

SECURE

NET LEASE



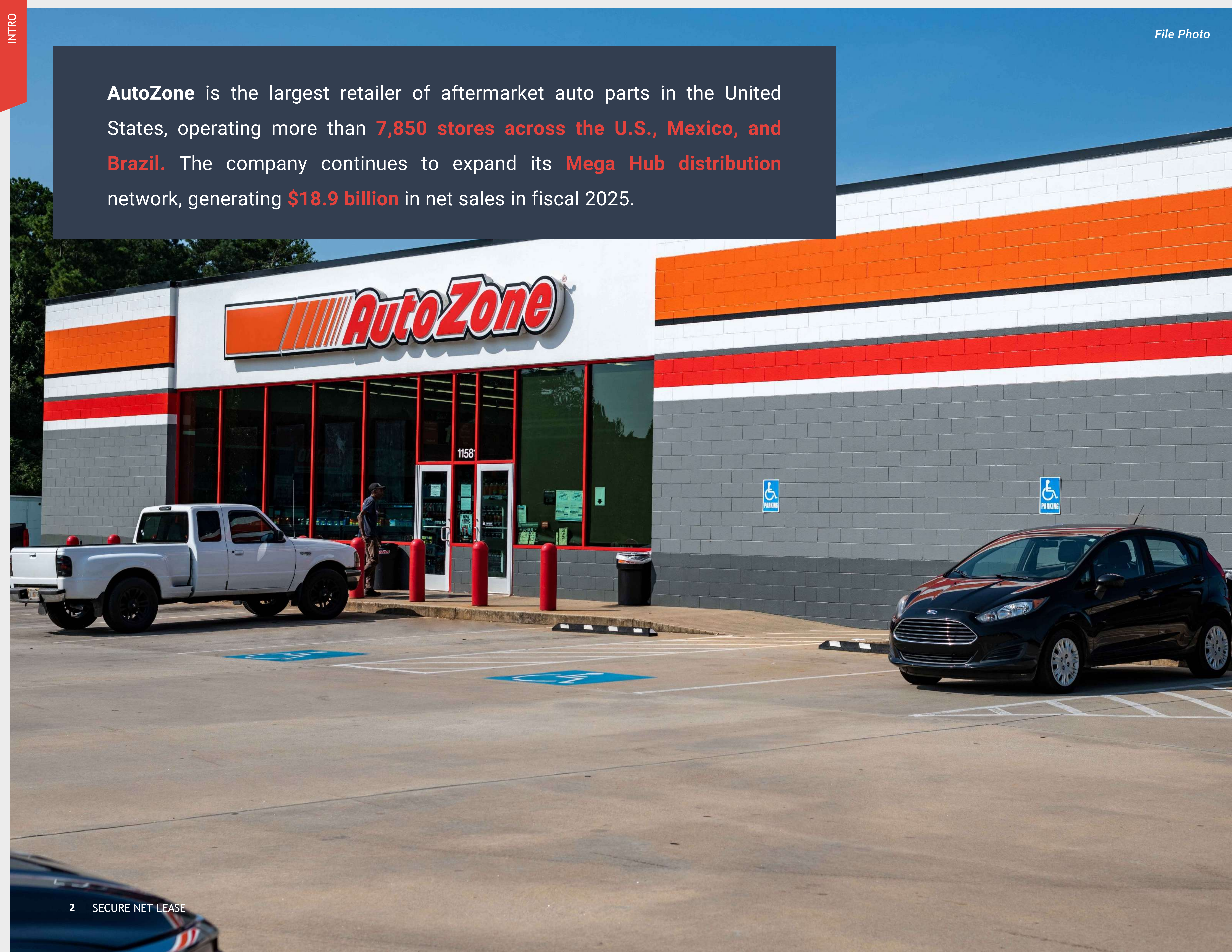
AutoZone

\$2,588,000 | 4.25% CAP

4825 N Josey Ln, Carrollton, TX 75010 (Dallas)

- ✓ Brand New Ground Lease With 10% Rent Increases Every 5 Years
- ✓ Signalized Hard-Corner Location With 39,562+ VPD
- ✓ Investment-Grade Tenant Rated BBB by S&P
- ✓ New H-E-B Anchored Development Under Construction Nearby
- ✓ Located in the Dallas-Fort Worth Metroplex

AutoZone is the largest retailer of aftermarket auto parts in the United States, operating more than **7,850 stores across the U.S., Mexico, and Brazil**. The company continues to expand its **Mega Hub distribution** network, generating **\$18.9 billion** in net sales in fiscal 2025.



INVESTMENT OVERVIEW

AUTOZONE CARROLLTON, TX (DALLAS)



File Photo

CONTACT FOR DETAILS

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(214) 522-7210

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\$2,588,000

4.25% CAP

NOI

\$110,000

Building Area

±6,815 SF

Land Area

±1.1 AC

Year Built

2026

Lease Type

Ground Lease

Occupancy

100%



Projected Rent Commencement: October 2026



Brand New 20-Year Ground Lease with 10% Rental Increases Every 5 Years in Both the Primary Term and Renewal Options, and (4) 5-Year Options.



Signalized Hard-Corner Location with 39,562+ combined VPD at Josey Lane and Parker Road, one of Carrollton's primary retail corridors with direct access to the Sam Rayburn Tollway (105,000+ VPD). The intersection provides strong visibility, full ingress and egress, and consistent commuter and retail traffic throughout the day.



Established and Emerging Retail Co-Tenancy anchored by RaceTrac and McDonald's at the immediate intersection, with a new 120,000 SF H-E-B anchored development under construction less than a quarter mile away. The surrounding retail concentration confirms proven consumer demand and long-term site viability.



Dense and Affluent Trade Area with more than 278,900 residents and average household income exceeding \$160,000 within a 3-mile radius. The site sits four miles from the \$1 billion Trinity Mills transit-oriented development, reinforcing long-term growth in the immediate trade area.



Investment-Grade National Tenant AutoZone, Inc. operates more than 7,850 stores across the U.S., Mexico, and Brazil, generating \$18.9 billion in net sales for fiscal year 2025. The tenant carries investment-grade credit ratings of BBB (S&P), Baa1 (Moody's), and BBB (Fitch), 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%. Carrollton's median household income of \$101,396 outpaces the broader DFW average, further supported by PennyMac's new 1,800-job hub coming to the city.

* Ground Lease – Tenant Responsible for Roof, Structure, and All Building Maintenance

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

AUTOZONE CARROLLTON, TX (DALLAS)

AutoZone

Lessee: AutoZone, Inc.

Guarantor: AutoZone, Inc.

REVENUE

\$18.9 Billion
(FY2025)

CREDIT RATING

BBB (S&P) /
Baa1 (Moody's)
/ BBB (Fitch)

LOCATIONS

6,766 U.S. /
7,856 Global

STOCK TICKER

AZO (NYSE)



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

Founded in 1979 in Forrest City, Arkansas as Auto Shack, AutoZone (NYSE: AZO) has grown into the largest retailer and a leading distributor of automotive replacement parts and accessories in the Americas.

AutoZone serves both do-it-yourself (DIY) customers and professional installers through its Duralast private-label parts, AutoZone Rewards loyalty program, and a rapidly expanding commercial delivery program serving repair shops and dealers nationwide. The company's growing network of Mega Hub distribution stores, which carry **more than 100,000 SKUs**, allows AutoZone to deliver hard-to-find parts to surrounding stores and commercial customers in a matter of hours, reinforcing its position as the most convenient and reliable source for automotive parts in the industry.

With more than **7,850 stores across the United States, Mexico, and Brazil** and **\$18.9 billion in net sales for fiscal year 2025**, AutoZone continues to invest aggressively in new store growth, targeting approximately **365 new store openings in fiscal 2026** alone. Backed by investment-grade credit ratings and a disciplined capital allocation strategy that has returned tens of billions of dollars to shareholders through share repurchases, AutoZone remains one of the most resilient and scalable operators in the automotive aftermarket sector.



IN THE NEWS

AUTOZONE CARROLLTON, TX (DALLAS)

AutoZone Outlines Approximately 365 Store Openings in Fiscal 2026 While Planning a \$30 Million Q4 LIFO Charge

MAY 26, 2026 (SEEKINGALPHA)

Management View

- "This past quarter, their efforts allowed us to deliver sales growth of plus 8.4%, the largest we've reported since Q2 of FY '23. Simply put, we're growing." (CEO, President & Director Philip Daniele)
- "We opened 82 stores globally this past quarter... We are on track to open approximately 365 stores for the full year... and their sales results are exceeding our pro forma expectations." (CEO Daniele)
- "Our domestic DIY sales grew plus 2.2%, while our domestic commercial sales grew plus 10.4%... We are pleased to report double-digit commercial sales growth and believe the strong performance will continue." (CEO Daniele)

Highlights AutoZone's accelerated store growth plans and continued expansion of its Mega Hub distribution network heading into fiscal year 2026.

- "Total sales were \$4.8 billion and were up 8.4% versus Q3 of last year... The combination of higher net income and lower share count drove earnings per share for the quarter to \$38.07." (Chief Financial Officer of Customer Satisfaction Jamere Jackson)

Outlook

- "We think the inflation rates and ticket average rates will probably be a little more muted than they were in Q3 in that probably 4% range." (CEO Daniele)
- "For Q4, we expect to open approximately 160 stores globally versus 141 last year." (CFO Jackson)
- "In Q4, we expect LIFO to reduce EBIT by approximately \$30 million... and our EPS by approximately \$1.40 a share." (CFO Jackson)

EXPLORE ARTICLE



AutoZone Announces \$1.6 Billion Investment to Accelerate Global Store Growth

(WE ARE MEMPHIS)

Memphis-based AutoZone Inc. is ramping up its long-term growth strategy with plans to invest \$1.6 billion in capital expenditures during FY 2026, company president and CEO Phil Daniele announced during the retailer's Q1 2026 earnings call on Dec. 9.

A major focus of the investment will be expanding AutoZone's store footprint across the U.S. and internationally, including opening additional hubs and megahub locations designed to bring more inventory closer to customers.

AutoZone's total store count has now surpassed 7,700 locations worldwide. In Q1 2026, the company opened 53 net new stores — including 39 in the U.S., 12 in Mexico, and two in Brazil. That compares to 34 openings in the same quarter last year.

Details AutoZone's plan to invest \$1.6 billion in new store construction and Mega Hub expansion, supporting continued growth across the United States, Mexico, and Brazil.

A key part of the retailer's strategy includes expanding its network of megahub stores, larger facilities that anchor inventory for surrounding AutoZone locations. The company is also repurposing vacant big-box buildings to support this effort.

AutoZone currently operates 137 megahub stores, after adding four more during the quarter. CFO Jamere Jackson said the company plans to open at least 30 new megahub locations in FY 2026, with a long-term goal of building out 300 megahubs worldwide.

AutoZone reported \$18.9 billion in revenue during FY 2025 and employs 130,000 people globally. It remains one of Memphis's largest public companies by revenue and has approximately 2,400 employees in the Memphis area.

EXPLORE ARTICLE



LEASE OVERVIEW

AUTOZONE CARROLLTON, TX (DALLAS)

Initial Lease Term	20-Years, Plus (4), 5-Year Options to Renew
Projected Rent Commencement	Oct-2026
Projected Rent Expiration	Nov-2046
Lease Type	Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$110,000
Annual Rent Years 6-10	\$121,000
Annual Rent Years 11-15	\$133,100
Annual Rent Years 15-20	\$146,410
Option 1	\$161,051
Option 2	\$177,156
Option 3	\$194,871.84
Option 4	\$214,359

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.







ADDISON AIRPORT



DALLAS, TEXAS, USA
DOWNTOWN DALLAS, TX
~18 MILES AWAY

ARBOR CREEK MIDDLE SCHOOL
(896 STUDENTS)



WINDSOR MUSTANG PARK APARTMENTS
(290 UNITS)



INDIAN CREEK ELEMENTARY SCHOOL
(490 STUDENTS)



KEYSTONE AT CASTLE HILLS
(690 UNITS)



CARROLLTON REGIONAL MEDICAL CENTER
(216 BEDS)

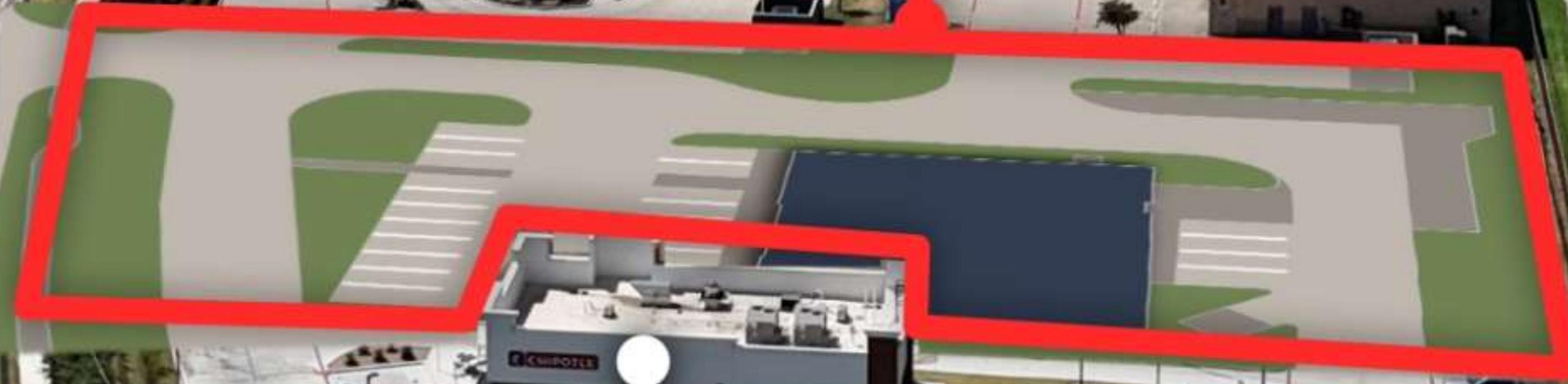


FIELDCREST APARTMENTS
(180 UNITS)



WINDSOR CASTLE HILLS APARTMENTS
(430 UNITS)

WEST PARKER ROAD
(20,388 VPD)



- COMING SOON
- 120,000 SF
- 17.2 AC
- ON-SITE GAS STATION, CAR WASH, RESTAURANT, PHARMACY & CURBSIDE PICKUP LANES
- 600+ PARKING SPACES

NORTH JOSEY LANE
(24,756 VPD)



AmerisourceBergen

COURTYARD
BY MARRIOTT
HOME2
SUITES BY HILTON
MARRIOTT

PENNYMAC
FINANCIAL SERVICES

H-E-B

- COMING SOON
- 120,000 SF
- 17.2 AC
- ON-SITE GAS STATION, CAR WASH, RESTAURANT, PHARMACY & CURBSIDE PICKUP LANES
- 600+ PARKING SPACES

CHIPOTLE
MEXICAN GRILL

FirstUnited
SPEND LIFE WISELY™

CINEMARK

I P S
INSTITUTIONAL
PHARMACY SOLUTIONS

LifeCare

EVERGREEN AT
ARBOR HILLS
(136 UNITS)

HEBRON
HIGH SCHOOL
(3,673 STUDENTS)

Interceramic

Frost
BANKING
INVESTMENTS
INSURANCE

FARM
544
ROAD

WEST PARKER ROAD
(20,388 VPD)

NORTH JOSEY LANE
(24,756 VPD)

McDonald's

DALLAS
TEXAS, USA
DOWNTOWN DALLAS, TX
~18 MILES AWAY

WINDSOR CASTLE
HILLS APARTMENTS
(430 UNITS)

AutoZone



Tom Thumb
SUBWAY
Arby's
PAPA JOHNS
Wendy's

CVS pharmacy

SPROUTS
FARMERS MARKET

Walmart
Supercenter
LOWE'S

DALLAS
TEXAS, USA
DOWNTOWN DALLAS, TX
~18 MILES AWAY

Kroger
tropical CAFE
Jack in the Box
CHIPOTLE

KOHL'S
SUBWAY
PET SUPPLIES PLUS
DUNKIN'

Walmart
Neighborhood Market
WING STOP

W
MCDONALD'S
KFC
PANDA EXPRESS
CHINESE KITCHEN

Public Storage

CARROLLTON REGIONAL
MEDICAL CENTER
(216 BEDS)

AVENIDA
CARROLLTON

MART

CASTLE HILLS
ELEMENTARY SCHOOL
(656 STUDENTS)

WINDSOR CASTLE
HILLS APARTMENTS
(430 UNITS)

FIELDCREST
APARTMENTS
(180 UNITS)

LIQUOR DEPOT
world of
smoke & vape

WEST PARKER ROAD
(20,388 VPD)

AutoZone

MCDONALD'S

STARBUCKS

CHIPOTLE
MEXICAN GRILL

NORTH JOSEY LANE
(24,756 VPD)

H-E-B

- COMING SOON
- 120,000 SF
- 17.2 AC
- ON-SITE GAS STATION, CAR WASH, RESTAURANT, PHARMACY & CURBSIDE PICKUP LANES
- 600+ PARKING SPACES

SITE OVERVIEW

AUTOZONE CARROLLTON, TX (DALLAS)



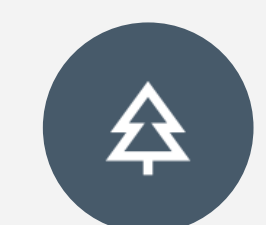
Year Built

2026



Building Area

±6,815 SF

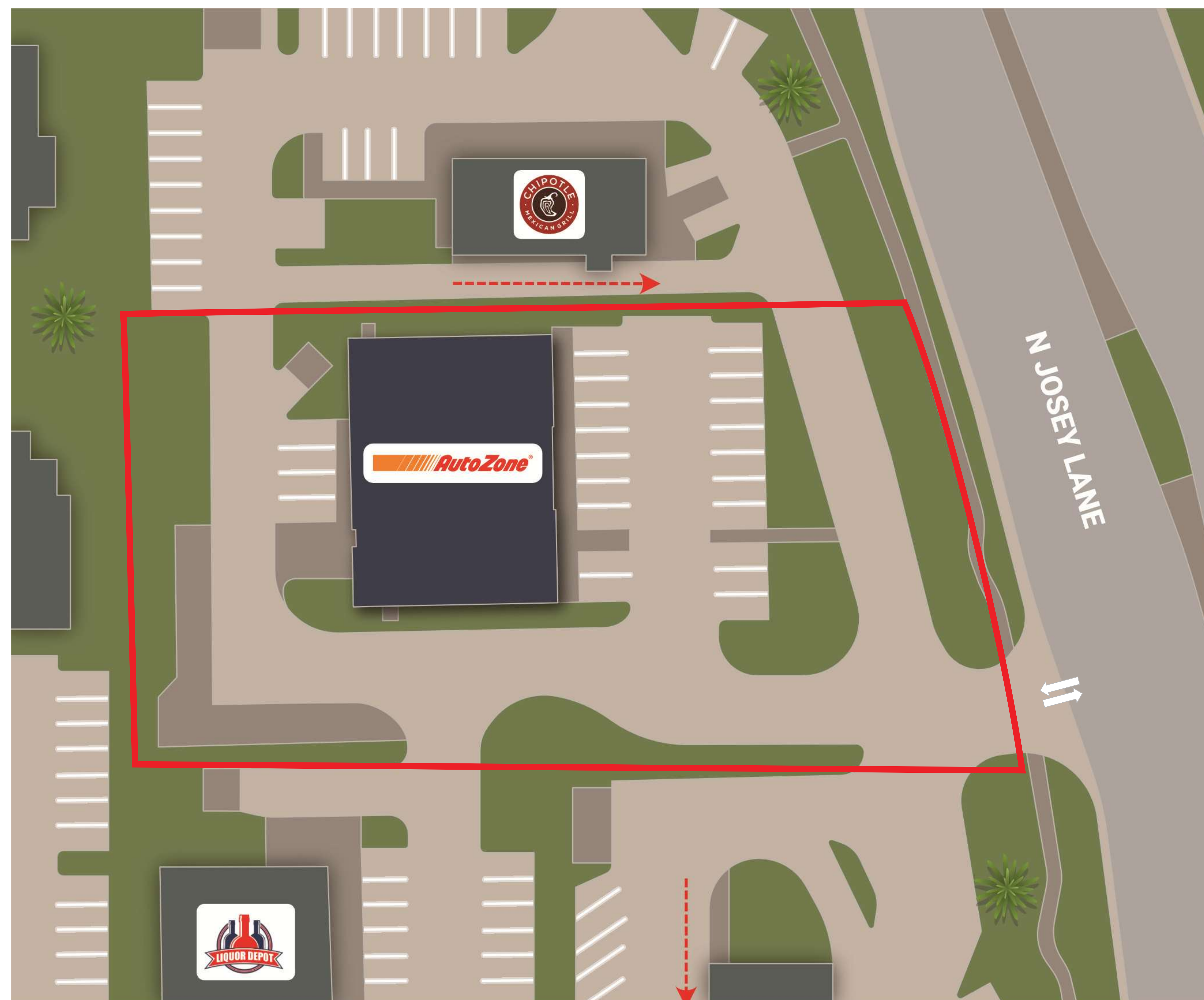


Land Area

±1.1 AC

NEIGHBORING RETAILERS

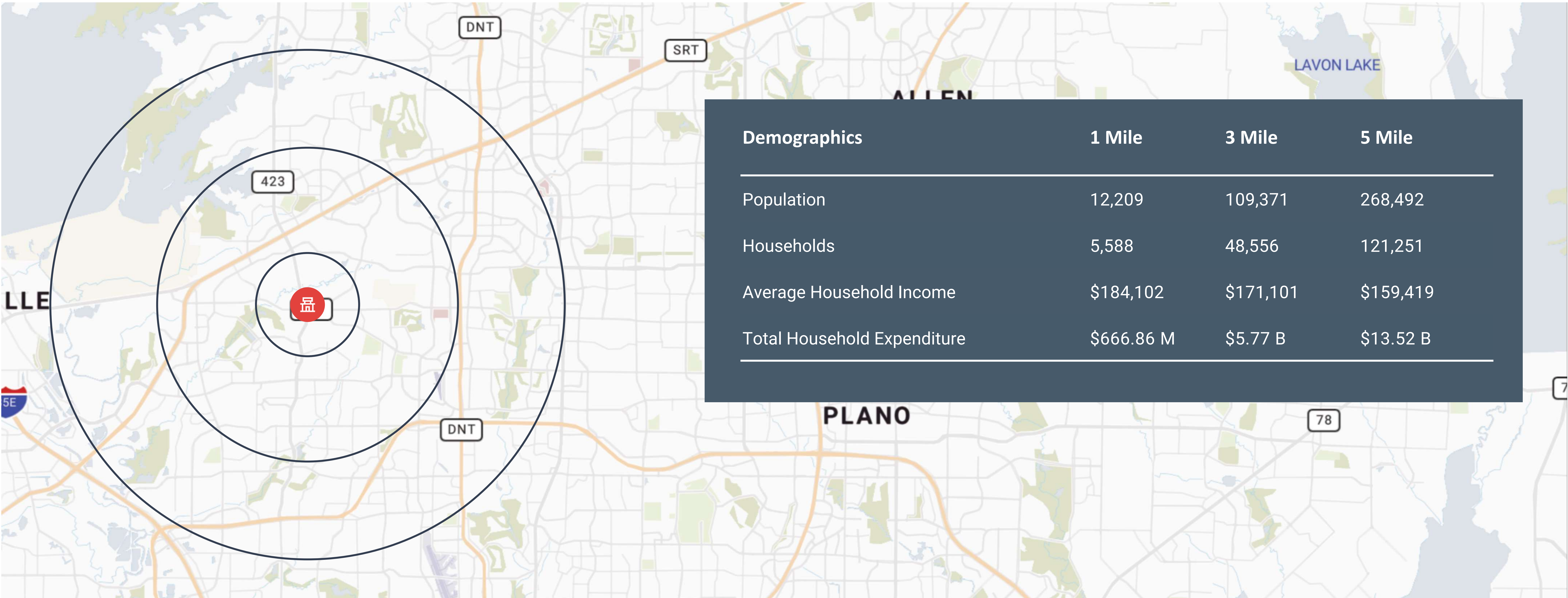
- McDonald's
- Chipotle Mexican Grill
- Starbucks Coffee Company
- Kroger Marketplace
- Target
- Walmart Supercenter
- 24 Hour Fitness
- Studio Movie Grill
- ALDI
- The Home Depot
- Culver's



File Photo

LOCATION OVERVIEW

AUTOZONE CARROLLTON, TX (DALLAS)



DALLAS, TX ECONOMIC DRIVERS (EMPLOYEES)

1.

UT Southwestern Medical Center (25,641)
2.

Dallas Independent School District (22,857)
3.

Southwest Airline Co (19,190)
4.

City of Dallas (13,798)
5.

Parkland Health & Hosp System (13,103)
6.

AT&T Inc. (10,690)
7.

Dallas County Community College (8,230)
8.

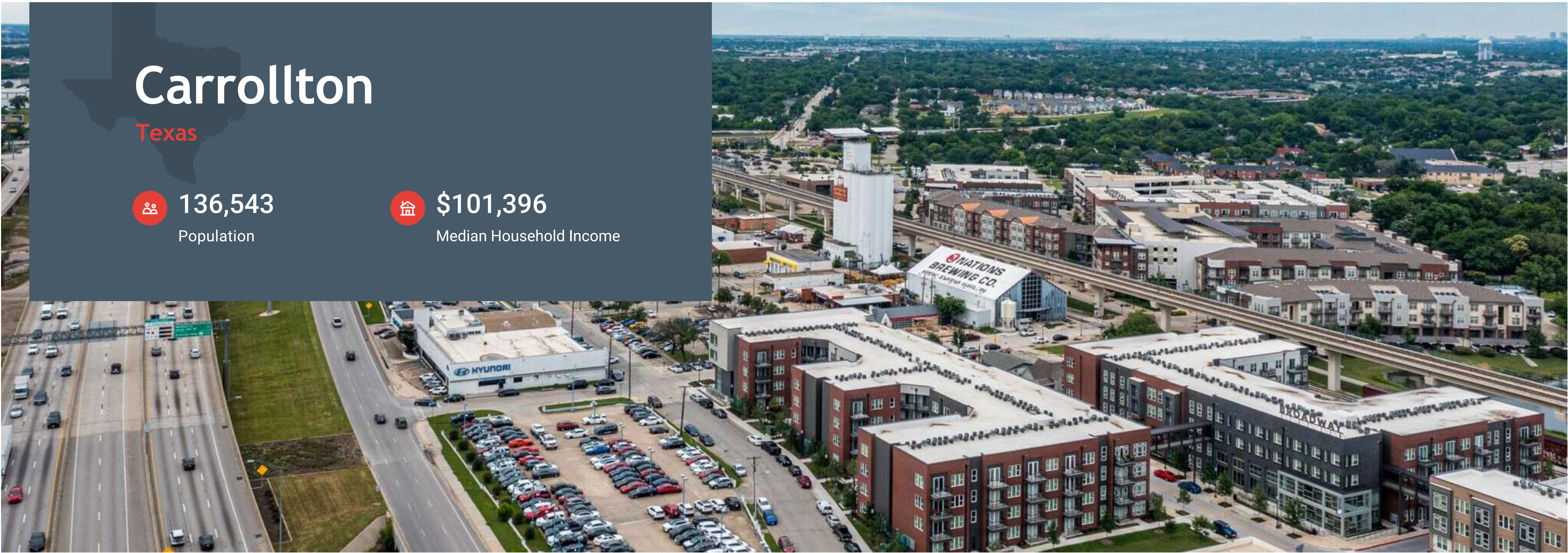
Texas Instruments Inc. (7,704)
9.

Methodist Dallas Med Ctr (6,689)
10.

Dallas County (6,500)

LOCATION OVERVIEW

AUTOZONE CARROLLTON, TX (DALLAS)



Carrollton
Texas



136,543

Population



\$101,396

Median Household Income

DFW Retail
Occupancy

95.3%

New PennyMac Jobs
Coming to Carrollton

1,800+

Carrollton, Texas is a city of more than 136,000 residents located in Dallas and Denton Counties, within the Dallas–Fort Worth Metroplex.

Carrollton is home to a diverse economic base built around manufacturing, distribution, financial services, and healthcare, anchored by employers including Southland Industries, Western Extrusions, and the newly announced 300,000 SF PennyMac Loan Services hub, which is expected to bring more than 1,800 jobs to the city.

Carrollton's population has grown to more than 136,000 residents, with a median household income of \$101,396, well above the DFW metro average.

The city benefits from direct access to Interstate 35E, the Sam Rayburn Tollway, and President George Bush Turnpike, connecting Carrollton to Dallas–Fort Worth International Airport and Dallas Love Field within a 30-minute drive. Carrollton is served by Carrollton-Farmers Branch Independent School District and Baylor Scott & White Medical Center – Carrollton, and continues to see significant retail investment, including a new 120,000 SF H-E-B store under construction at Parker Road and Josey Lane and the \$1 billion Trinity Mills transit-oriented development along the DART rail line.

LOCATION OVERVIEW

AUTOZONE CARROLLTON, TX (DALLAS)

Dallas-Fort Worth MSA

Texas



8.3M+

Population



\$93,000+

Median Household Income

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

4th

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

9th

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

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

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

The Metroplex is a dynamic economic powerhouse with a diverse and resilient economy, driven by sectors such as finance, technology, healthcare, logistics, aerospace, and defense. Corporate headquarters for Fortune 500 companies like AT&T, American Airlines, Southwest Airlines, and ExxonMobil call the area home, while the region's central location and strong infrastructure make it a national hub for distribution and commerce.

In addition to its economic strength, the DFW Metroplex offers a rich array of cultural and recreational attractions. Dallas is known for its vibrant arts district, high-end shopping, and professional sports teams including the Cowboys, Mavericks, and Stars. Fort Worth, often referred to as "Where the West Begins," blends cowboy heritage with modern amenities, featuring the historic Stockyards and world-class museums like the Kimbell Art Museum. Outdoor enthusiasts enjoy sprawling park systems, lakes, and trails throughout the region, while families are drawn to destinations like the Dallas Zoo, Fort Worth Zoo, and Six Flags Over Texas. With a relatively low cost of living, a booming job market, and a diverse, growing population, the Metroplex continues to be a top destination for both businesses and new residents.

IN THE NEWS

AUTOZONE CARROLLTON, TX (DALLAS)

A 120,000-Square-Foot H-E-B Is Coming to Parker Road and Josey Lane

CARROLLTON COMMUNITY STAFF, JULY 12, 2026 (CARROLLTON COMMUNITY VOICE)

Carrollton City Council voted earlier this year to rezone a 17.2-acre property at the corner of Parker Road and Josey Lane, clearing the path for a H-E-B store that will clock in at 120,000 square feet.

That puts it well above the footprint of a standard suburban grocery — for reference, a typical supermarket runs 45,000 to 65,000 square feet. This one is closer in scale to a regional anchor.

Beyond the store itself, the approved plan packages in several amenities that extend its draw:

- Gas station on-site
- Car wash
- Restaurant inside or attached to the store
- Pharmacy
- Covered grocery pickup lanes for curbside orders
- More than 600 parking spaces

That combination — fuel, food, pharmacy, and covered pickup in one stop — is consistent with how H-E-B has built its larger Texas locations, where the goal is to consolidate as many errands as possible under one roof.

Parker Road and Josey Lane sits near one of Carrollton’s denser residential corridors. Josey Lane runs north-south as a primary arterial connecting multiple neighborhoods to the southern end of the city, and Parker Road feeds traffic from both Carrollton and the neighboring Farmers Branch boundary. The 17.2-acre parcel gives the store room to breathe — surface parking for 600-plus vehicles requires substantial land, and covered pickup infrastructure adds more.

Carrollton’s current grocery landscape along that corridor is a patchwork of national chains. H-E-B has been expanding steadily into the Dallas-Fort Worth market after launching its DFW presence, and Carrollton is part of that broader push northward into communities that have been on the chain’s target list for several years.



What This Means for Residents on the South Side

For residents in the neighborhoods feeding into the Parker-Josey intersection, the practical question is distance and options. A 120,000-square-foot store with a pharmacy and gas station changes the errand calculus for people who currently string together stops at multiple locations. The covered grocery pickup component is also worth noting — it is infrastructure, not just a service, which signals that H-E-B is building this location to handle high curbside volume from day one.

The restaurant component inside the store is in line with H-E-B’s Central Market and larger-format stores elsewhere in Texas, which have incorporated prepared food counters, full-service delis, and sit-down or grab-and-go dining. Exact tenant details for the Carrollton location have not been disclosed.

The Broader Development Picture

This project fits inside a wider moment of retail investment in Carrollton. The city’s economic development office has been running an active outreach initiative aimed at pulling new retail and restaurant names into the market, including targeted work on aging strip centers that are candidates for redevelopment. A 17.2-acre commitment from a grocer of H-E-B’s scale is exactly the kind of anchor that can shift the retail gravity in a submarket and attract adjacent tenants to nearby parcels.

The Carrollton Economic Development Corporation tracks the city’s larger development pipeline, including the Trinity Mills Station mixed-use project taking shape around the DART rail stop on the north end of the city. The Parker-Josey H-E-B fills a different geographic need — ground-level retail serving established residential density rather than transit-oriented new construction.

EXPLORE ARTICLE

IN THE NEWS

AUTOZONE CARROLLTON, TX (DALLAS)

PennyMac Inks Full-Building Lease For Carrollton Hub

OCTOBER 2, 2025 (THE REAL DEAL)

PennyMac Financial Services signed a full-building lease for a new 300,000-square-foot hub in Carrollton, expected to bring more than 1,800 new jobs to the city.

The mortgage lender's new facility at 5025 Plano Parkway will consolidate several existing North Texas operations under one roof, positioning Carrollton to become home to one of the largest single employers in the city. The move reflects continued corporate investment in the Dallas–Fort Worth submarket, where large-format office and flex space continues to attract major financial services tenants seeking proximity to a growing, skilled labor pool along the Sam Rayburn Tollway corridor.

EXPLORE ARTICLE



A 120,000-Square-Foot H-E-B Is Coming to Parker Road and Josey Lane

JULY 12, 2026 (CARROLLTON COMMUNITY VOICE)

Carrollton City Council approved rezoning for a 17.2-acre site at Parker Road and Josey Lane, clearing the way for the city's first H-E-B.

The approved 120,000-square-foot store will include a gas station, car wash, pharmacy, and a True Texas BBQ restaurant, along with covered grocery pickup and more than 600 parking spaces. The rezoning approval, finalized in January 2026, was the key governing hurdle for the project, with construction timing expected to follow. The development sits directly across from the subject property, reinforcing the intersection's continued transformation into one of northern Carrollton's most active retail corridors.

EXPLORE ARTICLE



H-E-B's Parker Road Expansion: Transforming Carrolllton's Northern Corridor

MARCH 15, 2026 (CARROLLTON COMMUNITY VOICE)

For years, residents in north Carrollton have relied on Kroger and Tom Thumb locations for grocery shopping, but H-E-B's new store is set to change that.

The new location will include a full-service gas station with a car wash, appealing to the time-strapped commuters who make up a significant share of north Carrollton's population. The store's arrival reflects the growing demographic and economic strength of the surrounding Josey Lane corridor, which continues to attract national retailers and restaurant concepts. Construction activity is expected to increase traffic in the immediate area beginning in 2026 as the project moves toward completion.

EXPLORE ARTICLE



First Pieces of \$1.5B Carrollton Transit-Oriented District Complete

DECEMBER 11, 2025 (DALLAS MORNING NEWS)

The first phase of Carrollton's \$1.5 billion Trinity Mills transit-oriented development has opened, marking a major milestone for the 300-acre project.

EVIVA Trinity Mills, developed in partnership with Dallas Area Rapid Transit, brings new apartments and retail space directly adjacent to the Trinity Mills DART Station. The project is one of the largest transit-oriented developments in North Texas and is expected to add thousands of residents and jobs to Carrollton over the coming decade. The development sits roughly four miles from the subject property, reinforcing sustained investment and rooftop growth throughout the surrounding trade area.

EXPLORE ARTICLE



Dallas-Fort Worth's Retail Occupancy Climbs to 95.3% in 2025

JANUARY 9, 2026 (COMMUNITY IMPACT)

Dallas-Fort Worth finished 2025 with a retail occupancy of 95.3%, an increase over the record occupancy first reported in 2023.

Weitzman officials noted that the region has now posted record-high retail occupancy for three consecutive years, highlighting exceptional market stability despite inflation, construction cost pressures, and broader economic headwinds. Total retail inventory reached 202 million square feet, with 2.4 million square feet delivered in 2025. Forecasts project continued strength through 2026, with occupancy expected to rise to 95.4% alongside approximately 3.8 million square feet of new retail development.

EXPLORE ARTICLE



DFW Population Projected to Reach 12.4 Million by 2050

DECEMBER 28, 2025 (NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS)

As the Dallas-Fort Worth region enters 2026 amid continued population growth, new projections reveal growth in North Texas shows no signs of slowing.

The region's population now exceeds 8.5 million and is projected to reach 12.4 million by 2050, representing a 45% increase from current levels and a 140% increase since 2000. Denton County, home to the subject property's 75010 zip code, continues to rank among the fastest-growing counties in the metroplex. Rapid expansion across Denton and Collin Counties further reinforces long-term demand for retail, housing, and commercial development throughout the region.

EXPLORE ARTICLE



H-E-B Plots New Store in Carrollton as D-FW Expansion Powers Ahead

DECEMBER 3, 2025 (MSN / STAR-TELEGRAM)

Shoppers in Carrollton may soon have the option of H-E-B as a new retail choice, as the San Antonio-based chain expands into North Texas.

The proposal calls for a 120,000-square-foot grocery store with fuel pumps and a car wash at the intersection of Parker Road and Josey Lane, a corner that already features a RaceTrac and a McDonald's. The rezoning request sought a Planned Development designation to allow the large-format store and associated site improvements. City staff and the Transportation Engineering Division reviewed a traffic impact analysis submitted in support of the 17.2-acre project.

EXPLORE ARTICLE



Carrollton's Development Boom: What's Coming to Your City in 2026

MARCH 27, 2026 (CARROLLTON COMMUNITY VOICE)

Carrollton is seeing an unprecedented wave of commercial and residential development heading into 2026.

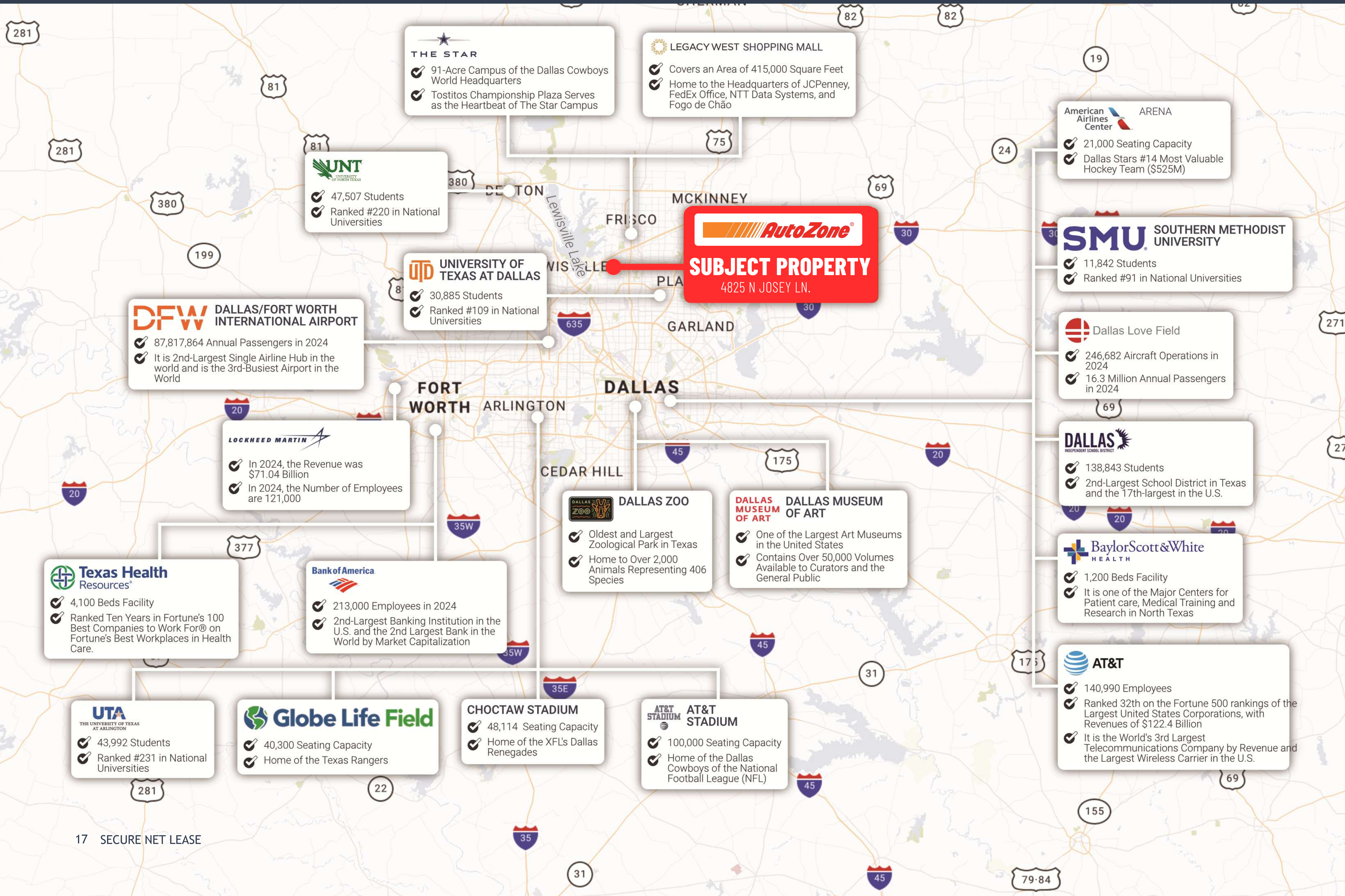
The city's growth is being driven by several major projects, including the new H-E-B at Parker Road and Josey Lane, the EVIVA Trinity Mills mixed-use development, and continued expansion of the Trinity Mills transit-oriented district along the DART rail line. Combined, these projects are expected to add thousands of new jobs and residents to Carrollton over the next several years, further strengthening the surrounding retail trade area and supporting continued national retailer expansion along major corridors like Josey Lane.

EXPLORE ARTICLE



GREATER AUSTIN

AUTOZONE CARROLLTON, TX (DALLAS)



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

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

Los Angeles

Office

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

CALL FOR ADDITIONAL INFORMATION

Anthony Pucciarello

Executive Vice President
(214) 915-8896
apucciarello@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210
bob@securenetlease.com

TEXAS DISCLAIMER

AUTOZONE CARROLLTON, TX (DALLAS)

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.