

PRIME QSR PAD SUBLEASES

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Representative Image





The Properties

CITY	COUNTY	ADDRESS	PROPERTY TYPE	BASE RENT	COMMENCEMENT DATE	EXPIRATION DATE	BUILDING SIZE	LOT SIZE	EXCLUSIVE USE	FLYERS
Anna	Collin	1460 S Ferguson Parkway, Anna, TX 75409	Building	\$7,500.00	10/22/2023	10/31/2043	807 sf	0.69 Acres		CLICK HERE
Burleson	Johnson	830 Southwest Wilshire Blvd, Burleson, TX 76028	Building	\$6,250.00	9/25/2022	9/30/2042	850 sf	0.52 Acres	Burritos, Quesadillas, wraps, fajitas or tacos, coffee, blended drinks, smoothies, energy drinks, italian ice, soft serve ice cream, ice cream, chicken wings, nail salon	CLICK HERE
Hurst	Tarrant	2250 Precinct Line Rd, Hurst, TX 76054	Building	\$8,333.33	6/29/2023	6/30/2043	865 sf	0.43 Acres	Hardware/Home Improvement, liquor store, health club, car wash, medical clinic, educational center, dry cleaners, child care	CLICK HERE
McKinney	Collin	4751 S Custer Rd, McKinney, TX 75070	Building	\$11,250.00	6/29/2023	6/28/2043	767 sf	1.14 Acres	NA	CLICK HERE
Fate	Rockwall	4950 E. I-30, Fate, TX 75189	Building	\$7,916.67	3/22/2023	3/31/2044	865 sf	0.74 Acres	Starbucks, Heartland Dental, McDonald's	CLICK HERE
Rockwall	Rockwall	3064 N Goliad St, Rockwall, TX 75087	Building	\$6,666.67	1/2/2023	1/31/2038	817 sf	0.81 Acres	N/A	CLICK HERE
Fort Worth	Tarrant	4509 W Bailey Boswell Rd, Fort Worth, TX 76179	Building	\$10,416.67	11/30/2022	11/30/2042	907 sf	1.09 Acres	Hamburgers, chicken, coffee, blended drinks, smoothies and energy drinks	CLICK HERE
Frisco	Denton	355 Lebanon Road, Frisco, TX 75034	Building	\$11,250.00	5/2/2023	5/31/2043	780 sf	0.87 Acres	N/A	CLICK HERE
Fort Worth	Tarrant	9500 Summer Creek Dr, Crowley, TX 76036	Building	\$8,750.00	5/4/2022	5/31/2042	811 sf	0.99 Acres	Pizza, Whataburger, Chick Fil A, Chipotle, Coffee	CLICK HERE
Fort Worth	Denton	3416 TX-114 Fort Worth, TX 76177	Building	\$7,916.67	3/17/2024	3/31/2044	865 sf	0.51 Acres	Sports bar/wings, chicken, hair cutting/styling, hamburgers, deli, asian food, smoothies/blended drinks, wireless sales, optometry, espresso, espresso based beverages, tea or tea based drinks, coffee, blended beverages, hamburgers, auto care, burritos, wraps, fajitas, and tacos, oil change, haircuts, pizza	CLICK HERE
Euless	Tarrant	2120 Rio Grande Blvd, Euless, TX 76039	Building	\$12,708.33	3/9/2024	3/31/2044	900 sf	0.90 Acres	Retail store, cosmetics, sporting goods, department store, entertainment, theater, deli/sandwiches, oil change, espresso, espresso based drinks, coffee, tea or tea based drinks, blended beverages, gas station,	CLICK HERE
Coppell	Dallas	1800 E. Belt Line Rd. Coppell, TX 75019	Land	\$10,000.00	12/29/2024	12/31/2044	N/A	0.98 Acres	Coffee	CLICK HERE
Allen	Collin	1205 Alma Dr, Allen, TX 75013	Building	\$8,750.00	5/11/2024	5/31/2044	860 sf	1.14 Acres	Coffee	CLICK HERE



The Properties Cont.

CITY	COUNTY	ADDRESS	PROPERTY TYPE	BASE RENT	COMMENCEMENT DATE	EXPIRATION DATE	BUILDING SIZE	LOT SIZE	EXCLUSIVE USE	FLYERS
Frisco	Collin	7310 Preston Rd, Frisco, TX 75034	Building	\$7,500.00	8/9/2022	8/8/2042	756 sf	0.49 Acres	Reference to CC&Rs (Assume: coffee, ice cream, pizza, chicken, burgers)	CLICK HERE
Rowlett	Dallas	3201 Lakeview Parkway, Rowlett, TX 75088	Building	\$7,916.66	4/14/2022	4/13/2042	767 sf	0.90 Acres	Grocery store/Sprouts, Chiropractic services, physical therapy, frozen yogurt/Yogurt Queen, pizza/Blaze, Asian food/Panda Express	CLICK HERE
Arlington	Tarrant	938 N Cooper St, Arlington, TX 76011	Building	\$7,500.00	7/29/2022	7/28/2042	755 sf	0.48 Acres	NA - nothing defined in Exhibit H Permitted Exceptions	CLICK HERE
Sachse	Tarrant	5010 S State Hwy 78, Sachse, TX 75048	Building	\$8,333.33	5/9/2022	5/31/2042	700 sf	0.76 Acres	CC&Rs exhibit but no reference to exclusive uses (Assume: coffee, burgers, ice cream/italian ice, chicken)	CLICK HERE
Grand Prairie	Dallas	1045 W Warrior Trail, Grand Prairie, TX 75052	Building	\$7,500.00	11/21/2022	11/30/2042	830 sf	0.89 Acres	Entertainment use (Main Event), Department store (Kohl's)	CLICK HERE
Prosper	Collin	1320 N Preston Rd, Prosper, TX 75078	Building	\$9,166.67	10/23/2022	10/31/2042	823 sf	1.08 Acres	Drug store, grocery store, gas station, auto repair store, health club, frozen yogurt/ice cream, financial services, coffee, tea, fresh pressed juices, and smoothies; burgers, fries, shakes, chicken, wings, Asian restaurant, pizza/italian	CLICK HERE
McKinney	Collin	4751 S Custer Rd, McKinney, TX 75070	Building	\$11,250.00	6/29/2023	6/28/2043	767 sf	1.14 Acres	NA	CLICK HERE
Euless	Tarrant	211 E Euless Blvd, Euless, TX 76040	Building	\$7,916.67	4/16/2023	4/15/2043	827 sf	1.27 Acres	Coffee, espresso, blended drinks, smoothies, energy drinks, fried chicken and biscuits	CLICK HERE
McKinney	Collin	524 S Central Expy, McKinney, TX 75072	Land	\$11,666.67	6/15/2024	6/30/2044	N/A	0.99 Acres	Chicken	CLICK HERE
Princeton		US 380 and Beauchamp Blvd, Princeton, TX 75407	Building	\$7,916.67	12/1/2023	12/1/2043	865 sf	0.81 Acres	N/A	CLICK HERE
Waco	McLennan	723 South 6th St, Waco, TX 76706	Building	\$7,916.67	0/26/2024	10/31/2044	910 sf	0.62 Acres	NA	CLICK HERE
Houston	Harris	3161 Chimney Rock Rd, Houston, TX 77056	Building	\$10,416.67		6/1/2038	861 sf	0.69 Acres	Coffee, coffee based drinks, espresso, espresso based drinks, tea, tea based drinks, blended beverages, car wash	CLICK HERE
Oklahoma City	Oklahoma	2400 N Pennsylvania Av, Oklahoma City, OK 73107	Building	\$10,000.00	5/23/2025	5/31/2040	780 sf	0.71 Acres	Coffee	CLICK HERE
Oklahoma City	Oklahoma	10501 S May Ave, Oklahoma City, OK 73170	Building	\$7,083.33	11/15/2022	11/30/2042	881 sf	0.85 Acres	Coffee	CLICK HERE
Del City	Oklahoma	5540 SE 15th St, Del City, OK 73115	Building	\$5,833.33	12/13/2022	12/12/2042	881 sf	0.57 Acres	Access Easement restricts big box discount store, offensive uses; Starbucks in center, assume coffee exclusive	CLICK HERE
Broken Arrow	Tulsa	1209 East Kenosha Street, Broken Arrow, OK 74012	Building	\$7,500.00	8/23/2023	8/31/2043	881 sf	0.34 Acres	NA	CLICK HERE

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 known to the agent.

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 br ker'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:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) 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
- (4) may not disclose any confidential information or any information that a party 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 of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.