

TRANSWESTERN NATIONAL NET LEASE | SALE-LEASEBACK GROUP

OFFERING MEMORANDUM

ATMOS ENERGY CORPORATION OFFICE & SERVICE CENTER

BOYD (FORT WORTH), TEXAS

AN EXCLUSIVE INVESTMENT OFFERING



PRICING: \$2,758,621 / 7.25% CAP



Exclusively Offered By:

BILL BEHR

PRINCIPAL /// Fort Worth

DIRECTOR ///

National Net Lease / Sale Leaseback Group

t 817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

SENIOR ASSOCIATE /// Fort Worth

t 817.259.3549

gavin.behr@transwestern.com

777 Main Street | Suite 1500
Fort Worth, TX 76102
www.transwesternnetlease.com

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum ("COM") is provided by Transwestern Commercial Services Fort Worth, LLC ("TW"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of TW.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by TW for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. TW has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. A prospective purchaser must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon TW.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from TW relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to TW, all or any part of this COM or the Information; (3) upon request by TW at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless TW all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that TW shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.



TRANSWESTERN

NATIONAL
NET LEASE | SALE LEASEBACK
GROUP

TABLE OF CONTENTS

04

EXECUTIVE SUMMARY

Investment Overview
Offering Summary
Property and Investment Highlights
Property / Lease Summary
Area Retailers
Property Photos

11

TENANT OVERVIEW

Tenant Summary

13

AERIALS & MAPS

Site Plan
Aerial Site Plan
Market Aerial

17

AREA & DEMOGRAPHIC OVERVIEW

Area Overview
Demographic Snapshot

INVESTMENT OVERVIEW

Transwestern National Net Lease | Sale Leaseback Group is pleased to present a single-tenant absolute triple net office building and warehouse/service building property totaling approximately 9,790 square feet on 2.232 acres corporately leased to Atmos Energy at 142 North FM 730, Boyd, Texas. Atmos Energy is one of the largest natural-gas-only distributors in the United States.

Having occupied the Property since late 2005, and indicating a strong commitment to the site, in October 2024, Atmos Energy early extended its lease for an additional three (3) years, providing nearly four (4) years of remaining lease term with a new expiration of October 31, 2028. Tenant has one (1) remaining three (3) year renewal option by providing twelve (12) months' prior written notice.

Boyd, Texas, situated just 35 miles northwest of Fort Worth, is a charming rural community in Wise County with a county-wide population of 78,097. Although most of the county population comes from Decatur, located 12 miles directly north, Boyd is itself experiencing significant population growth, growing 6.32% annually and having experienced an increase in population of 31.18% since the most recent census in 2020.

Atmos Energy, a publicly traded corporation (NYSE: ATO), provides natural gas service to more than three million customers in 1,400 communities in nine states. Its roots can be traced back to the Texas Panhandle nearly 120 years ago. For the fiscal year 2023, Atmos generated more than \$4.2 billion in total operating revenues with more than \$1 billion in total comprehensive income. Atmos Energy's S&P credit rating is "A-".

OFFERING SUMMARY

PRICING / CAP RATE	\$2,758,621 / 7.25% CAP (Based on NOI of \$200,000)
Property Address	142 North FM 730, Boyd, Texas 76023
Tenant	Atmos Energy, a Texas and Virginia corporation
Guarantor	Corporate
Current NOI thru 10/31/2025	\$220,212.00
NOI – Effective 11/1/2025	\$200,000.00
Average NOI	\$204,393.94 as of 1/1/2025
Lease Expiration	October 31, 2028
Renewal Option	One (1), three (3)-year with 5% increase
Lease Structure	Absolute triple net with no landlord responsibilities (see lease for details)

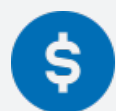
***Refer to Lease for details**



PROPERTY & INVESTMENT HIGHLIGHTS

- Atmos Energy is a publicly traded company (NYSE: ATO) and is an exceptionally strong national credit tenant (S&P: "A-1")
- Total operating revenue in fiscal year 2023 of more than \$4.2 billion and more than \$1 billion in total comprehensive income
- Property was a build-to-suit for Atmos Energy in 2005
- The Property consists of two buildings: an office building containing approximately 4,430 square feet and a warehouse/service center building with 5,360 square feet. The Property also benefits from industrial outside storage
- Tract size is 2.232 acres
- Nearly 20 years of operating history at this site
- Recent three-year early lease extension indicates strong commitment to the site resulting in nearly 4 years of remaining lease term
- Absolute triple net lease with no landlord responsibilities
- Property serves critical Atmos Energy's field operations in this far northwest quadrant of the Dallas/Fort Worth area

PROPERTY & INVESTMENT HIGHLIGHTS



\$2,758,621

PURCHASE PRICE



7.25%

CAP RATE



\$200,000.00*

NOI

(*AS OF 11.1.2025 - \$220,212 THROUGH 10.31.2025)



9,790 SF

BUILDING SIZE

2.232 AC

LAND SIZE



OCTOBER 31, 2028

LEASE EXPIRATION

PROPERTY/LEASE SUMMARY

Tenant	Atmos Energy, a Texas and Virginia Corporation
Guarantor	Corporate
Property Address	142 North FM 730, Boyd, Texas 76023
Commencement Date	December 1, 2005
Lease Expiration Date	October 31, 2028
Renewal Option	One (1), three (3)-year with 5% increase
Approximate Building Sizes:	
Office Building	4,430 square feet
Warehouse	5,360 square feet
Total Building Area	9,790 SF
Total Land Area	2.232 acres
Zoning	I-1 (Industrial-Light)
Industrial District Light	The light industrial district is established to accomodate uses of a non-nuisance type located in relative proximity to residential and C-1 business areas. Development in the I-1 district is limited primarily to certain wholesale, jobbing, and warehouse uses and certain specialized manufacturing and research uses of a type which will not create nuisances.
Net Operating Income:	
Through 10/31/2025	\$18,351 per month (\$220,212 per year)
11/1/2025 – 10/31/2028	\$16,666.67 per month (\$200,000 per year)
Average NOI as of 1/1/2025	\$204,393.94 per year
Landlord Responsibilities	None
Tenant Responsibilities	Taxes, Insurance, and all maintenance, repairs and replacements including roof, structure and parking areas.
Property ID	782917
Geographic ID	A0164.0018.05
Legal Description	Lot 1, Block 1 of Atmos Addition, an Addition to the City of Boyd, Wise County, Texas
Tenant Ownership/Guarantor	Publicly traded, corporate guaranty
Headquarters	Dallas, Texas
Year Founded	1906
Current Stock Price	\$143.04 (as of 12/5/2024), up 25.61% over the past 12 months
Website	atmosenergy.com

ACTUAL LOCATION - 142 North FM 730, Boyd, Texas 76023



ACTUAL LOCATION - 142 North FM 730, Boyd, Texas 76023



ACTUAL LOCATION - 142 North FM 730, Boyd, Texas 76023





Atmos Energy Corporation is one of the largest fully regulated natural gas-only utilities in the United States. Headquartered in Dallas, Texas, Atmos Energy serves over three million customers in 1,400 communities across nine states from the Blue Ridge Mountains in the east to the Rocky Mountains in the West.

History

Atmos Energy traces its origins back to 1906 when the company began as a small utility in Amarillo, Texas, under the name Amarillo Gas Company. Over the decades, the company grew organically and through strategic acquisitions, eventually rebranding to Atmos Energy Corporation in 1983. The decision to focus solely on natural gas operations allowed Atmos to position itself as a leader in the energy utility sector.

Throughout its history, Atmos Energy has maintained a commitment to safety, reliability, and sustainability in natural gas delivery. By modernizing its infrastructure and adopting advanced technologies, the company continues to address evolving energy demands while maintaining its reputation for excellence in customer service.

Summary of Acquisitions

Atmos Energy's expansion has been heavily fueled by acquisitions. In 1986, it acquired Greeley Gas Company, extending its footprint to Colorado and Kansas. In the 1990s and early 2000s, the company acquired numerous smaller gas utilities, including United Cities Gas Company and Mississippi Valley Gas Company.

A pivotal acquisition occurred in 2004 when Atmos purchased TXU Gas for \$1.9 billion, adding approximately 1.5 million customers in Texas and Louisiana. This deal significantly increased Atmos' customer base and operational scale, solidifying its position as a major player in the natural gas industry.

Business Model

Atmos Energy operates under a fully regulated utility model. The company generates revenue by delivering natural gas to residential, commercial, and industrial customers. Rates for these services are set by state regulators, ensuring a stable and predictable revenue stream.

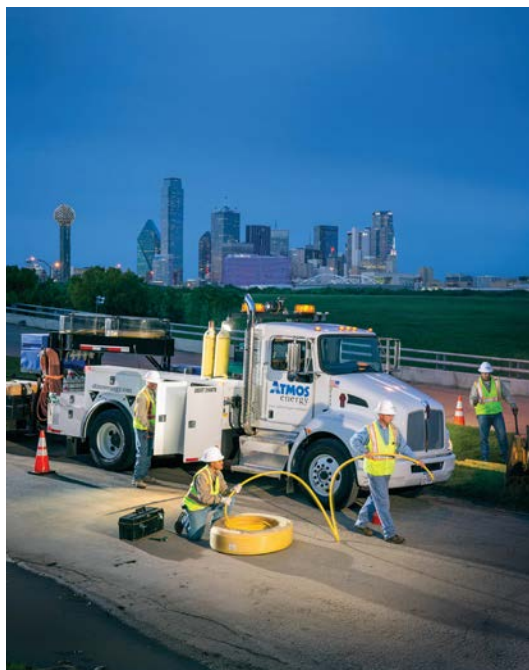
The company's business model prioritizes infrastructure investment to ensure safety, reliability, and efficiency. Atmos Energy has implemented a long-term modernization plan, which involves replacing aging pipelines and upgrading systems to meet environmental and safety standards. This focus on infrastructure allows Atmos to reduce operational risks and improve customer satisfaction.

Additionally, Atmos Energy is committed to sustainability, promoting energy efficiency programs and exploring opportunities to integrate renewable natural gas (RNG) into its pipeline network.

2023 Financial Summary

Atmos Energy reported strong financial performance in 2023. The company achieved operating revenues of approximately \$4 billion, reflecting consistent growth in its customer base and rate adjustments approved by regulators. Total Comprehensive income for the year exceeded \$1 billion, an increase from the previous year, driven by operational efficiencies and infrastructure investments.

Capital expenditures totaled nearly \$2.5 billion in 2023, with most funds allocated toward pipeline replacement and system modernization. These investments are key to ensuring safety and supporting the company's long-term growth.



FINANCIAL OVERVIEW – 2023

Total Operating Revenues	\$4,275,357,000
Operating Income	\$1,067,147,000
Net Income Before Taxes	\$ 999,641,000
Net Income After Taxes	\$ 885,862,000
Total Comprehensive Income	\$1,035,278,000
Basic Net Income	\$6.10/share

Growth Plans

Atmos Energy's growth strategy focuses on infrastructure enhancement and sustainability initiatives. The company plans to invest over \$17 billion in capital projects through fiscal 2028, with over 85% spent on safety and reliability.

Furthermore, Atmos aims to reduce methane emissions by improving pipeline integrity and integrating RNG into its supply chain. These initiatives align with the company's goal to achieve net-zero emissions in its operations by 2050.

WAtmos Energy Corporation exemplifies resilience and innovation in the natural gas utility industry. From its humble beginnings in Amarillo to its status as a leading energy provider, Atmos continues to grow through strategic acquisitions and a forward-looking business model. With robust financial performance in 2023 and ambitious growth plans, the company is well-positioned to meet future energy needs while advancing sustainability.

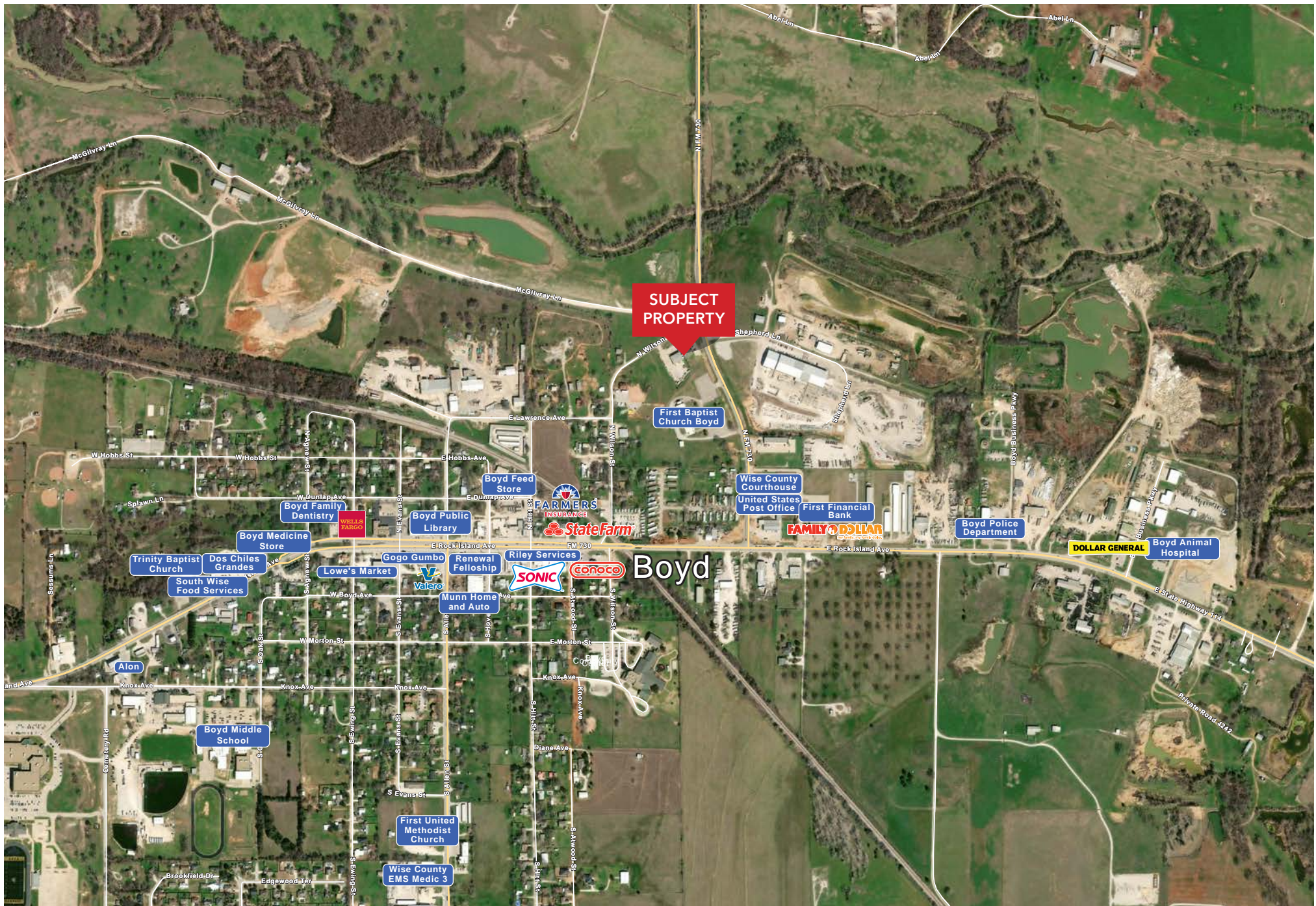
SITE PLAN - 142 North FM 730, Boyd, Texas 76023



AERIAL SITE PLAN - 142 North FM 730, Boyd, Texas 76023



MARKET AERIAL - 142 North FM 730, Boyd, Texas 76023



AREA OVERVIEW

Boyd, Texas

Boyd, Texas, is a charming small town located in Wise County, in the north-central region of the state. Known for its tight-knit community and rural charm, Boyd has steadily developed over the years while retaining its rich history and traditions.

Historical Background

Boyd's origins date back to the late 19th century when settlers moved into Wise County seeking fertile land and economic opportunities. Officially established in 1893, Boyd was initially a farming and ranching community. Its name honors Hiram P. Boyd, a prominent local settler who played a significant role in the town's development.

The arrival of the Rock Island Railroad in 1893 was a turning point for Boyd, transforming it into a hub for agricultural trade and transportation. Farmers and ranchers in the region relied on the railroad to ship crops and livestock to larger markets, boosting the local economy. During this period, Boyd also saw the establishment of its first schools, churches, and businesses, laying the foundation for its community structure.

Boyd's economy and population grew steadily through the mid-20th century, though it faced challenges such as the Great Depression and the decline of railroads. However, the town managed to adapt, with its residents showing resilience and ingenuity in diversifying their economic activities.

Current Business Climate

Boyd's business climate reflects the evolving nature of small-town economies in Texas. Historically reliant on agriculture, Boyd has diversified its economy to include manufacturing, retail, and service industries. Proximity to the Dallas-Fort Worth metropolitan area has further spurred growth, as the town benefits from regional economic activity while maintaining its distinct identity.

Major Industries

- Oil and Gas Industry: Companies involved in energy extraction and support services remain significant employers in Boyd, reflecting the broader economic trends of Texas.
- Construction and Manufacturing: Local firms specializing in construction materials and light manufacturing contribute to the economy, supported by a growing demand for residential and commercial development in Wise County.
- Education and Public Services: Boyd Independent School District (ISD) is one of the largest employers, providing jobs to educators, administrators, and support staff.
- Retail and Small Businesses: Boyd's Main Street features a variety of small businesses, including restaurants, boutiques, and general stores, which are integral to the local economy.

Major Employers in Boyd & Decatur, Texas:

- Wise Health System: A leading healthcare provider and one of the largest employers in the area, offering a range of medical services and facilities.
- Weatherford International: Specializing in oilfield services, this company plays a significant role in Decatur's economy.
- Decatur Independent School District: A major employer focused on education and youth development within the community.
- Peterbilt Motors Company: Known for manufacturing commercial trucks, Peterbilt has a facility in nearby Denton that employs many Decatur residents.

AREA OVERVIEW CONT.

Boyd Retailers

- United States Postal Service
- Lowe's Home Improvement
- Dollar General
- Family Dollar
- Wells Fargo
- O'Reilly Auto Parts



City of
BOYD
TEXAS

Educational Facilities

Education has long been a cornerstone of Boyd's community, with a focus on fostering academic excellence and extracurricular engagement.

Boyd Independent School District (BISD):

The Boyd ISD serves the town and surrounding areas, offering comprehensive education from pre-kindergarten through high school. The district emphasizes student achievement, with programs designed to prepare students for college, vocational training, and the workforce.

Additionally, the proximity to higher education institutions in the Dallas-Fort Worth area, such as the University of North Texas and Texas Woman's University, provides residents with opportunities for advanced learning.

Recreational Facilities

Boyd offers a variety of recreational opportunities that cater to residents and visitors alike. Its rural setting provides an ideal backdrop for outdoor activities, while community facilities enhance quality of life.

Parks and Outdoor Activities:

- Boyd Community Park: A popular spot for families, featuring playgrounds, picnic areas, and walking trails.
- Lake Bridgeport: Located a short drive from Boyd, this lake offers boating, fishing, and camping opportunities, making it a favorite for outdoor enthusiasts.
- Private fitness centers and yoga studios have also emerged to meet the needs of health-conscious residents.

Cultural and Community Events:

- Boyd hosts annual events such as the Boyd Fall Festival, which celebrates local culture with music, food, and crafts.
- The Boyd Historical Society organizes educational programs and tours, highlighting the town's rich history.

As Boyd continues to grow, its strategic location near major metropolitan areas positions it for sustained development. Efforts to attract new businesses, improve infrastructure, and expand recreational facilities are already underway. The town's commitment to preserving its heritage while embracing modern opportunities ensures a bright future for its residents.

DEMOGRAPHIC SNAPSHOT - 142 North FM 730, Boyd, Texas 76023

POPULATION			
	3 miles	5 miles	10 miles
2020 Census Population	3,469	7,974	44,110
2024 Population	3,595	8,165	51,193
2029 Projected Population	3,661	8,269	62,343

HOUSEHOLDS			
	3 miles	5 miles	10 miles
2020 Census Households	1,278	2,910	15,599
2024 Households	1,315	2,993	18,146
2029 Projected Households	1,349	3,051	22,165
2024 Estimated Average Household Size	2.73	2.73	2.81

ESTIMATED HOUSEHOLD INCOME			
	3 miles	5 miles	10 miles
2024 Average Household Income	\$111,393	\$116,512	\$121,239
2024 Median Household Income	\$94,929	\$99,560	\$91,438
2024 Per Capita Income	\$40,604	\$41,880	\$42,937
2024 Median Age	41.9	42.2	40.3

TRAFFIC COUNTS	
	VPD
FM 730 @ N Wilson	5,420



Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service– the Transwestern Experience. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 35 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

BILL BEHR

Director

National Net Lease / Sale Leaseback Group

817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

Senior Associate

817.259.3549

gavin.behr@transwestern.com