



OFFERING MEMORANDUM



GREENWAY INVESTMENT COMPANY
ESTABLISHED 1979

TABLE OF CONTENTS

| | |
|---------------------------|-----------|
| EXECUTIVE SUMMARY | 3 |
| INVESTMENT SUMMARY | 4 |
| RENT ROLL | 5 |
| PROPERTY PHOTOS | 6 |
| TENANT PROFILE | 9 |
| LOCATOR MAP | 10 |
| AERIALS | 11 |
| DFW OVERVIEW | 13 |
| DEMOGRAPHICS | 14 |

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:



GREENWAY INVESTMENT COMPANY

ESTABLISHED 1979

RYAN PETTY

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EXECUTIVE SUMMARY:

Greenway Realty Services is pleased to offer this Origin Bank lease investment in the heart of Southlake, Texas. This irreplaceable location at the corner of Southlake Boulevard and Carroll Road offers prime visibility and proximity to Southlake Town Square and the surrounding high-end demographic.

PROPERTY DETAILS:

| | |
|------------------------|--|
| ADDRESS: | 1110 E SOUTHLAKE BLVD, SOUTHLAKE, TEXAS |
| GLA: | 7,371 SF |
| LAND AREA: | 1.98 AC |
| YEAR BUILT: | 2004 |
| SIGNAGE: | MONUMENT & BUILDING |
| PARKING: | 32 SPACES |
| TRAFFIC COUNTS: | 45,911 VPD ON SOUTHLAKE BLVD 19,848 VPD ON CARROLL AVE 123,298 VPD ON SH-114 (TXDOT 2024) |



COMMENCEMENT: 11/9/2022
EXPIRATION: 11/30/2037
NOI (FORWARD 12) \$379,263
CAP RATE: 5.00%
PRICE: \$7,585,260

LEASE SUMMARY:

REMAINING TERM: 12 YEARS
RENEWAL OPTIONS: 2, 5-YEAR OPTIONS AT FAIR MARKET VALUE
RENTAL RATE: \$51.07/SF + NNN
3% ANNUAL INCREASES
LEASE STRUCTURE: NNN



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------|-----------|-----------|-----------|
| 2025 POPULATION | 4,974 | 58,423 | 126,113 |
| 2030 PROJECTED POP. | 5,132 | 58,294 | 126,295 |
| DAYTIME POPULATION | 20,512 | 81,822 | 179,073 |
| AVERAGE HH INCOME | \$399,485 | \$264,663 | \$243,199 |



RENT ROLL:

| TENANT | SUITE | SF | LEASE START | LEASE EXPIRATION | BASE RENT (MONTHLY) | BASE RENT (ANNUAL) | BASE RENT (PSF/YR) | (DATE) | BASE RENT - INCREASE (MONTH) | BASE RENT - INCREASE (PSF/YR) |
|-------------|-------|-------|----------------|---------------------|------------------------|-----------------------|-----------------------|-----------|---------------------------------|----------------------------------|
| Origin Bank | 1110 | 7,371 | 11/9/2022 | 11/30/2037 | \$31,369.96 | \$376,439.52 | \$51.07 | 12/1/2026 | \$32,311.06 | \$52.60 |
| | | | | | | | | 12/1/2027 | \$33,280.39 | \$54.18 |
| | | | | | | | | 12/1/2028 | \$34,278.80 | \$55.81 |
| | | | | | | | | 12/1/2029 | \$35,307.17 | \$57.48 |
| | | | | | | | | 12/1/2030 | \$36,366.38 | \$59.20 |
| | | | | | | | | 12/1/2031 | \$37,457.37 | \$60.98 |
| | | | | | | | | 12/1/2032 | \$38,581.09 | \$62.81 |
| | | | | | | | | 12/1/2033 | \$39,738.53 | \$64.69 |
| | | | | | | | | 12/1/2034 | \$40,930.68 | \$66.64 |
| | | | | | | | | 12/1/2035 | \$42,158.60 | \$68.63 |
| | | | | | | | | 12/1/2036 | \$43,423.36 | \$70.69 |

INCOME/EXPENSES:
INCOME:

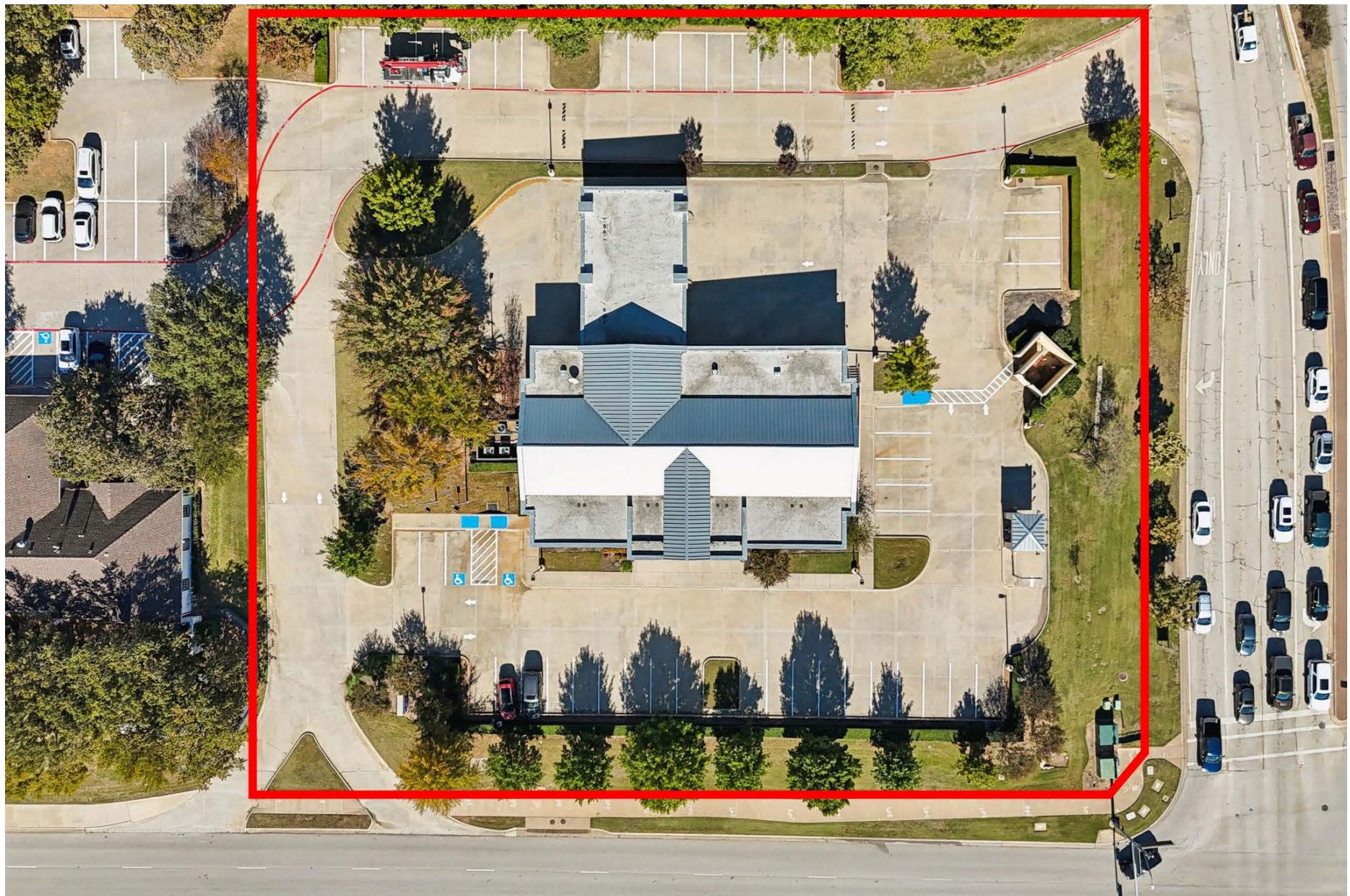
| | “YEAR 1” | PSF |
|-------------------------------------|------------------|----------------|
| Base Rent | \$379,263 | \$51.45 |
| Expense Reimbursements | | |
| Real Estate Taxes | \$39,877 | \$5.41 |
| Insurance | \$10,669 | \$1.45 |
| CAM | \$49,260 | \$6.68 |
| Total Expense Reimbursements | \$99,806 | \$13.54 |
| Gross Income | \$479,069 | |
| Operating Expenses | \$99,806 | |
| Net Operating Income | \$379,263 | |

Assumes a closing on March 1, 2026 and factors in the rental increase on 12/1/2026

EXPENSES:

| | ANNUAL | PSF |
|-----------------------|-----------------|----------------|
| Real Estate Taxes | \$39,877 | \$5.41 |
| Insurance | \$10,669 | \$1.45 |
| CAM | \$49,260 | \$6.68 |
| Total Expenses | \$99,806 | \$13.54 |

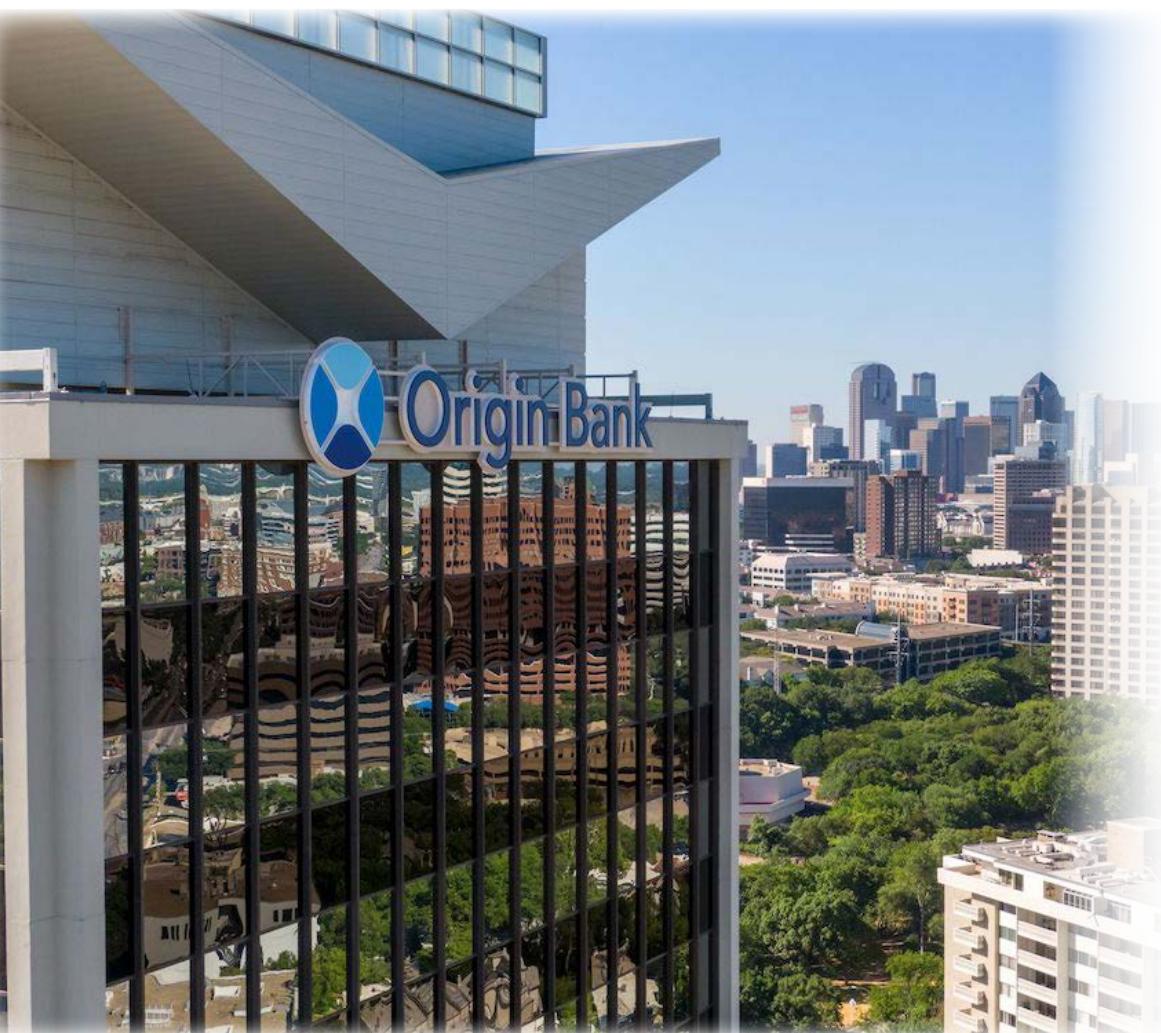








TENANT PROFILE:



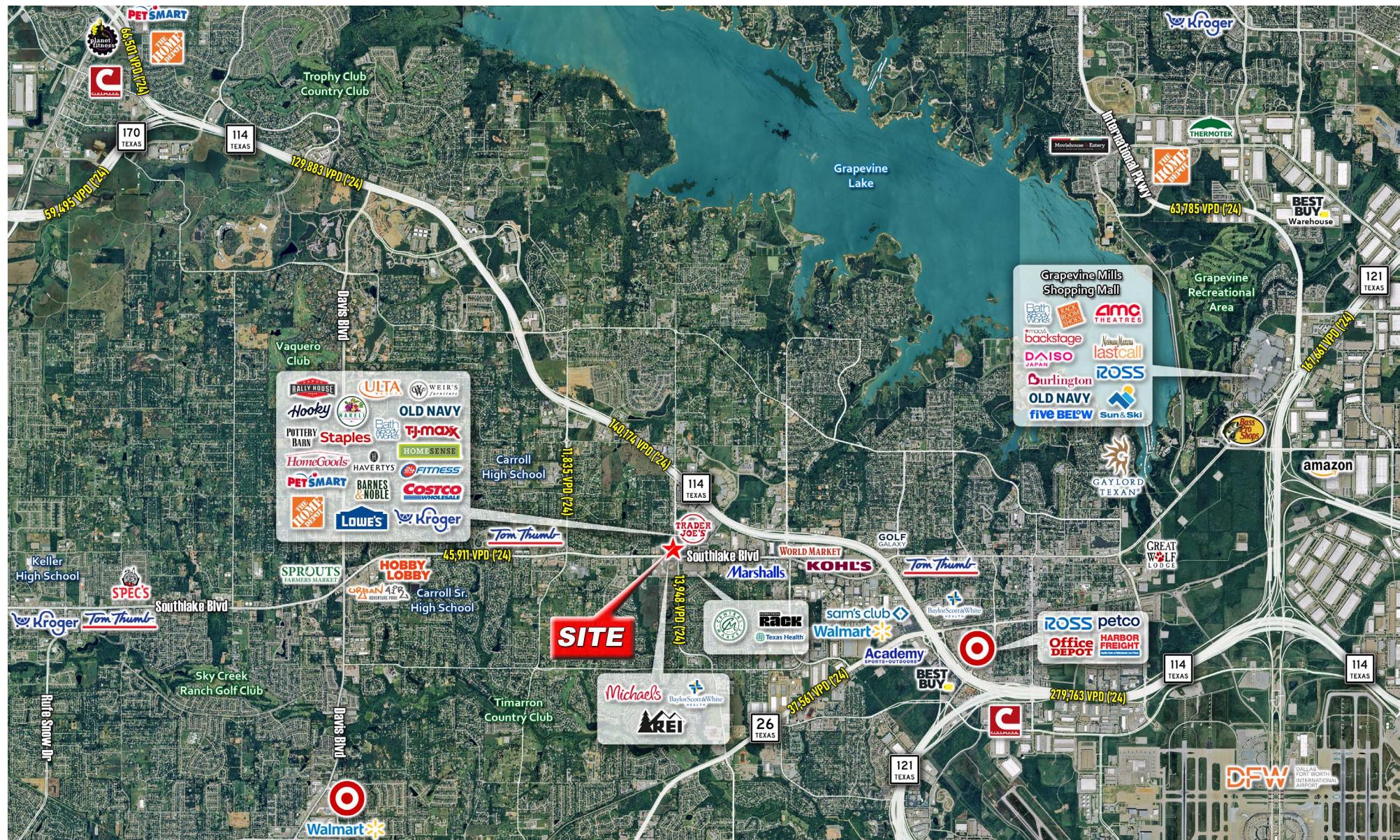
ORIGIN BANK

Deeply rooted in Origin's history is a culture committed to providing personalized, relationship banking to businesses, municipalities, and personal clients to enrich the lives of the people in the communities it serves. Origin offers a broad range of financial services and currently operates more than **60 BANKING CENTERS** located throughout **TEXAS, LOUISIANA, MISSISSIPPI, ALABAMA** and **FLORIDA**. In today's banking landscape, technology is the rule – human interaction and genuine relationships are the exception. Origin Bank delivers on both.

We've been supporting local communities for more than **100 YEARS**. Origin Bank, formerly known as Community Trust Bank, has been committed to serving our community **SINCE 1912**. We've helped people, small businesses, and large companies grow and prosper - and continue to do so through our strong focus on customer service.









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: ±8.6 miles
- AT&T Stadium: ±19.1 miles
- Dallas Love Field Airport: ±23.5 miles
- American Airlines Center: ±25.3 miles
- Downtown Dallas: ±25.9 miles
- Kay Bailey Hutchison Convention Center: ±26.6 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

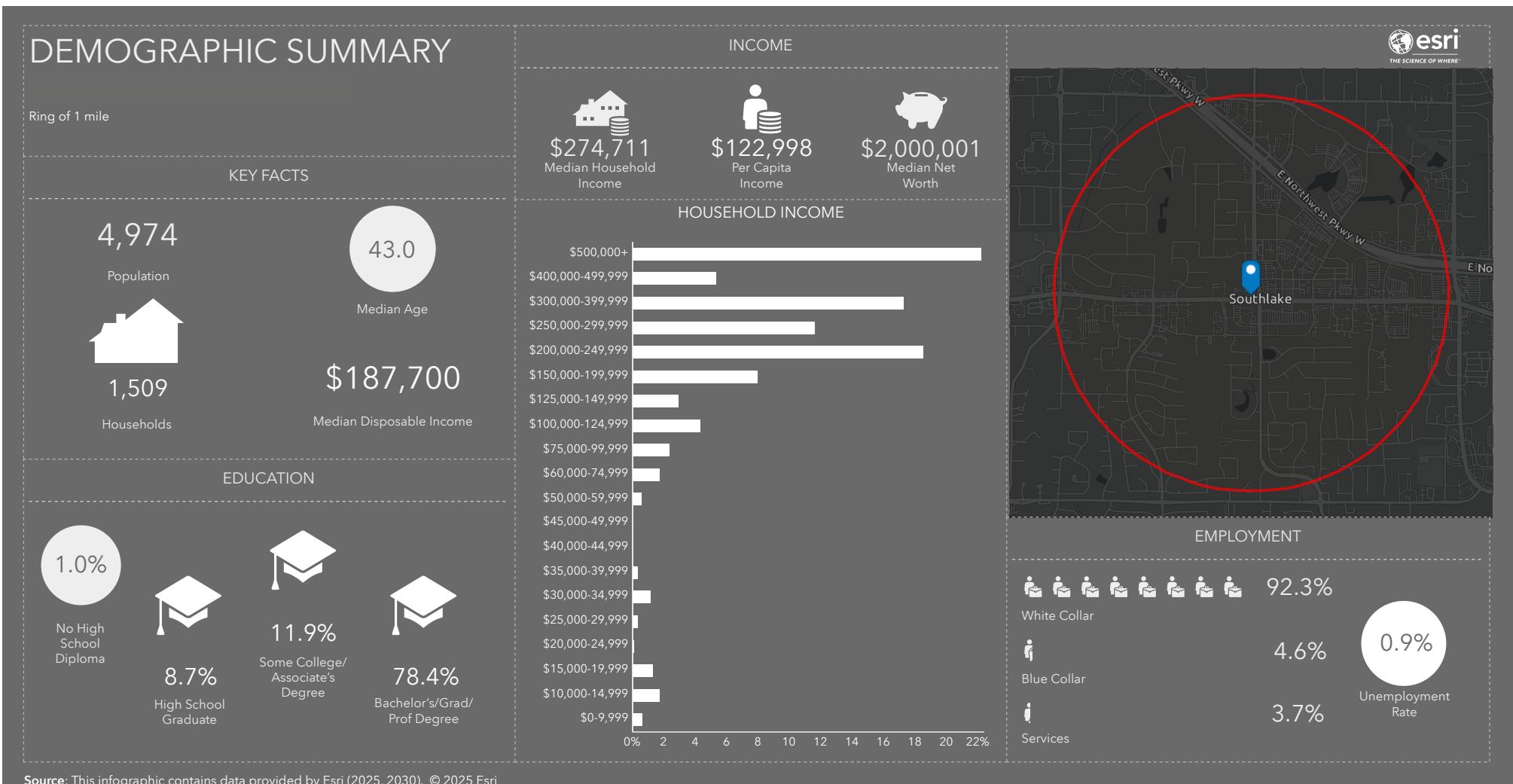
PRO-BUSINESS
 ENVIRONMENT WITH
 LOW COST OF LIVING
 & DOING BUSINESS

3RD

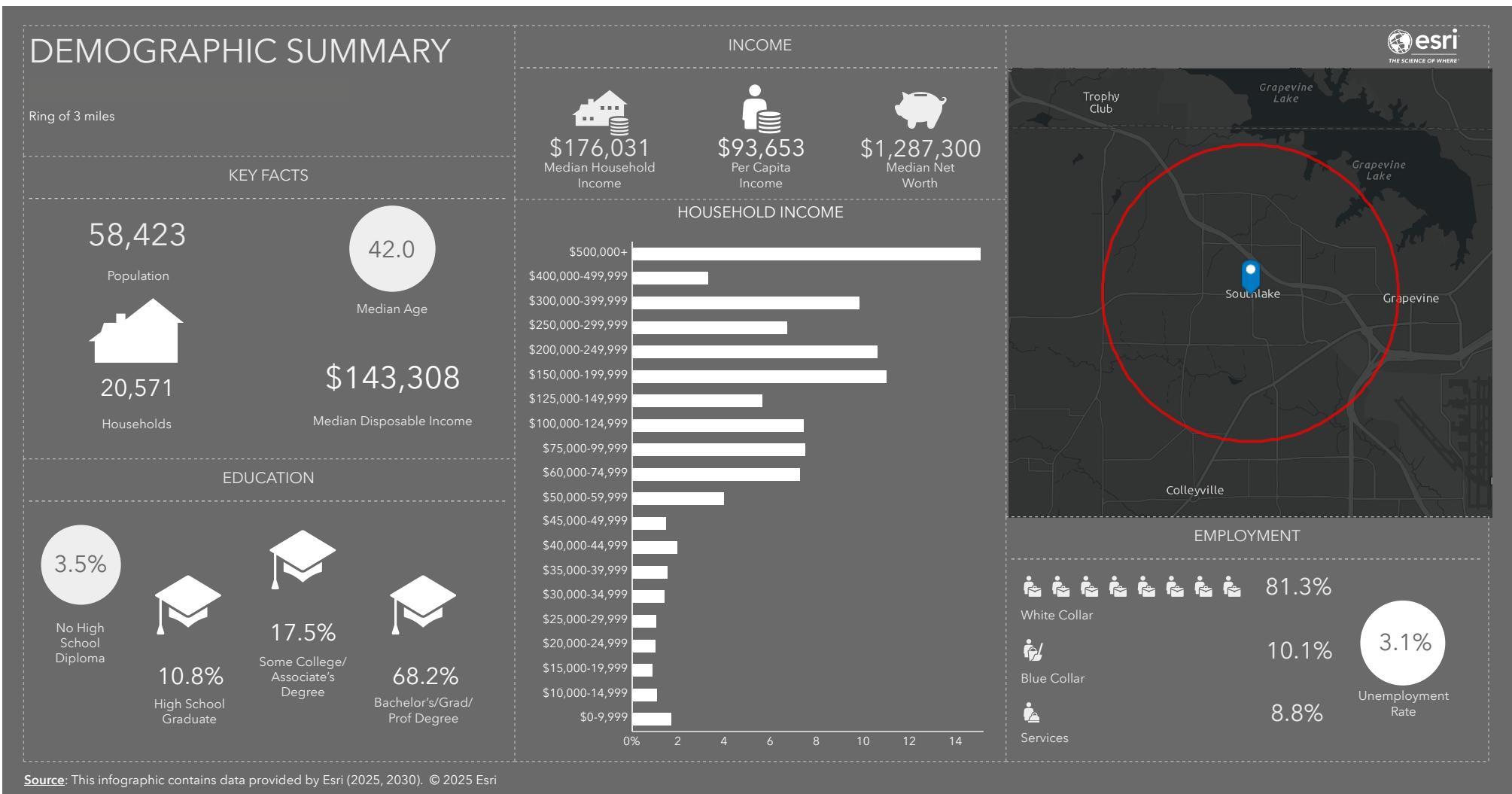
HIGHEST PROJECTED GROWTH
 AMONG MAJOR U.S. MARKETS IN 2021
 (OVER 196,000 NET JOBS ADDED)



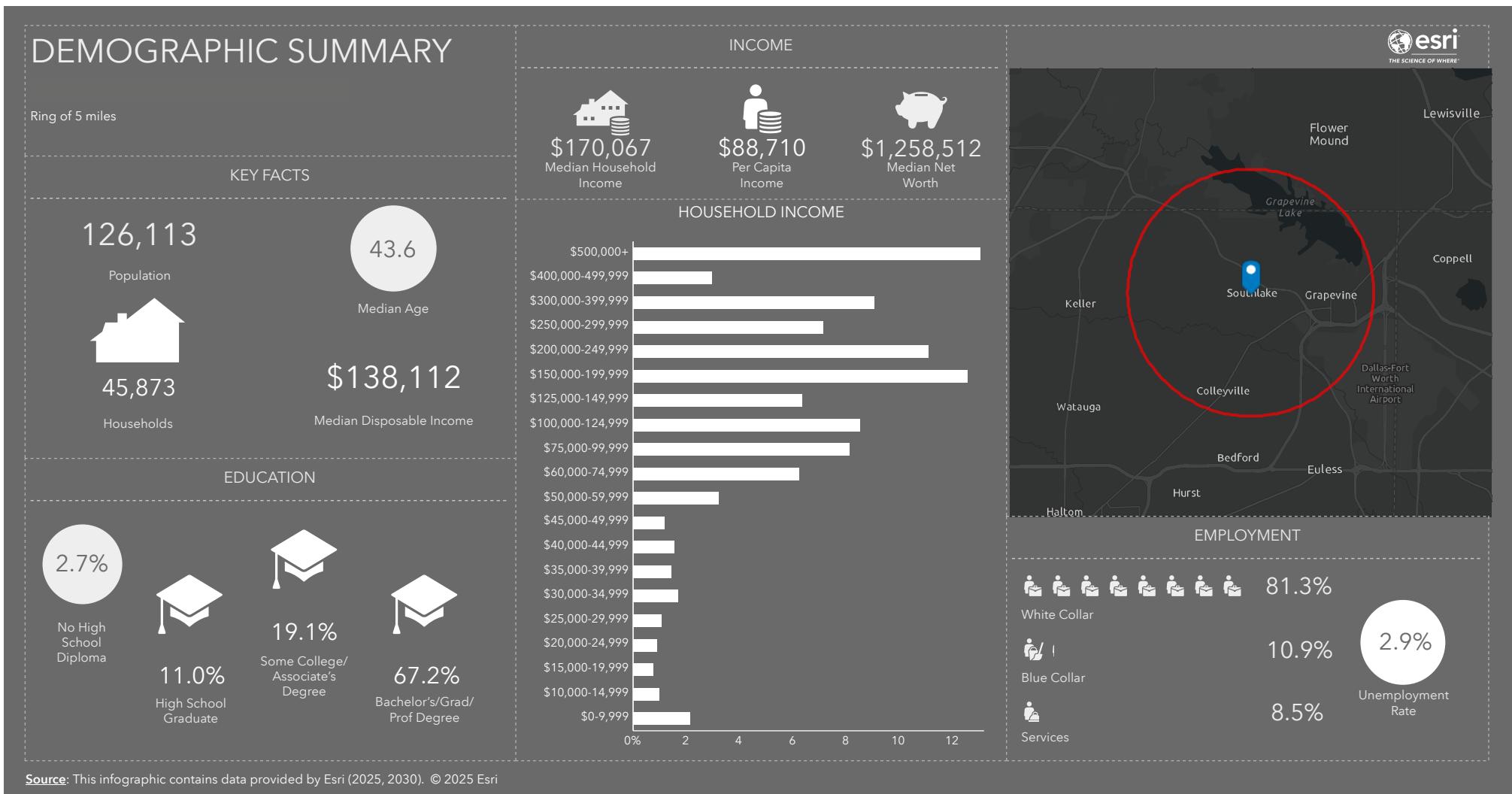
DEMOGRAPHICS - 1 MILE RADIUS



DEMOGRAPHICS - 3 MILE RADIUS



DEMOGRAPHICS - 5 MILE RADIUS



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.

2-10-2025



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:
 - 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.

Greenway Realty Services, Inc

Licensed Broker/Broker Firm Name or Primary Assumed Business Name
Donald Todd Petty
Designated Broker of Firm

9008096

License No.
353007

License No.
676306

License No.

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Phone
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Licensed Supervisor of Sales Agent/Associate
Ryan Petty

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Email

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



EXCLUSIVELY MARKETED BY:



GREENWAY INVESTMENT COMPANY

ESTABLISHED 1979

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