



OFFERING MEMORANDUM

GREENWAY INVESTMENT COMPANY

ESTABLISHED 1979



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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 MARKETED BY:

RYAN PETTY 214-699-4845 rpetty@greenwayinvestment.com



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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)







\$102,500
12/31/2024
12/30/2044
3.85%
\$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:	
RENEWAL OPTIONS:	- OPTION #1: \$150,070
RENEWAL OPTIONS:	- OPTION #1: \$150,070 - OPTION #2: \$165,077
RENEWAL OPTIONS:	• •
RENEWAL OPTIONS:	- OPTION #2: \$165,077
RENEWAL OPTIONS:	- OPTION #2: \$165,077 - OPTION #3: \$181,585
RENEWAL OPTIONS:	- OPTION #2: \$165,077 - OPTION #3: \$181,585 - OPTION #4: \$199,743
RENEWAL OPTIONS:	- OPTION #2: \$165,077 - OPTION #3: \$181,585 - OPTION #4: \$199,743 - OPTION #5: \$219,717

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.











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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

FASTEST GROWING

±400 NEW RESIDENTS EACH DAY

HIGHLY DESIRABLE CENTRAL U.S. LOCATION WITH THE WORLD'S

3RD-BUSIEST AIRPORT

MORE THAN 1.3 MILLION RESIDENTS WERE ADDED

PEOPLE ARE EXPECTED TO LIVE IN DFW IN 2040

FROM 2010 TO 2020 AND OVER 10.6 MILLION

2 IN REVENUE GENERATED FROM FORTUNE 500 COMPANIES

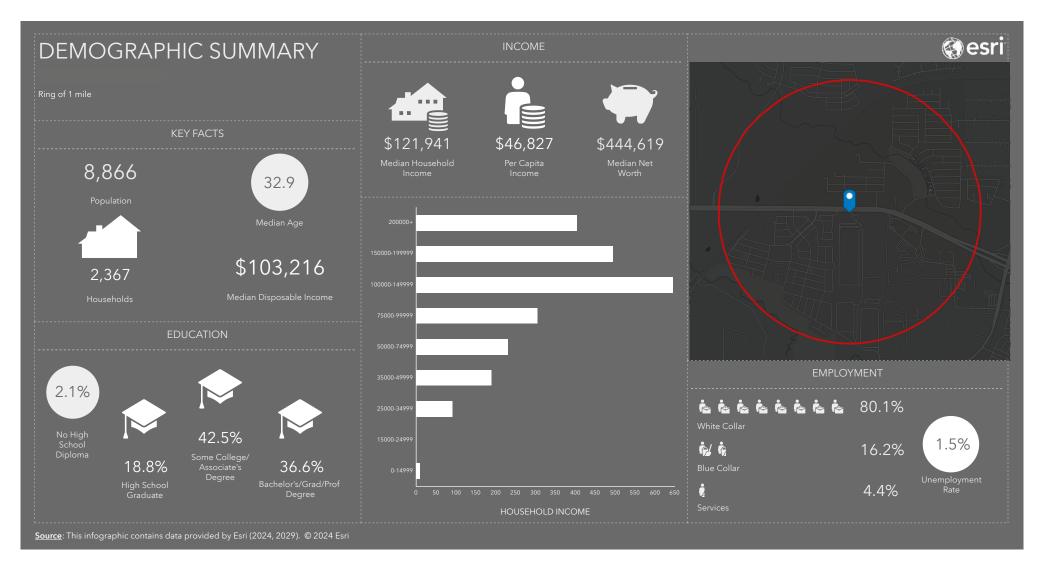
> PRO-BUSINESS ENVIRONMENT WITH LOW COST OF LIVING & DOING BUSINESS

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





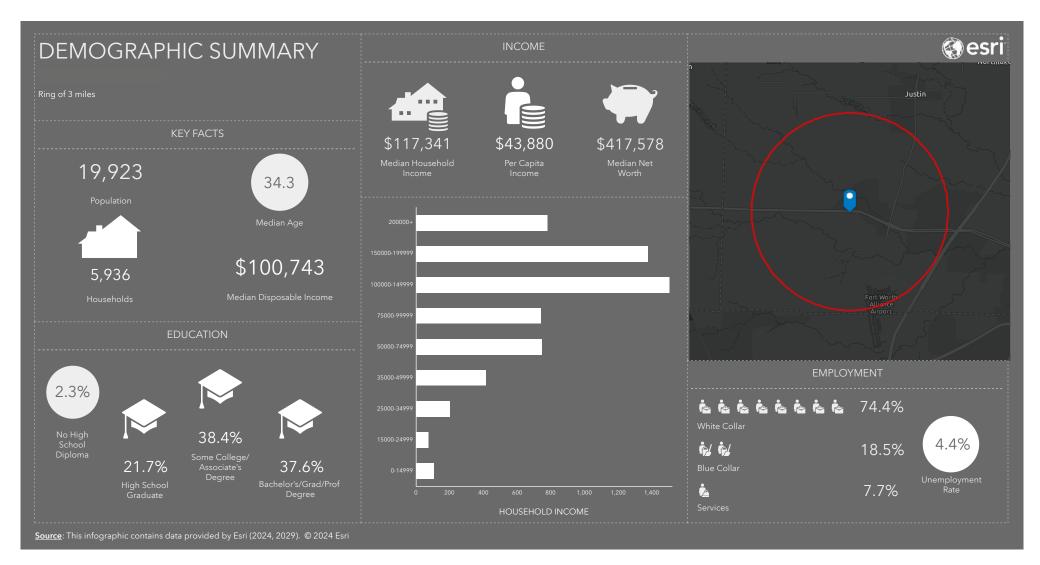
DEMOGRAPHICS - 1 MILE RADIUS







DEMOGRAPHICS - 3 MILE RADIUS







DEMOGRAPHICS - 5 MILE RADIUS



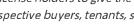




Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer /tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 Email	214-699-4845
Sales Agent/Associate's Name	License No.	Email	Phone
			.

Buyer/Tenant/Seller/Landlord Initials

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov





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