



OFFERING MEMORANDUM



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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.



EXCLUSIVELY MARKETING BY:

RYAN PETTY

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EXECUTIVE SUMMARY:

Greenway Realty Services is pleased to offer this Origin Bank lease investment in the heart of Southlake, Texas. This irreplaceable location at the corner of Southlake Boulevard and Carroll Road offers prime visibility and proximity to Southlake Town Square and the surrounding high-end demographic.

PROPERTY DETAILS:

ADDRESS:	1110 E SOUTHLAKE BLVD, SOUTHLAKE, TEXAS
GLA:	7,371 SF
LAND AREA:	1.98 AC
YEAR BUILT:	2004
SIGNAGE:	MONUMENT & BUILDING
PARKING:	32 SPACES
TRAFFIC COUNTS:	45,911 VPD ON SOUTHLAKE BLVD 19,848 VPD ON CARROLL AVE 123,298 VPD ON SH-114 (TXDOT 2024)



COMMENCEMENT: 11/9/2022
EXPIRATION: 11/30/2037
NOI (FORWARD 12) \$383,027.22
CAP RATE: 5.6%
PRICE: \$6,850,000

LEASE SUMMARY:

REMAINING TERM: 12 YEARS
RENEWAL OPTIONS: 2, 5-YEAR OPTIONS
 AT FAIR MARKET VALUE
RENTAL RATE: \$51.07/SF + NNN
 3% ANNUAL INCREASES
LEASE STRUCTURE: NNN



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	4,974	58,423	126,113
2030 PROJECTED POP.	5,132	58,294	126,295
DAYTIME POPULATION	20,512	81,822	179,073
AVERAGE HH INCOME	\$399,485	\$264,663	\$243,199



RENT ROLL:

TENANT	SUITE	SF	LEASE START	LEASE EXPIRATION	BASE RENT (MONTHLY)	BASE RENT (ANNUAL)	BASE RENT (PSF/YR)	BASE RENT (DATE)	BASE RENT - INCREASE (MONTH)	BASE RENT - INCREASE (PSF/YR)
Origin Bank	1110	7,371	11/9/2022	11/30/2037	\$31,369.96	\$376,439.52	\$51.07	12/1/2026	\$32,311.06	\$52.60
								12/1/2027	\$33,280.39	\$54.18
								12/1/2028	\$34,278.80	\$55.81
								12/1/2029	\$35,307.17	\$57.48
								12/1/2030	\$36,366.38	\$59.20
								12/1/2031	\$37,457.37	\$60.98
								12/1/2032	\$38,581.09	\$62.81
								12/1/2033	\$39,738.53	\$64.69
								12/1/2034	\$40,930.68	\$66.64
								12/1/2035	\$42,158.60	\$68.63
								12/1/2036	\$43,423.36	\$70.69

INCOME/EXPENSES:
INCOME:

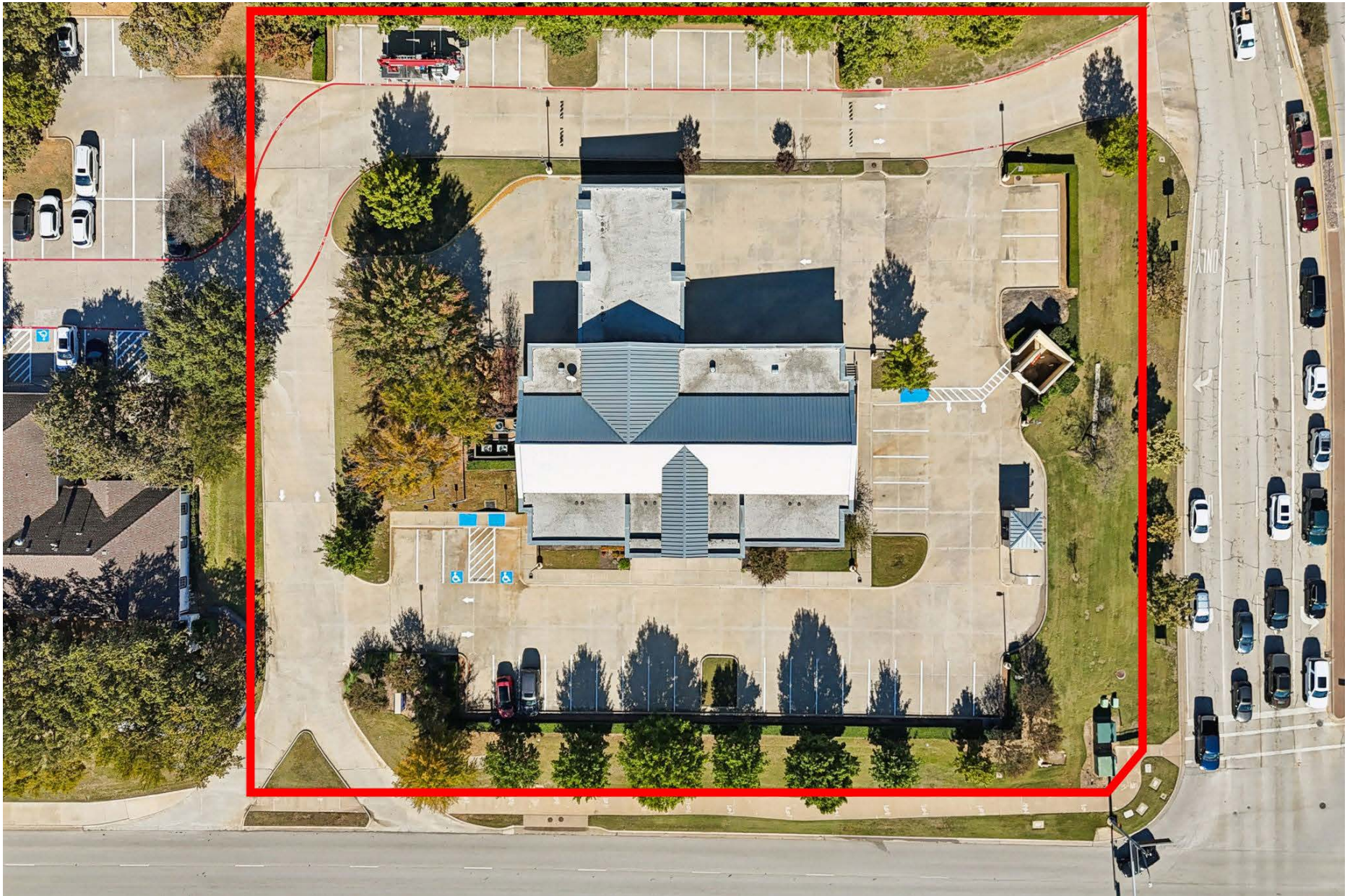
	"YEAR 1"	PSF
Base Rent	\$379,263	\$51.45
Expense Reimbursements		
Real Estate Taxes	\$39,877	\$5.41
Insurance	\$10,669	\$1.45
CAM	\$49,260	\$6.68
Total Expense Reimbursements	\$99,806	\$13.54
Gross Income	\$479,069	
Operating Expenses	\$99,806	
Net Operating Income	\$383,027.22	

EXPENSES:

	ANNUAL	PSF
Real Estate Taxes	\$39,877	\$5.41
Insurance	\$10,669	\$1.45
CAM	\$49,260	\$6.68
Total Expenses	\$99,806	\$13.54

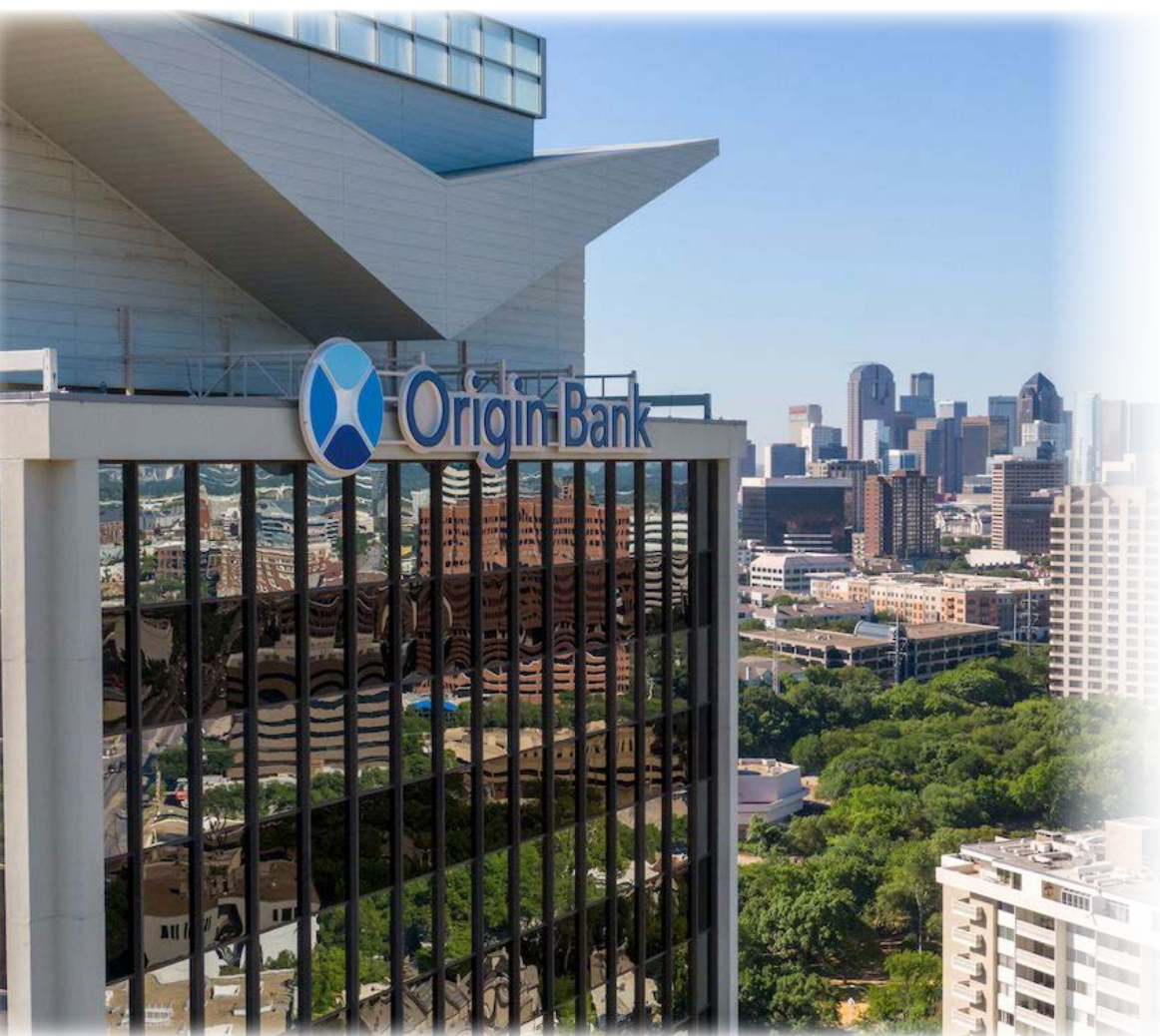
Assumes a closing on July 1, 2026 and factors in the rental increase on 12/1/2026









TENANT PROFILE:**ORIGIN BANK**

Deeply rooted in Origin's history is a culture committed to providing personalized, relationship banking to businesses, municipalities, and personal clients to enrich the lives of the people in the communities it serves. Origin offers a broad range of financial services and currently operates more than **60 BANKING CENTERS** located throughout **TEXAS, LOUISIANA, MISSISSIPPI, ALABAMA** and **FLORIDA**. In today's banking landscape, technology is the rule – human interaction and genuine relationships are the exception. Origin Bank delivers on both.

We've been supporting local communities for more than **100 YEARS**. Origin Bank, formerly known as Community Trust Bank, has been committed to serving our community **SINCE 1912**. We've helped people, small businesses, and large companies grow and prosper - and continue to do so through our strong focus on customer service.







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:

- DFW International Airport: ±8.6 miles
- AT&T Stadium: ±19.1 miles
- Dallas Love Field Airport: ±23.5 miles
- American Airlines Center: ±25.3 miles
- Downtown Dallas: ±25.9 miles
- Kay Bailey Hutchison Convention Center: ±26.6 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

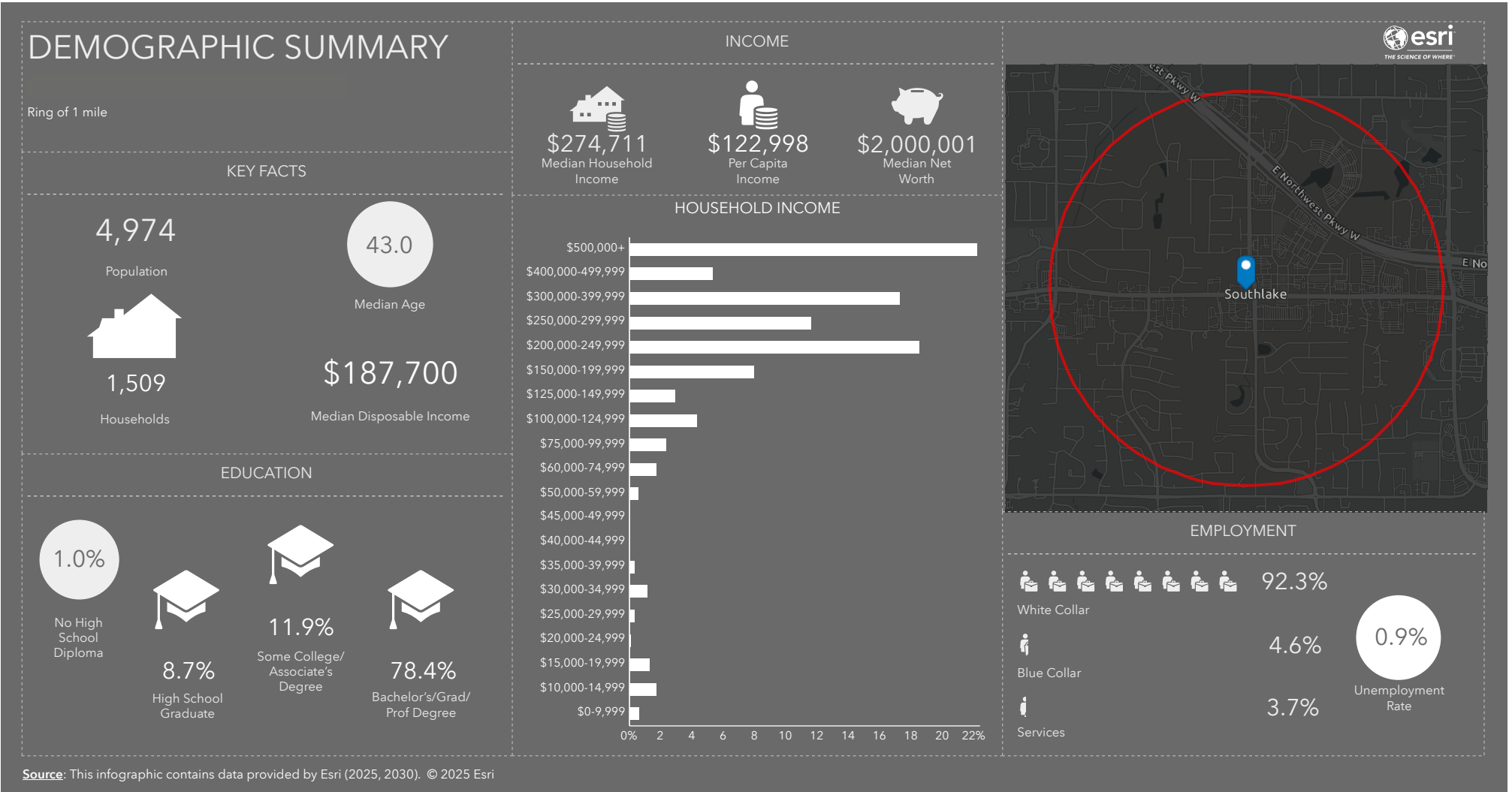
#2 IN REVENUE GENERATED FROM FORTUNE 500 COMPANIES

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

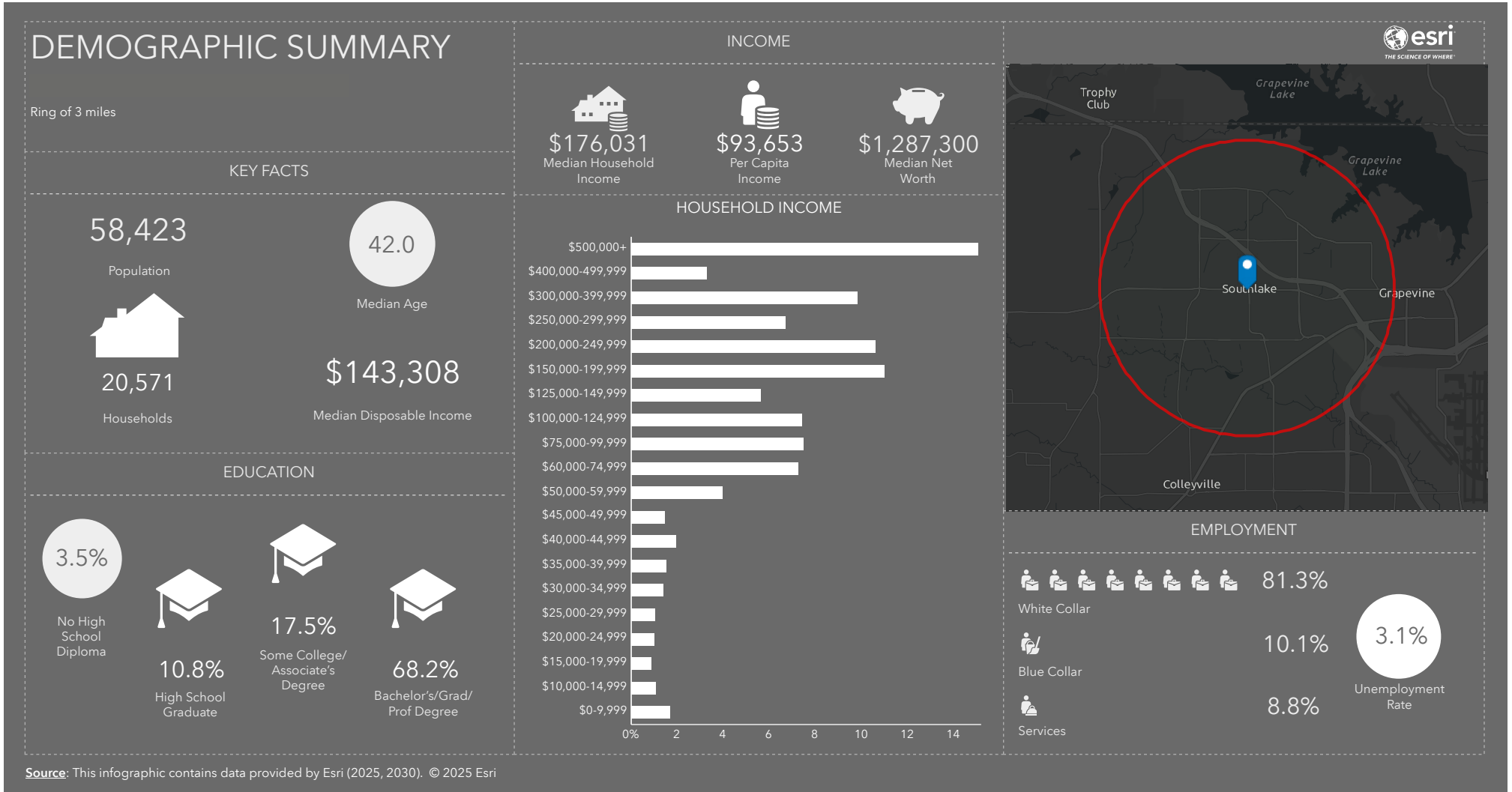
3RD HIGHEST PROJECTED GROWTH AMONG MAJOR U.S. MARKETS IN 2021 (OVER 196,000 NET JOBS ADDED)



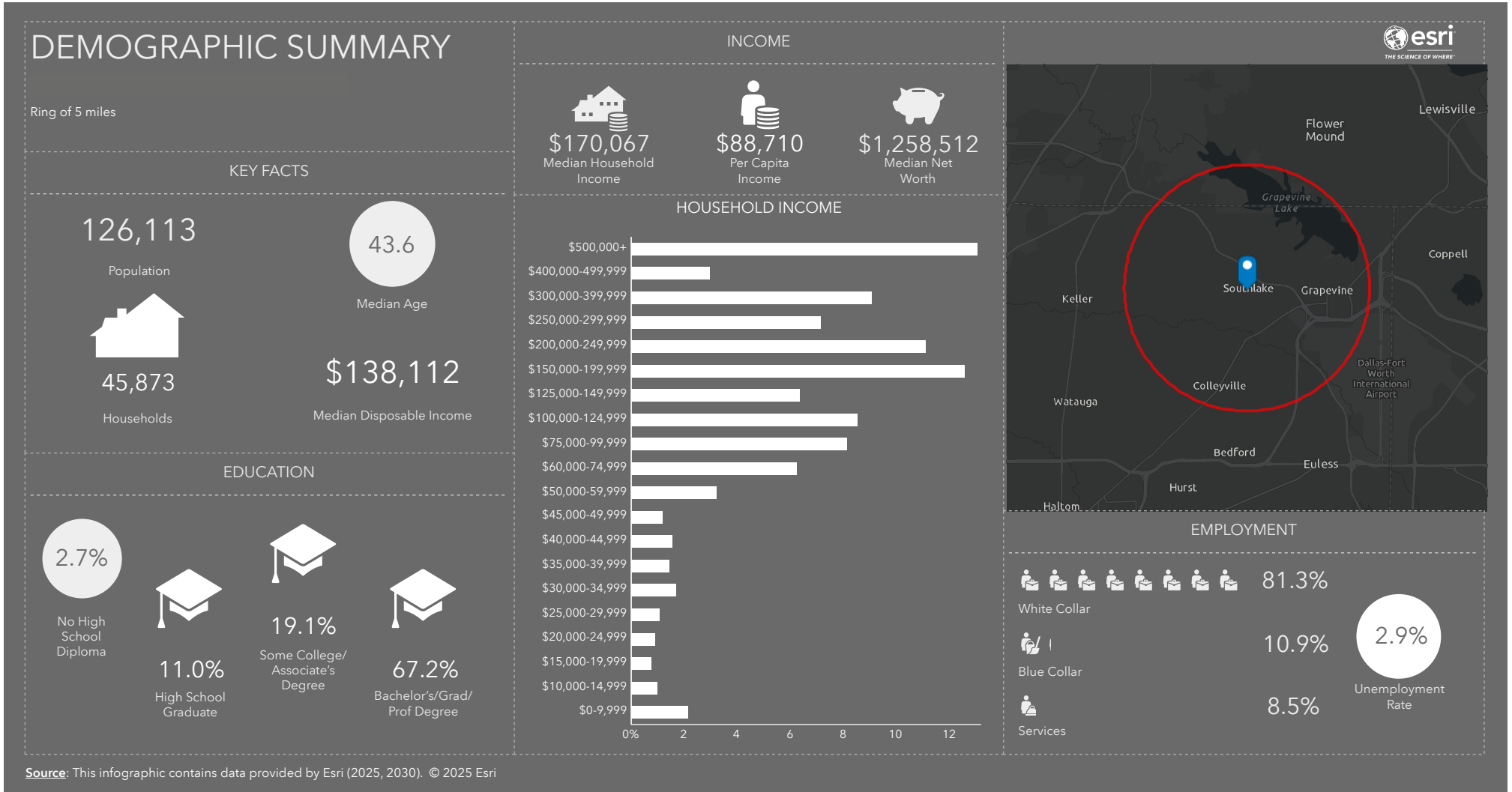
DEMOGRAPHICS - 1 MILE RADIUS



DEMOGRAPHICS - 3 MILE RADIUS



DEMOGRAPHICS - 5 MILE RADIUS





Information About Brokerage Services

2-10-2025



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

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



EXCLUSIVELY MARKETING BY:

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GREENWAY INVESTMENT COMPANY

ESTABLISHED 1979

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