

SECURE

NET LEASE



Subject
Property

McDonalds

Killeen-Temple MSA

\$2,706,883 | 4.25% CAP

305 Williams Road, Salado, TX 76571

- ✓ **Hard Corner Interstate Location Positioned At The Intersection Of I-35 With ~83,000 Vehicles Per Day; Large 1.6 Acre Parcel**
- ✓ **Prime Frontage Along Interstate 35, One of Texas' Primary North-South Trade Corridors Connecting Austin, Temple, Waco, and Dallas**
- ✓ **McDonald's has TXDOT Signage on I-35 Northbound & Southbound**
- ✓ **Affluent Surrounding Demographics** Average Household Income Of \$133,154 Within A 5-Mile Radius
- ✓ **Planned Surrounding Growth** 64-Acre Mixed-Use Development And 178-Acre Residential Community Will Add Rooftops, Hotel Traffic, And Retail Density
- ✓ **Positioned Within One of Texas' Strongest Long-Term Population Growth Regions**

MCDONALD'S SAI ALDO, TX



McDonald's generates over **\$25.9 billion** in annual revenue and **\$8.2 billion in net income**, making it one of the most profitable and financially dominant restaurant companies in the world. With more than **43,000 locations globally** and an investment-grade BBB+ credit rating, the company's scale, brand power, and balance sheet strength position it as one of the **safest** and most **institutional-quality tenants** in net lease real estate.



INVESTMENT OVERVIEW

MCDONALDS SALADO, TX

Subject
Property



CONTACT FOR DETAILS

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bob@securenetlease.com

\$2,706,000

4.25% CAP

NOI

\$115,000

Building Area

±3,711 SF

Land Area

±1.6 AC

Year Built

2024

Lease Type

Ground Lease NNN

Occupancy

100%

- ✓ **High-Visibility Interstate Location** Positioned along Interstate 35 with approximately ~83,000 vehicles per day, providing strong visibility along one of Texas' primary north-south transportation corridors. The site captures both local commuter traffic and regional travel between Austin, Temple, and the Dallas-Fort Worth Metroplex.
- ✓ **Future Mixed-Use And Residential Growth Nearby** Adjacent development includes a planned 64-acre mixed-use project and a 178-acre residential community expected to add rooftops and new commercial activity to the trade area. These projects will support long-term traffic growth and strengthen site performance over time.
- ✓ **The Killeen-Temple Metropolitan Statistical Area Continues to Experience Steady Population Growth**, reinforcing the region's long-term economic stability and expanding consumer base. According to Federal Reserve Economic Data (FRED), the MSA's population reached approximately 509,487 residents in 2024, up from roughly 503,004 residents in 2023. This consistent year-over-year growth reflects continued in-migration to Central Texas driven by the region's strong employment base, military presence, and strategic location along the Interstate 35 Corridor, one of the most important economic and transportation corridors in the state. The expanding population base supports sustained retail demand and reinforces the long-term viability of nationally branded operators throughout the Temple-Belton-Salado corridor.
- ✓ **School-Driven Daytime Traffic** Immediate proximity to Salado High School and Salado Middle School generates consistent daily activity from students, faculty, and families. Nearby schools provide steady daytime traffic and repeat visitation throughout the academic year.
- ✓ **Strategic Central Texas Growth Corridor** Located along the Austin-DFW growth corridor within the Killeen-Temple MSA, a rapidly expanding region benefiting from strong population growth and increasing development along Interstate 35. The corridor captures both regional commuter traffic and interstate travelers.
- ✓ **Limited Retail Competition Driven by Controlled Commercial Growth**, constrained development pipeline, and high barriers to entry created by limited prime sites and restrictive community zoning preferences.
- ✓ **Killeen-Temple Regional Economy** The Killeen-Temple MSA serves as a major Central Texas economic hub supported by regional employment centers and continued growth along the Interstate 35 corridor. Its strategic location between Austin and Dallas-Fort Worth continues to drive long-term population and commercial expansion.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

MCDONALDS SALADO, TX

McDonald's

Lessee: McDonald's USA, LLC

Guarantor: McDonalds Corp.

REVENUE

\$25.92 B

CREDIT RATING

A

STOCK TICKER

MCD

LOCATIONS

41,000



[mcdonalds.com](https://www.mcdonalds.com)

McDonald's (NYSE: MCD) is the world's leading quick-service restaurant brand, operating over 40,000 locations across more than 100 countries.

The company generated approximately **\$25.9 billion** in revenue and **\$8.2 billion** in net income in 2024, reflecting strong global scale and consistent profitability. Backed by **investment-grade credit ratings** (A / A2 range), McDonald's maintains a **durable balance sheet** supported by a predominantly franchised business model that produces stable cash flow.

Its unmatched brand recognition, operational efficiency, and real estate strategy make it one of the **strongest** and most **institutional-quality tenants** in net lease real estate. The company continues to expand its global footprint while investing heavily in digital ordering, delivery integration, and store modernization initiatives designed to enhance customer convenience and increase restaurant throughput. With **decades of operating history**, industry-leading market share, and a disciplined franchise system, McDonald's remains one of the most reliable and widely sought-after tenants for long-term net lease investments.



IN THE NEWS

MCDONALDS SALADO, TX

McDonald's unveils 2026 menu as sales increase

FERNANDA TRONCO, FEBRUARY 20, 2026 (THE STREET)

Key Points

- McDonald's is innovating with **new menu items**, focusing on beverages, chicken, and beef.
- Specialization in core categories and **targeted promotions** drove significant sales growth in 2025.
- Balancing iconic classics with new offerings **keeps engagement high** and brand consistency strong.

McDonald's revealed its 2026 menu strategy, combining classic favorites with new and improved offerings to drive customer engagement; this innovation helped support significant sales growth in 2025, reinforcing the brand's ability to balance tradition with fresh product development.

Some may call McDonald's **cheap fast food**, but one area the company has not skimped on is innovation.

Over the past year, McDonald's has introduced **several new offerings** and brought back fan favorites, including the **Grinch Meal and Buffalo Ranch**, as well as the return of the Snack Wrap and Changeables Happy Meal. The launches went viral and generated significant **online engagement**, reinforcing the brand's ability to create cultural moments nearly **86 years** after its founding.

In today's increasingly competitive and **fast-evolving restaurant** landscape, sticking to the **same strategy year** after year is no longer enough.

Across the **quick-service restaurant** industry, brands are finding success by specializing to drive **rapid growth, focusing** on what they do best rather than stretching across categories without clear differentiation.

EXPLORE ARTICLE



McDonald's Reports Record Systemwide Sales Growth for 2025

FEBRUARY 11, 2026 (CORPORATE MCDONALD'S)

CHICAGO, IL - McDonald's Corporation today announced results for the fourth quarter and year ended December 31, 2025.

"McDonald's **value leadership** is working," said Chairman and CEO Chris Kempczinski. "By listening to customers and taking action, we have improved traffic and strengthened our **value & affordability** scores. That focus helped increase global systemwide sales by **8%** and delivered strong comp sales growth across all segments this quarter. The momentum we've **built reinforces** the progress we've made with our strategy and has earned us the right to look forward together as a system."

McDonald's reported 7% global systemwide sales growth to over \$139 billion in 2025, with fourth-quarter comparable sales up 5.7%, reflecting sustained traffic gains and continued strength in value-driven consumer demand.

Fourth quarter financial performance:

- Global comparable sales increased **5.7%**:
- U.S. increased **6.8%**
- International Operated Markets increased **5.2%**
- International Developmental Licensed Markets increased **4.5%**
- Consolidated revenues increased **10%** (**6%** in constant currencies).
- Systemwide sales increased **11%** (**8%** in constant currencies).

EXPLORE ARTICLE



LEASE OVERVIEW

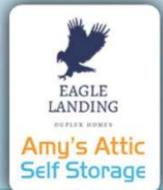
MCDONALDS SALADO, TX

Subject
Property

Initial Lease Term	20-Years, (4) 5-year options
Projected Rent Commencement	10/30/2024
Projected Rent Expiration	10/30/2039
Lease Type	NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$115,000
Annual Rent Years 6-10	\$126,500
Annual Rent Years 11-15	\$139,150
Annual Rent Years 16-20	\$153,065
Option 1	\$168,372
Option 2	\$185,210
Option 3	\$203,731
Option 4	\$224,104

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





SALADO HIGH SCHOOL (725 STUDENTS)

ELEMENTARY & HIGH SCHOOL EXPANSION AREA



TXDOT SIGNAGE SOUTHBOUND ON I-35 PRIOR TO OFF-RAMP

INTERSTATE TEXAS 35 SOUTHBOUND OFF-RAMP

CITY OF TEMPLE DOWNTOWN TEMPLE ~15 MILES



SALADO MIDDLE SCHOOL (590 STUDENTS)

BOURLAND



INTERSTATE TEXAS 35 NORTHBOUND ON-RAMP

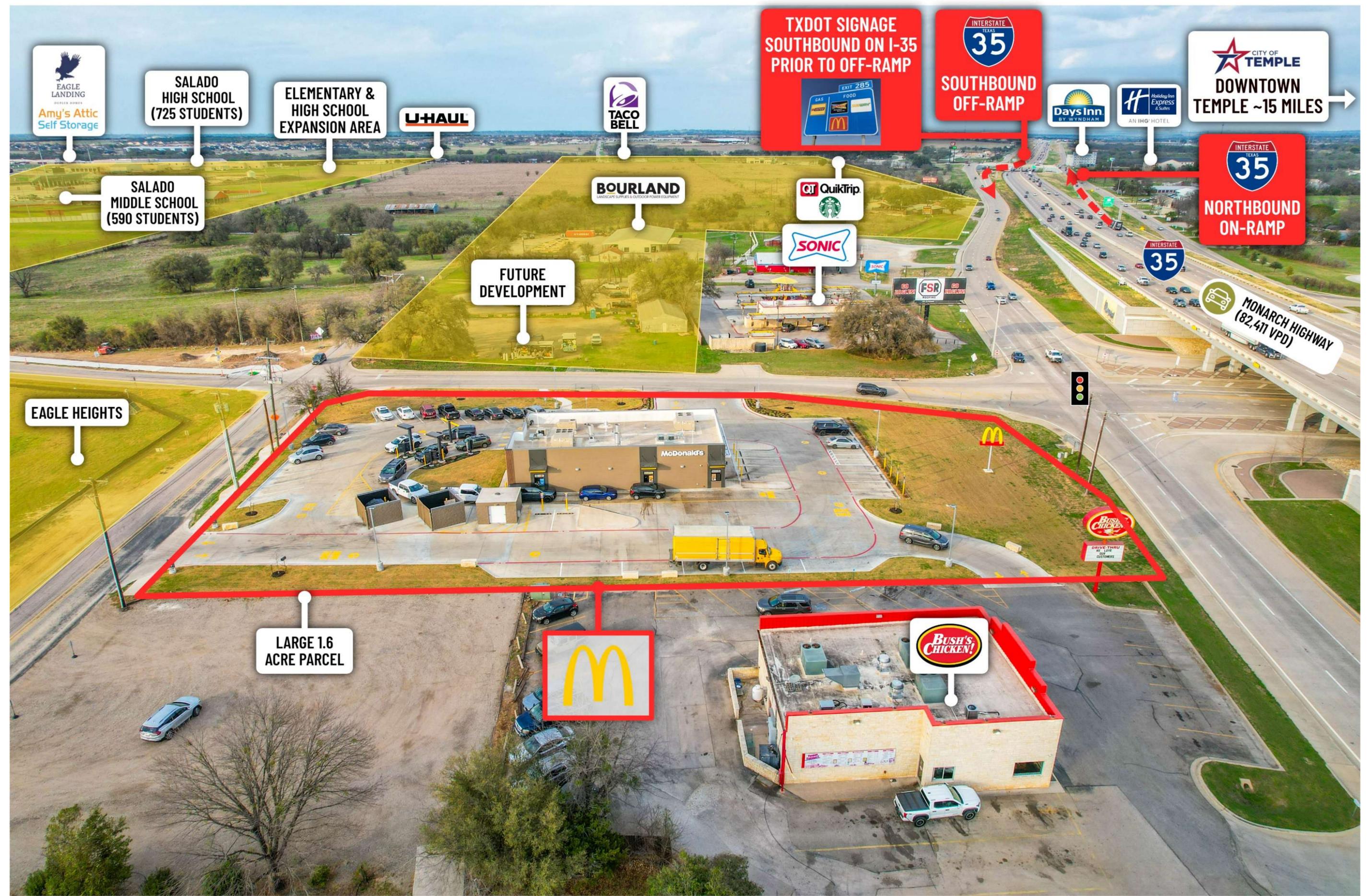
FUTURE DEVELOPMENT



MONARCH HIGHWAY (82,471 VPD)

EAGLE HEIGHTS

LARGE 1.6 ACRE PARCEL



TXDOT SIGNAGE
NORTHBOUND ON I-35

SANCTUARY
(UNDER DEVELOPMENT)

WATER'S EDGE
APARTMENTS
(210 UNITS)

SANCTUARY

SALADO
AIRPORT 2TX

Austin
TEXAS
DOWNTOWN
AUSTIN ~50 MILES

THOMAS ARNOLD
ELEMENTARY
SCHOOL
(1,031 STUDENTS)

INTERSTATE
TEXAS
35
SOUTHBOUND
ON-RAMP

DRAKES
LANDING

SUBWAY

USPS.COM

HORIZON BANK

Salado
oliveoil

Fain
CHIROPRACTIC
& WELLNESS

Mascovy

PNC

MONARCH HIGHWAY
(82,411 VPD)

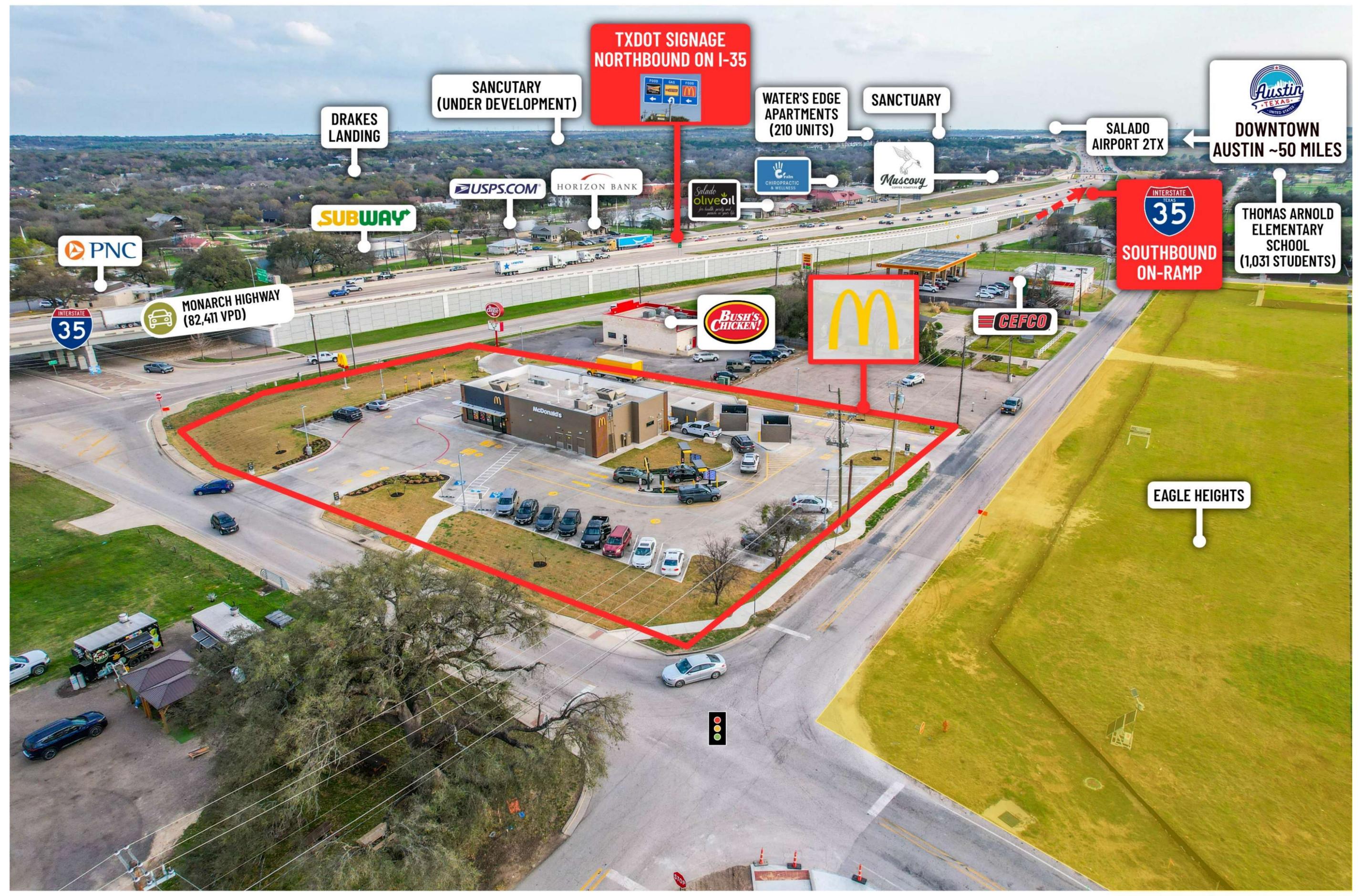
INTERSTATE
35

BUSH'S
CHICKEN!



CEFCO

EAGLE HEIGHTS



**TXDOT SIGNAGE
NORTHBOUND ON I-35**

**SANCUTARY
(UNDER DEVELOPMENT)**

**SALADO
AIRPORT 2TX**

**Austin
TEXAS
DOWNTOWN
AUSTIN ~50 MILES**

**THOMAS ARNOLD
ELEMENTARY SCHOOL
(1,031 STUDENTS)**

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APARTMENTS
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**INTERSTATE
35
SOUTHBOUND
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USPS.COM

HORIZON BANK

**rain
CHIROPRACTIC
& WELLNESS**

SANCUTARY

**BUSH'S
CHICKEN!**

CEFCO

McDonald's

EAGLE HEIGHTS

**MONARCH HIGHWAY
(82,411 VPD)**

**INTERSTATE
35**



SONIC



CITY OF TEMPLE
DOWNTOWN TEMPLE ~15 MILES

INTERSTATE TEXAS 35
SOUTHBOUND OFF-RAMP

TXDOT SIGNAGE SOUTHBOUND ON I-35 PRIOR TO OFF-RAMP

Holiday Inn Express
AN IHG HOTEL

Keep-N-Stor
Self Storage

Brookshire Brothers

ACE
The helpful place.

QuikTrip
Starbucks

Days Inn
BY WYNDHAM

KRIS AUTO SALES
LOW PRICES
QUALITY CARS

BOURLAND
LANDSCAPE SUPPLIES & OUTDOOR POWER EQUIPMENT

SONIC

PNC

FUTURE DEVELOPMENT

MONARCH HIGHWAY
(82,411 VPD)

McDonald's

LARGE 1.6 ACRE PARCEL

BUSH'S CHICKEN!

EAGLE HEIGHTS



FARM TO MARKET ROAD 2484
±8,262 VPD

DOLLAR GENERAL
KRISPY KRUNCHY CHICKEN
FRESHLY MADE • PERFECTLY COOKED

EAGLE LANDING
Amy's Attic
Self Storage

TACO BELL

TARGET SOLUTIONS

Pizza Hut

MONARCH HIGHWAY
±82,411 VPD

RESIDENTIAL UNDER DEVELOPMENT

BaylorScott&White
HEALTH

U-HAUL

QT QuikTrip

SALADO CENTER
(PLANNED COMMERCIAL)

ELEMENTARY & HIGH SCHOOL
EXPANSION AREA

SALADO HIGH SCHOOL
(725 STUDENTS)
SALADO MIDDLE SCHOOL
(590 STUDENTS)

Days Inn
BY WYNDHAM
Holiday Inn
Express
& Suites
AN IHG HOTEL

FUTURE DEVELOPMENT

 **SUBJECT PROPERTY**
305 WILLIAMS RD.

ANYTIME FITNESS

SONIC

Brookshire Brothers
ACE
The helpful place.

MILL CREEK
GOLF CLUB

SUBWAY

MARKETPLACE
CAFE & CREPERIE
EST. 2016

THOMAS ARNOLD
ELEMENTARY SCHOOL
(1,031 STUDENTS)

Muscovy
COFFEE ROASTERS

EAGLE HEIGHTS

GREENFIELD
COFFEE COCKTAILS BAKED BEER

DRAKES
LANDING

SANCUTARY

SANCUTARY
(UNDER DEVELOPMENT)

BLOOMER
TRAILERS
NIS
NATIONAL TRAILER SOURCE

FARM TO MARKET ROAD 2843
±2,159 VPD

SANCUTARY

FARM TO MARKET ROAD 2268
±3,642 VPD

INTERSTATE
35

SALADO
AIRPORT 2TX

SITE OVERVIEW

MCDONALDS SALADO, TX

	Year Built		2024
	Building Area		±3,711 SF
	Land Area		±1.6 AC



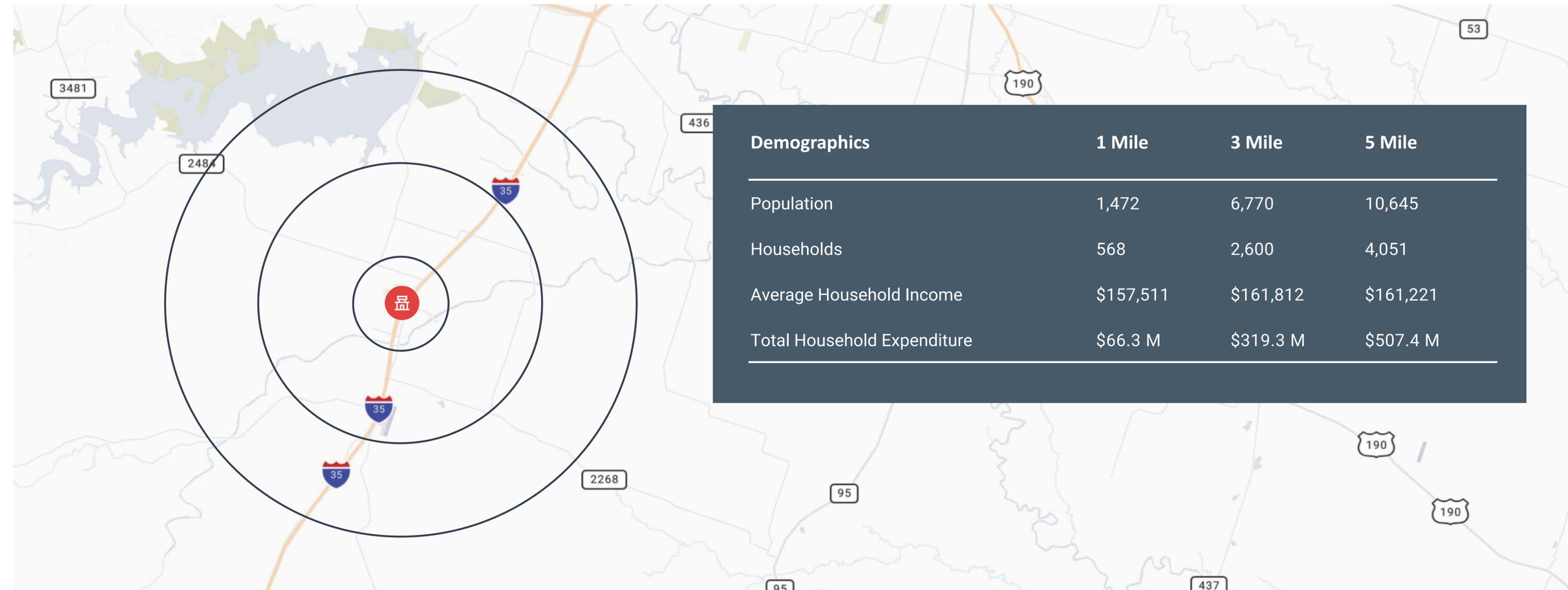
NEIGHBORING RETAILERS

- Brookshire Brothers
- Ace Hardware
- Anytime Fitness
- Sonic Drive-In
- Holiday Inn Express
- Days Inn by Wyndham
- Taco Bell
- Dollar General
- QuikTrip
- United States Postal Service



LOCATION OVERVIEW

MCDONALDS SALADO, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Fort Hood** (~65,000 Military & Civilian Personnel)
- 2. Baylor Scott & White Medical Center – Temple** (~7,000 Employees)
- 3. Killeen–Temple Metropolitan Area** (~509,000 Residents)
- 4. Killeen Independent School District** (~6,000 Employees)
- 5. Temple Independent School District** (~3,800 Employees)
- 6. AdventHealth Central Texas** (~3,000 Employees)

LOCATION OVERVIEW

MCDONALDS SALADO, TX

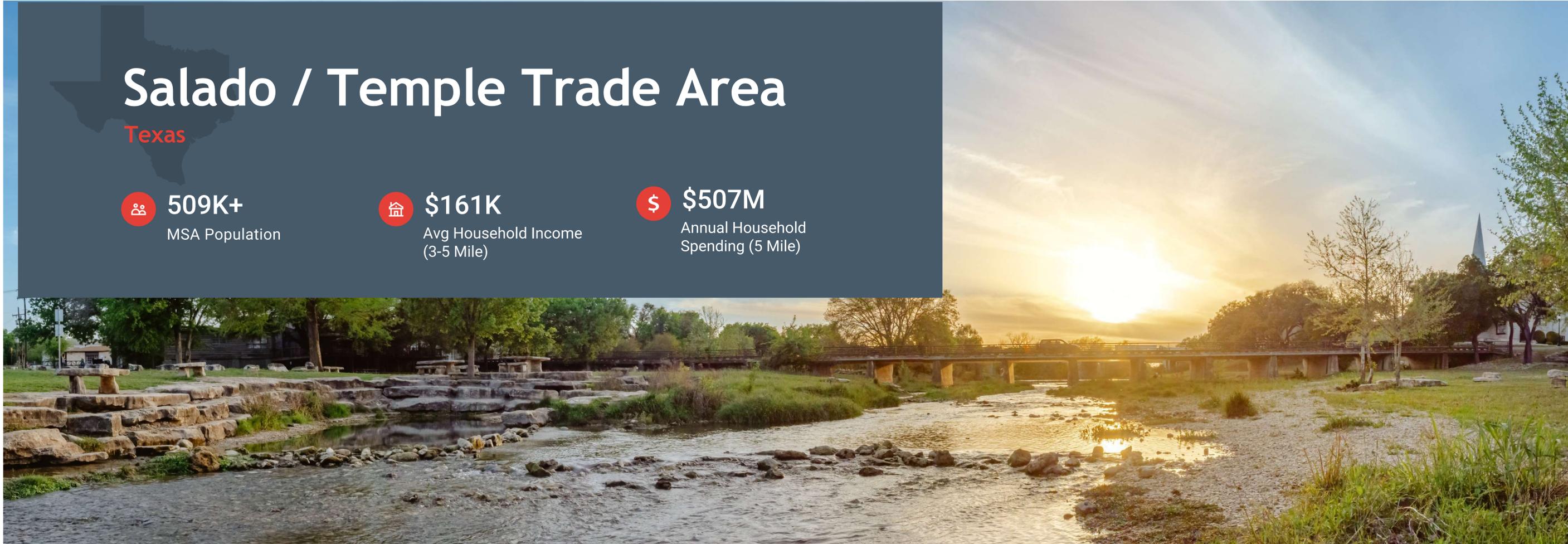
Salado / Temple Trade Area

Texas

509K+
MSA Population

\$161K
Avg Household Income
(3-5 Mile)

\$507M
Annual Household
Spending (5 Mile)



I-35 TRAFFIC
COUNTS

JUST UNDER
1000,000 VPD

CENTRAL TEXAS
GROWTH CORRIDOR

300+ ACRES OF
RESIDENTIAL
DEVELOPMENT

Salado, Texas is a historic village located in Bell County along the Interstate 35 corridor, approximately 50 miles north of Austin and positioned within the Killeen–Temple Metropolitan Statistical Area.

Rising population within the five-mile trade area and average household incomes exceeding \$130,000 support a business-friendly environment that continues to attract new residential and commercial development.

Salado's household income levels are exceptionally strong for a Central Texas community of its size. Within a five-mile radius of the property, the average household income exceeds \$133,000, with a median household income approaching \$96,000. These figures significantly outperform state and national averages and reflect an affluent, homeowner-driven trade area with meaningful discretionary spending power.

The Village of Salado works to encourage responsible growth while preserving its historic character, partnering with developers on mixed-use projects, retail expansion, and infrastructure improvements that strengthen the local tax base and enhance long-term economic sustainability. Ongoing master-planned developments such as large-scale residential communities and mixed-use projects near I-35 are adding rooftops, retail space, and hospitality uses, reinforcing Salado's growth trajectory.

IN THE NEWS

MCDONALDS SALADO, TX

Bell County Population Surpasses 410,000 with Strong Growth Trend

WORLD POPULATION REVIEW, MARCH 3, 2026 (WORLD POPULATION REVIEW)

Bell County's 2026 population is estimated at 410,604, reflecting a 1.36% growth rate over the past year.

Bell County is now the 15th largest county in Texas and has grown 31.23% since 2010, adding more than 97,000 residents. Annual gains of roughly 5,500 residents underscore sustained in-migration along the I-35 corridor between Austin and Dallas. With median household income of \$68,865 and continued projections for growth through 2029, the county demonstrates durable residential and economic expansion supporting long-term retail demand.

EXPLORE ARTICLE

**Development Boom Brings New Businesses to Killeen and Harker Heights**

KXXV, DECEMBER 11, 2025 (KXXV)

Central Texas is experiencing a development boom with several major commercial projects taking shape between Killeen and Harker Heights, including new fitness, dining and retail locations.

An \$11 million, 40,000-square-foot Crunch Fitness is under construction near I-14, alongside a new Longhorn Steakhouse and QuikTrip. Killeen Mall is adding HomeGoods, T.J. Maxx and Five Below, while the City reports approximately 215 businesses received Certificates of Occupancy this year. Most openings are slated for 2026, signaling continued commercial investment and expanding consumer services across the trade area.

EXPLORE ARTICLE

**Temple Wins State Community Economic Development Award**

TEMPLE EDC, NOVEMBER 4, 2025 (TEMPLE EDC)

The Texas Economic Development Council has announced the recipients of its annual Community Economic Development Awards for 2025.

Temple Economic Development Corporation earned the 2025 award for mid-sized cities, recognizing leadership in advancing economic vitality. The honor highlights SeAH Superalloy Technologies' \$110 million advanced manufacturing investment in Temple and follows the city's previous success securing Meta's data center project. The recognition reinforces Temple's growing role as a regional employment and industrial hub within Bell County.

EXPLORE ARTICLE

**City of Killeen Officially Opens Bunny Trail Road**

CITY OF KILLEEN, DECEMBER 12, 2025 (CITY OF KILLEEN)

The City of Killeen has officially opened the long-awaited Bunny Trail Road, marking a major milestone in one of the community's most requested infrastructure improvements.

Completed under a \$5.8 million contract, the project delivered full roadway reconstruction, new sidewalks, curb and gutter improvements, and upgraded drainage near West Stan Schlueter Loop. Developed in response to the Killeen 2040 Comprehensive Plan, the corridor enhances traffic flow, school access, and neighborhood connectivity while supporting continued residential and commercial growth in southwest Killeen.

EXPLORE ARTICLE

**Amazon Plans 127,000-Square-Foot Delivery Station in Belton**

BELTON EDC, MAY 19, 2025 (BELTON EDC)

Amazon has announced plans to expand its investment in Texas by opening a 127,000-square-foot delivery station in Belton, located on Capitol Way, just east of IH-35.

The \$25 million facility will support last-mile distribution operations, improving delivery speed across Belton and surrounding communities. Construction began in May 2025 and includes office space and ancillary structures. Local officials note the project will create jobs, expand the tax base, and strengthen logistics infrastructure along the I-35 corridor, reinforcing the region's role as a Central Texas distribution hub.

EXPLORE ARTICLE

**Slow and Steady Growth Positions Salado Well for the Future**

AMY'S ATTIC SELF STORAGE, MARCH 3, 2026 (AMY'S ATTIC SELF STORAGE)

Nestled in the heart of Central Texas lies the growing town of Salado, a hidden gem that offers a refreshing escape from the fast-paced city life.

Salado's population has more than tripled over the past two decades, with steady gains since 2010 supporting new housing and neighborhood development. Its location between Austin and Waco, combined with tourism growth and a supportive small-business environment, continues to drive economic expansion. Ongoing residential construction and visitor traffic reinforce Salado's stability as an emerging retail and service market.

EXPLORE ARTICLE

**Governor Abbott Congratulates Salado as Tourism Friendly Texas Certified Community**

TEXAS GOVERNOR'S OFFICE, OCTOBER 15, 2025 (TEXAS GOVERNOR)

Governor Greg Abbott congratulated the Village of Salado for earning designation as a Tourism Friendly Texas Certified Community.

The designation recognizes Salado's strategic commitment to expanding tourism as an economic development driver. Through coordinated planning and state-supported resources, the community continues enhancing its historic Main Street, arts venues, archaeological attractions, and hospitality offerings. The certification positions Salado to capture increased visitor spending and regional tourism growth, strengthening local retail and restaurant demand.

EXPLORE ARTICLE

**Fort Cavazos Contributes \$39 Billion to Texas Economy**

TEXAS COMPTROLLER, MARCH 3, 2026 (TEXAS COMPTROLLER)

The Texas Comptroller of Public Accounts estimates the population directly affiliated with Fort Cavazos contributed at least \$39 billion to the Texas economy in 2023.

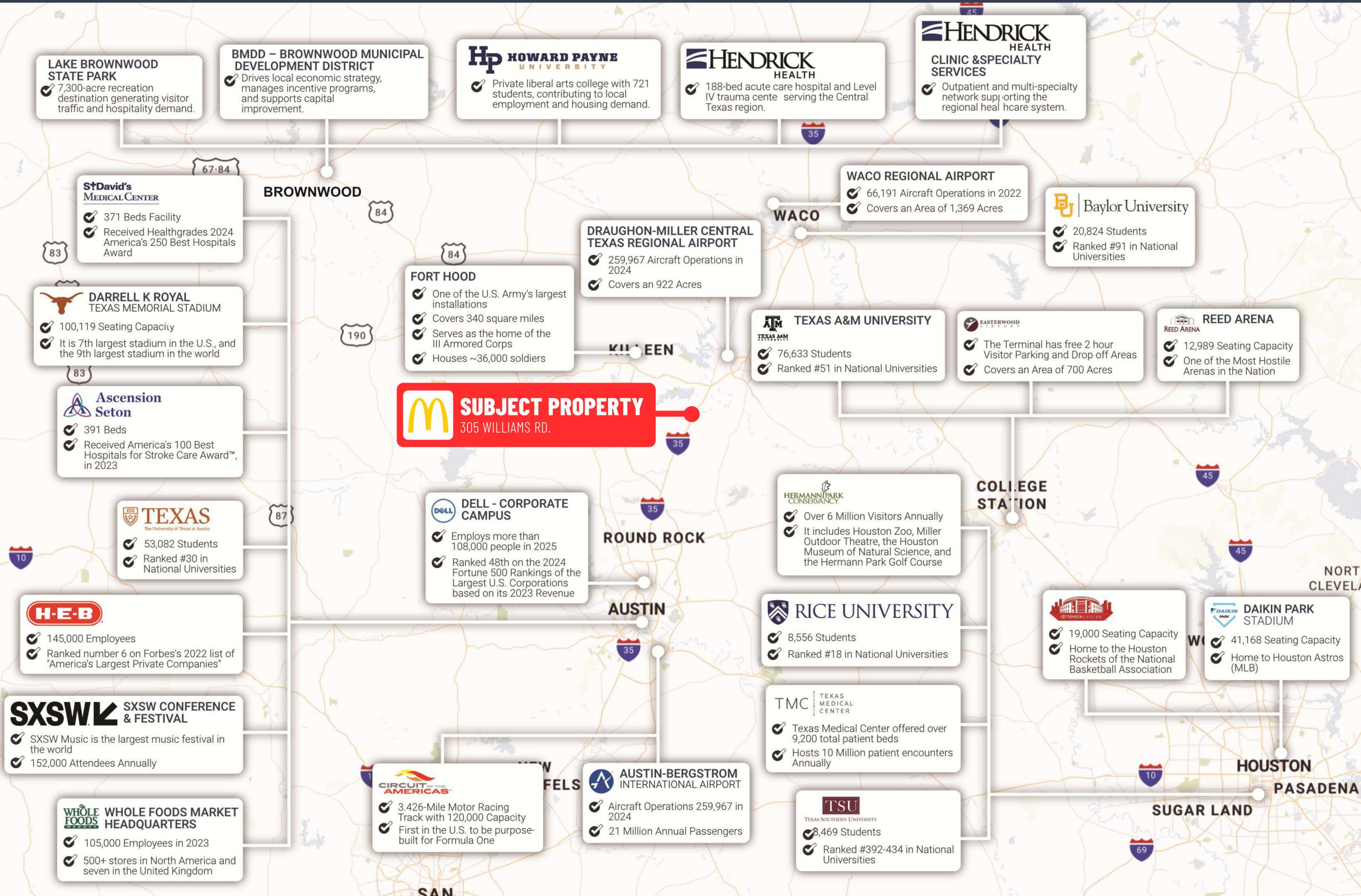
Fort Cavazos supports 59,695 direct personnel and generates an estimated 173,730 total jobs statewide, contributing \$22.9 billion in GDP and \$10.9 billion in disposable personal income. As home to the III Armored Corps, the installation anchors the Killeen-Bell County economy. Its sustained federal presence provides long-term employment stability and significant consumer spending across the Central Texas trade area.

EXPLORE ARTICLE



KILLEEN-TEMPLE MSA

— MCDONALDS SALADO, TX



LAKE BROWNWOOD STATE PARK

- 7,300-acre recreation destination generating visitor traffic and hospitality demand.

BMDD – BROWNWOOD MUNICIPAL DEVELOPMENT DISTRICT

- Drives local economic strategy, manages incentive programs, and supports capital improvement.

HP HOWARD PAYNE UNIVERSITY

- Private liberal arts college with 721 students, contributing to local employment and housing demand.

HENDRICK HEALTH

- 188-bed acute care hospital and Level IV trauma center serving the Central Texas region.

HENDRICK HEALTH CLINIC & SPECIALTY SERVICES

- Outpatient and multi-specialty network supporting the regional health care system.

StDavid's MEDICAL CENTER

- 371 Beds Facility
- Received Healthgrades 2024 America's 250 Best Hospitals Award

BROWNWOOD

DARRELL K ROYAL TEXAS MEMORIAL STADIUM

- 100,119 Seating Capacity
- It is 7th largest stadium in the U.S., and the 9th largest stadium in the world

FORT HOOD

- One of the U.S. Army's largest installations
- Covers 340 square miles
- Serves as the home of the III Armored Corps
- Houses ~36,000 soldiers

DRAUGHON-MILLER CENTRAL TEXAS REGIONAL AIRPORT

- 259,967 Aircraft Operations in 2024
- Covers an 922 Acres

WACO

WACO REGIONAL AIRPORT

- 66,191 Aircraft Operations in 2022
- Covers an Area of 1,369 Acres

Baylor University

- 20,824 Students
- Ranked #91 in National Universities

Ascension Seton

- 391 Beds
- Received America's 100 Best Hospitals for Stroke Care Award™, in 2023

MCDONALD'S SUBJECT PROPERTY
305 WILLIAMS RD.

ATM TEXAS A&M UNIVERSITY

- 76,633 Students
- Ranked #51 in National Universities

EASTERWOOD AIRPORT

- The Terminal has free 2 hour Visitor Parking and Drop off Areas
- Covers an Area of 700 Acres

REED ARENA

- 12,989 Seating Capacity
- One of the Most Hostile Arenas in the Nation

TEXAS The University of Texas at Austin

- 53,082 Students
- Ranked #30 in National Universities

DELL - CORPORATE CAMPUS

- Employs more than 108,000 people in 2025
- Ranked 48th on the 2024 Fortune 500 Rankings of the Largest U.S. Corporations based on its 2023 Revenue

ROUND ROCK

HERMANN PARK CONSERVANCY

- Over 6 Million Visitors Annually
- It includes Houston Zoo, Miller Outdoor Theatre, the Houston Museum of Natural Science, and the Hermann Park Golf Course

COLLEGE STATION

H-E-B

- 145,000 Employees
- Ranked number 6 on Forbes's 2022 list of "America's Largest Private Companies"

RICE UNIVERSITY

- 8,556 Students
- Ranked #18 in National Universities

TOYOTA CENTER

- 19,000 Seating Capacity
- Home to the Houston Rockets of the National Basketball Association

DAIKIN PARK STADIUM

- 41,168 Seating Capacity
- Home to Houston Astros (MLB)

SXSW SXSW CONFERENCE & FESTIVAL

- SXSW Music is the largest music festival in the world
- 152,000 Attendees Annually

AUSTIN

CIRCUIT OF THE AMERICAS

- 3.426-Mile Motor Racing Track with 120,000 Capacity
- First in the U.S. to be purpose-built for Formula One

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

- Aircraft Operations 259,967 in 2024
- 21 Million Annual Passengers

TMC TEXAS MEDICAL CENTER

- Texas Medical Center offered over 9,200 total patient beds
- Hosts 10 Million patient encounters Annually

TSU TEXAS SOUTHERN UNIVERSITY

- 8,469 Students
- Ranked #392-434 in National Universities

HOUSTON

WHOLE FOODS MARKET HEADQUARTERS

- 105,000 Employees in 2023
- 500+ stores in North America and seven in the United Kingdom

SUGAR LAND

PASADENA

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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bdeskins@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

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TEXAS DISCLAIMER

MCDONALDS SALADO, TX

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.