14200 Trinity Blvd

Fort Worth, Texas

Subject Property

STONECLIFF

OFFERING MEMORANDUM

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SECTION 01

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

$5,413,545
ASKING PRICE

6.15%
CAP RATE

Address	14200 Trinity Blvd. Fort Worth, TX 76155
County	Tarrant

Tenant Name	Square Footage	Percentage Occupancy	Rent Commencement	Rent Expiration	Years Remaining	Annual Rent	Rent PSF	Rental Increases	Lease Type	Options	Guaranty
7-Eleven	2,820 SF	29.32%	7/29/2026	7/29/2041	15 Yrs	$135,133	$47.92	10% Every 5 Years	NNN	3x5 Year Options	Corporate
Big Apple Cafe	4,500 SF	46.88%	7/29/2026	7/29/2041	15 Yrs	$135,000	$30.00	10% Every 5 Years	NNN	3x5 Year Options	Personal
Smokey's Paradise	1,680 SF	17.50%	7/29/2026	7/29/2036	10 Yrs	$37,000	$22.02	10% Every 5 Years	NNN	N/A	Personal
Gyro Burrito House	600 SF	6.30%	7/29/2026	7/29/2036	10 Yrs	$25,800	$43.00	10% Every 5 Years	NNN	1x5 Year Option	Personal
Total GLA	**9,600 SF**	**100%**			**12.5 Yrs (WaLT)**	**$332,933**	**$35.74**				

INVESTMENT HIGHLIGHTS

100% Bonus Depreciation Eligible

Qualifies under recent federal tax legislation

Investment Grade Anchor Tenant

Backed by 7-Eleven, Inc., the leader in the convenience retailing industry.

Long Standing Tenants

Big Apple & 7-Eleven make up 81% of the total rent and have been operating at this location for a combined 60 years

NNN Lease

Passive investment

Long Term Investment

All tenants recently renewed their leases to 10+ years

Strong Demographics

261,000+ residents within a 5-mile radius

- **Top-10 U.S. city with nation-leading growth:** Fort Worth recently surpassed 1 million residents, becoming the 10th-largest city in the country and one of the fastest-growing major metros nationally, driving sustained rooftop and consumer demand.
- **Positioned in the DFW Airport trade area:** Located less than a 10-minute drive from Dallas-Fort Worth International Airport, the fourth-busiest airport in the world, which generates $78.3 billion in annual economic impact and supports roughly 684,000 jobs across North Texas.
- **Centrally located between two major downtowns:** Close proximity to both Downtown Dallas and Downtown Fort Worth places the site within easy reach of the metroplex's two largest employment and entertainment cores.
- **Deep, diversified employment base:** The surrounding economy is anchored by major employers across aerospace and defense (Lockheed Martin), aviation (American Airlines' global headquarters), healthcare, and logistics, insulating the trade area from single-industry risk.
- **Constrained retail supply in an established corridor:** Limited new retail construction relative to demand has kept occupancy healthy and rents on a steady upward trajectory throughout Fort Worth and the surrounding Mid-Cities communities.

DEMOGRAPHICS

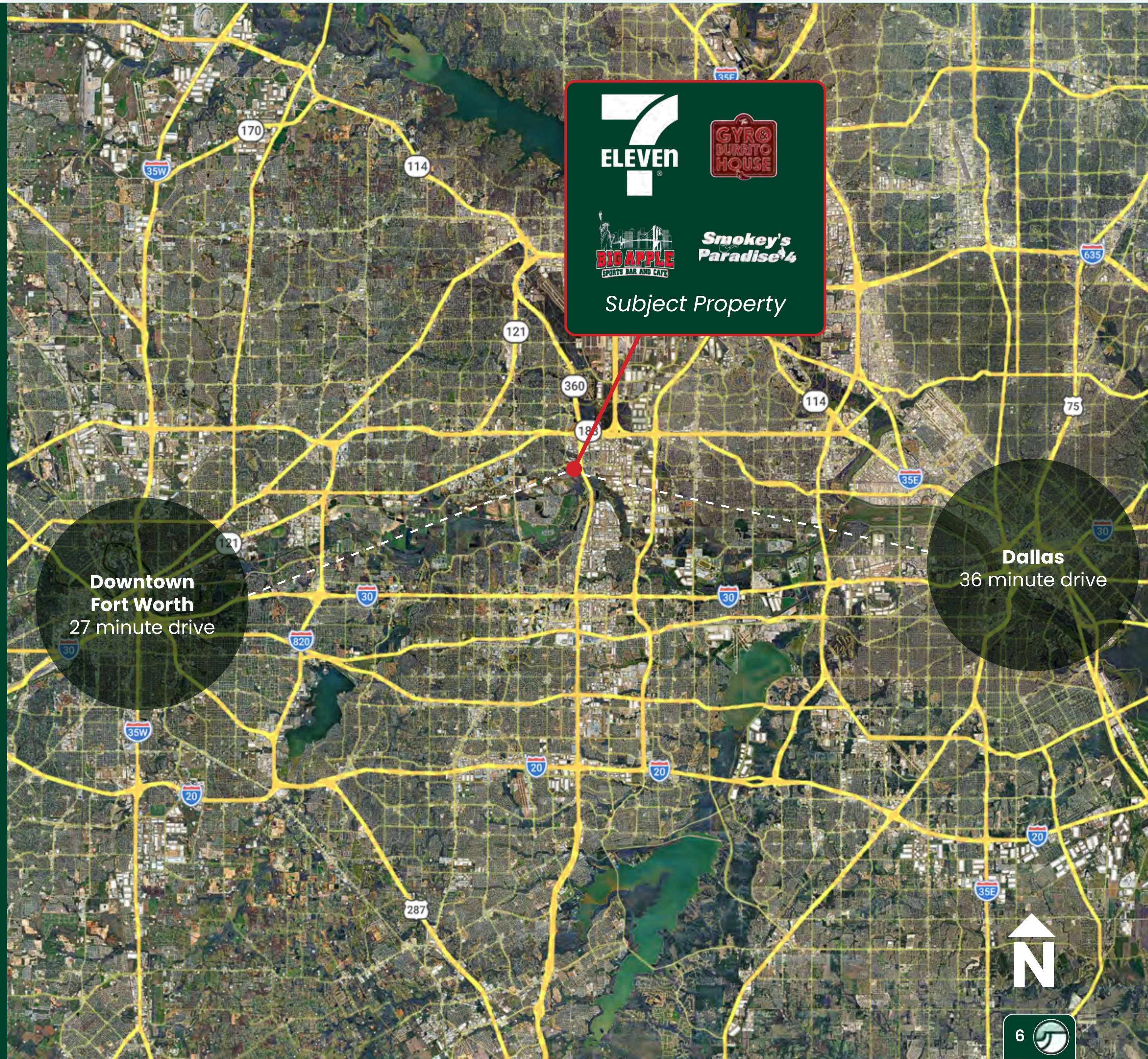
POPULATION (RADIUS)

79,813	3-Mile
261,441	5-Mile
977,461	10-Mile

AVERAGE HOUSEHOLD INCOME

$96,376	3-Mile
$93,373	5-Mile
$102,264	10-Mile

**2025 Estimates - Crexi*



SECTION 02

PROPERTY OVERVIEW

AERIAL


American Airlines
Headquarters
6,009 Employees
183 TEXAS
90,561 VPD
TRINITY BLVD
15,088 VPD
122,528 VPD
Subject Property
360 TEXAS
Lucid HEARING
BURRIS WINDOWS
NBCDFW.com
CUNA MUTUAL GROUP
U.S. Small Business Administration
HOMEWOOD SUITES by Hilton
INGRAM MICRO
GraybaR
ESSENDANT
RSR GROUP
UniWell Laboratories
EQUIPMENT DEPOT
QUICKBOX FULFILLMENT
BANK OF AMERICA
Venture SOLUTIONS
ncco
zoetis
CHANDLER SIGNS
CINTAS READY FOR THE WORKDAY
DYNATEN
Bell
U.S. Small Business Administration
SLEEPTRONIC
GEODIS
BANK OF AMERICA
Smoothie King
Popeyes
Hampton Inn & Suites
CANDLEWOOD SUITES
MARRIOTT
Holiday Inn
SPRINGHILL SUITES
PennyMac
Bridgecrest
PANORAMIC DOORS
THERMOSEAL
Jack in the box
Public Storage
Auto
Hollingsworth
Refresco

AERIAL


DFW International Airport
amazon
Bear Creek Golf Club
Rental Car Centers
Trinity High School 2,734 Students
Euless Junior High School 1,120 Students
Irving Mall
183 TEXAS
90,561 VPD
American Airlines Headquarters 6,009 Employees
1,500+ Multifamily Units
Parks at Texas Star
TRINITY BLVD
15,088 VPD
122,528 VPD
360 TEXAS
Subject Property
Walmart
Hertz CAR SALES

DRONE AERIAL

DRONE AERIAL

SECTION 03

TENANT PROFILES

TENANT OVERVIEW

7-ELEVEN®

FOUNDED IN 1927
Dallas, Texas

QUICK FACTS:

Irving, TX Headquarters	**135,000+** Employees	**84,000+** Stores Nationally

7-Eleven, Inc. is a leading global convenience retail chain originally founded in 1927 in Dallas, Texas, as Tote'm Stores by Southland Ice Company employee John Jefferson Green. The company rebranded as 7-Eleven in 1946 to reflect its extended operating hours of 7 a.m. to 11 p.m., which were considered groundbreaking at the time. Today, 7-Eleven has become synonymous with convenience retailing, operating, franchising, and licensing stores in 19 countries and regions. Through steady growth and strategic acquisitions—including the 2018 purchase of Stripes convenience stores in Texas and the 2021 acquisition of Speedway for $21 billion—the company has expanded its U.S. footprint and strengthened its position in the fuel and convenience sector.

As of December 31, 2024, 7-Eleven oversees more than 84,000+ stores worldwide, including over 13,000 locations across the United States, making it the largest convenience store chain globally. The company offers an extensive range of products, from fresh food and beverages to household items, fuel, and financial services. Its iconic products, such as the Slurpee® frozen drink and Big Gulp® fountain beverage, remain central to its brand identity, while newer initiatives focus on fresh, prepared foods and healthier snacking options to meet evolving consumer preferences. In fiscal year 2024, 7-Eleven reported revenues exceeding $81+ billion, supported by a workforce of more than 50,000 U.S. employees and a broader network of franchisees worldwide.

In recent years, 7-Eleven has been redefining its role in the convenience sector by integrating digital technologies and delivery platforms. The company has expanded its 7NOW® delivery app, offering on-demand delivery of convenience products in over 2,000 U.S. cities, and introduced innovative store formats such as "Evolution Stores," which feature expanded fresh food, self-serve coffee and beverage stations, and dining spaces. Sustainability has also become a focus, with commitments to renewable energy sourcing, reduced plastic usage, and expanded electric vehicle (EV) charging infrastructure across select locations.

TENANT OVERVIEW

Big Apple Cafe has served the Trinity Boulevard corridor for 34 years at this site, establishing itself as one of the area's longest-tenured restaurant operators. The full-service sports bar and neighborhood restaurant has built a loyal following among nearby residents, airport travelers, and the significant daytime workforce surrounding DFW Airport. Offering an extensive menu of American favorites, pizza, burgers, wings, breakfast, and a full-service bar, the restaurant benefits from consistent customer traffic throughout both the lunch and evening dayparts while serving as a gathering place for sporting events and community functions.

The tenant's longevity within the center reflects the strength of both the location and its established customer base. Having operated successfully through multiple economic cycles, Big Apple Cafe has become a recognized destination within the East Fort Worth market, generating repeat business from surrounding industrial users, hospitality employees, and local residents. Its longstanding occupancy provides investors with an established local operator that has demonstrated long-term commitment to the property and surrounding trade area.

Smokey's Paradise is a specialty tobacco and vape retailer offering a comprehensive selection of premium cigars, tobacco products, disposable vape devices, electronic cigarettes, hookah products, smoking accessories, and related convenience merchandise. The store caters to a broad customer base by maintaining a diverse inventory while emphasizing product availability, competitive pricing, and knowledgeable customer service. Located within a highly visible neighborhood shopping center, Smokey's Paradise benefits from consistent daily exposure generated by both destination shoppers and customers visiting the property's complementary retail tenants.

Specialty smoke retailers continue to experience recurring customer visits due to repeat purchasing patterns and evolving product offerings. Serving nearby residents, commuters, and employees throughout the surrounding commercial and industrial trade area, Smokey's Paradise complements the center's convenience-oriented merchandising mix while contributing to steady daily customer traffic and cross-shopping opportunities within the property.

Gyro Burrito House has been a tenant at the Property for over a decade, providing the Trinity Boulevard corridor with a unique fast-casual dining concept that combines Mediterranean and Mexican cuisine. The restaurant features an extensive made-to-order menu including gyros, burritos, rice bowls, tacos, wraps, and fresh salads, attracting a diverse customer base seeking quality meals served quickly and at an affordable price. The concept has become a popular lunch destination for nearby office, industrial, logistics, and airport employees while also serving surrounding residential neighborhoods.

The restaurant's long operating history at the Property demonstrates its ability to maintain a loyal customer base within one of East Fort Worth's busiest employment corridors. Its differentiated menu, efficient service model, and established presence complement the property's overall tenant mix by providing a proven food-service operator that continues to generate repeat business and consistent daytime traffic.

SECTION 04

MARKET OVERVIEW

Fort Worth
Texas

Fort Worth has emerged as one of the fastest-growing major cities in the United States, recently surpassing 1 million residents to become the nation's 10th-largest city. As the anchor of Tarrant County and the western half of the Dallas-Fort Worth Metroplex, it pairs a historic, business-friendly downtown with rapidly expanding suburban corridors, giving it the depth of an established metro and the momentum of a boomtown. That growth is translating directly into rooftops and consumer spending across the city's retail corridors, supporting sustained demand for well-located neighborhood retail.

The eastern Fort Worth/DFW Airport area is one of the metroplex's most active submarkets, anchored by Dallas-Fort Worth International Airport, the fourth-busiest airport in the world and a major economic engine in its own right, contributing an estimated $78.3 billion annually to the North Texas economy and supporting roughly 684,000 jobs. The area draws constant traffic from airport employees and travelers, a dense concentration of hotels, corporate offices, and logistics operations, and steady residential demand from the surrounding Mid-Cities communities of Euless, Hurst, and Bedford. Fort Worth's broader economy remains highly diversified, anchored by aerospace and defense (Lockheed Martin), transportation (American Airlines' global headquarters), healthcare, and manufacturing.

For retail investors, Fort Worth's population growth, employment diversity, and airport-driven traffic make it one of the more compelling markets in North Texas. Continued expansion, paired with limited new retail construction in many established corridors, has kept occupancy healthy and rents trending upward citywide, underscoring the strength of the broader Fort Worth retail market.

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Stonecliff nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.