



OFFERING MEMORANDUM



TABLE OF CONTENTS

| | |
|---------------------------|-----------|
| EXECUTIVE SUMMARY | 3 |
| INVESTMENT SUMMARY | 4 |
| TENANT PROFILE | 5 |
| LOCATOR MAP | 6 |
| AERIALS | 7 |
| PROPERTY PHOTOS | 10 |
| DFW OVERVIEW | 12 |
| DEMOGRAPHICS | 13 |

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Greenway Realty Services and it should not be made available to any other person or entity without the written consent of Greenway Realty Services. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Greenway Realty Services.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Greenway Realty Services has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Greenway Realty Services has not verified, and will not verify, any of the information contained herein, nor has Greenway Realty Services conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



GREENWAY INVESTMENT COMPANY

ESTABLISHED 1979

EXCLUSIVELY MARKETING BY:

RYAN PETTY

214-699-4845

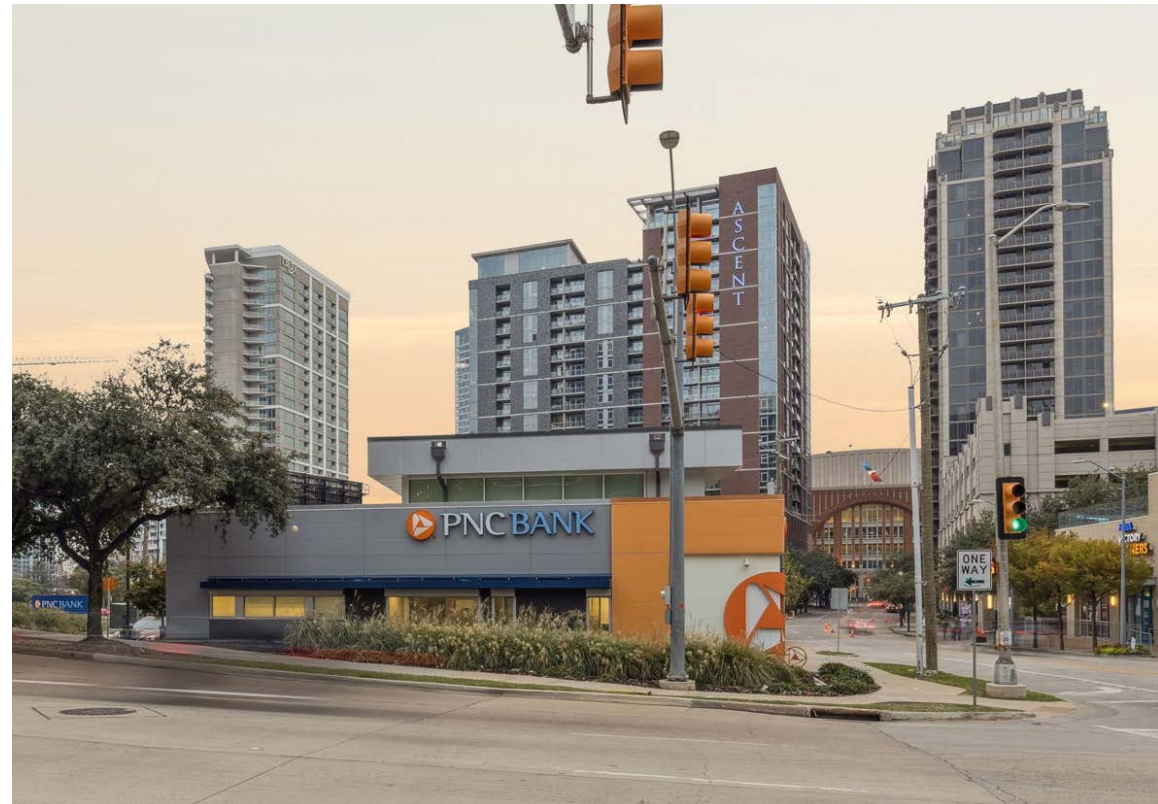
rpetty@greenwayinvestment.com

EXECUTIVE SUMMARY:

Greenway Realty Services is pleased to offer an absolute triple net PNC Bank ground lease for sale at 2635 Harry Hines Blvd in Dallas, Texas. This flagship location sits at the entrance to the Victory Park and Uptown neighborhoods of Dallas and serves the surrounding residents and businesses. This 15-year corporate lease has 12% rental increases every 5 years with 4, 5-year options.

PROPERTY DETAILS:

| | |
|------------------------|---|
| ADDRESS: | 2635 HARRY HINES BLVD, DALLAS, TEXAS, 75201 |
| GLA: | 2,387 SF |
| LAND AREA: | 12,031 SF |
| YEAR BUILT: | 2021 |
| SIGNAGE: | BUILDING & MONUMENT |
| PARKING: | 7 SPACES |
| TRAFFIC COUNTS: | 29,465 VPD ON HARRY HINES BLVD 12,300 VPD ON FIELD ST (TXDOT 2024) |



RENT: \$201,250

COMMENCEMENT: 5/14/2020

EXPIRATION: 5/31/2040

CAP RATE: 4.0%

PRICE: \$5,031,250

LEASE SUMMARY:

REMAINING TERM: 15 YEARS

RENEWAL OPTIONS: 4, 5-YEAR OPTIONS

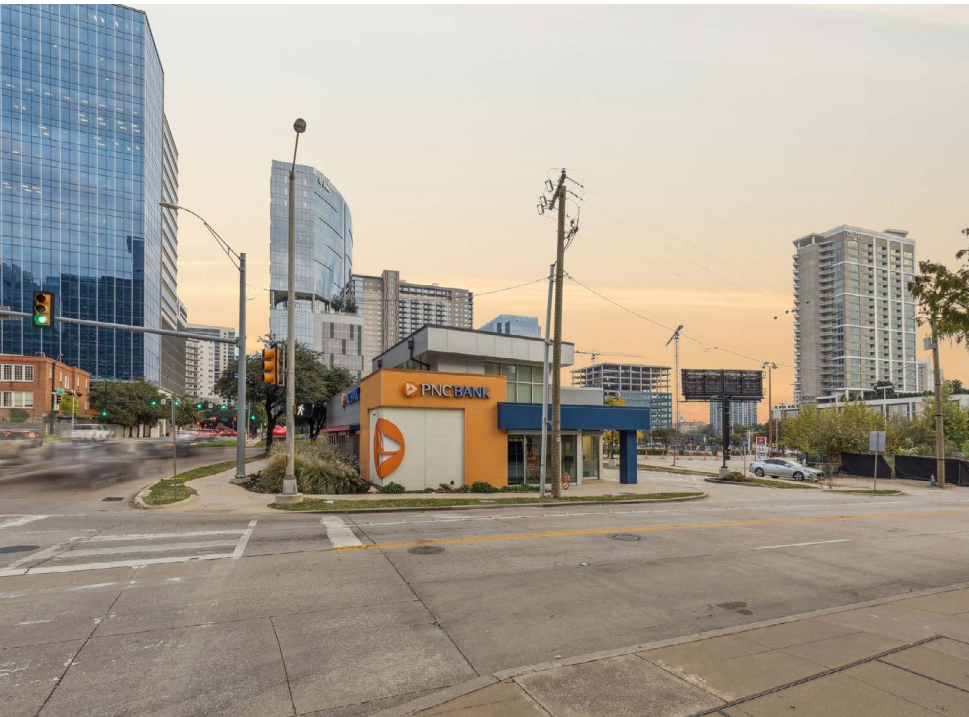
ANNUAL BASE RENT: CURRENT - 5/31/2030: \$201,249.96
6/1/2030 - 5/31/2035: \$231,437.88
6/1/2035 - 5/31/2040: \$266,153.16

RENEWAL OPTIONS: OPTION #1: FMV
OPTION #2: FMV
OPTION #3: FMV
OPTION #4: FMV

IN NO EVENT SHALL THE FAIR MARKET VALUE BE LESS THAN 115% OF THE BASE RENT IN EFFECT DURING THE LAST YEAR OF THE IMMEDIATELY PRECEDING TERM

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------|-----------|-----------|-----------|
| 2025 POPULATION | 34,631 | 186,267 | 362,716 |
| 2030 PROJECTED POP. | 40,723 | 204,616 | 400,787 |
| DAYTIME POPULATION | 133,033 | 363,055 | 609,455 |
| AVERAGE HH INCOME | \$153,779 | \$140,130 | \$149,076 |



TENANT PROFILE:

PNC offers a wide range of services for all our customers, from individuals and small businesses, to corporations and government entities. No matter how simple or complicated your needs, we're sure to have the products, knowledge and resources necessary for financial success.

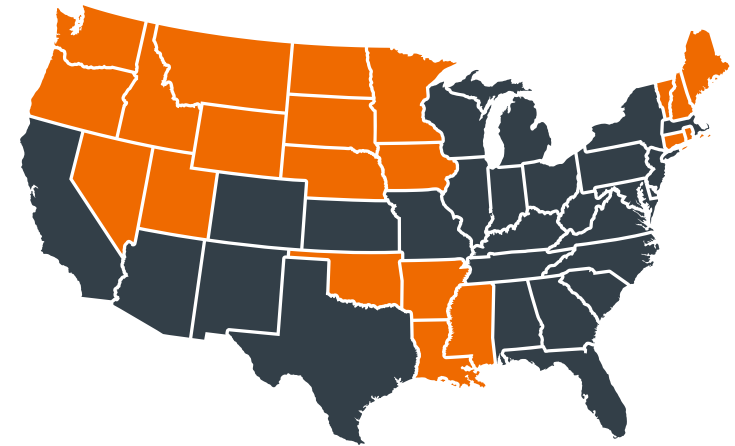
RETAIL BANKING

Serves the comprehensive needs of consumers and small businesses across the United States through a network of approximately **2,200 branches** and **60,000 PNC and partner ATMs**, and **thousands of bankers**, as well as telephonic, online and mobile banking channels. We seek to build lifelong relationships with consumers – and small businesses – by offering our clients a comprehensive set of solutions to meet their personal and business banking needs, including deposits, payments, lending, credit cards, wealth advisory, financial wellness solutions and brokerage services. Additionally, we aim to help small business clients run their businesses better by offering an industry-leading suite of treasury management, advisory, lending and liquidity management solutions.

- **Leading mortgage and home equity originator**
- **Top 5 small business bank by small business relationships**



PNC's Coast-to-Coast Franchise



National: Asset Management, Corporate & Institutional Banking and Retail Digital Presence (includes AK, HI)

Regional: Asset Management, Corporate & Institutional Banking and Retail Bank Branch Presence

Strategic international offices:

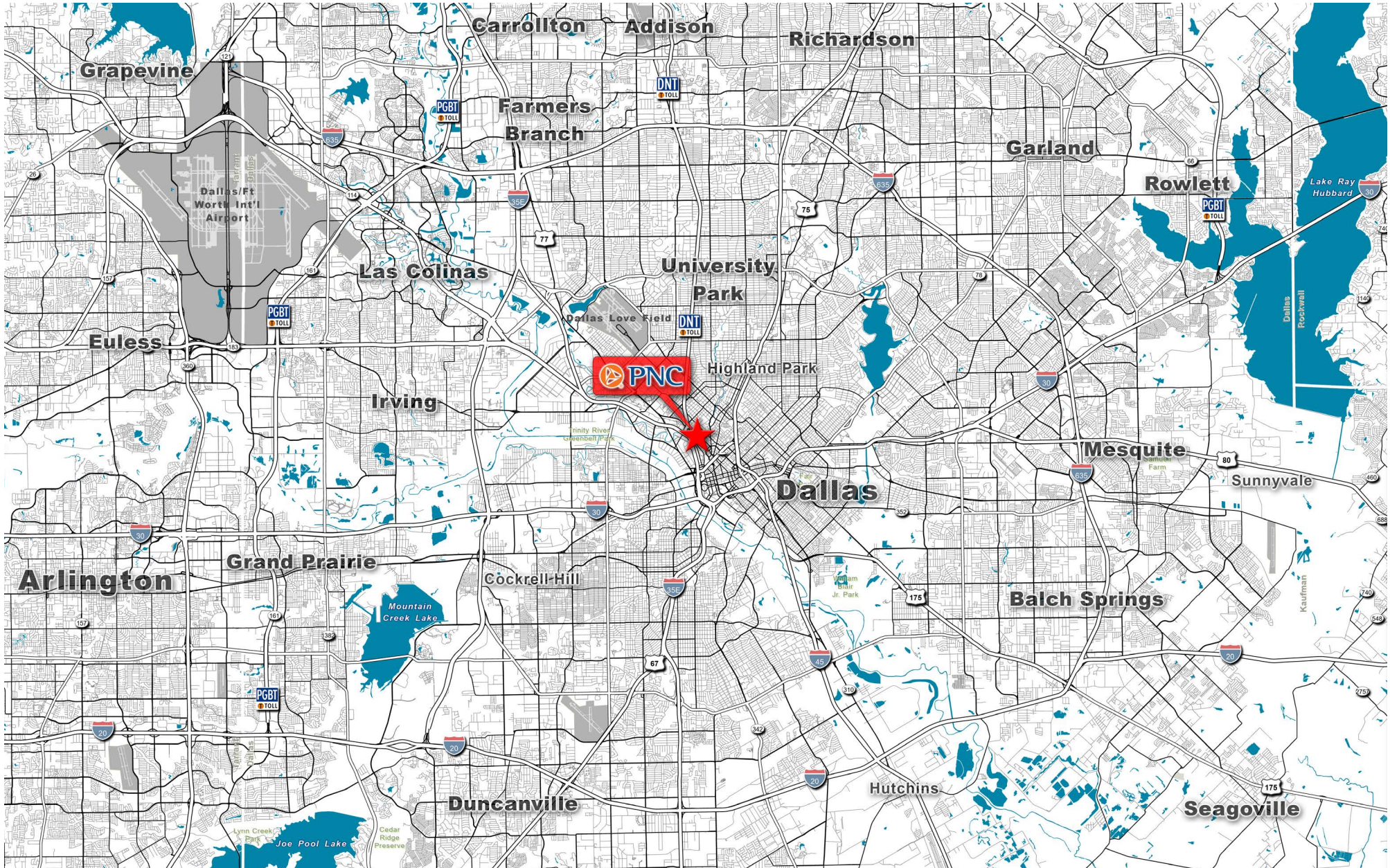
- Canada
- Germany
- United Kingdom
- China

PNC HIGHLIGHTS

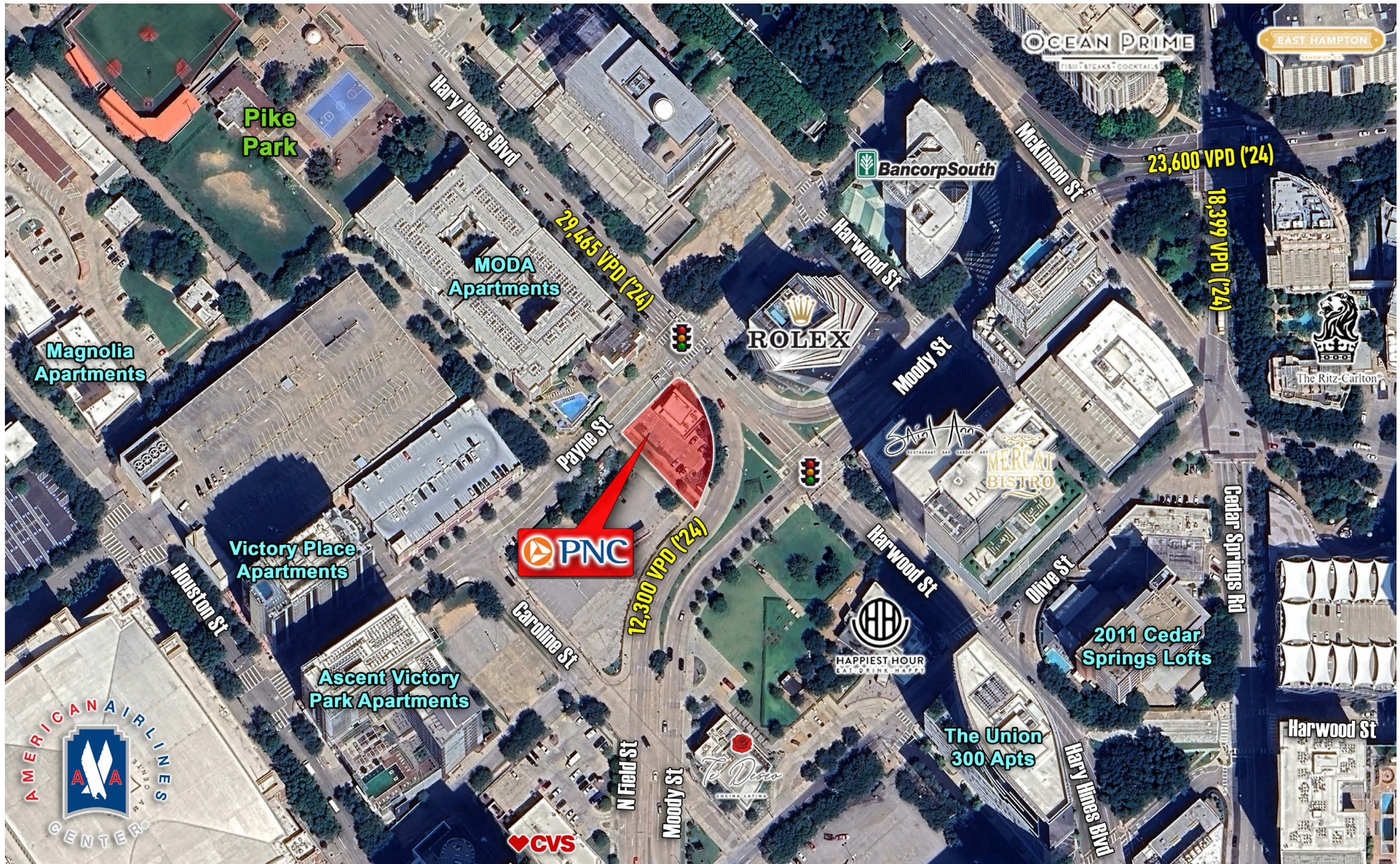
| | | | |
|----------------------|---------------|------------------------|---------------|
| Assets | \$569 Billion | Assets Under Admin | \$440 Billion |
| Deposits | \$433 Billion | Branches | ± 2,200 |
| Shareholders' Equity | \$59 Billion | Employees ¹ | ± 55,000 |

PUBLICLY TRADED COMPANY: MOODY'S: A2 | S&P: A | FITCH: A+















DFW OVERVIEW:

The Dallas-Fort Worth Metroplex, also known as the DFW Metroplex, is a bustling region in North Texas that includes 13 counties and more than 200 cities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of almost 8 million people.

- The DFW Metroplex is a major hub for business and industry, with a thriving economy and numerous Fortune 500 companies headquartered in the area, such as ExxonMobil, American Airlines, and AT&T.
- The area has a vibrant arts and culture scene, with numerous museums, theaters, and performing arts venues. Some notable institutions include the Dallas Museum of Art, Nasher Sculpture Center, Kimbell Art Museum, Bass Performance Hall, and the AT&T Performing Arts Center.
- The DFW Metroplex is home to several prestigious universities, including Southern Methodist University (SMU), the University of Texas at Dallas (UTD), and Texas Christian University (TCU).
- The Dallas Arts District is the largest urban arts district in the United States, spanning 19 city blocks, and is home to several museums, theaters, and performing arts venues.
- Sundance Square is a 35-block entertainment district in downtown Fort Worth with restaurants, bars, live music, and a variety of cultural events.
- Bishop Arts District is a trendy neighborhood in Dallas with independent boutiques, art galleries, and restaurants.
- The DFW Metroplex is home to several professional sports teams, including the Dallas Cowboys (NFL), Dallas Mavericks (NBA), Dallas Stars (NHL), Texas Rangers (MLB), and FC Dallas (MLS).

DISTANCE FROM SITE:

- American Airlines Center: ± 0.6 mile
- Downtown Dallas: ± 1.4 miles
- Kay Bailey Hutchison Convention Center: ± 2 miles
- Dallas Love Field Airport: ± 5 miles
- DFW International Airport: ± 18.2 miles
- AT&T Stadium: ± 19.5 miles

1ST FASTEST GROWING METRO IN THE U.S.

± 400 NEW RESIDENTS EACH DAY
MORE THAN 1.3 MILLION RESIDENTS WERE ADDED
FROM 2010 TO 2020 AND OVER 10.6 MILLION
PEOPLE ARE EXPECTED TO LIVE IN DFW IN 2040

HIGHLY DESIRABLE CENTRAL U.S.
LOCATION WITH THE **WORLD'S**
3RD-BUSIEST AIRPORT

#2 IN REVENUE GENERATED FROM FORTUNE 500 COMPANIES

PRO-BUSINESS
ENVIRONMENT WITH
LOW COST OF LIVING
& DOING BUSINESS

3RD HIGHEST PROJECTED GROWTH AMONG MAJOR U.S. MARKETS IN 2021 (OVER 196,000 NET JOBS ADDED)



DEMOGRAPHICS - 1 MILE RADIUS

Tapestry Profile



24,080

Households



32.1 ↓

Median Age

18.9% lower than
United States.



\$107K ↑

Median HH Income

31.6% higher than
United States.



\$634.8K ↑

Median Home Value

71.3% higher than
United States.



5.9

Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

D4 Metro Renters > 24.1K | 100.0%

C5 Diverse Horizons > 2 | 0.0%

Other 0 | 0.0%



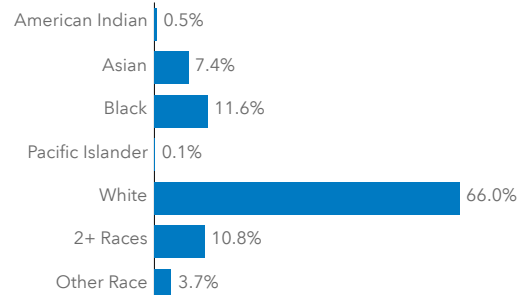
Diversity Index

65

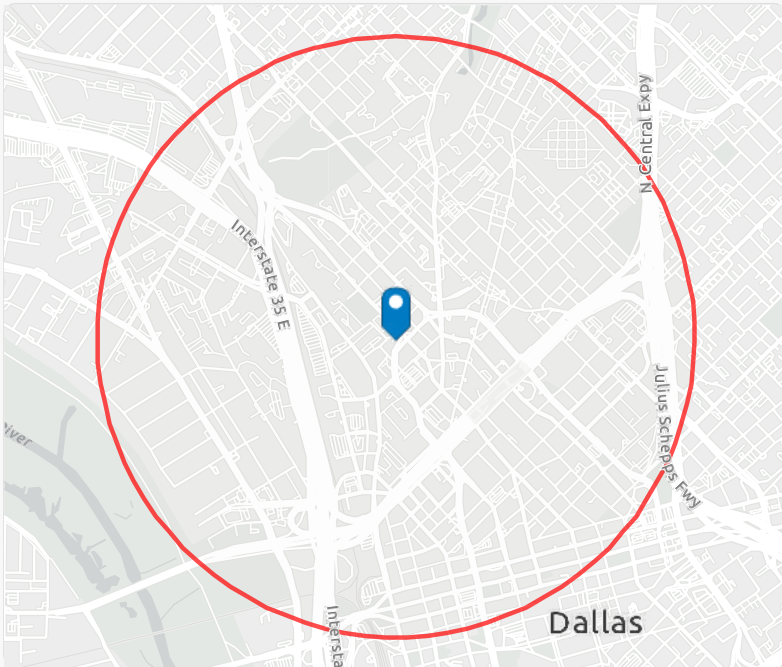
0

100

Population by Race



Metro Renters accounts for 100% of
households in the area which is **98% higher**
than the U.S.



DEMOGRAPHICS - 3 MILE RADIUS

Tapestry Profile



106,036

Households



33.5 ↓

Median Age

15.4% lower than
United States.



\$90.7K ↑

Median HH Income

11.1% higher than
United States.



\$538.3K ↑

Median Home Value

45.3% higher than
United States.



5.9

Home Value to
Income Ratio

Median home value
divided by median
household income



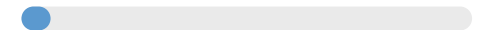
Tapestry

Top 5 segments by household count

D4 Metro Renters > 72.2K | **68.1%**



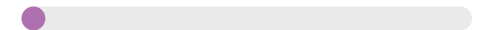
A6 Young and Restless > 6,846 | **6.5%**



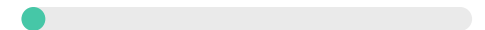
D1 Emerging Hub > 4,771 | **4.5%**



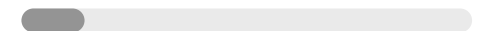
D5 Laptops and Lattes > 4,611 | **4.3%**



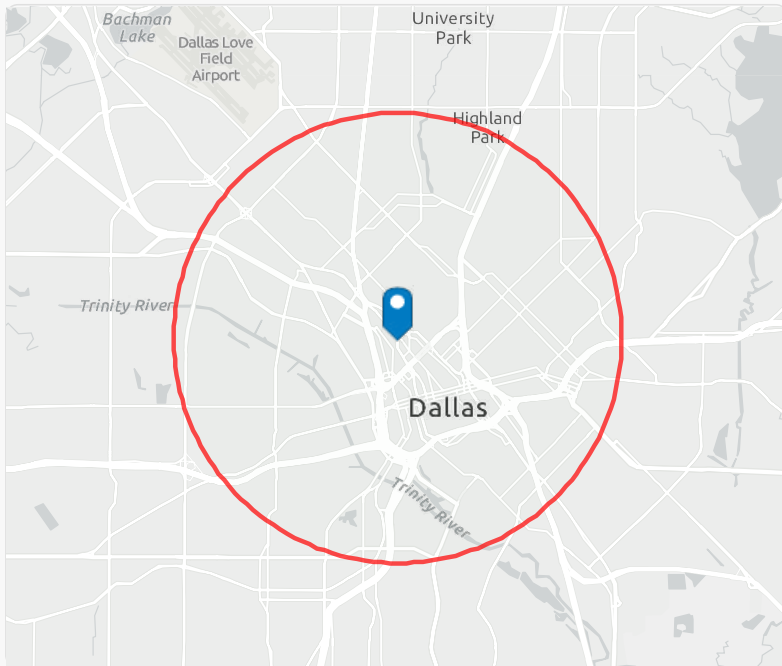
G1 Shared Roots > 2,750 | **2.6%**



Other 14.8K | **14.0%**



Metro Renters accounts for 68.1% of households in the area which is **66.1% higher** than the U.S.



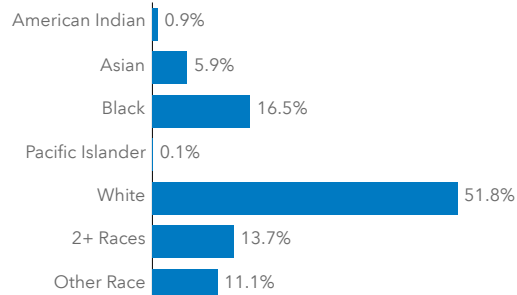
Diversity Index

80.4

0

100

Population by Race



DEMOGRAPHICS - 5 MILE RADIUS

Tapestry Profile



180,499

Households



34.2 ↓

Median Age

13.6% lower than
United States.



\$87.6K ↑

Median HH Income

7.3% higher than United
States.



\$533.4K ↑

Median Home Value

43.9% higher than
United States.



6.1

Home Value to
Income Ratio

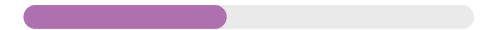
Median home value
divided by median
household income



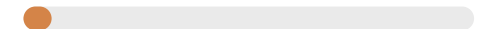
Tapestry

Top 5 segments by household count

D4 Metro Renters > 81.4K | **45.1%**



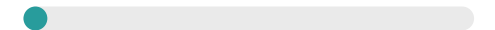
L3 Top Tier > 11.3K | **6.2%**



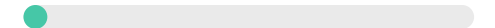
D5 Laptops and Lattes > 9,834 | **5.4%**



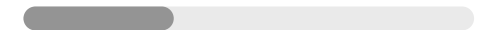
H4 Urban Chic > 9,415 | **5.2%**



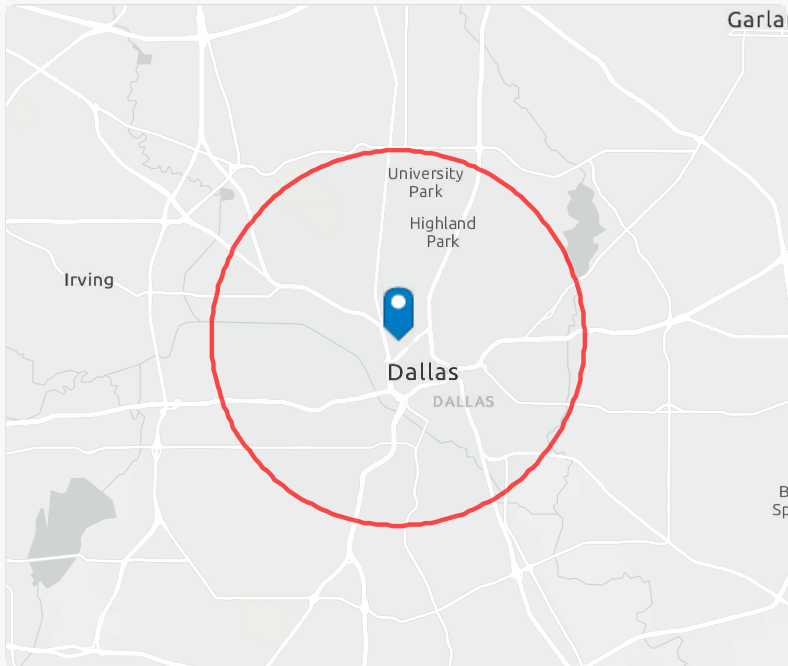
G1 Shared Roots > 8,361 | **4.6%**



Other 60.2K | **33.3%**



Metro Renters accounts for 45.1% of
households in the area which is **43.1% higher**
than the U.S.

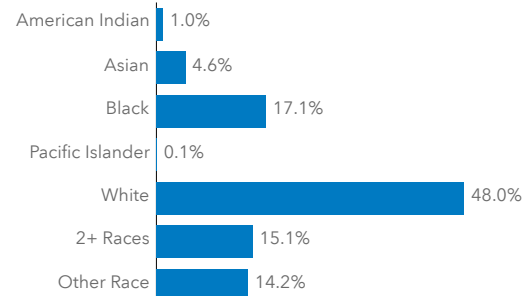


Diversity Index

83.2



Population by Race





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

Put the interests of the client above all others, including the broker's own interests;

Inform the client of any material information about the property or transaction received by the broker;

Answer the client's questions and present any offer to or counter-offer from the client; and

Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Greenway Realty Services, Inc

9008096

214-880-9009

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Donald Todd Petty

353007

todd@greenwayinvestment.com

214-699-4843

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Ryan Petty

676306

rpetty@greenwayinvestment.com

214-699-4845

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



EXCLUSIVELY MARKETING BY:

RYAN PETTY

214-699-4845

rpetty@greenwayinvestment.com



GREENWAY INVESTMENT COMPANY

ESTABLISHED 1979

The information contained herein was obtained from sources deemed reliable; however, GRSI makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.