



McDonald's - Haltom City, TX

GROUND LEASE

3900 NE LOOP 820, HALTOM CITY, TEXAS 76137

\$3,400,000 | 3.68% CAP

- New 20 year Ground Lease w/ 10% Rental Increase Every 5 years
- Expected opening October 2025
- High-Traffic | Single Lot Corner

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EXECUTIVE SUMMARY

Texas Legacy Realty is proud to present the exclusive offering of a brand-new McDonald's ground lease at 3900 NE Loop 820 in Haltom City, TX. This 20-year absolute NNN lease, guaranteed by McDonald's Corporation, delivers investors long-term security with zero landlord responsibilities and built-in growth through 10% rent increases every five years plus ten additional 5-year options, providing a durable and predictable income stream for decades to come.

The property is positioned at the gateway to the highly anticipated H Mart Haltom City Plaza, a dynamic cultural and culinary destination that is set to become one of DFW's most trafficked retail hubs. Anchored by H Mart, the nation's leading Asian grocer, the plaza is designed to generate powerful consumer draw—capturing daily demand from the 277,000+ residents within a five-mile radius while also serving as a regional magnet, as H Mart locations are renowned for attracting shoppers from across the metroplex and beyond. A premier tenant roster including Teso Life, Kinokuniya, 85°C Bakery, and Miniso further amplifies cross-shopping activity and establishes the plaza as a one-of-a-kind retail environment in North Texas.

With unmatched visibility and access from I-820 and N. Beach Street, where traffic counts surpass 175,000 vehicles per day, this McDonald's ground lease combines investment-grade credit, generational lease security, and irreplaceable positioning within a transformative development. It represents a rare opportunity to own a trophy asset in one of the nation's fastest-growing and most resilient markets.

INVESTMENT HIGHLIGHT

SECURITY

20-year ground lease, corporate guarantee from McDonald's.

GROWTH

10% rent escalations every 5 years.

PRESTIGE

Investment-grade tenant (BBB+, \$25B revenue, NYSE: MCD)

EXCLUSIVITY

Only McDonald's pad in the new H Mart Haltom City Plaza.

SIMPLICITY

Absolute NNN lease, zero landlord responsibilities.

MOMENTUM

Part of a brand-new retail hub anchored by H Mart, 85°C, Miniso, and 40+ Retailers

LOCATION

Dense demographics (277K+ residents in 5 miles, \$87K HH income) and 195K+ daily traffic counts.

OFFERING SUMMARY

PRICE \$3,400,000

CAP RATE 3.68 %

NOI \$125,000

OCCUPANCY 100 %

YEAR BUILT 2025

TOTAL LAND 1.12 ACRES

LOT SIZE 0.87 ACRES

BUILDING TYPE Stand Alone Retail

GROSS LEASABLE AREA 3,694 SF

LEASE TYPE GROUND LEASE



TENANT OVERVIEW



REVENUE
\$25 Billion+

GLOBAL RESTAURANTS
43,477

U.S. RESTAURANTS
13,557

CREDIT RATING
BBB+ (S&P)

FRANCHISED MIX
~98%
of restaurants franchised

McDonald's is the world's largest quick-service restaurant company and one of the most recognized brands on the globe. Serving over 70 million customers daily across more than 100 countries, McDonald's consistently ranks among Interbrand's Top 10 most valuable brands worldwide. As an investment-grade tenant with a resilient business model, McDonald's offers landlords exceptional stability and long-term value in ground lease opportunities.

McDonald's ground lease structure provides investors with maximum security and virtually no management responsibilities. Under the Absolute NNN format, the tenant assumes full responsibility for all operating expenses, including taxes, insurance, maintenance, and property improvements. Typical ground leases extend 20 years or longer, with contractual rental escalations that provide a built-in hedge against inflation. At lease expiration, landlords retain ownership of both the land and all improvements, creating strong long-term residual value.

This investment combines the credit strength and prestige of McDonald's with the simplicity of a ground lease. The lease is backed by a corporate guarantee, ensuring long-term stability at a mission-critical site. As a blue-chip, Fortune 500 tenant, McDonald's represents a rare and highly desirable opportunity, with strong resale value supported by both the tenant's financial strength and the ground lease structure.

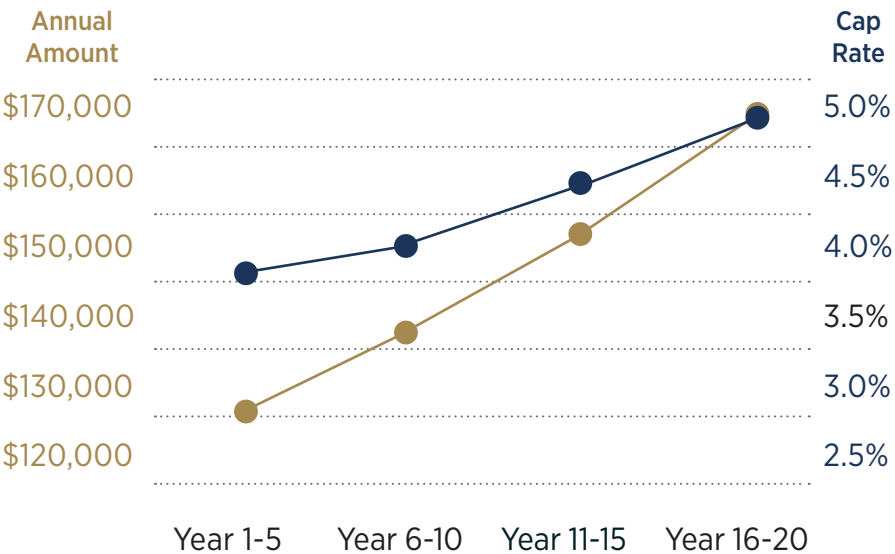
As the global leader in the QSR sector, McDonald's continues to demonstrate brand loyalty, operational resilience, and consistent performance across economic cycles. Its proven recession resistance and ability to generate significant customer traffic make it one of the most sought-after tenants in the net lease investment market—enhancing not only the subject property but also the surrounding retail environment.



LEASE SUMMARY

LEASE TERM	20 Years
LEASE COMMENCEMENT	October 2025
LEASE EXPIRATION	20 years after commencement
REMAINING TERM	20 Years
LEASE TYPE	Ground Lease
ROOF & STRUCTURE	Tenant
TENANT	McDonald's USA, LLC
GUARANTY	Corporate
INCREASES	10% Increases every 5 Years
OPTIONS	10 x 5 Years 10% Increases
LANDLORD RESPONSIBILITY	None

ANNUALIZED OPERATING DATA



	Annual	Cap Rate
Year 1-5	\$125,000	3.68 %
Year 6-10	\$137,500	4.04 %
Year 11-15	\$151,250	4.45 %
Year 16-20	\$166,375	4.89 %

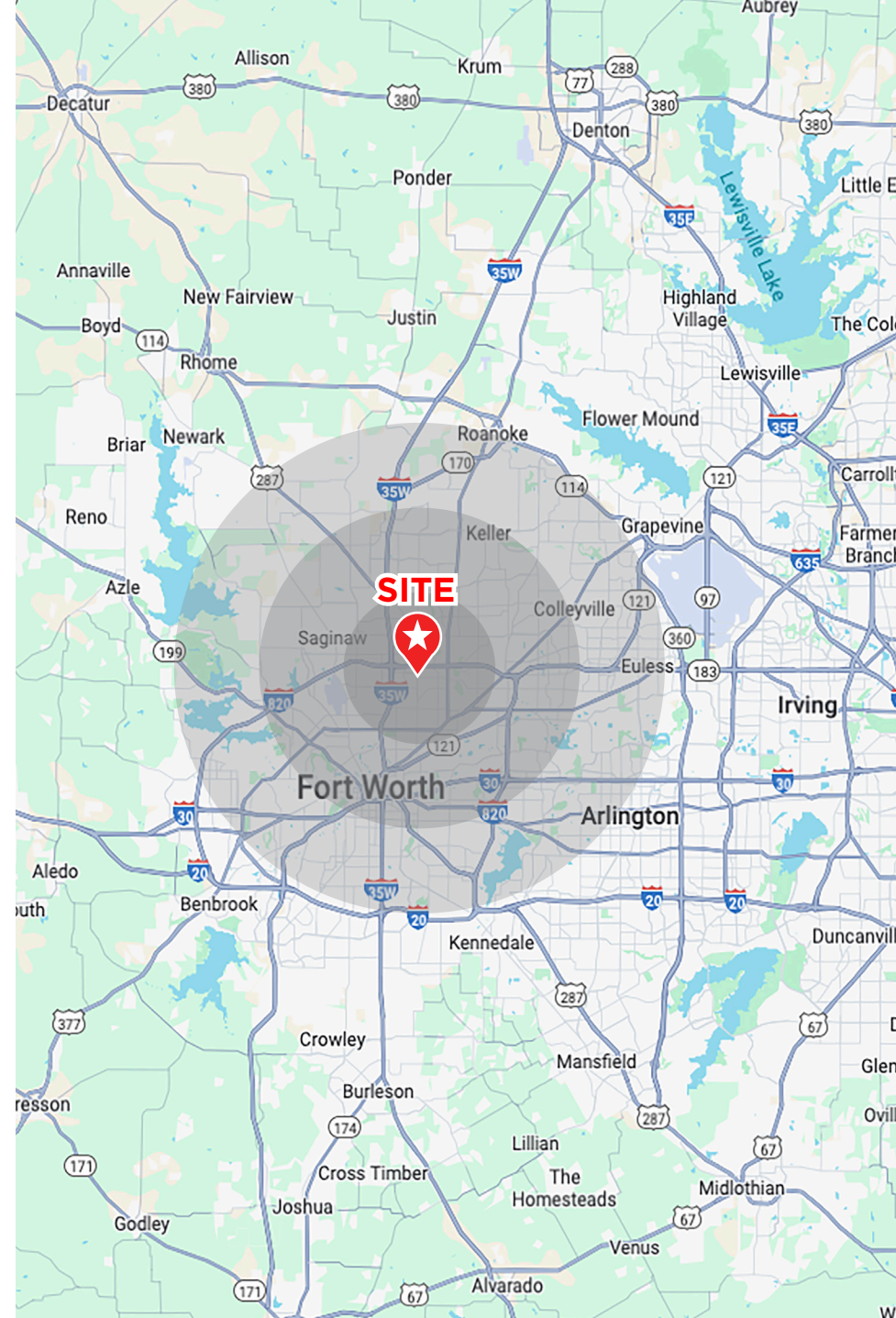
DEMOGRAPHICS

	1 Miles	5 Miles	10 Miles
2024 Population (Pop.)	7,352	277,521	958,851
2024 Households (HH)	3,208	96,739	341,591
2024 Avg. HH Income	\$67,807	\$87,087	\$98,103
5-Yr. Pop. Growth (Total %)	7.09%	5.28%	5.78%

TRAFFIC COUNT

	Vehicles per Day
I-35 W	207,376 VPD
I-820	151,117 VPD
N Beach St	25,583 VPD
Northern Cross Blvd	3,006 VPD

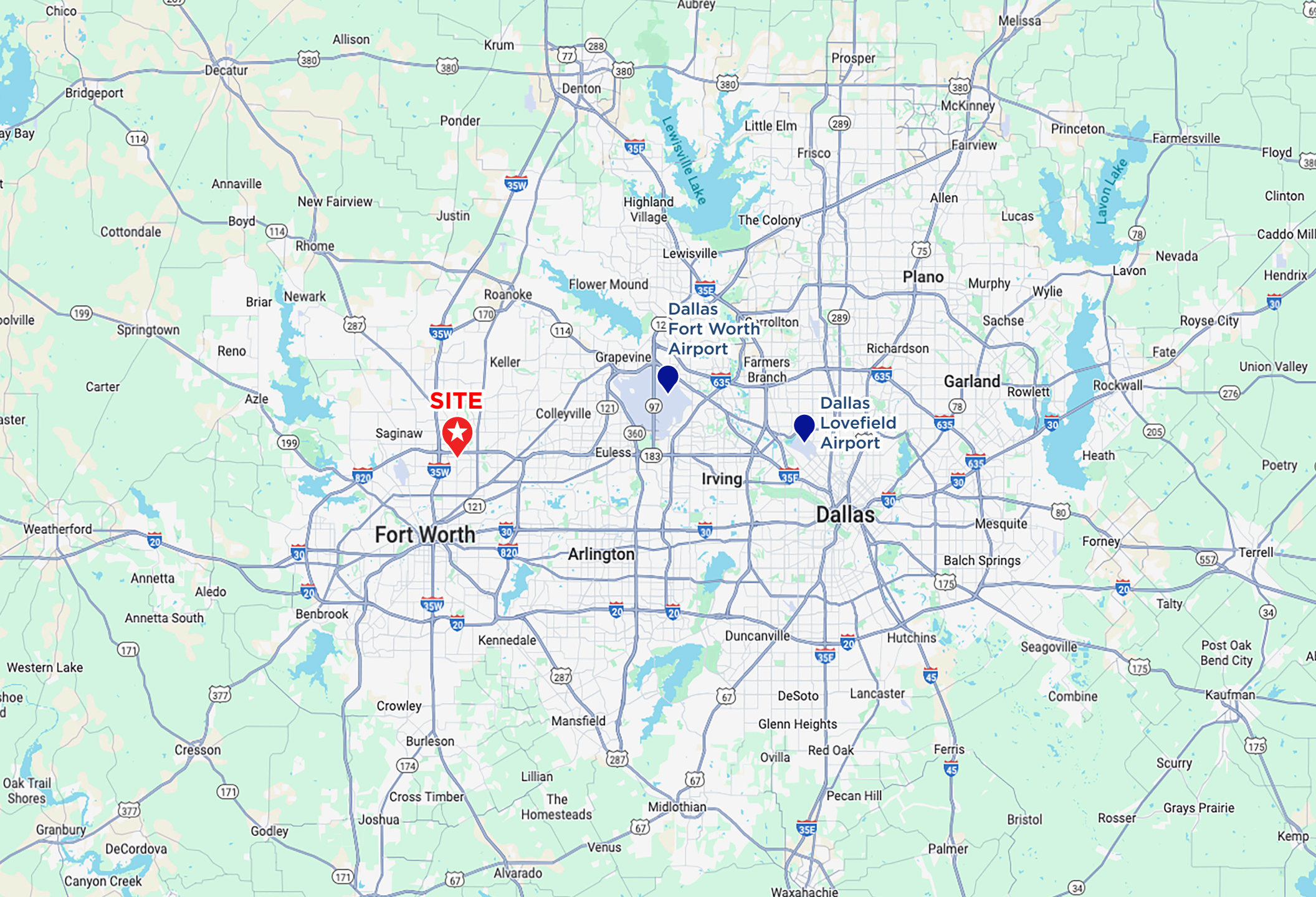
AREA RETAILER



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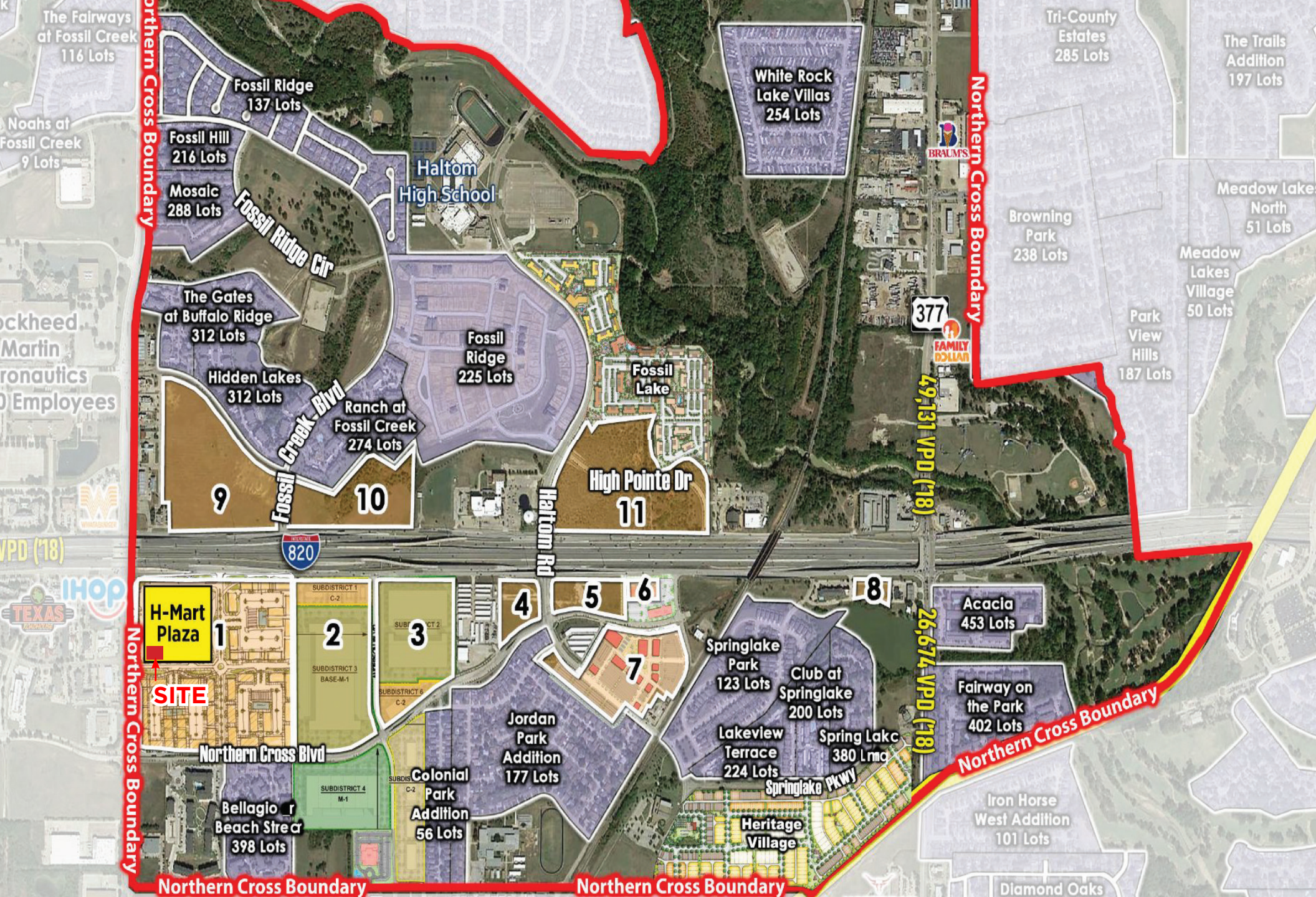
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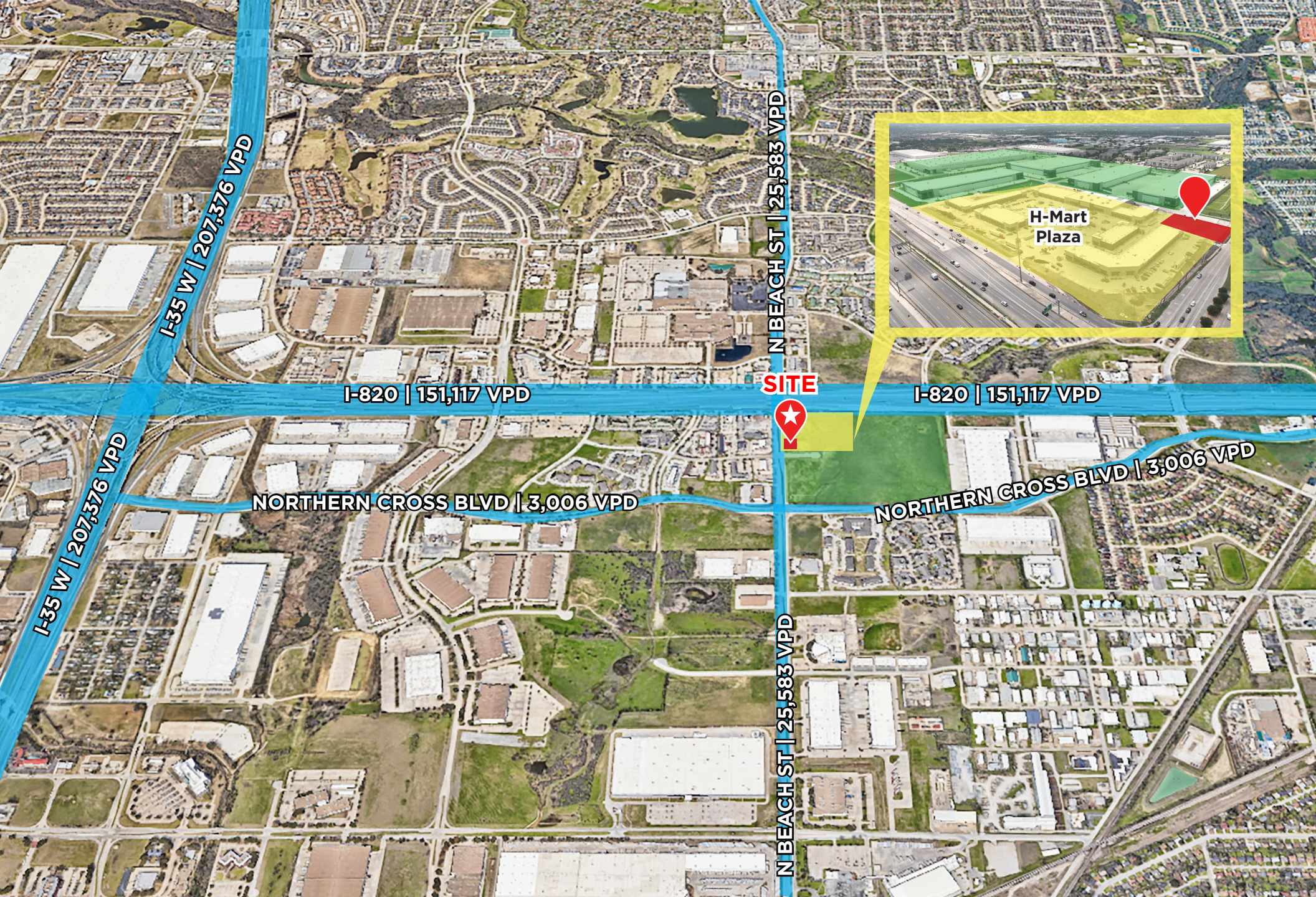
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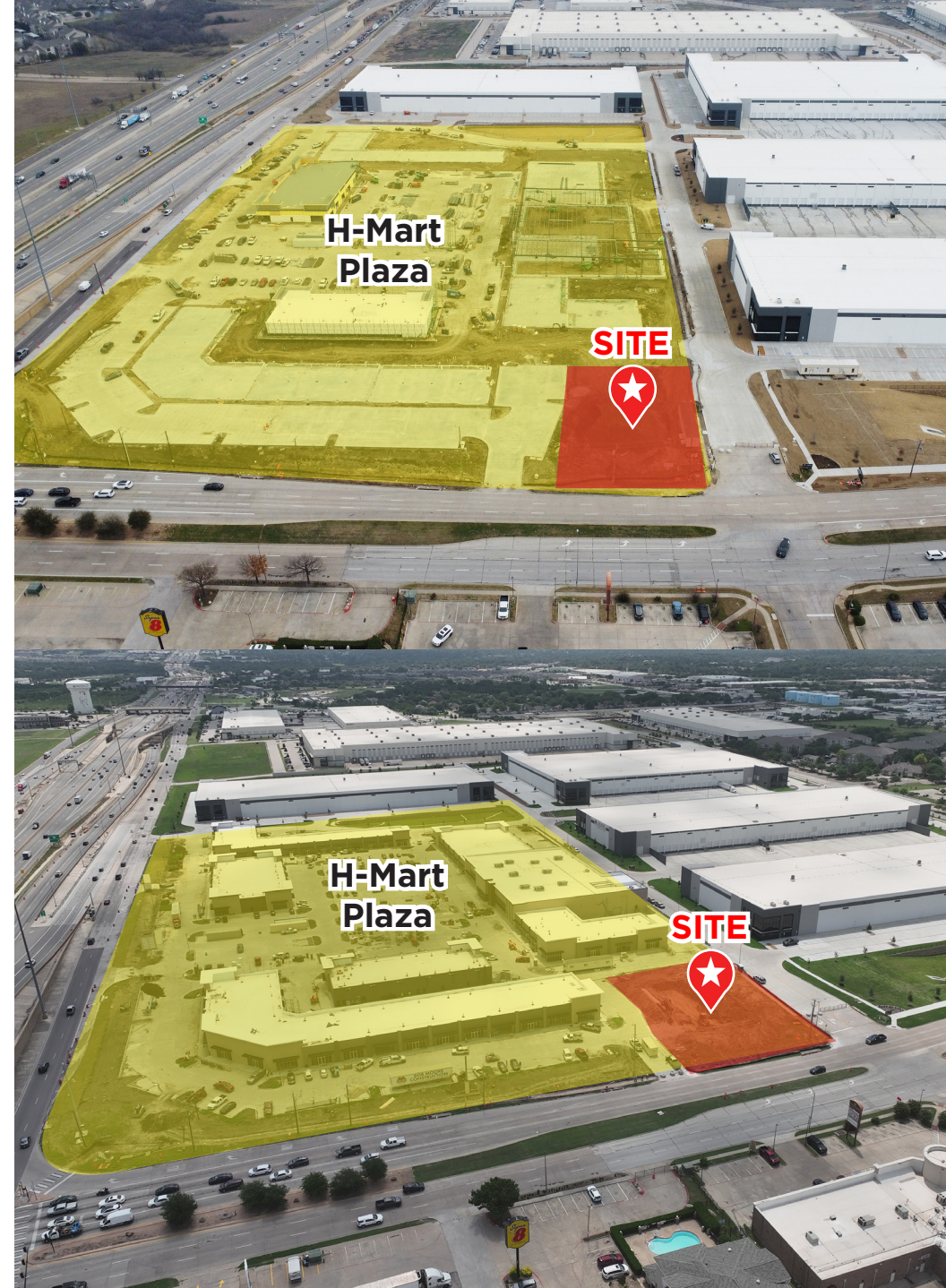
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DEVELOPMENT STORY

McDonald's Haltom City is strategically positioned within the highly anticipated H Mart Plaza, a premier cultural and retail destination poised to transform Haltom City into a true regional hub. Anchored by H Mart, the nation's leading Asian grocer, the plaza features a dynamic tenant lineup including Teso Life, Miniso, and Kinokuniya, with additional national and regional brands soon to follow. This curated mix of anchors and specialty retailers will generate consistent traffic and powerful cross-shopping, creating a rare opportunity to secure McDonald's as the exclusive QSR pad site in one of North Texas's most vibrant new developments.

Construction commenced in June 2024 following permit approvals, and the project has already reached shell completion with tenant keys delivered, marking a critical milestone and underscoring the rapid pace of progress. The 42,500 SF H Mart anchor is slated to open in Q1 2025, establishing the plaza as an immediate destination, while McDonald's is scheduled for delivery in October 2025, perfectly timed to capitalize on the surge of customer demand.



HMART TENANT OVERVIEW



REVENUE
\$2 Billion+

NATIONWIDE
97 Stores

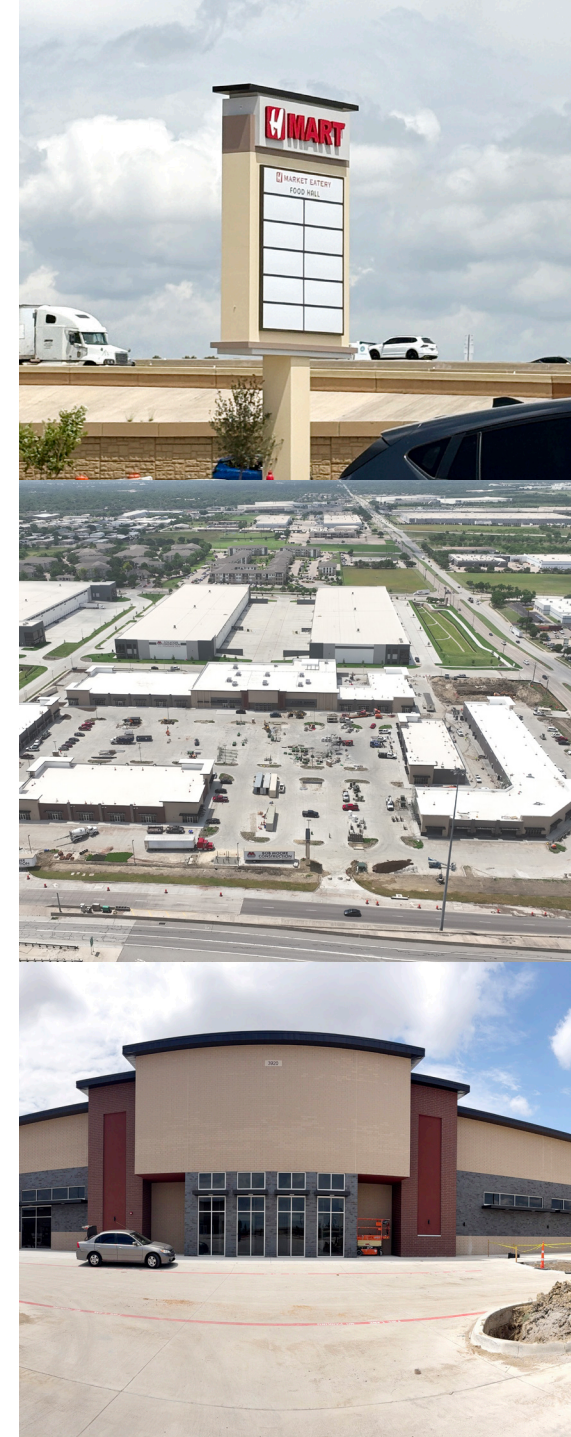
RANKING
#1 Asian Grocery in US

H Mart was founded in 1982 in Woodside, Queens, New York, under the name Hanahreum Mart (“Han Ah Reum” meaning “one arm full of groceries”), originally serving Korean immigrants with food and products not readily available elsewhere. Over time, its offerings broadened to include a full complement of Asian groceries (Korean, Japanese, Southeast Asian, etc.), as well as western grocery staples, fresh produce, meats, housewares, and even food hall-style eateries.

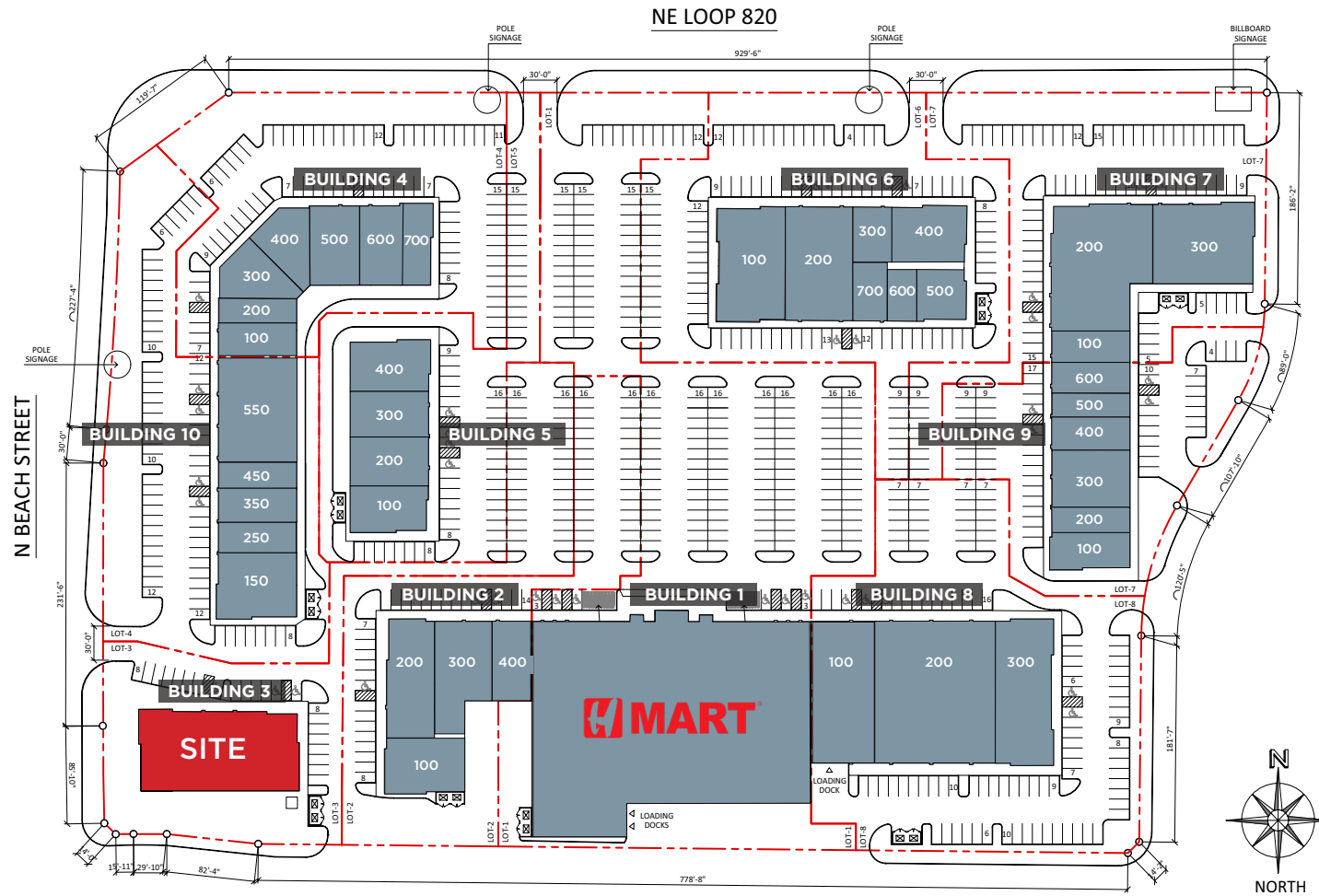
The company expanded first along the East Coast, then into mid-Atlantic, Southeastern states, the West, and more recently into places like Utah. In June 2024, they opened their first store in Utah, which is also their largest store to date.

H Mart has benefited from cultural trends around Asian cuisine, K-pop/K-drama, and broader consumer interest in global foods. Its model appeals not just to Asian American shoppers, but increasingly to non-Asian customers too, drawn by its selection, quality, and unique product assortment. The chain has also pushed innovation in store formats — including large anchor-style stores, integration of fresh food/eateries, and offering a broader shopping experience than a traditional ethnic grocery store.

Today, H Mart continues to expand aggressively across the United States, with no signs of slowing down. The company is strategically opening new locations in both established metropolitan markets and emerging suburban trade areas, reinforcing its position as the nation’s leading Asian grocer and a dominant force in specialty retail.



HMART PLAZA TENANT LINE UP



TENANT LINE UP

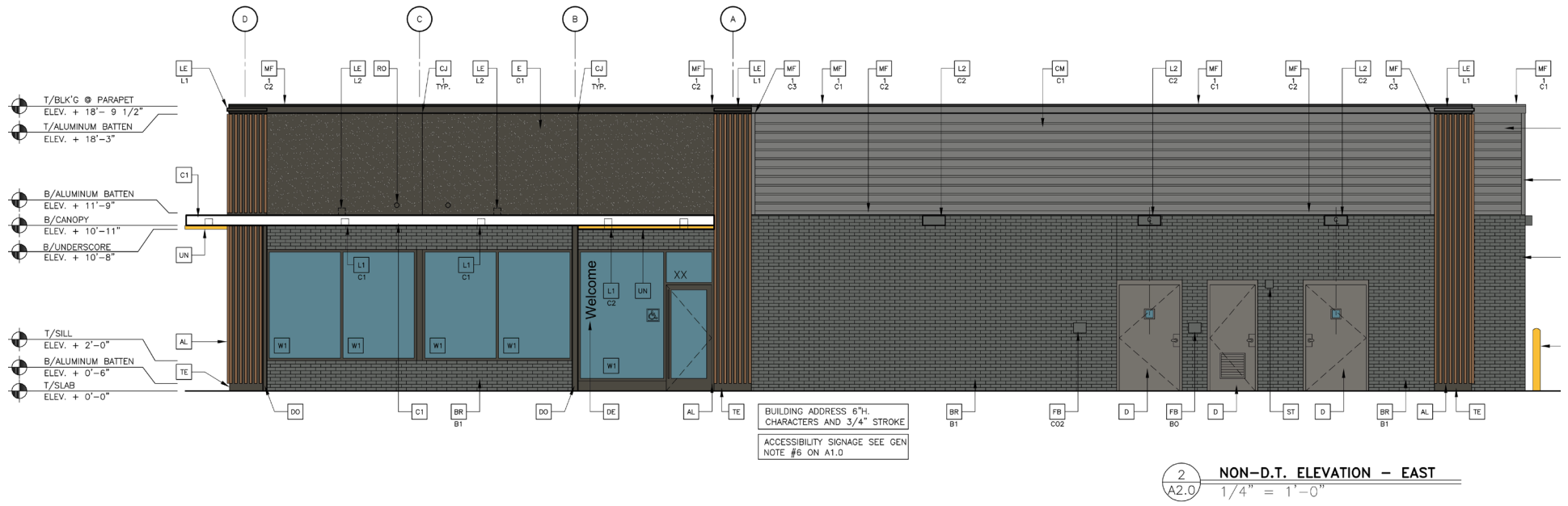
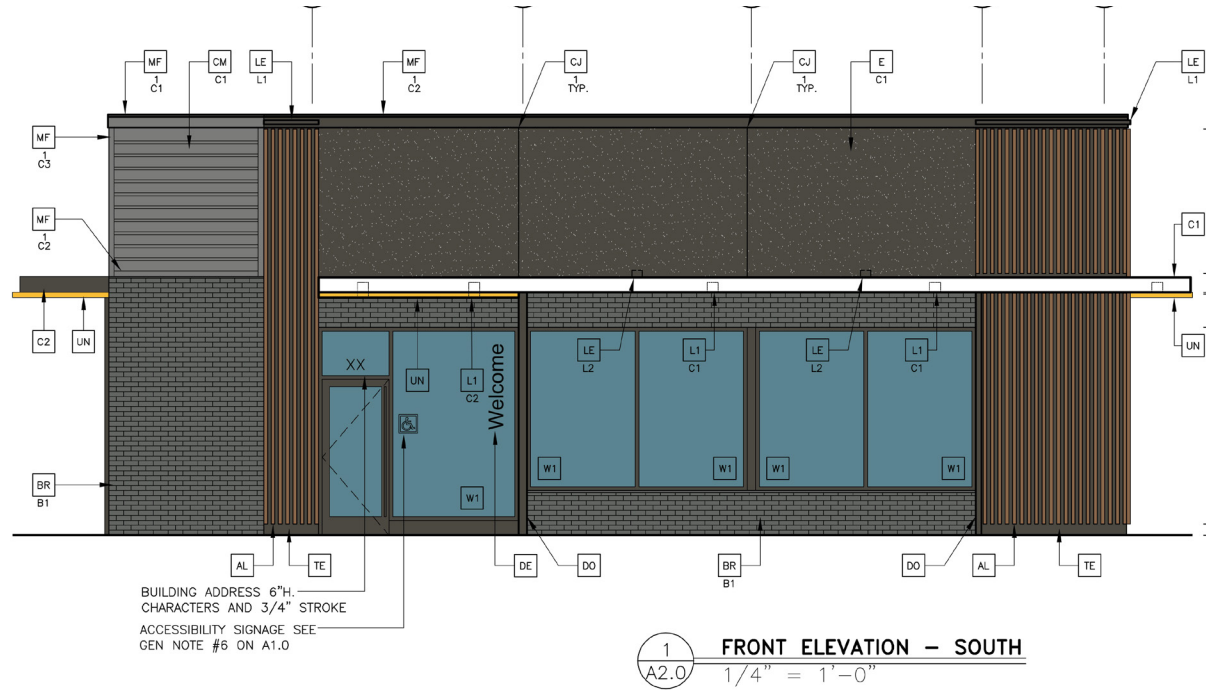
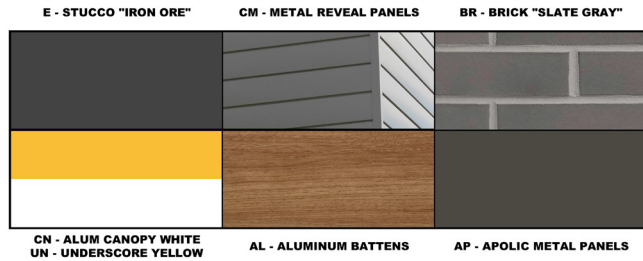
BLG 1	H-MART
BLG 2 - 100	SOLID SIGHT
BLG 2 - 200	KOREAN SEAFOOD
BLG 2 - 300	AVAILABLE
BLG 2 - 400	MY YOGURT
BLG 3	MCDONALD'S
BLG 4 - 100	MENSHO
BLG 4 - 200	THE ALLEY
BLG 4 - 300	COCO ICHIBANYA
BLG 4 - 400	NEPPALESE DUMPLINGS
BLG 4 - 500	85C BAKERY
BLG 4 - 600	KOREAN STREET FOOD
BLG 4 - 700	UNCLE TETSU
BLG 5 - 400	MAHT GAEK
BLG 5 - 300	SUSHI AXIOM
BLG 5 - 200	SOMI SOMI
BLG 5 - 100	LANTERN THAI KITCHEN
BLG 6 - 100	CHODANG
BLG 6 - 200	NIGORI GOURMET & SUSHI
BLG 6 - 300	HUI LAU SHAN
BLG 6 - 400	AVAILABLE
BLG 6 - 500	HANABI RAMEN & IZAKAYA
BLG 6 - 600	OSAKI
BLG 6 - 700	OLD FERRY DONUT
BLG 7 - 100	FLOSSOPHY DENTIST
BLG 7 - 200	TASTY HOT POT
BLG 7 - 200	K-BEAUTY
BLG 7 - 200	CLAW MANIA KINGDOM
BLG 7 - 300	TU CHILITOS
BLG 8 - 100	MINISO
BLG 8 - 200	TESO
BLG 8 - 300	KINOKUNIYA
BLG 9 - 100	R&B BOBA WAFFLES
BLG 9 - 200	POTOBOX
BLG 9 - 300	THE KICKIN' CRAB
BLG 9 - 400	KIN PHO
BLG 9 - 500	BAMBU DESSERT & DRINKS
BLG 9 - 600	HAIR SALON
BLG 10 - 150	BBQ CHICKEN & EISWELT GELATO
BLG 10 - 250	CLAW ZANIA
BLG 10 - 350	PHOTOISM
BLG 10 - 450	BOM BOM CAFE
BLG 10 - 550	IT'S KBBQ SHABU SHABU

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ELEVATION PLAN





Information About Brokerage Services

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

11/2/2015

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.

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.

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.

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Date

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Information available at www.trec.texas.gov
IABS 1-0 Date
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