

100% Bonus Depreciation



7-Eleven (S&P Rated A-)

New Construction - DFW Metroplex

\$9,527,000 | 4.70% CAP

6217 Azle Avenue, Lake Worth, TX 76135 (Fort Worth)

- ✓ **Brand New 15-Year Absolute NNN Lease** With 10% Increases Every 5 Years
- ✓ **Signalized SEC Hard-Corner Location** With 22,119+ VPD
- ✓ **Investment-Grade Tenant** Rated A- by S&P
- ✓ **Target & Hobby Lobby Anchored** Retail Trade Area
- ✓ **Located in the Dallas-Fort Worth Metroplex**

7-Eleven is one of the **world's largest convenience retailers**, operating **85,000+ locations globally** and **15,000+ stores in the U.S.** The brand is known for its **24/7 convenience model**, food-forward merchandising, digital ordering, and everyday essentials backed by decades of operating scale.



INVESTMENT OVERVIEW

7-ELEVEN LAKE WORTH, TX (FORT WORTH)



CONTACT FOR DETAILS

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\$9,527,000

4.70% CAP

NOI

\$447,735

Building Area

±4,824 SF

Land Area

±1.14 AC

Year Built

2026

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** November 2026
- ✓ **Brand New 15-Year Absolute NNN Lease with 10% Rental Increases Every 5 Years in both the Primary Term and Renewal Options, and (4) 5-Year Options.**
- ✓ **Signalized SEC Hard-Corner Location with 22,119+ VPD** at Azle Avenue and Paul Meador Road, one of Lake Worth's primary retail corridors with proximity to Loop 820 and SH-199. The intersection provides strong visibility, full ingress/egress, and consistent commuter and retail traffic throughout the day.
- ✓ **Established Big-Box and National Retail Co-Tenancy** anchored by Target and Hobby Lobby, with additional nearby retailers including Walmart Supercenter, Home Depot, Lowe's, CVS, Walgreens, and Ross Dress for Less. The surrounding concentration of national retailers confirms proven consumer demand and long-term site viability.
- ✓ **Dense Institutional and Employment Demand Drivers** including Lockheed Martin (19,000 employees) and Naval Air Station Joint Reserve Base Fort Worth (11,350 employees), together generating over \$1.3 billion in annual economic impact. The site is also within 30 minutes of DFW International Airport, serving 87.8 million annual passengers.
- ✓ **Investment-Grade National Tenant** 7-Eleven operates 15,000+ U.S. locations and 85,000+ stores globally, backed by Seven & i Holdings Co., Ltd. The tenant carries investment-grade credit ratings of A- (S&P) and Baa2 (Moody's), supporting long-term income durability.
- ✓ **Positioned in the Dallas–Fort Worth Metroplex** — the nation's 4th-largest metro with 8.5+ million residents and record-high retail occupancy of 95.3%. DFW continues to lead the U.S. in domestic in-migration, job growth, and retail demand fundamentals.

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

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN LAKE WORTH, TX (FORT WORTH)

7-Eleven

REVENUE
\$81.3B

CREDIT RATING
S&P: A-

Stock Ticker
SVNDY

LOCATIONS
85,000+

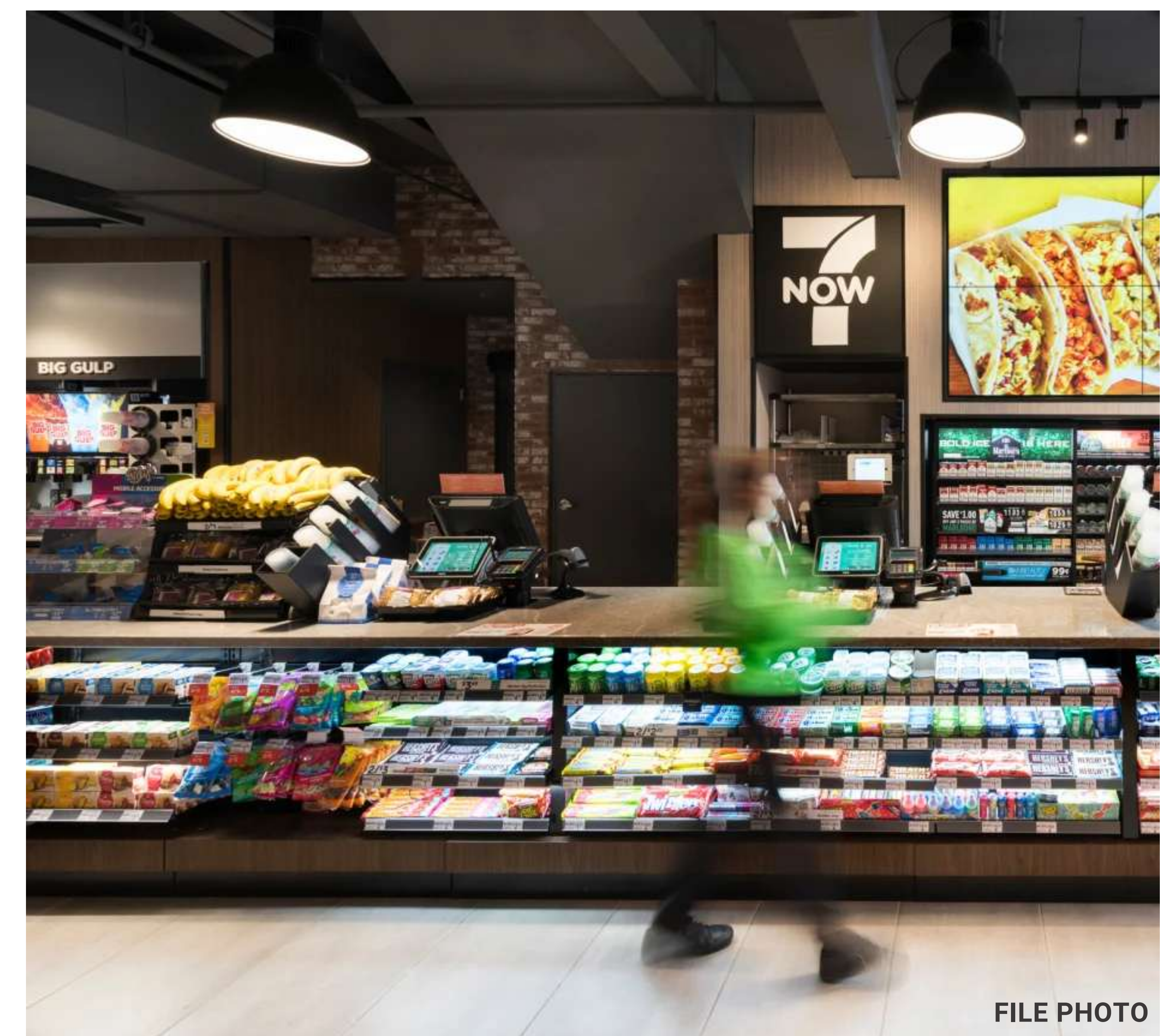


[7-eleven.com](https://www.7-eleven.com)

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

Founded in 1927, 7-Eleven **focuses on** providing a broad selection of fresh, **high-quality products** at everyday fair prices, serving over **seven million customers** per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7-Eleven is the **world's largest convenience store** chain with more than 85,000 stores in 20 countries, of which approximately 15,300 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



FILE PHOTO



FILE PHOTO

IN THE NEWS

7-ELEVEN LAKE WORTH, TX (FORT WORTH)

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.

- 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.

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 LAKE WORTH, TX (FORT WORTH)

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Projected Rent Commencement	November 2026
Projected Lease Expiration	October 2041
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$447,734.64
Annual Rent YRS 6-10	\$492,508.08
Annual Rent YRS 11-15	\$541,758.96
Option 1	\$595,934.88
Option 2	\$655,528.32
Option 3	\$721,081.20
Option 4	\$793,189.32

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.



BONUS DEPRECIATION

— 7-ELEVEN LAKE WORTH, TX (FORT WORTH)

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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MARINE CREEK
ELEMENTARY SCHOOL
(349 STUDENTS)

LAKE WORTH
HIGH SCHOOL
(961 STUDENTS)

MARILYN J MILLER
ELEMENTARY SCHOOL
(526 STUDENTS)

LUCYLE COLLINS
MIDDLE SCHOOL
(718 STUDENTS)

JOY JAMES ACADEMY
OF LEADERSHIP
(465 STUDENTS)

7
ELEVEN
SUBJECT PROPERTY
SEC AZLE AVE. & PAUL MEADOR RD.

199
TEXAS

820
INTERSTATE

AZLE AVENUE
±28,000 VPD

±6,205 VPD

LAKE WORTH BOULEVARD
±39,156 VPD

HOBBY LOBBY
MICHAEL'S
ROSS DRESS FOR LESS
ULTA BEAUTY
FAMOUS FOOTWEAR
PET SMART
PEP BOYS
LES LIE'S POOL SUPPLIES SERVICE & REPAIR
FIRESTONE
CVS PHARMACY
CHICK-FIL-EE
PIZZA HUT

TRACTOR SUPPLY CO.
DOLLAR GENERAL
AutoZone
Domino's Pizza
SPEC'S
planet fitness
goodwill

Walmart Supercenter
Little Caesars
AT&T
McDonald's

KOHL'S
Marshall's
Burlington
Lane Bryant
Kirkland's
Rack Room Shoes
Firehouse Subs
McAlister's Deli

Albertsons
DOLLAR TREE
SUBWAY
SHERWIN WILLIAMS
Jack in the Box
Wendy's
CICO's
Taco Bueno
metro

LOWE'S
BEST BUY
Schlotzsky's
IHOP
IN-N-OUT
BUFFALO WILD WINGS
24 FITNESS

AMC
TEXAS
Jason's Deli
TOWNEPLACE SUITES
HOME 2
OUTBACK

MURPHY USA

Chick-fil-ee

N A HOWRY
STEAM ACADEMY
(324 STUDENTS)

EFFIE MORRIS EARLY
LEARNING ACADEMY
(360 STUDENTS)

BURGER KING
POPEYES

Panera
Starbucks

HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices

GKN AEROSPACE

parker

ExtraSpace
Storage

HOME ZONE

Comfort
SUITES

LAQUINTA
INNS & SUITES

6

ATWOODS
RANCH & HOME GOODS

LONG JOHN
SILVER'S

BULLSEYE
PROMOTIONS

ACE
Hardware

MEZCALES MEXICAN BAR & GRILL

FAMILY DOLLAR

DOLLAR GENERAL

Chevron

Marcos
Pizza

DQ

Dutch Bros

CUBESMART
self storage

THE HOME
DEPOT

Shell

H
Hilton Garden
Express

SUNOCO

Denny's

CUSTOM
COOLERS LLC
FORT WORTH

Chevron



BEST BUY
ihop
BUFFALO WILD WINGS
IN-N-OUT BURGER
Schlotzsky's
IT'S A MOUTHFUL.

24 **FITNESS**

LOWE'S

amc TOWNEPLACE SUITES MARriott
TEXAS ROADHOUSE **HOME2** SUITES BY HILTON
Jason's deli **OUTBACK** STEAKHOUSE

Custom Assembly

INTERSTATE 820

TARGET **HOBBY LOBBY** **ROSS** DRESS FOR LESS
Michael's **ULTA** BEAUTY
five BELOW **FAMOUS** footwear
BOOT BARN **PET SMART** **Pep Boys** Auto Service & Tires
CATO **LESLIE'S** **MATTRESS FIRM**
Pizza Hut **Firestone** COMPLETE AUTO CARE
CVS pharmacy **Chili's**

SPEC'S WINES • SPIRITS • FINE FOODS
TSC **TRACTOR SUPPLY CO.** **planet fitness**
DOLLAR GENERAL **AutoZone**
CAVENDER'S **goodwill**

199 TEXAS

SONIC

TACO BELL

O'Reilly AUTO PARTS

LAKE WORTH BOULEVARD (38,156 VPD)

HARBOR FREIGHT

BANK OF AMERICA

FEDERAL STORAGE

7 ELEVEN

PAUL MEADOR ROAD (6,199 VPD)

AZLE AVENUE (28,000 VPD)

Walmart Supercenter
Little Caesars
AT&T
McDonald's

DQ

Advanced Foot & Ankle Associates

Best Health Chiropractic Clinic

FORT WORTH
DOWNTOWN FORT WORTH, TX
~7 MILES AWAY

FORT WORTH
DOWNTOWN
FORT WORTH, TX
~7 MILES AWAY



LAKE WORTH BOULEVARD
(38,156 VPD)



PAUL MEADOR ROAD
(6,199 VPD)



AZLE AVENUE
(28,000 VPD)





DOWNTOWN
FORT WORTH, TX
~7 MILES AWAY



BUNGE

LAKE WORTH
HIGH SCHOOL
(961 STUDENTS)

KOHL'S
Marshalls
Burlington
Lane Bryant
Kirkland's
Rack Room Shoes
popshelf
Firehouse Subs
McAlister's Deli

FORT WORTH
MEACHAM
INTERNATIONAL
AIRPORT

Advanced Foot &
Ankle Associates



Dutch Bros
Coffee



AZLE AVENUE
(28,000 VPD)



10 FEDERAL
STORAGE

PAUL MEADOR ROAD
(6,199 VPD)

TARGET

HOBBY LOBBY

ROSS
DRESS FOR LESS

Michael's

FIVE BELOW

ULTA
BEAUTY

BOOT BARN

PET SMART

FAMOUS
footwear

Pop Boy's
Auto Service & Tires

CATO

LESLIE'S

MATTRESS FIRM

Firestone
COMPLETE AUTO CARE

Pizza
Hut

CVS pharmacy

Chili's



 PAUL MEADOR ROAD
(6,199 VPD)

 AZLE AVENUE
(28,000 VPD)

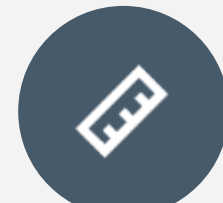
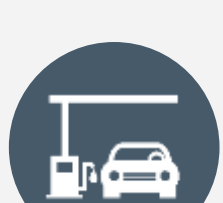


FORT WORTH

**DOWNTOWN
FORT WORTH, TX
~7 MILES AWAY**

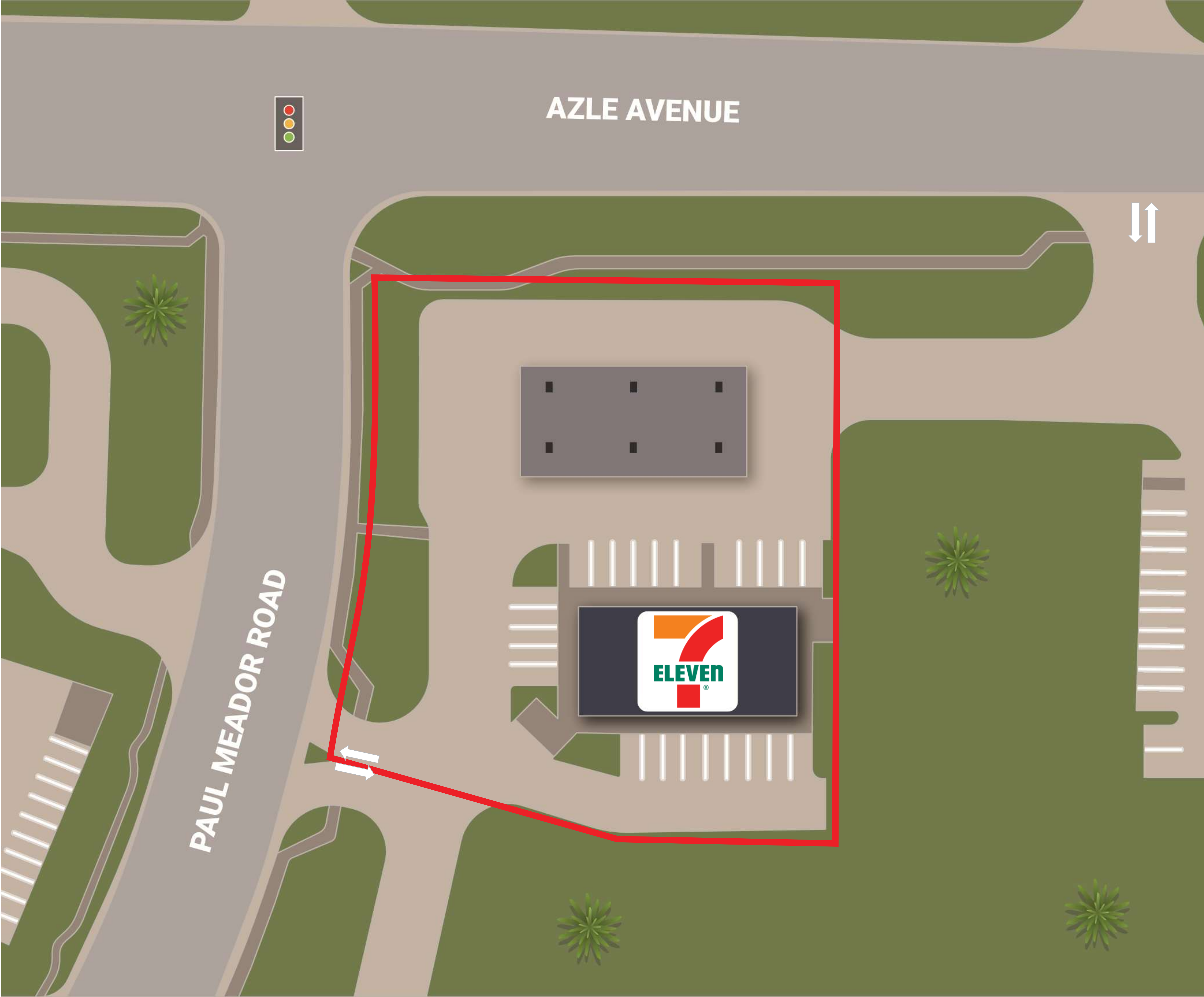
SITE OVERVIEW

7-ELEVEN LAKE WORTH, TX (FORT WORTH)

	Year Built	2026
	Building Area	±4,824 SF
	Land Area	±1.14 AC
	Pumps	6
	Fueling Positions	12

NEIGHBORING RETAILERS

- Walmart Supercenter
- Boot Barn
- Target
- Hobby Lobby
- Kohl’s
- Marshalls
- Lowe’s
- Albertsons
- Michaels
- ROSS Dress For Less



File Photo

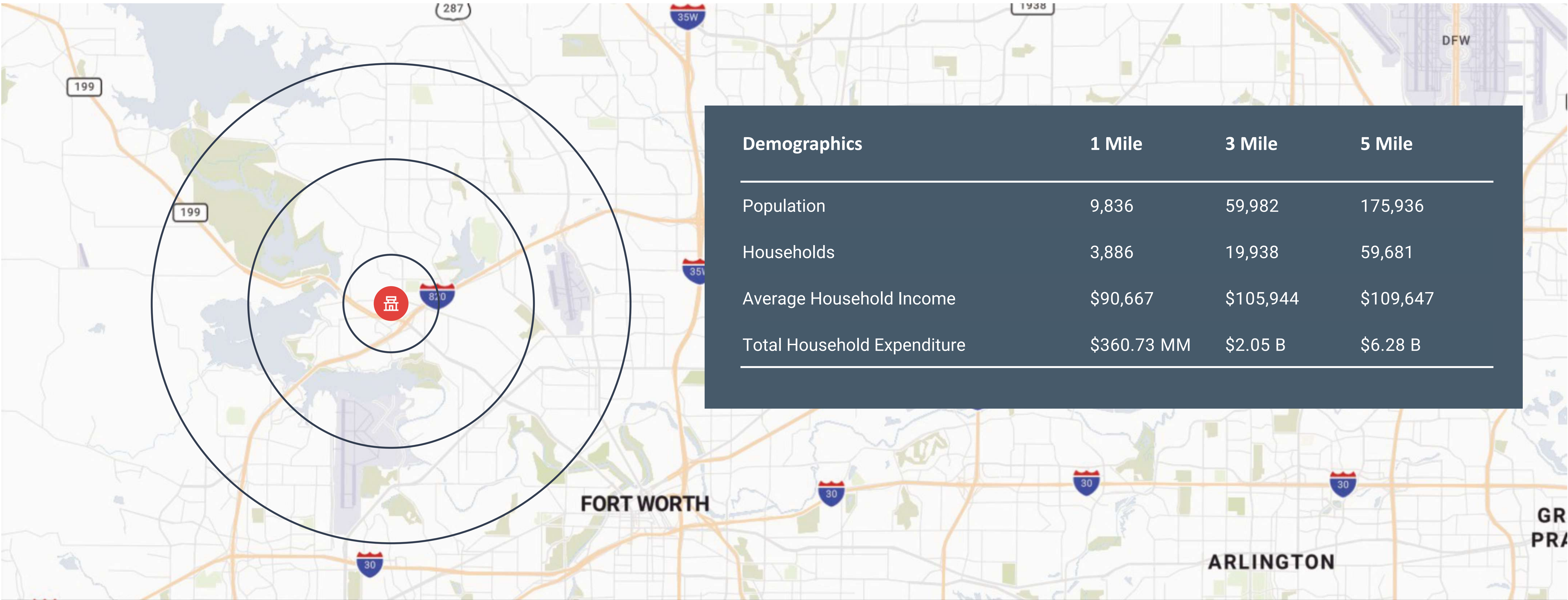
CONSTRUCTION PROGRESS AS OF JULY 30, 2026

7-ELEVEN LAKE WORTH, TX (FORT WORTH)



LOCATION OVERVIEW

7-ELEVEN LAKE WORTH, TX (FORT WORTH)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

American Airlines (35,000)
2.

Lockheed Martin Aeronautics Company (21,500)
3.

DFW International Airport (14,000)
4.

Texas Health Resources (13,363)
5.

Fort Worth Independent School District (10,683)
6.

General Motors Arlington Assembly Plant (10,512)
7.

Naval Air Station Fort Worth Joint Reserve Base (10,500)
8.

Cook Children’s Health Care System (9,700)
9.

Walmart (9,567)
10.

Amazon (9,000)

LOCATION OVERVIEW

7-ELEVEN LAKE WORTH, TX (FORT WORTH)

Dallas-Fort Worth-Arlington, TX

Lake Worth, Texas



8.5+ Million

Metro Population



\$91,830

Metro Median Household Income



DFW RETAIL
OCCUPANCY

95.3%

ANNUAL
AIRPORT
PASSENGERS

87.8 Million

Lake Worth, Texas

Lake Worth is a compact and established city in western Tarrant County, positioned immediately adjacent to Fort Worth within the Dallas–Fort Worth Metroplex. The community is strategically located near major aerospace and defense employment centers, including Lockheed Martin’s F-35 production facility and Naval Air Station Joint Reserve Base Fort Worth, which together employ more than 30,350 personnel and generate over \$1.3 billion in annual economic impact.

The city benefits from direct access to Loop 820 and State Highway 199, providing efficient connectivity to regional job centers and DFW International Airport — the third-busiest airport in the world with 87.8 million annual passengers. Additional demand drivers include proximity to Fort Worth’s medical district, offering more than 1,015 hospital beds, and major recreational destinations such as Lake Worth and the Fort Worth Nature Center, which attract tens of thousands of annual visitors.

Dallas–Fort Worth–Arlington, TX

The Dallas–Fort Worth Metroplex is the fourth-largest metropolitan area in the United States, home to more than 8.5 million residents and one of the most diverse economies in the country. The region consistently ranks among the national leaders in domestic population growth, corporate relocations, and job creation across aerospace, logistics, healthcare, and advanced manufacturing sectors.

DFW’s retail market closed 2025 with a record-high 95.3% occupancy rate, reflecting sustained consumer demand, strong employment fundamentals, and long-term economic resilience across the metro.

Interstate 820 (I-820)

Interstate 820 functions as a critical loop serving western Fort Worth and surrounding communities, connecting Lake Worth to major employment hubs, retail corridors, and logistics infrastructure. The corridor provides direct access to Interstate 30, Interstate 20, and DFW International Airport, supporting daily commuter traffic and regional commerce throughout Tarrant County.

IN THE NEWS

7-ELEVEN LAKE WORTH, TX (FORT WORTH)

Dallas-Fort Worth's Population Gain Ranks Second in U.S.

ELEANOR DEARMAN, MARCH 24, 2026 (FORT WORTH STAR-TELEGRAM)

Dallas-Fort Worth grew by 123,557 people between 2024 and 2025, the second most of any metro area in the country, according to new estimates released by the U.S. Census Bureau.

The Metroplex’s population now stands at 8,477,157, driven by 55,444 international migrants, 18,197 net domestic arrivals, and a natural increase of 50,819 residents. The sustained influx underscores continued demand for retail, housing, and infrastructure across North Texas submarkets, including Tarrant County and the Lake Worth trade area.

EXPLORE ARTICLE

Fort Worth's Economic Growth Reflected in Rising GDP

APRIL 12, 2026 (FORT WORTH ECONOMIC DEVELOPMENT PARTNERSHIP)

Fort Worth's economy generated chart-topping GDP across the state and the country in 2024.

Tarrant County's GDP per capita reached \$62,707.95 in 2024, reflecting sustained corporate expansion, job creation, and diversified investment throughout the Fort Worth region. The report highlights how the area's growing economic base continues to support new commercial and retail activity near the Lake Worth submarket.

EXPLORE ARTICLE

Incentives Play Key Role in Shaping Tarrant County's Growth

APRIL 1, 2026 (DALLAS BUSINESS JOURNAL)

Tarrant County is experiencing significant growth, marked by numerous large-scale developments in progress.

Developers including Trademark Property CEO Terry Montesi and Loews Hotels' Stephen Cummings discussed the expansion during a panel at the Business Journal's Tarrant County Growth Summit. The discussion emphasized how public incentives continue to accelerate large-scale commercial development throughout the county, reinforcing investor confidence in the broader Fort Worth trade area.

EXPLORE ARTICLE

DFW Airport Completes East-West Connector Roadway

JUNE 11, 2026 (DFW INTERNATIONAL AIRPORT)

Dallas Fort Worth International Airport celebrated the completion of the East-West Connector Project, marking the opening of a critical new roadway nearly two decades in the making.

The new connector improves regional mobility and access around one of the nation's busiest airports, supporting continued commercial and logistics growth throughout the surrounding North Texas corridor. The project reflects sustained public investment in infrastructure benefiting retail properties near major transportation nodes.

EXPLORE ARTICLE

Five Road Projects Advance Across Dallas-Fort Worth

APRIL 27, 2026 (COMMUNITY IMPACT)

Keep up to date on the road projects happening around Dallas-Fort Worth, including work finishing up on US 380 and Lebanon Road expanding to six lanes.

Ongoing improvements include widening Lebanon Road from four to six lanes and continued construction on US 380, reflecting the region's push to expand roadway capacity amid rapid population growth. These upgrades support easier commuter and commercial access throughout the greater Fort Worth trade area.

EXPLORE ARTICLE

H-E-B to Develop Chisholm Trail Site Near Fort Worth

JULY 16, 2026 (KERA NEWS)

The Texas grocery giant is developing property near an anticipated burger spot in southwest Fort Worth.

H-E-B, which has opened three grocery stores in Tarrant County since 2024, filed an urban forestry permit for site grading at a tract near the Chisholm Trail Parkway. The expansion signals continued retail investment and rooftop growth throughout the greater Fort Worth trade area.

EXPLORE ARTICLE

Fort Worth Seeks Developer for Casino Beach Park Site Near Lake Worth

JANUARY 9, 2026 (CITY OF FORT WORTH)

The City is seeking statements of interest for the redevelopment of a 16-acre site adjacent to Casino Beach Park.

The recreation-focused project would utilize the site's Lake Worth frontage to create a new waterfront destination adjacent to existing park amenities. The initiative reflects the City of Fort Worth's continued investment in the Lake Worth area, reinforcing the submarket's growing appeal for retail and commercial development.

EXPLORE ARTICLE

North Texas Builder Launches Compact Homes Community in Azle

FEBRUARY 6, 2026 (NATIONAL TODAY)

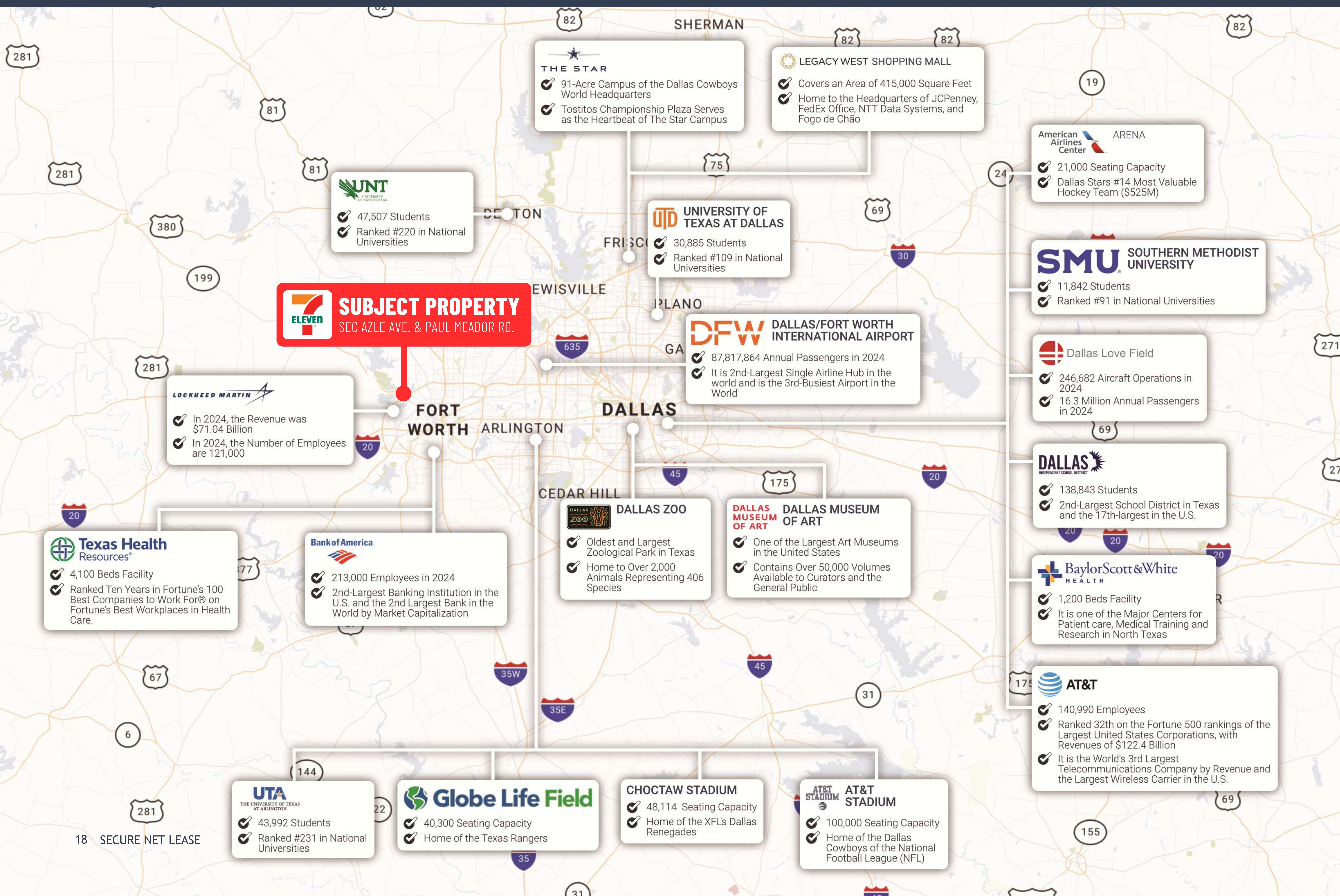
A North Texas homebuilder is constructing a 42-unit community of compact, low-maintenance homes in Azle, Texas, aimed at offering affordable housing for single-income households.

The project addresses rising demand for affordable housing as home prices continue to outpace wages across the region. The development adds new rooftops near the Lake Worth trade area, supporting future retail and convenience demand along the Azle Avenue corridor.

EXPLORE ARTICLE

DALLAS-FORT WORTH-ARLINGTON, TX

7-ELEVEN LAKE WORTH, TX (FORT WORTH)



7-ELEVEN
SUBJECT PROPERTY
SEC AZLE AVE. & PAUL MEADOR RD.

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

UNT
UNIVERSITY OF NORTH TEXAS

- ✓ 47,507 Students
- ✓ Ranked #220 in National Universities

UTD
UNIVERSITY OF TEXAS AT DALLAS

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

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

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 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 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

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

Baylor Scott & 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.

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)

18 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

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

Los Angeles

Office

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

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

7-ELEVEN LAKE WORTH, TX (FORT WORTH)

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.