASE

TENANT OVERVIEW

7-ELEVEN FORT WORTH, TX

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
$81.3 B

CREDIT RATING
S&P: A-

STOCK TICKER
SVNDY

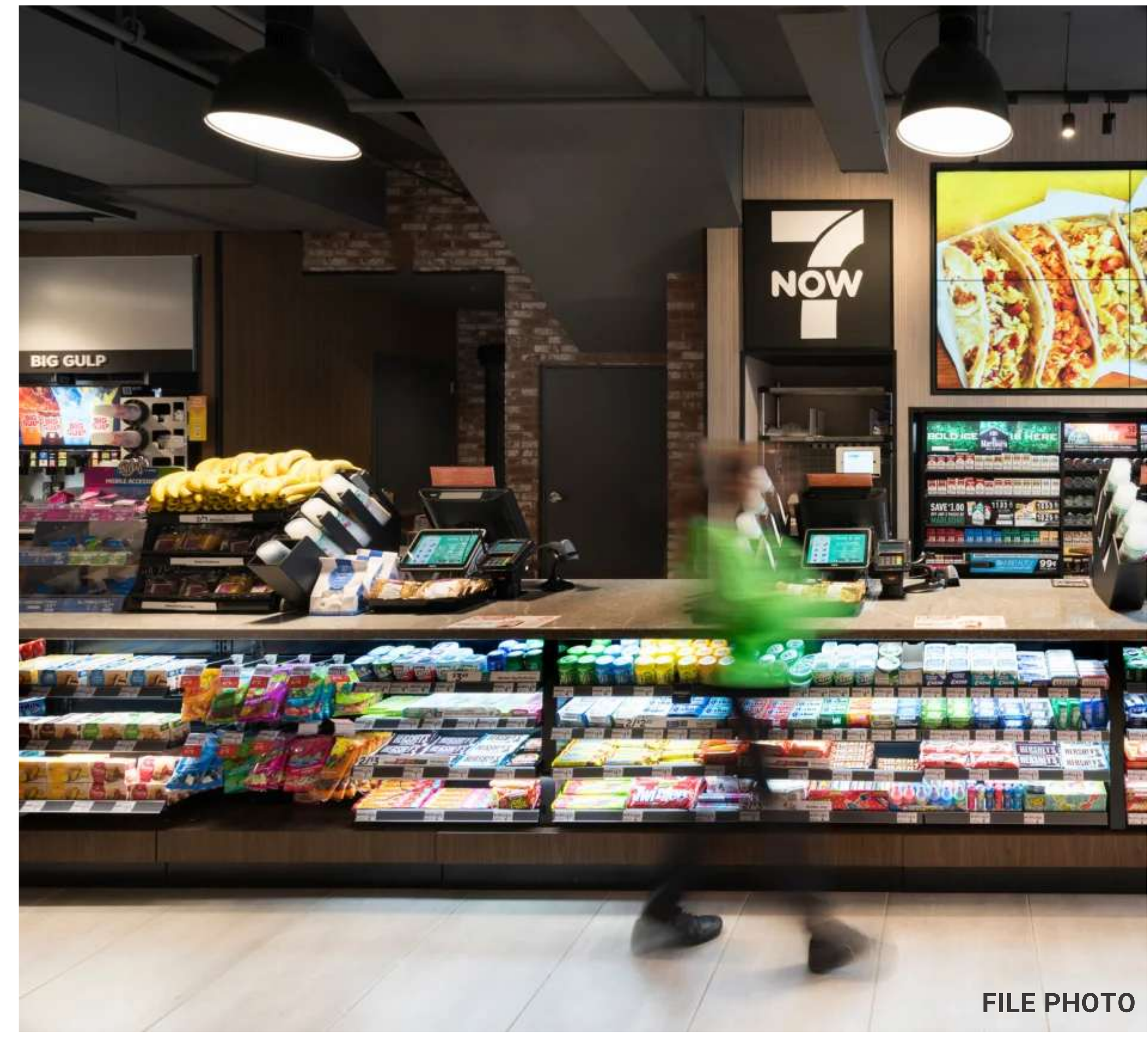
LOCATIONS
85,000+

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 15,300 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.



FILE PHOTO

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FILE PHOTO

IN THE NEWS

7-ELEVEN FORT WORTH, TX

7-Eleven Plans to Open 1,300 New U.S. Convenience Stores by 2030

JESSICA LODER, APRIL 15, 2025 (CSTORE DIVE)

The retailer also expects to roughly double the number of stores that include a QSR, from 1,080 to 2,100, as it gears up for a 2027 IPO.

- 7-Eleven plans to open **1,300 new stores** in North America through **2030**, according to its **parent company** Seven & I Holdings' fiscal **fourth quarter earnings** presentation last week.
- The retailer also expects to roughly double the number of stores with QSRs from **1,080 to 2,100**, incoming CEO Stephen Dacus said during the fiscal Q4 earnings call.
- These growth and **network improvement** plans come as Seven & I is preparing to spin off 7-Eleven's North American **c-store business** into its own public entity in 2027.

> **The brand is rolling out larger-format stores with expanded foodservice, projected to drive up to 45% higher sales.**

7-Eleven's plan to open **1,300 new stores** through 2030 comes about six months after sharing that it would open **600 stores** over four years, including 500 between **2025 and 2027**. The 2030 target shows that 7-Eleven intends to **ramp up** annual store openings, and it has already increased the number of store openings planned for the next three years from **500 to 550.**

The **1,300 goal** would represent about **10%** of the **12,963 stores** 7-Eleven had in North America in February. It's also more stores than all but four of its c-store competitors have in their entire networks, according to the **NACS top 100.**

It's unclear if this will increase **7-Eleven's** overall store count, since the company also plans to close some underperforming stores. 7-Eleven closed more locations than it opened in **fiscal 2024** and expects to do the same in **fiscal 2025**, according to the company's 2024 summary.

EXPLORE ARTICLE

7-Eleven to remodel over 7,000 c-stores in North America through 2030

APRIL 23, 2026 (CSTORE DIVE)

The remodels will use 7-Eleven's "new standard" store design, the large format, food-focused design that the retailer revealed in late 2024.

This adds to the **1,300 NTIs** under this format 7-Eleven was already planning to open by 2030 — a blueprint that remains in place, according to the presentation.

Seven & i continues to emphasize that 7-Eleven is on pace to hit its **target growth** even as the convenience retailer is once again set to close more stores than it opens across North America through this fiscal year.

> **When 7-Eleven launched the new standard format nearly two years ago, initial plans were to open over 600 of these locations through 2027. Those plans have now significantly expanded.**

Up until now, 7-Eleven had only outlined plans to build new locations under the new standard format. But given the success of those sites, the retailer is upping the ante, as it will start converting older locations to the **modern design.** In the presentation, Seven & i said that as it looks to elevate the customer experience at 7-Eleven, it must "fundamentally improve existing stores first."

Setting out to remodel over half of its **13,000 c-stores** across North America underscores leadership's confidence in the new standard c-store design. According to the presentation, these locations yield about **30%** more traffic after one year and are expected to yield **44% more sales** than 7-Eleven's traditional stores after four years.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN FORT WORTH, TX

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Rent Commencement	May 2026
Lease Expiration	May 2041
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% Bumps Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	$418,420.68
Annual Rent YRS 6-10	$460,262.76
Annual Rent YRS 11-15	$506,289.00
Option 1	$556,917.96
Option 2	$612,609.72
Option 3	$673,870.68
Option 4	$741,257.76

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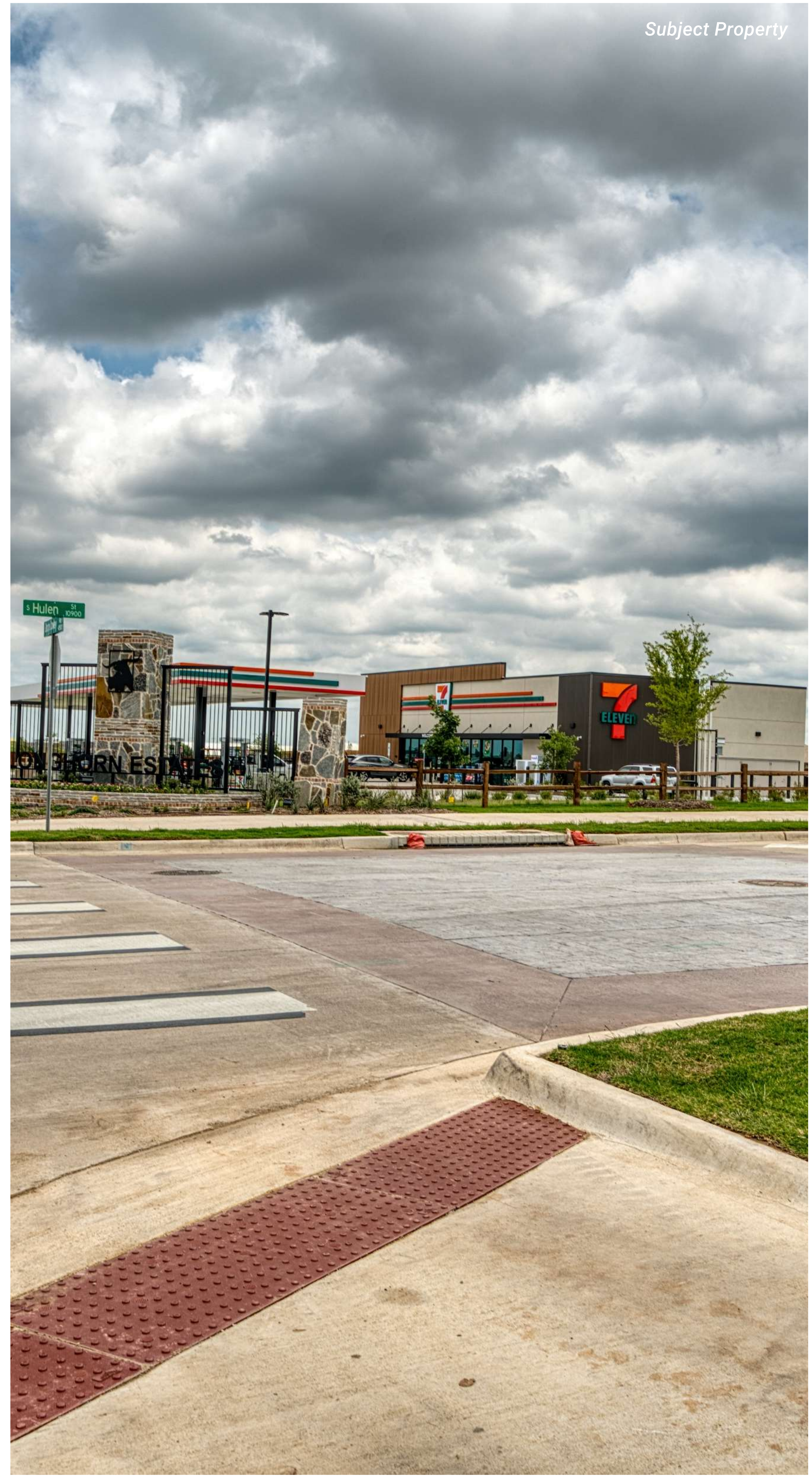

BONUS DEPRECIATION

7-ELEVEN FORT WORTH, TX

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages: 7-Eleven** is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.

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AVENDALE CHISOLM TRAIL RANCH 247 UNITS
CHISHOLM TRAIL WEST 835 LOTS
LEGEND Homes
ROCK CREEK CROSSING 800 LOTS
CVS pharmacy
MEADOW CREEK SOUT 543 LOTS
FAMILY DOLLAR
PARKVIEW ESTATES 956 LOTS
ELEVEN
Bass Pro Shops
NORTHERN TOOL + EQUIPMENT
IDAHO TIMBER
amazon
DEER CREEK NORTH 471 LOTS
RAINBOW RIDGE 1,120 LOTS
RUSSELL FEED & SUPPLY
BN MIXED USE DEVELOPMENT 884 ACRES
PARKS OF DEER CREEK 859 LOTS
MONARCH HIGHWAY ±131,238 VPD
Freddy's
CAVA
Cane's
SONIC
Andy's Frozen Custard
Little Caesars
GOLDEN CHICK
Domino's Pizza
Marshalls
ROSS DRESS FOR LESS
AT&T
Bath & Body Works
popshelf
OLD NAVY
DUTCH BROS
ULTA BEAUTY
crumbl
Panera BREAD
WHATABURGER
PANDA EXPRESS
SMOOTHIE KING
Jersey Mike's SUBS
D·R·HORTON America's Builder
FORESTAR
KARLS 2,000 LOTS
DEER CREEK
SUMMER CREST
ANTARES HOMES
CHESMAR HOMES
ROSEMARY RIDGE 784 LOTS
BLOOMFIELD HOMES Making Dreams Come True
1,010 LOTS
LENNAR
D·R·HORTON America's Builder
CRESCENT SPRING RANCH 442 LOTS
CONVENTRY EAST 236 LOTS
FUTURE PARK LAND
W CLEBURNE CROWLEY ROAD ±4,390 VPD
DOLLAR GENERAL
Walmart Neighborhood Market
metro by T-Mobile
DOLLAR TREE
Domino's Pizza
AMC THEATRES
WAFFLE HOUSE
ROCK CREEK RANCH
CHISHOLM TRAIL PARKWAY ±22,700 VPD
PH 4 341 LOTS
PH 1 295 LOTS
LASLTER RANCH 480 LOTS
SONIC
ROCK CREEK RANCH 3,576 LOTS
DUTCH BROS
Academy SPORTS + OUTDOORS
Burlington
HALF PRICE BOOKS
ALAN'S LIDS
SUBJECT PROPERTY
4885 CLEBURNE CROWLEY RD.
ANYTIME FITNESS
O'Reilly AUTO PARTS
Jack in the box
Pizza Hut
CVS pharmacy
ATWOODS
CROWLEY PLOVER ROAD ±23,905 VPD
DOLLAR GENERAL
FARM 1187 ROAD
PARK MEADOWS 181 LOTS
KOHL'S
TJ·MAXX
Michaels
HomeGoods
PETSMART
ROSS DRESS FOR LESS
BARNES & NOBLE
BOOT BARN
five BELOW
ULTA BEAUTY
OLD NAVY
FAMOUS footwear
BEST BUY
JCPenney
Albertsons
aquaterratopia
BRIDGES OF DEER CREEK 674 LOTS
Kroger
PET SUPPLIES PLUS
AutoZone
SUBWAY
TACO BELL
LOWE'S
CHEVROLET
Ford
HONDA
CASTLE HILL ESTATES 116 LOTS
Extra Space Storage
sam's club
FARM 731 ROAD
174 TEXAS
CHISHALM TRAIL +/- 1,400 LOTS
WEST BEND 659 LOTS
HYUNDAI
NISSAN
ABC Supply Co. Inc.
ELEVEN
SHERWIN-WILLIAMS
SONIC
Pizza Hut
HOBBY LOBBY
DOLLAR TREE
DOLLAR GENERAL
Freddy's
KFC
INTERSTATE 35W
CHAMPION HOMES
Liberator Boats
Walmart Neighborhood Market
HARBOR FREIGHT
SHOE DEPT.
ALDI
TACO BELL
THE HOME DEPOT
petco
BURLESON HIGH SCHOOL (1,782 STUDENTS)
Walmart Neighborhood Market
TOYOTA
MATTRESS FIRM
Wendy's
TARGET
Office DEPOT OfficeMax
Domino's Pizza
crumbl
bundt
CVS pharmacy


Marshalls
ROSS DRESS FOR LESS
AT&T
Bath & Body Works
popshelf
OLD NAVY
Dutch Bros
ULTA BEAUTY
CHIPOTLE MEXICAN GRILL
crumbl
Panera BREAD
WHATABURGER
PANDA EXPRESS CHINESE KITCHEN
Smoothie King
Jersey Mike's SUBS
CROWLEY ISD LAND
NORTH CROWLEY HIGH SCHOOL (2,492 STUDENTS)
CVS pharmacy
Walmart Supercenter
Albertsons
dd's DISCOUNTS
WELLINGTON POINT 235 LOTS
FAMILY DOLLAR
AutoZone
Jack in the box
Captain D's
SUMMER CREEK MIDDLE SCHOOL (928 STUDENTS)
Freddy's FROZEN CUSTARD & STEAKBURGERS
Wingstop
Chili's
CAVA
Cane's
SONIC
Andy's Frozen Custard
DALLAS PARK ELEMENTARY SCHOOL (471 STUDENTS)
Little Caesars
GOLDEN CHICK
ROSEMARY RIDGE 784 LOTS
Club CARWASH
SUMMER CREST
MC PHERSON VILLAGE PHASE I 446 LOTS PHASE II 138 LOTS
FUTURE PARK LAND
FUTURE DEVELOPMENT
BLOOMFIELD HOMES HULEN TRAILS 1,010 LOTS
FORT WORTH
DOWNTOWN FORT WORTH,TX (~11 MILES AWAY)
BENBROOK LAKE
• 3 MILES AWAY
• MAJOR NORTH TEXAS RECREATION DESTINATION
• ATTRACTING BOATERS, CAMPERS, HIKERS AND WEEKEND VISITORS FROM ACROSS DFW
7 ELEVEN
W CLEBURNE CROWLEY ROAD (4,390 VPD)
LONGHORN ESTATES 1,041 LOTS
PH 4 314 LOTS
S HULEN ST
PH 1 295 LOTS


RICHARD J. ALLIE
MIDDLE SCHOOL
1,034 STUDENTS
BAYLOR
ELEMENTARY
SCHOOL
CHISHALAM
TRAILS
+/- 1,400 LOTS
Liberator
Boats
BRIDGES OF
DEER CREEKS
674 LOTS
LONGHORN STATE STORAGE
BLOOMIN' BLINDS
South Fort
Worth
LONGHORN 7
RANCH
aquaterratopia
TEXACO
CROWLEY
COLLEGIATE
CAMPUS
PH 1
295 LOTS
PH 4
314 LOTS
7
ELEVEN
LONGHORN ESTATES
1,041 LOTS
W CLEBURNE CROWLEY ROAD
(4,390 VPD)
FORT WORTH
DOWNTOWN
FORT WORTH TX
(~11 MILES AWAY)
FUTURE
DEVELOPMENT
FUTURE
PARK
LAND
S HULEN ST


CROWLEY ISD MULTI-PURPOSE STADIUM (8,000 SEATS)
DICK'S SPORTING GOODS
amazon WAREHOUSE
H.F. STEVENS MIDDLE SCHOOL (702 STUDENTS)
TEXAS HEALTH HUGULEY HOSPITAL (291 BEDS)
Walmart Supercenter
metro by T-Mobile
DOLLAR TREE
Domino's Pizza
JCPenney
Albertsons
KOHL'S
Academy SPORTS+OUTDOORS
OLD NAVY
HomeGoods
TJ·MAXX
ROSS DRESS FOR LESS
Burlington
PETSMART
amc
Michaels
BARNES&NOBLE
BEST BUY
Ford
HONDA
sam's club
LOWE'S
RICHARD J. ALLIE MIDDLE SCHOOL (1,034 STUDENTS)
DOLLAR GENERAL
SPINKS AIRPORT
HYUNDAI
NISSAN
RUSSELL FEED & SUPPLY
planet fitness
CROWLEY HIGH SCHOOL (2,492 STUDENTS)
Kroger
PET SUPPLIES PLUS
AutoZone
SUBWAY
TACO BELL
BESS RACE ELEMENTARY SCHOOL (672 STUDENTS)
CROWLEY COLLEGIATE CAMPUS
NSA STORAGE
LENNAR
D·R·HORTON America's Builder
BLOOMFIELD HOMES HULEN TRAILS 1,010 LOTS
PARK MEDOWS 181 LOTS
7 ELEVEN
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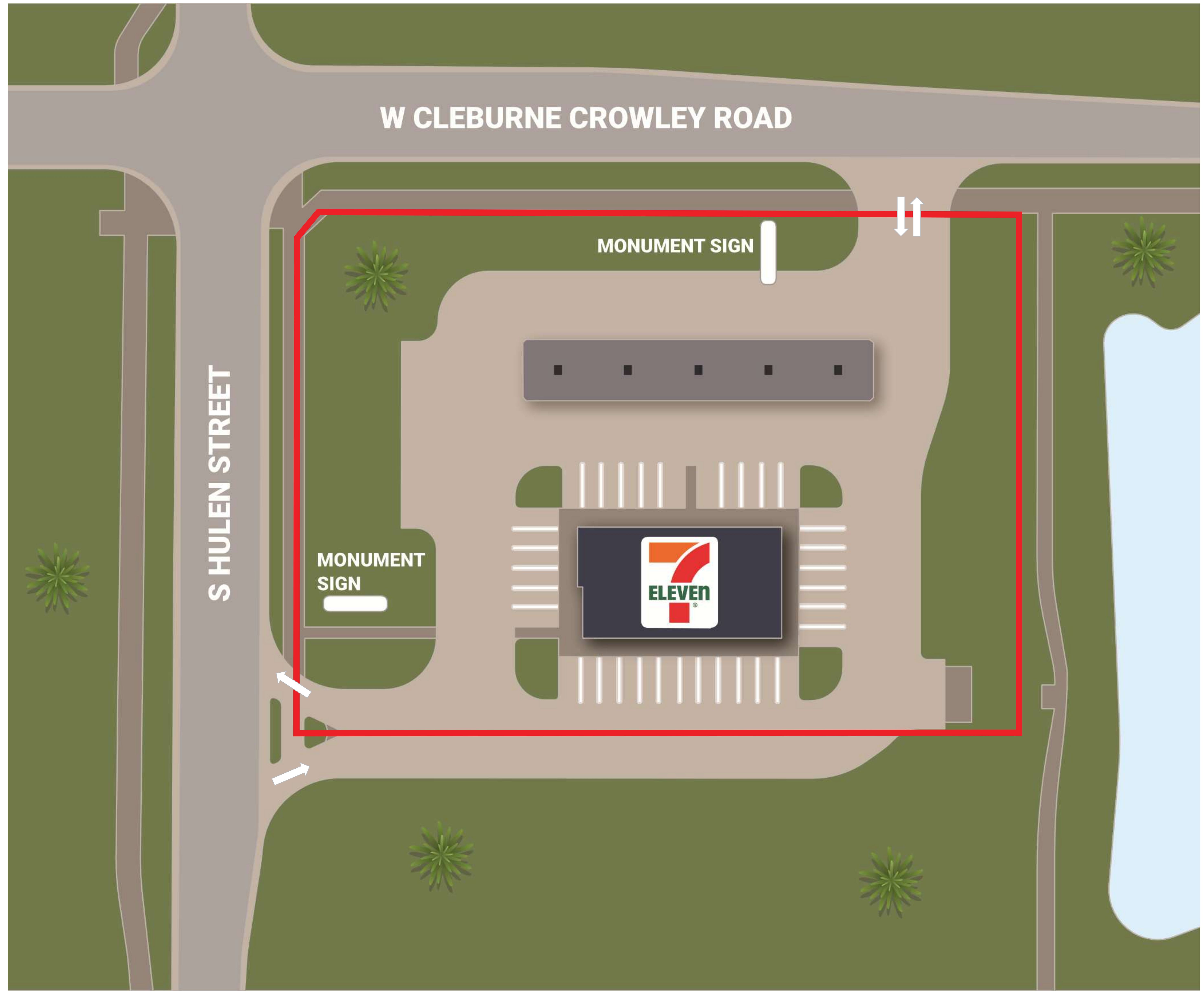
W CLEBURNE CROWLEY ROAD (4,390 VPD)
FORT WORTH
DOWNTOWN FORT WORTH,TX (~11 MILES AWAY)

BENBROOK LAKE
• 3 MILES AWAY
• MAJOR NORTH TEXAS RECREATION DESTINATION
• ATTRACTING BOATERS, CAMPERS, HIKERS AND WEEKEND VISITORS FROM ACROSS DFW
TARLETON STATE FORT WORTH
ROCK CREEK RANCH 3,576 LOTS
LEGEND Homes
ROCKY CREEK CROSSING 800 LOTS
DEER CREEK
THE STORAGE PLACE
DISTURBED DIMENSIONS
LEGACY ROOFING
DOLLAR GENERAL
HARD HAT CONSTRUCTION & REMODELING
Service Team OF PROFESSIONALS
PH 4 314 LOTS
LONGHORN ESTATES 1,041 LOTS
7 ELEVEN
FUTURE PARK LAND
S HULEN ST
FUTURE DEVELOPMENT
PH 1 295 LOTS
W CLEBURNE CROWLEY ROAD (4,390 VPD)
FORT WORTH
DOWNTOWN FORT WORTH,TX (~11 MILES AWAY)

SITE OVERVIEW

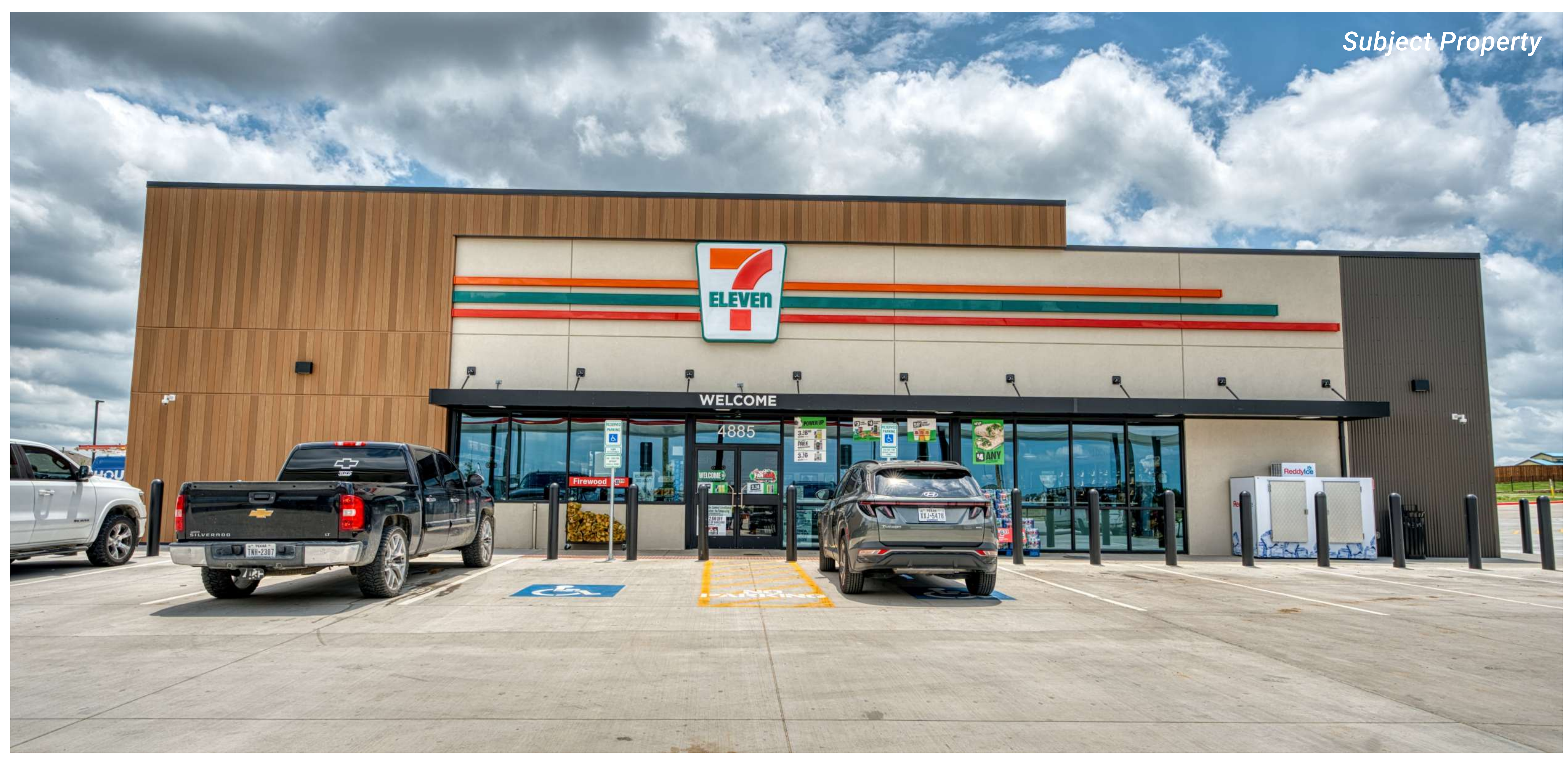
7-ELEVEN FORT WORTH, TX

Year Built	2026
Building Area	±4,816 SF
Land Area	±1.793 AC
Pumps	5
Fueling Positions	10



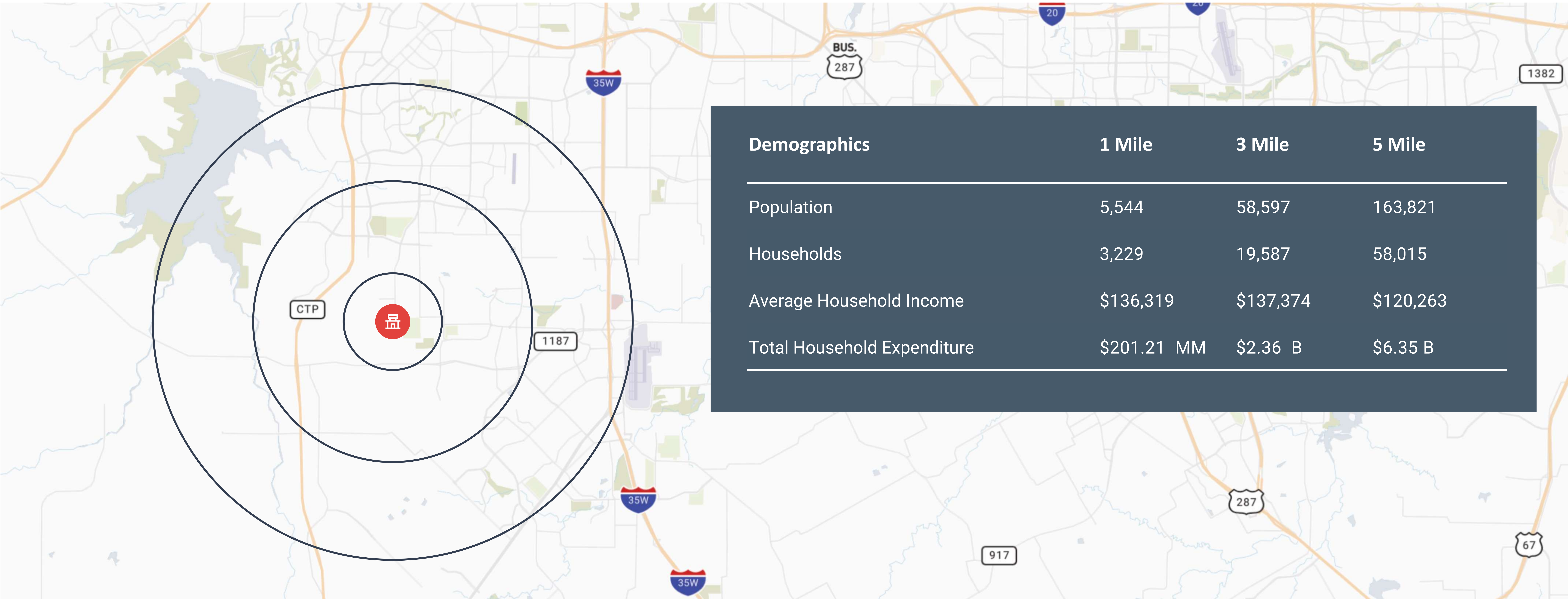
NEIGHBORING RETAILERS

- Walmart Supercenter
- Academy Sports + Outdoors
- JCPenney
- Albertsons
- Lowe's Home Improvement
- Sam's Club
- Kohl's
- T.J. Maxx
- HomeGoods
- Ross Dress for Less



LOCATION OVERVIEW

7-ELEVEN FORT WORTH, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	5,544	58,597	163,821
Households	3,229	19,587	58,015
Average Household Income	$136,319	$137,374	$120,263
Total Household Expenditure	$201.21 MM	$2.36 B	$6.35 B

FORT WORTH, TX ECONOMIC DRIVERS (EMPLOYEES)

1. Lockheed Martin Tactical Aircraft System *(19,200)*
2. American Airlines Group *(10,800)*
3. Fort Worth Independent School District *(9,800)*
4. Cook Children's Health Care System *(8,900)*
5. City of Fort Worth *(8,300)*
6. Texas Health Resources *(7,200)*
7. Alcon Laboratories Inc. *(3,200)*
8. Bell Helicopter-Textron, Inc. *(4,600)*
9. BNSF Railway *(2,800)*
10. Texas Christian University *(2,600)*

LOCATION OVERVIEW

7-ELEVEN FORT WORTH, TX

Fort Worth is One of the Fastest-Growing Cities in the U.S.

1M+ Residents

4th Largest Metro in U.S.

DFW Metroplex

Fort Worth is one of the fastest-growing large cities in the United States, with an official 2024 population of just over 1,008,000 residents and a broader Dallas–Fort Worth metro labor and consumer base of more than 8 million people.

Strong in-migration from across the country has fueled consistent housing demand, household formation, and retail spending, helping Fort Worth surpass many peer cities in both population and job growth since 2020.

Fort Worth is a high-growth, business-friendly "Modern West" city of more than 1 million residents, powered by a diversified economy, strong in-migration, and expanding retail, employment, and lifestyle amenities.

This scale and momentum give retailers, employers, and investors access to a deep, expanding customer and talent pool in a business-friendly environment.

The local economy is highly diversified, anchored by major clusters in transportation and logistics, aerospace and defense, advanced manufacturing, healthcare, education, and professional and financial services. Key economic engines include AllianceTexas, a large master-planned logistics and industrial hub, as well as significant defense-related facilities and corporate operations that provide thousands of well-paying jobs. Recent indicators show solid post-pandemic gains in employment and real output, with the Fort Worth area outpacing both Texas and U.S. averages in job growth and maintaining relatively low unemployment, underscoring the market's resilience and long-term stability.

Fort Worth also differentiates itself through livability and value, combining a comparatively affordable cost of living with a growing slate of urban amenities. The city's "Modern West" identity blends Western heritage with a revitalized downtown, the iconic Stockyards entertainment district, strong cultural institutions, and an expanding network of parks, trails, and family-oriented neighborhoods. Supported by a proactive economic development strategy focused on talent, infrastructure, and high-value industries, Fort Worth offers an attractive setting for companies, residents, and investors, reinforcing its position as a dynamic growth market for retail and commercial real estate.

FEATURE

IN THE NEWS

7-ELEVEN FORT WORTH, TX

Fort Worth ranks as 5th best large economic boomtown in U.S. for 2025

AMBER HECKLER, SEPTEMBER 12, 2025 (CULTURE MAP)

With an economy that continues to prosper, Fort Worth was just ranked among the top five best large American cities for economic growth in 2025.

CoworkingCafe ranks Fort Worth the No. 5 “large economic boomtown” in the U.S. for 2025, citing powerful growth in exports (up 40%) and GDP (up 36%). The article notes a 25% increase in median income and a 58% jump in new business applications over five years, underscoring the city’s expanding prosperity and entrepreneurial activity. Fort Worth outperforms Dallas, which ranks 15th, and joins Austin and several other Texas markets on the national boomtown list.

EXPLORE ARTICLE

6 Fort Worth developments to look forward to in 2026

ELIZABETH HASTINGS, DECEMBER 29, 2025 (FTW TODAY)

While a dozen more developments are heading to Cowtown in 2026, let's take a peek at six that we're most looking forward to.

Fort Worth is set for a big year in 2026, with six high-impact projects underscoring strong growth in retail, mixed-use, and civic investment. H Mart Plaza will bring the area’s first H Mart, anchoring a fully leased, nearly 196,000-square-foot shopping center in Haltom City. Other key projects include the $1.7 billion Westside Village mixed-use development, major upgrades to the Fort Worth Convention Center, expansion of the Stockyards, the transformative Panther Island waterfront plan, and a new “Fort Worth” gateway art installation along SH-121.

EXPLORE ARTICLE

A defining year for Dallas-Fort Worth’s economic momentum

MIKE ROSA, FEBRUARY 10, 2026 (DALLAS CHAMBER)

Our position as the top metro economy in the U.S. and within Texas continued in 2025. We’ve led the nation in workforce growth this decade, with 450,000 net new jobs

In 2025, DFW solidified its position as the leading metro economy in both Texas and the U.S., adding roughly 450,000 net new jobs so far this decade. The region tallied 87 major corporate locations and expansions in 2025 alone, including 30 new headquarters, with notable wins from AstraZeneca, Paul Mitchell, Scotiabank, and Wistron’s Nvidia assembly plant in Fort Worth. DFW also climbed to second nationally for financial services employment, behind only New York, underscoring its growing strength in high-value industries.

EXPLORE ARTICLE

Economic Impact of FIFA World Cup in North Texas Could Be More Than $2B

COMMUNITY IMPACT, JANUARY 15, 2026 (COMMUNITY IMPACT)

The 2026 FIFA World Cup is forecast to bring 100,000 visitors per day to Dallas-Fort Worth with an estimated economic impact between $1.5 billion and $2.1 billion to the region.

With nine matches scheduled at AT&T Stadium, including a semifinal, the event is expected to attract hundreds of thousands of visitors and create thousands of temporary jobs across hospitality, transportation, and event services. Ongoing infrastructure investment and continued corporate expansion further reinforce North Texas’ sustained economic momentum ahead of the global tournament.

EXPLORE ARTICLE

DFW Airport Completes Terminal F Module Moves As Sixth Terminal Takes Shape

AUGUST 11, 2025 (DFW AIRPORT)

DFW Airport reached a major milestone in construction of its new Terminal F by completing the installation of six massive prefabricated modules that form the terminal’s initial framework.

Some modules were nearly the size of a football field and were transported overnight across airport taxiways using specialized equipment. The modular approach speeds construction and minimizes operational disruption. Terminal F’s first phase is expected to open with 15 gates in 2027, while the expanded $4 billion project will ultimately include 31 gates, a new Skylink station, international-capable facilities, and a direct connection to Terminal D, helping meet North Texas’ growing air travel demand.

EXPLORE ARTICLE

2026 Dallas-Fort Worth Real Estate Predictions

DFW AGENT MAGAZINE, DECEMBER 29, 2025 (DFW AGENT MAGAZINE)

In Dallas-Fort Worth, growth will continue to move outward in 2026, but with greater intentionality.

Southeast Dallas County has been identified as a key growth corridor as buyers follow affordability, infrastructure investment, and evolving commute patterns. Cities positioned along established transportation routes, including Wilmer along the I-45 corridor, are expected to benefit from residential expansion following industrial and employment growth, reinforcing long-term suburban market strength.

EXPLORE ARTICLE

Texas is the new capital of the Fortune 500—taking California’s crown

JACQUELINE MUNIS, JUNE 3, 2026 (FORTUNE)

Texas overtook California in the 2026 Fortune 500 rankings, becoming the U.S. state with the most Fortune 500 headquarters.

Texas is home to 57 Fortune 500 companies, compared with California’s 56 and New York’s 53. The state’s companies generated roughly $2.8 trillion in combined revenue, led by major firms such as McKesson, Exxon Mobil, Dell Technologies, Tesla, and Oracle. Analysts attribute Texas’ rise to years of corporate relocations, a business-friendly environment, lower taxes, and strong population growth, reinforcing the state’s position as a leading destination for corporate headquarters.

EXPLORE ARTICLE

Texas Leads With Most Fortune 500 Headquarters

JUNE 3, 2026 (OFFICE OF THE TEXAS GOVERNOR)

Governor Greg Abbott today celebrated Texas leading the nation with 57 Fortune 500 headquarters, ranking ahead of all states on the just-released 2026 Fortune 500 list.

"Texas is the undisputed headquarters of headquarters,” said Governor Abbott. “The world’s leading businesses invest with confidence in Texas because of our welcoming business climate, predictable regulatory environment, and skilled and growing workforce. People and businesses are choosing Texas because Texas works.”

The 2026 Fortune 500 list ranks the largest U.S. corporations based on 2025 fiscal year revenue. Texas leads all states with the most Fortune 500 headquarters and the most combined revenue at $2.8 trillion.

EXPLORE ARTICLE

METRO AREA

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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.