



1280 TX-114, Fort Worth, Texas 76247



OFFERING MEMORANDUM



GREENWAY INVESTMENT COMPANY
ESTABLISHED 1979



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GREENWAY INVESTMENT COMPANY

ESTABLISHED 1979

EXCLUSIVELY MARKETED BY:

RYAN PETTY

214-699-4845

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EXECUTIVE SUMMARY:

Greenway Realty Services is pleased to offer an absolute triple net McDonalds ground lease for sale at 1280 TX-114 in Fort Worth, Texas. This brand-new store is located at the signalized hard corner intersection of SH-114 and Wolff Crossing Road. 20-year corporate NNN lease with 10% increases every 5 years and 8, 5-year options.

PROPERTY DETAILS:

ADDRESS:	1280 STATE HIGHWAY 114 FORT WORTH, TEXAS
GLA:	4,073 SF
LAND AREA:	1.62 AC
YEAR BUILT:	2024
SIGNAGE:	MONUMENT & BUILDING
PARKING:	54 SPACES
TRAFFIC COUNTS:	35,272 VPD ON SH-114 15,918 VPD ON FM-156 (TXDOT 2023)





RENT: \$102,500
COMMENCEMENT: 12/31/2024
EXPIRATION: 12/30/2044
CAP RATE: 3.85%
PRICE: \$2,662,337



LEASE SUMMARY:

REMAINING TERM: 20 YEARS
RENEWAL OPTIONS: 8, 5-YEAR OPTIONS
ANNUAL BASE RENT:
 - YEARS 1-5: \$102,500
 - YEARS 6-10: \$112,750
 - YEARS 11-15: \$124,025
 - YEARS 16-20: \$136,428

RENEWAL OPTIONS:

- OPTION #1: \$150,070
- OPTION #2: \$165,077
- OPTION #3: \$181,585
- OPTION #4: \$199,743
- OPTION #5: \$219,717
- OPTION #6: \$241,689
- OPTION #7: \$265,858
- OPTION #8: \$292,444

10% INCREASE EVERY OPTION PERIOD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	8,866	19,923	56,635
2029 PROJECTED POP.	9,574	27,211	85,874
DAYTIME POPULATION	5,065	15,347	49,050
AVERAGE HH INCOME	\$146,086	\$136,106	\$142,343





TENANT PROFILE:

MCDONALD'S USA, LLC

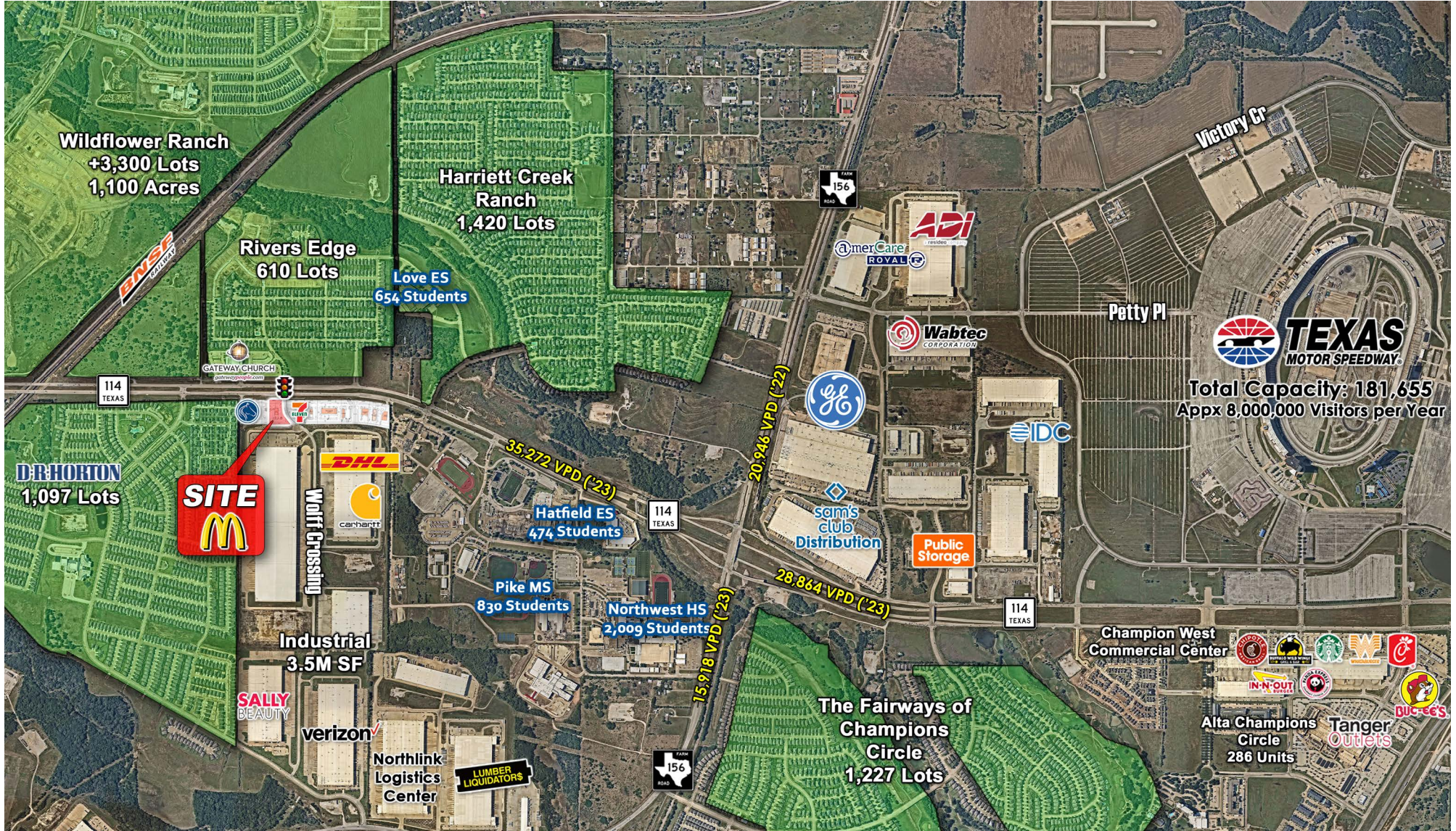
Back in **1954**, a man named Ray Kroc discovered a small burger restaurant in California, and wrote the first page of our history. From humble beginnings as a small restaurant, we're proud to have become one of the world's leading food service brands with more than **36,000 RESTAURANTS** in more than **100 COUNTRIES**.

Over the last 65 years, we've served a lot of burgers, fries and everything in between. Every step of the way, we've also served much more than just what you'll find on our menu. "Now Serving" means we serve smiles, confidence, opportunity, connection and friendship.













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: ±7 miles
- AT&T Stadium: ±10 miles
- Dallas Love Field Airport: ±19 miles
- American Airlines Center: ±21 miles
- Downtown Dallas: ±22 miles
- Kay Bailey Hutchison Convention Center: ±25 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

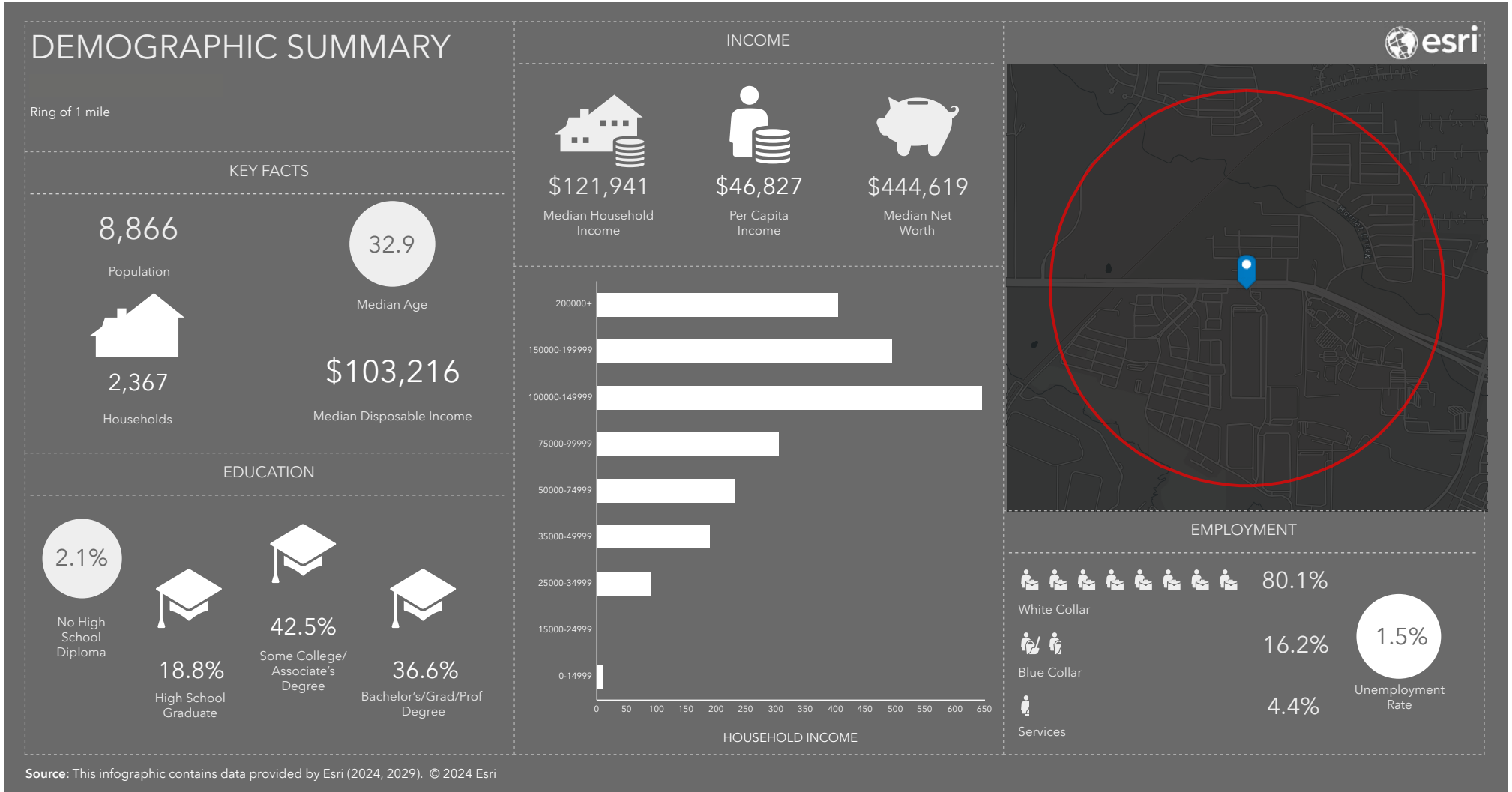
PRO-BUSINESS ENVIRONMENT WITH LOW COST OF LIVING & DOING BUSINESS

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



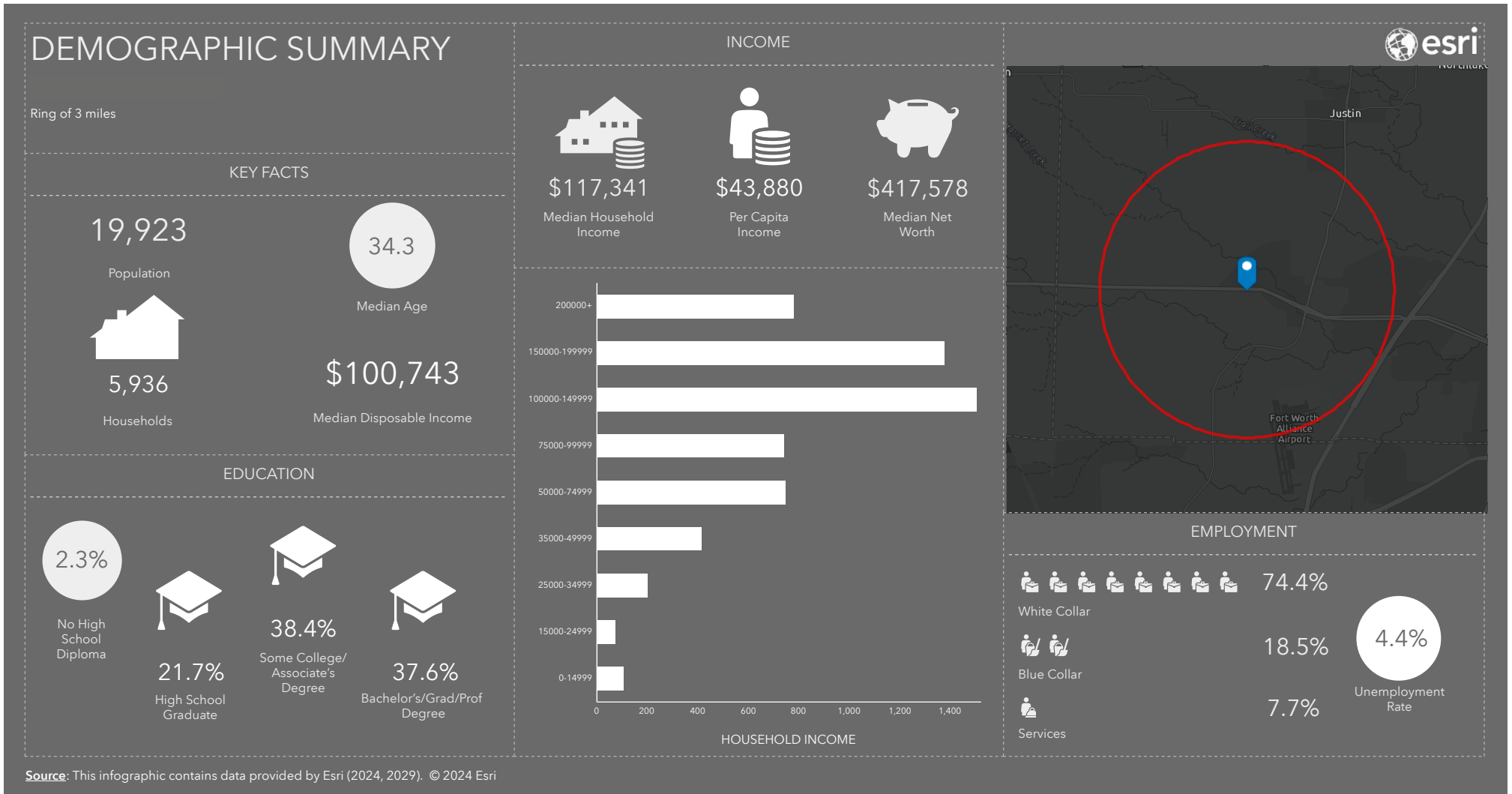


DEMOGRAPHICS - 1 MILE RADIUS



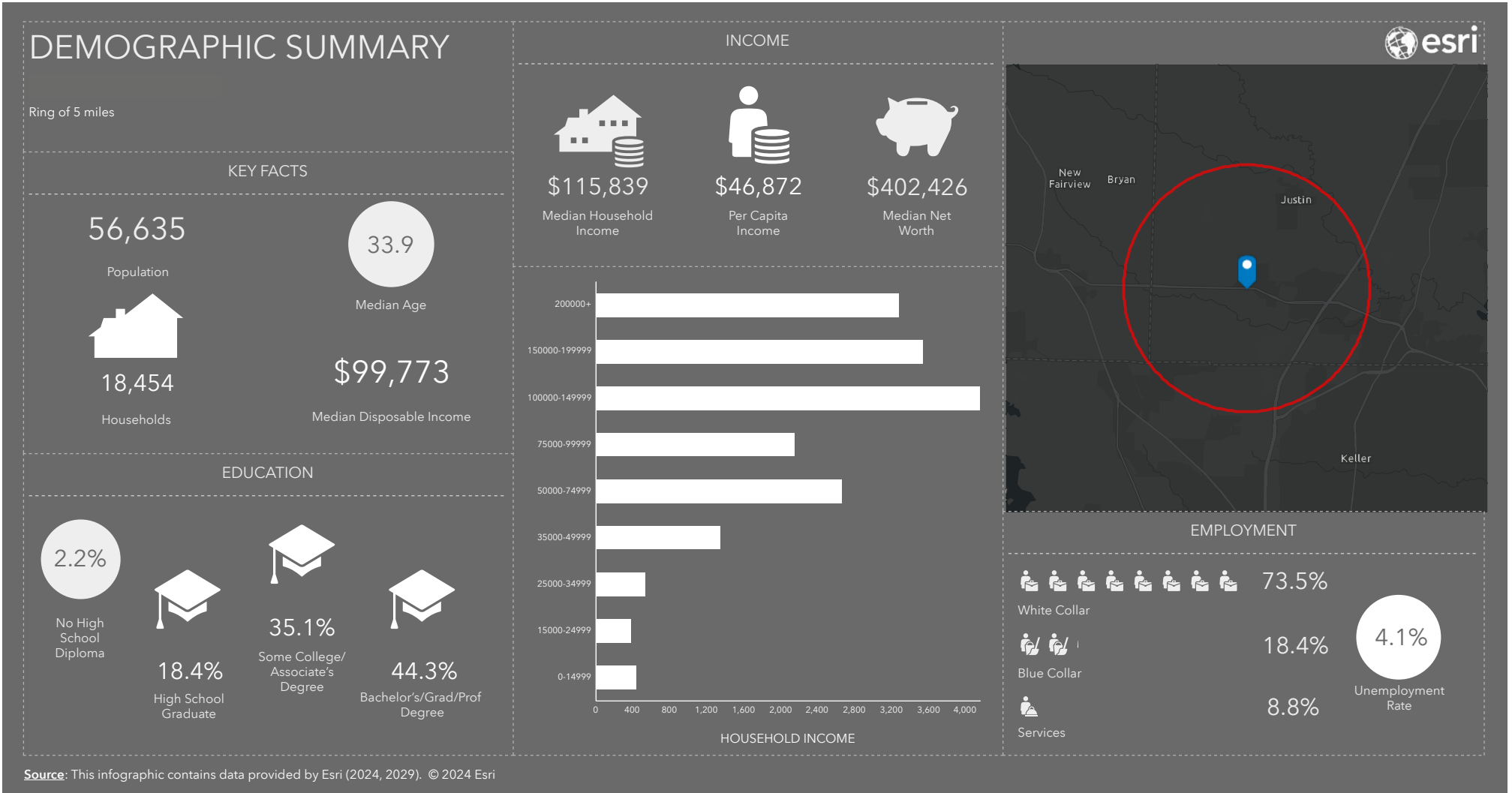


DEMOGRAPHICS - 3 MILE RADIUS





DEMOGRAPHICS - 5 MILE RADIUS





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