

SECURE
NET LEASE



Subject Property

7 Brew Coffee

\$1,384,000 | 6.00% CAP

1300 S. FM 51, Decatur, TX 76234 (Fort Worth MSA)

- ✓ Brand New Construction Absolute NNN Ground Lease | 10% Increases Every 5 Years
- ✓ High Traffic Location on FM 51 with over 17,000 VPD and just off Highway 287 that has Over 34,000 VPD
- ✓ Dominant Retail Corridor Anchored By Walmart & Lowe's | The Walmart Supercenter sees over 2.8 Million Visitors Annually
- ✓ Decatur, TX is a High Growth and Affluent Area of Fort Worth | The Population is Growing ~5% Annually and Avg HH Income is over \$100K in the 1,3,5 Mile Radius
- ✓ Premier 7 Brew Coffee Operator that has Over 75 Locations Nationwide and Growing | This Rent is Projected to Be Sub 4% Rent to AUV Sales

7 Brew is the **nation's fastest-growing** drive-thru coffee brand, now operating **670+ locations** across **38 states**. Backed by Blackstone Growth, the company has achieved over 4,000% expansion since 2019 with average annual sales of over **\$2 million per stand**.



FORT WORTH
DOWN TOWN
(40.2 MILES)

MEDICAL CITY DECATUR,
A CAMPUS OF MEDICAL
CITY DENTON
(150 BEDS)



WISE HEALTH SYSTEM
- WEST CAMPUS
(125 BEDS)

MCCARROLL
MIDDLE SCHOOL
(821 STUDENTS)

VISTA PARK DEVELOPMENT
• 151 SINGLE FAMILY HOMES
• 139 TOWNHOMES

CANDLEWOOD
SUITES
BY IHG HOTEL



DISCOUNT
TIRE

AT&T

CRESTVIEW
PLACE APARTMENTS
(128 UNITS)

Ashley
HOMESTORE
SHERWIN
WILLIAMS

WELLS
FARGO

Integrity
HEALTH CARE

Aaron's
DOLLAR GENERAL

Chick-fil-ee
EXPRESS

CRYSTAL SPA

SALLY BEAUTY

BURGER KING
SONIC

AutoZone



Little Caesars

TSC TRACTOR
SUPPLY CO
MARKET

Walmart
Supercenter
2.8MM
ANNUAL VISITORS

Wendy's

cicis pizza

Jack
in the box



S FM 51
(17,025 VPD)

Domino's

Arby's

HIGHWAY 287
(34,712 VPD)



INVESTMENT OVERVIEW

7 BREW DECATUR, TX



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\$1,384,000

6.00% CAP

NOI

\$83,000.00

Building Area

±510 SF

Land Area

±0.28 AC

Year Built

2025

Lease Type

Absolute NNN
Ground Lease

Occupancy

100%

- ✓ **10-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years, in Primary Term & Options, & (5) 5-Year Options to Renew
- ✓ **Prime High-Traffic Corridor with Excellent Visibility & Access** – Located on S FM 51 (17,031+ VPD) just off US Hwy 287 (33,486+ VPD), a major north-south commuter and logistics corridor connecting Decatur to the Dallas-Fort Worth Metroplex, capturing strong daily traffic from local residents, regional commuters, and through-travelers.
- ✓ **Positioned Within Dominant Retail Corridor Anchored by Walmart & Lowe's** – Surrounded by Walmart Supercenter (2.8M+ Annual Visitors), H-E-B, Lowe's Home Improvement, and numerous national retailers and QSRs including McDonald's, Chick-fil-A, Sonic, Chili's, and IHOP, creating a high-traffic retail hub with strong cross-shopping and consumer draw.
- ✓ **Proximity to Major Daytime Population Drivers Including Healthcare & Education** – Located within 0.5 Mile to Medical City Decatur (150-bed full-service hospital), Wise Health System (125 Beds) and McCarrol Middle and Elementary School (1,300+ students) generating consistent daily 7 Brew Customers
- ✓ **Decatur, TX is an Affluent and Explosive Growing City**– The city is experiencing a growth rate at approximately 5% annually. The average household income in the 1,3, and 5 mile radii are all over \$100K.
- ✓ **Dallas-Fort Worth MSA** - Decatur is located approximately 40 miles from Fort Worth and 50 miles from Downtown Dallas, within the Dallas-Fort Worth Metroplex, which ranks 4th largest in the U.S. with over 8.3 million residents, creating sustained population inflows and retail expansion. Decatur's is in the direct path of growth where major highways of 380 and 287 intersect.
- ✓ **Rapidly Growing National Tenant** - 7 Brew is the fastest-growing drive-thru coffee chain in the U.S., with 4,000% growth since 2019, 163% year-over-year sales growth in 2024, and 670+ locations across 38 states backed by Blackstone Growth.

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

7 BREW DECATUR, TX

7 Brew Coffee

Lessee: 7Crew Enterprises, LLC
Guarantor: 7Crew Enterprises, LLC

7 Brew Coffee is a high-growth, drive-thru-only beverage retailer and one of the fastest-expanding concepts in the specialty coffee sector. Since its founding in 2017, the brand has scaled rapidly to hundreds of locations operating and in development nationwide, supported by institutional capital and an aggressive expansion strategy. 7 Brew now has over **640+ locations nationwide** and is on track to have 1,000 locations in the next year.

The company’s streamlined business model has driven strong unit-level sales performances. In 2024 average mature franchised unit stores sales was \$2.041M, while **median sales were \$2.061M.**

7 Brew has claimed in recent their recent FDD to have about 2,500 future stands under development agreements - accomplishing 283 additional stores in the year 2025.





With strong brand momentum, a scalable prototype, and continued nationwide expansion, 7 Brew represents a dynamic, growth-oriented tenant within the quick-service retail sector.

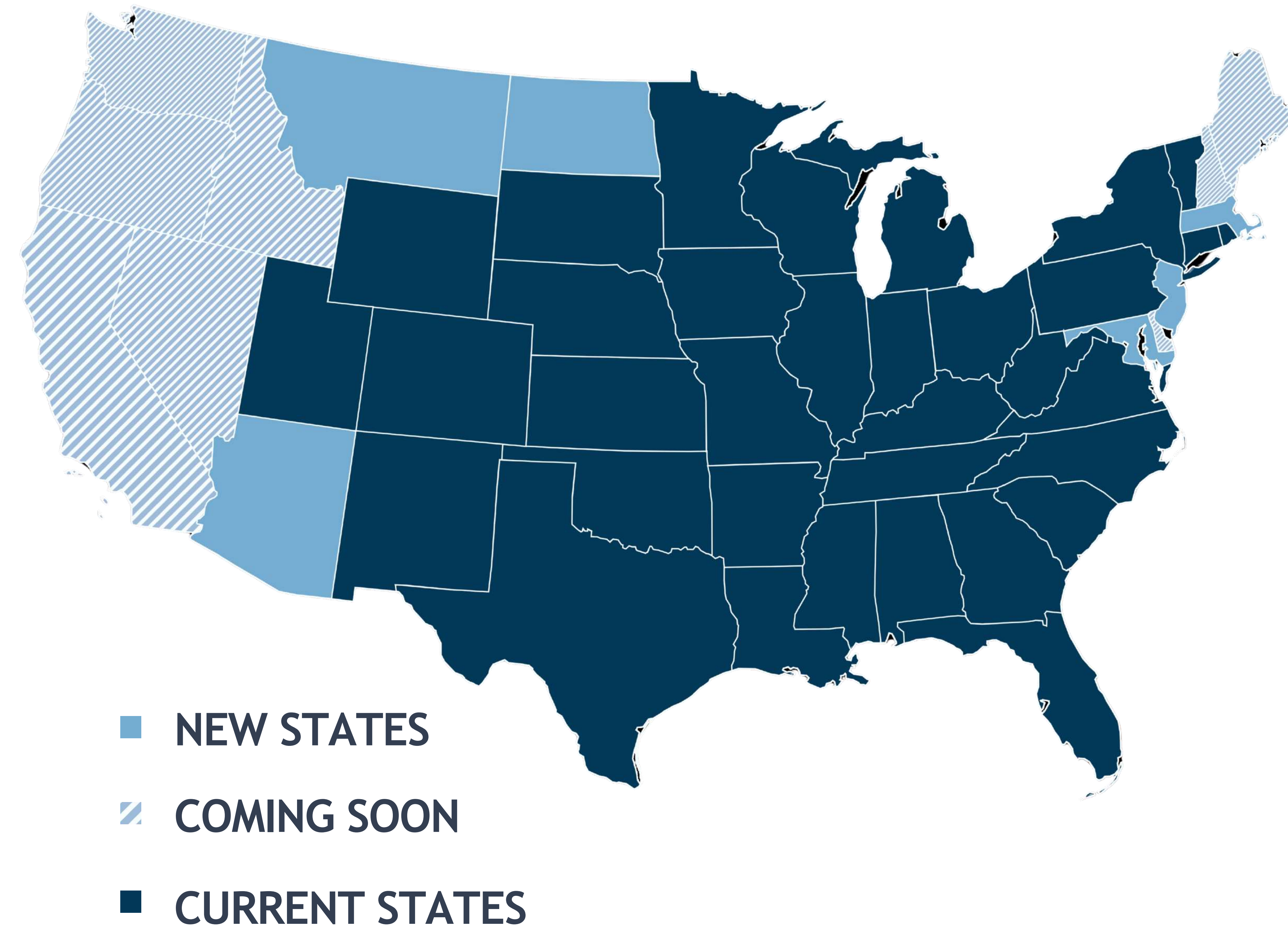


7brew.com



FILE PHOTO

			
674	38	\$502M	\$2.041M
LOCATIONS	STATES	2024 REVENUE	AUV SALES



TENANT OVERVIEW

7 BREW DECATUR, TX

7 CREW ENTERPRISES



7Crew Enterprises is franchise group built for the purpose of developing 7Brew coffee stands throughout Texas, Oklahoma, New Mexico and Florida. With over 70 current locations and counting, they have consistently found success through cultivating kindness through service, speed, quality, energy, and atmosphere. The 2nd largest 7Brew operator's strategic low-rent approach has allowed them to create a healthy rent-to-sales operating ratio - allowing them to sustain consistent growth and long-term success.

**2ND LARGEST
7 BREW
OPERATOR**

**75+
OPEN UNITS**

**RIGHTS TO
250+
LOCATIONS**

**TERRITORIES
TEXAS, OKLAHOMA,
FLORIDA + NEW MEXICO**

**4,000+
EMPLOYEES**

FEP

FRANCHISE EQUITY PARTNERS

Franchise Equity Partners (FEP) is a New York-based private investment firm providing capital to U.S. franchise businesses. Since 2021, FEP has specialized in long-term, passive, minority investments to support the growth, succession and estate planning for owner-operators across the nation. With the backing of HPS Investment Partners (valued at \$179 Billion), FEP has made many successful investments in companies like Valvoline, IMO Car Washes, and Penske.

Franchise Equity Partner acquired a majority stake in 7Crew in September 2025. In addition to their existing 7Brew stores, FEP and 7Crew will develop another 200-plus stores. FEP brings not only capital, but also deep operational expertise, long-term vision and commitment to accelerate development across Texas, Florida, Oklahoma and New Mexico - expanding their footprint while strengthening their ability to deliver the people-first drive-thru experience that defines 7Brew.

**\$3.9B
IN REVENUES**

**BACKED BY
\$179 BILLION COMPANY**

**783+
STORE FRONTS**

**33
STATES**

IN THE NEWS

7 BREW DECATUR, TX

7 Brew hits 500th stand milestone in just 8 years

ALICIA KELSO, OCTOBER 13, 2025 (YAHOO FINANCE)

No restaurant company grew as fast as 7 Brew in 2024. The 8-year-old, Arkansas-based drive-thru coffee company's sales jumped by 163% year-over-year, while its footprint increased by 78% to end with 321 total stores, according to Technomic data.

It's worth noting that 2024 was no fluke. Since 2019, the chain has achieved more than **4,000% growth**

Today, 7 Brew is celebrating the opening of its **500th stand**, located in Toms River, N.J. The company is also opening nine additional stands today, in **Alabama, Arkansas, Connecticut, Louisiana, Mississippi, Ohio, South Carolina, Tennessee, and Utah.**

The company said it plans to open hundreds more locations in the coming years as demand for convenient, high-quality drive-thru coffee continues to surge.

If you think the chain's momentum is going to plateau anytime soon, think again. In a recent interview, chief marketing officer **Nick Chavez** said its growth is accelerating.

"We have a long runway in terms of new stands opening across the country as well as stands that **continue to grow at a healthy rate** with superior unit economics within our existing base," he said.

Those unit economics include average unit volumes just above **\$2 million**, which is higher than **Starbucks, Dunkin', and Tim Hortons**, and on par with Dutch Bros. Those AUVs support stores that average just **600 to 700 square feet** in size.

In addition to strong unit economics, Chavez said there are several additional pillars propelling the chain to meteoric heights — **speed, friendly service**, and "flavorful beverages.

EXPLORE ARTICLE



7 Brew is one of the most compelling growth stories in America

DANNY KLEIN, MAY 30, 2025 (QSR)

The drive-thru coffee chain added 141 locations across 2024.

Few, maybe zero, restaurant chains are **growing faster** on a percentage basis than a **drive-thru coffee chain** founded eight years ago in Rogers, Arkansas—the home of the first Walmart. 7 Brew started as a stand **offering seven choices** (hence the name): Blondie (caramel and vanilla breve), Brunette (hazelnut and caramel mocha), Smooth 7 (white chocolate and Irish cream breve), Cinnamon Roll, White Chocolate Mocha, German Chocolate, and Triple 7 (Smooth 7, but with six espresso shots).

With average unit volumes nearing \$2 million, 7 Brew has quickly become one of the strongest performers in the quick-service beverage segment.

By the start of 2022, there were just 14 of them. But that number would rise to 40 by the end of year. And then, the gates opened. Across 2023, 7 Brew lifted by a net **140 restaurants to get to 180**. How did it perform in 2024? The chain's just-released FDD unveiled a **near-mirror-like** run of **141 net expansion** across the year to bring 7 Brew's footprint to 321 restaurants. Or, **2,100 percent growth** since 2022. The brand is now the second-largest **drive-thru-only coffee** chain in America behind Dutch Bros, which recently passed **1,000 locations**. It also noted in its FDD, as of December 29, 2024, there were roughly **2,500 future** stands under development agreements.

7 Brew's 2024 base broke apart as 297 franchises (up **136 and 137** net in the prior two years, respectively) and 24 company owned (climb of five and three in the past two calendars).

EXPLORE ARTICLE



LEASE OVERVIEW

7 BREW DECATUR, TX

Initial Lease Term	10-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	July 28, 2025
Lease Expiration	July 31, 2035
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$83,000.00
Annual Rent YRS 6-10	\$91,300.00
Option 1	\$100,430.00
Option 2	\$110,473.00
Option 3	\$121,520.30
Option 4	\$133,672.33
Option 5	\$147,039.56

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.



VISTA PARK DEVELOPMENT
• 151 SINGLE FAMILY HOMES
• 139 TOWNHOMES



Walmart Supercenter
2.8MM ANNUAL VISITORS



FUTURE DEVELOPMENT

FARM TO MARKET ROAD 51
(17,025 VPD)



ExxonMobil

SUBWAY

H Holiday Inn Express & Suites AN IHG HOTEL

Airgas an Air Liquide company

380

Mobil

BUSINESS 380

Henson Lumber

JOE DUTY

Fairfield BY MARRIOTT

THE LAREDO (240 UNITS)

Hampton

verizon

DQ TACO BELL

Winsupply

USPS.COM

BUSINESS 81

PALOMA TRAILS
• UNDER CONSTRUCTION
• 165 ACRES
• 418 SINGLE FAMILY HOMES, 400 MULTIFAMILY UNITS, 18 AC OF COMMERCIAL SPACE

Casey's

McDonald's

CVS pharmacy Pizza Hut

D

EAGLE STADIUM 18,000 SEATING CAPACITY

DENTON (30 MILES)

BUSINESS 380

bongaars

Starbucks WHATABURGER

LOWE'S

PANDA EXPRESS

Arby's BRAUM'S IHOP T Domino's Pizza

287

Walmart Supercenter 2.8MM ANNUAL VISITORS

Lowes FOODS cici's TRACTOR SUPPLY CO Wendy's

Jack in the box

ANYTIME FITNESS RAC

BUSINESS 287

SUBJECT PROPERTY
1300 S. FM 51

RANN ELEMENTARY SCHOOL (502 STUDENTS)

ASHLEY AutoZone Clackman Express SONIC BURGER KING HIBBETT SHERWIN-WILLIAMS

LAQUINTA BY WYNDHAM

MCCARROLL MIDDLE SCHOOL (815 STUDENTS)

AT&T DISCOUNT TIRE

TAKE 5

RODEWAY INN CHOICE

FARM ROAD 51

CANDLEWOOD SUITES

6 Super 8 SUBWAY

WISE HEALTH SYSTEM - WEST CAMPUS (150 BEDS)

MEDICAL CITY DECATUR, A CAMPUS OF MEDICAL CITY DENTON (150 BEDS)

famfood

CHEVROLET

enterprise

DECATUR HIGH SCHOOL (1,162 STUDENTS)

CARSON ELEMENTARY SCHOOL (475 STUDENTS)

FORT WORTH (40 MILES)

FARM TO MARKET ROAD 51 ±17,025 VPD

ANGUST PEDIATRICS

HYUNDAI

HONDA

DALLAS (60 MILES)

FARM ROAD 51 ±6,432 VPD


FARM ROAD 51 ±6,343 VPD

FARM ROAD 51 ±17,540 VPD

FARM ROAD 51 ±10,640 VPD

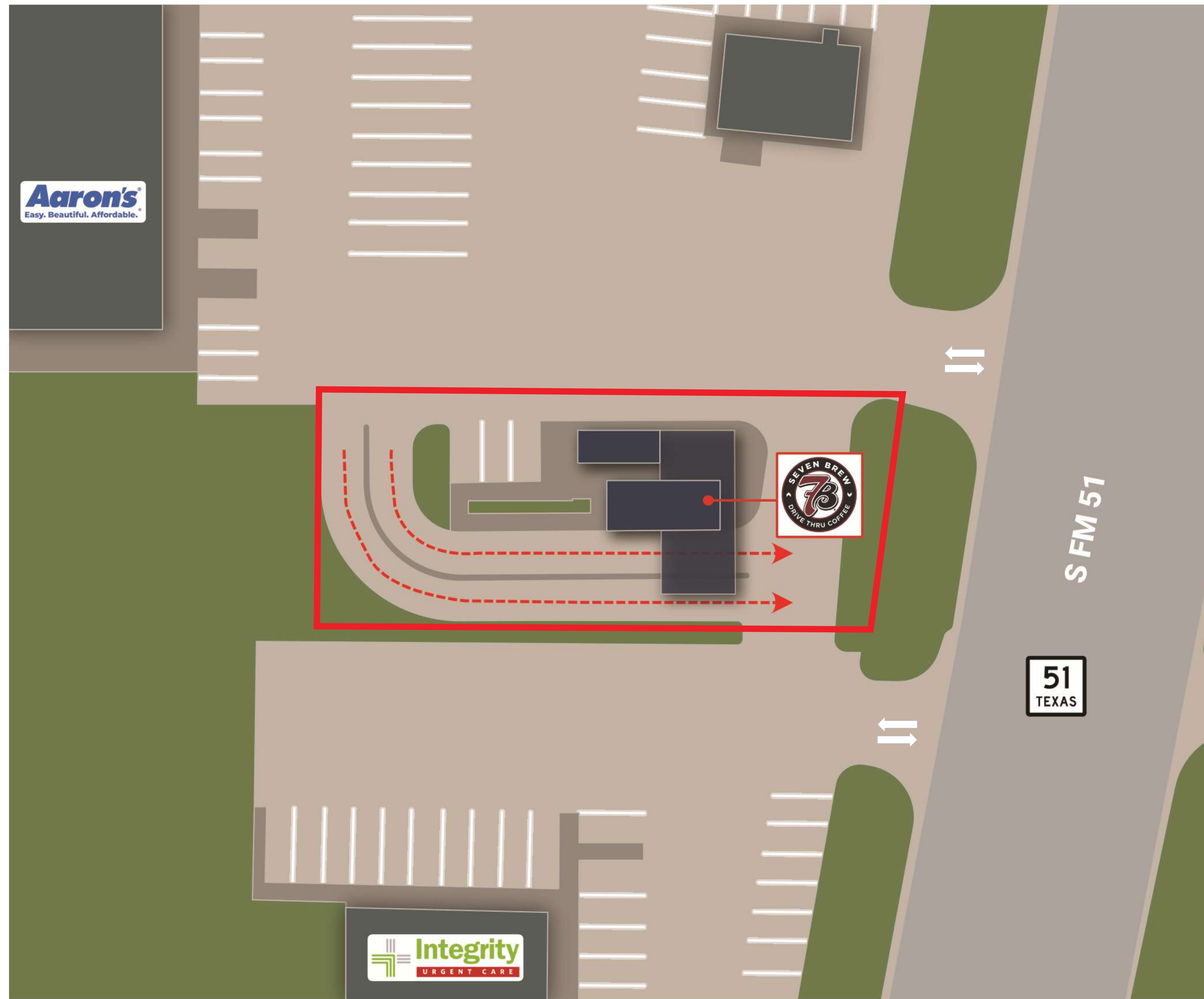
SITE OVERVIEW

7 BREW DECATUR, TX

	Year Built		2025
	Building Area		±510 SF
	Land Area		±0.28 AC

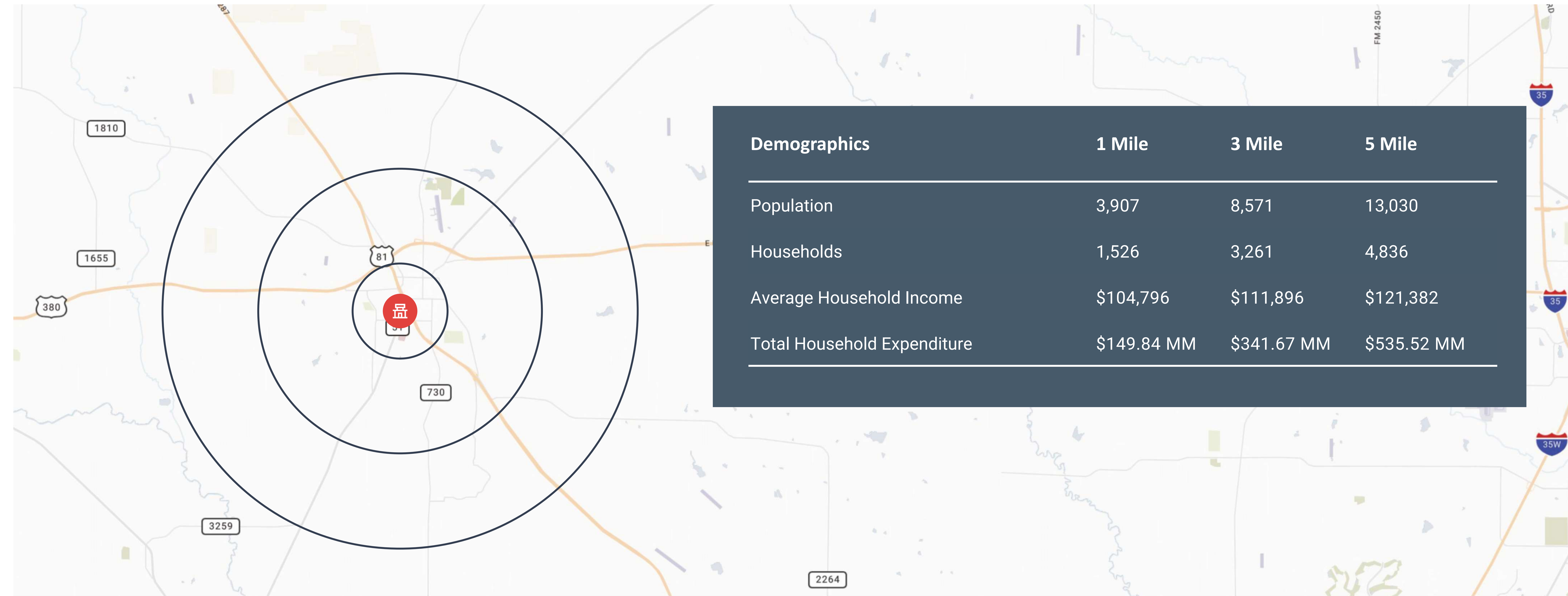
NEIGHBORING RETAILERS

- Lowe's Home Improvement
- Walmart Supercenter
- Tractor Supply Co.
- Lowe's Market
- Ashley Store
- Hibbett Sports
- Anytime Fitness
- Rent-A-Center
- Dollar General
- AutoZone Auto Parts



LOCATION OVERVIEW

7 BREW DECATUR, TX




DALLAS-FORT WORTH MSA ECONOMIC DRIVERS (EMPLOYEES)

- 1. American Airlines Group (37,500)
- 2. Dallas Independent School District (22,900)
- 3. UT Southwestern Medical Center (25,600)
- 4. Texas Health Resources (20,000)
- 5. Lockheed Martin (18,500)
- 6. Southwest Airlines (19,000)
- 7. City of Dallas (15,000)
- 8. Parkland Health & Hospital System (13,100)
- 9. AT&T (10,700)
- 10. JPMorgan Chase (14,000)
- 11. Baylor Scott & White Health (20,000)
- 12. Children's Health (5,300)
- 13. Medical City Healthcare / Medical City Dallas (4,800)
- 14. DFW International Airport (2,500)
- 15. General Motors Arlington Assembly (5,500)
- 16. Kroger (5,000)

LOCATION OVERVIEW

7 BREW DECATUR, TX

Decatur Texas

 8,266
Population

 \$73,179
Median Household Income



Short Drive into Fort
Worth, TX

40 MILES

Decatur is Located in the
4th Largest MSA in the
U.S.

DFW
METROPLEX

Decatur, Texas, is a thriving small city and the county seat of Wise County, offering an ideal blend of historic charm and modern growth just northwest of the Dallas-Fort Worth Metroplex.

Located approximately 45 minutes from DFW International Airport, 50 miles from downtown Dallas, and 40 miles from downtown Fort Worth, Decatur provides residents and businesses with easy access to the region's vast workforce, amenities, and economic opportunities while maintaining a welcoming small-town atmosphere.

Decatur, Texas is a charming Wise County seat with 8,266 residents and prime location just 40-50 miles from Dallas and Fort Worth, fueled by manufacturing, energy, and logistics in the booming DFW Metroplex.

With a population of about 8,266 and a median household income of \$73,179, the community supports a stable local economy driven by manufacturing, energy, healthcare, and logistics, bolstered by a 535-acre business park, robust infrastructure, highway/rail connectivity, and proximity to major employers like those in the broader DFW area. The city's vibrant downtown features the iconic 1896 pink granite Wise County Courthouse, restored historic buildings housing boutique shops and eateries, and a Texas Main Street Program that fosters economic vitality through events like the Decatur Swirl food-and-wine festival, business grants, and seasonal beautification. Residents enjoy six public parks, a highly rated school district, a low cost of living, and abundant recreation—from trails and community gatherings to cultural preservation efforts—making Decatur a prime spot for families, professionals, and investors seeking quality of life near urban hubs.

LOCATION OVERVIEW

7 BREW DECATUR, TX

Dallas-Fort Worth Metroplex

Texas

 **8.3M+**
Population

 **\$93,000+**
Median Household Income



The DFW Metroplex is the
4th Largest in the U.S.

4th

Dallas is the 9th Largest
City in the U.S.

9th

The Dallas-Fort Worth (DFW) Metroplex is the largest metropolitan area in Texas and the fourth-largest in the United States, home to over 8.3 million people as of 2024.

Spanning 11 counties in North Texas, the region includes major cities like Dallas, Fort Worth, Arlington, Plano, and Irving, each contributing its own cultural and economic identity.

Dallas itself is the 3rd largest city in Texas and the ninth-largest in the United States. A key economic and cultural center, Dallas anchors the northern part of the state with strengths in finance, tech, and transportation.

The Metroplex is a dynamic economic powerhouse with a diverse and resilient

economy, driven by sectors such as finance, technology, healthcare, logistics, aerospace, and defense. Corporate headquarters for Fortune 500 companies like AT&T, American Airlines, Southwest Airlines, and ExxonMobil call the area home, while the region's central location and strong infrastructure make it a national hub for distribution and commerce. In addition to its economic strength, the DFW Metroplex offers a rich array of cultural and recreational attractions. Dallas is known for its vibrant arts district, high-end shopping, and professional sports teams including the Cowboys, Mavericks, and Stars. Fort Worth, often referred to as "Where the West Begins," blends cowboy heritage with modern amenities, featuring the historic Stockyards and world-class museums like the Kimbell Art Museum. Outdoor enthusiasts enjoy sprawling park systems, lakes, and trails throughout the region, while families are drawn to destinations like the Dallas Zoo, Fort Worth Zoo, and Six Flags Over Texas. With a relatively low cost of living, a booming job market, and a diverse, growing population, the Metroplex continues to be a top destination for both businesses and new residents.

IN THE NEWS

7 BREW DECATUR, TX

Texas breaks jobs record, again outpaces national growth rate in July

BETHANY BLANKLEY, AUGUST 17, 2025 (THE CENTER SQUARE)

Texas broke jobs records again in July and again outpaced the national growth rate, according to new data released by the Texas Workforce Commission.

Texas continues to lead the nation in economic strength and growth, with top rankings in job creation, business climate, and population increases, driven by pro-business policies, strong infrastructure, and ongoing corporate relocations that reinforce the state's position as a premier destination for investment and expansion.

EXPLORE ARTICLE



Northwest Fort Worth could soon be home to a \$2.1 billion data center

KATE MARIJOLVIC, APRIL 1, 2025 (FORT WORTH STAR TELEGRAM)

Fort Worth to gain \$2.1 billion data center campus, bringing high-wage tech jobs and significant new investment to the region.

A proposed \$2.1 billion data center campus in northwest Fort Worth highlights the region's rapid growth, with plans for a large multi-building facility that would bring high-paying jobs and further cement the area as a hub for industrial and tech development, supported by strong population growth and nearby residential expansion.

EXPLORE ARTICLE



Governor Abbott Announces John Paul Mitchell Systems Headquarters in Dallas County

OFFICE OF THE TEXAS GOVERNOR, JUNE 18, 2025 (OFFICE OF THE

TEXAS GOVERNOR)

John Paul Mitchell Systems will relocate corporate headquarters from California to Wilmer, Texas with a \$12 million investment creating 80 new jobs and establishing a global product distribution center.

The relocation reinforces North Texas' position as a destination for corporate headquarters and advanced distribution operations. The Wilmer facility expands the company's national logistics footprint while generating new employment and increasing the city's visibility as a competitive business environment within the Dallas-Fort Worth region.

EXPLORE ARTICLE



Economic Impact of FIFA World Cup in North Texas Could Be More Than \$2B

COMMUNITY IMPACT, JANUARY 15, 2026 (COMMUNITY IMPACT)

The 2026 FIFA World Cup is forecast to bring 100,000 visitors per day to Dallas-Fort Worth with an estimated economic impact between \$1.5 billion and \$2.1 billion to the region.

With nine matches scheduled at AT&T Stadium, including a semifinal, the event is expected to attract hundreds of thousands of visitors and create thousands of temporary jobs across hospitality, transportation, and event services. Ongoing infrastructure investment and continued corporate expansion further reinforce North Texas' sustained economic momentum ahead of the global tournament.

EXPLORE ARTICLE



DFW Airport Announces Start of Work on \$9B Capital Plan With Terminal C

DFW AIRPORT, AUGUST 28, 2024 (DFW AIRPORT)

DFW Airport has begun its \$9 billion capital improvement program to completely rebuild Terminal C, expand Terminals A and C, and prepare for serving 100 million passengers annually.

The multi-year capital program includes new and rebuilt gates, modernized terminals, and a future international Terminal F, strengthening DFW's role as a global aviation hub. Serving nearly 88 million annual passengers and supporting 60,000 jobs, the airport's expansion underpins long-term regional growth and global connectivity.

EXPLORE ARTICLE



City Council Approves Economic Development Incentive to Support Southern Dallas Mixed-Use Project

DALLAS ECONOMIC DEVELOPMENT, NOVEMBER 24, 2025 (DALLAS

ECONOMIC DEVELOPMENT)

Dallas City Council approved a \$23.5 million economic development grant for Phase 1 of the Rivulet development project, a major mixed-use initiative in southern Dallas's Education Corridor spanning 71 acres.

The project will deliver horizontal infrastructure improvements supporting equitable development and long-term economic opportunity in southern Dallas County.

EXPLORE ARTICLE



2026 Dallas-Fort Worth Real Estate Predictions

DFW AGENT MAGAZINE, DECEMBER 29, 2025 (DFW AGENT

MAGAZINE)

In Dallas-Fort Worth, growth will continue to move outward in 2026, but with greater intentionality.

Southeast Dallas County has been identified as a key growth corridor as buyers follow affordability, infrastructure investment, and evolving commute patterns. Cities positioned along established transportation routes, including Wilmer along the I-45 corridor, are expected to benefit from residential expansion following industrial and employment growth, reinforcing long-term suburban market strength.

EXPLORE ARTICLE



Why Texas Has the Most Fortune 500 Companies

FORTUNE MAGAZINE, JUNE 4, 2023 (FORTUNE MAGAZINE)

For the second consecutive year, Texas has the most Fortune 500 companies, totaling \$2.6 trillion in revenue and \$226.5 billion in profit, with 55 Texas-based companies on the list.

Texas leads the nation as a Fortune 500 headquarters destination due to its business-friendly tax structure, lower cost of living, and deep talent pool. The state's corporate concentration provides a strong economic foundation for the Dallas-Fort Worth metroplex, where major employers continue to drive job creation, capital investment, and long-term regional growth.

EXPLORE ARTICLE



METRO AREA

7 BREW DECATUR, TX



SUBJECT PROPERTY

1300 S. FM 51

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- ✓ 87,817,864 Annual Passengers in 2024
- ✓ It is 2nd-Largest Single Airline Hub in the world and is the 3rd-Busiest Airport in the World



- ✓ In 2024, the Revenue was \$71.04 Billion
- ✓ In 2024, the Number of Employees are 121,000

Texas Health Resources

- ✓ 4,100 Beds Facility
- ✓ Ranked Ten Years in Fortune's 100 Best Companies to Work For® on Fortune's Best Workplaces in Health Care.

Bank of America

- ✓ 213,000 Employees in 2024
- ✓ 2nd-Largest Banking Institution in the U.S. and the 2nd Largest Bank in the World by Market Capitalization

UTA THE UNIVERSITY OF TEXAS AT ARLINGTON

- ✓ 43,992 Students
- ✓ Ranked #231 in National Universities

Globe Life Field

- ✓ 40,300 Seating Capacity
- ✓ Home of the Texas Rangers

CHOCTAW STADIUM

- ✓ 48,114 Seating Capacity
- ✓ Home of the XFL's Dallas Renegades

AT&T STADIUM

- ✓ 100,000 Seating Capacity
- ✓ Home of the Dallas Cowboys of the National Football League (NFL)



- ✓ 47,507 Students
- ✓ Ranked #220 in National Universities

LEGACY WEST SHOPPING MALL

- ✓ Covers an Area of 415,000 Square Feet
- ✓ Home to the Headquarters of JCPenney, FedEx Office, NTT Data Systems, and Fogo de Chão

THE STAR

- ✓ 91-Acre Campus of the Dallas Cowboys World Headquarters
- ✓ Tostitos Championship Plaza Serves as the Heartbeat of The Star Campus

UTD UNIVERSITY OF TEXAS AT DALLAS

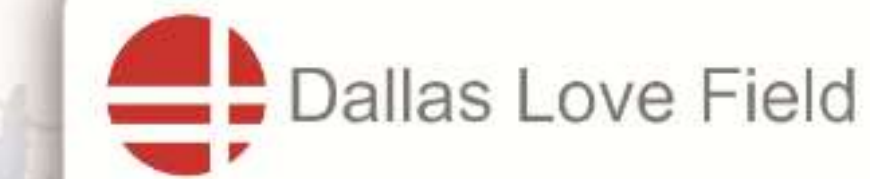
- ✓ 30,885 Students
- ✓ Ranked #109 in National Universities



- ✓ 21,000 Seating Capacity
- ✓ Dallas Stars #14 Most Valuable Hockey Team (\$525M)

SMU SOUTHERN METHODIST UNIVERSITY

- ✓ 11,842 Students
- ✓ Ranked #91 in National Universities



- ✓ Dallas Love Field
- ✓ 246,682 Aircraft Operations in 2024
- ✓ 16.3 Million Annual Passengers in 2024



- ✓ 138,843 Students
- ✓ 2nd-Largest School District in Texas and the 17th-largest in the U.S.



- ✓ 1,200 Beds Facility
- ✓ It is one of the Major Centers for Patient care, Medical Training and Research in North Texas



- ✓ 140,990 Employees
- ✓ Ranked 32th on the Fortune 500 rankings of the Largest United States Corporations, with Revenues of \$122.4 Billion
- ✓ It is the World's 3rd Largest Telecommunications Company by Revenue and the Largest Wireless Carrier in the U.S.

CALL FOR ADDITIONAL INFORMATION

Dallas

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(214) 522-7200

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El Segundo, CA 90245
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TEXAS DISCLAIMER

7 BREW DECATUR, 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.