



**The Kase Group**  
Real Estate Investment Services

**VERIZON**  
**NET LEASED OFFERING**  
**NEW 10 YEAR LEASE EXTENSION**  
740 Adams Drive, Weatherford, TX



# PROPERTY SUMMARY

This offering presents the opportunity to acquire a freestanding Verizon property in Weatherford, Texas, secured by a new 10-year lease extension beginning in February 2026. The lease includes a scheduled rent increase in Year 6 and two additional five-year renewal options.

The 4,500 square foot property is located within the Weatherford Ridge shopping center and benefits from excellent visibility along Interstate 20, which sees approximately 65,572 vehicles per day. It is also just minutes from State Highway 171, with traffic counts of 16,723 vehicles per day, providing convenient access to the greater Dallas–Fort Worth Metroplex.

The asset features a favorable lease structure with clearly defined maintenance responsibilities and generates a Net Operating Income of \$203,940. Situated in Texas, a state with no income tax, the property offers investors a stable income stream in a growing, business-friendly market.

## PROPERTY HIGHLIGHTS

- New 10-Year Lease Extension with Cellular Sales
- Scheduled Increases in Rent
- Primary Retail Hub for Parker County
- Direct Interstate 20 Access and Visibility
- Strong Traffic Counts - 65,572 VPD
- Rapidly Expanding Population Base
- Income Tax Free State



# OFFERING SUMMARY

## OFFERING SUMMARY

Property Address	740 Adams Drive, Weatherford, TX
Building Size	4,500 SF
Lot Size	1.04 AC
Price	\$3,263,040
Cap Rate	6.25%
Net Operating Income	\$203,940
Lessee	Cellular Sales of Texas, LLC
Guarantor	Cellular Sales of Knoxville, Inc.
Lease Commencement	2/1/2026
Lease End	1/31/2036
Increases	Scheduled Increase in Year 6 and at Options
Renewal Options	Two, 5 Year Options

## RENT SCHEDULE

Lease Years 1-5	\$203,940
Years 6-10	\$214,137
Option 1	\$235, 550
Option 2	\$259,105

The Verizon logo is displayed in a large, bold, red font. The letter 'v' is lowercase and features a yellow-to-orange gradient on its left side. The remaining letters 'erizon' are in a solid red color. The logo is set against a dark blue background.

# LEASE ABSTRACT

## 1. Repairs and Maintenance.

a. **Lessee's Obligations.** Lessee will, at Lessee's expense and throughout the Term, keep in clean, sanitary, and safe condition the Leased Premises, and except for the repairs Lessor is specifically obligated to make pursuant to the terms of this Lease, make all necessary repairs to the Building, including, but not limited to, the exterior and interior doors, windows, ceiling tiles, fixtures, carpets and floor coverings, interior wall surfaces and coverings, and plumbing systems and fixtures from the point of entry into the Building. In addition, Lessee will, at Lessee's expense, and throughout the Term, be responsible for maintaining the Leased Premises, including, but not limited to, the landscaping, grass mowing, site lighting, trash removal and cleaning of the sidewalks and parking lot, including trash, debris, ice, and snow. **Lessor's Obligations.** Lessor will, at Lessor's expense and throughout the Term, keep in good repair, maintain, and replace, when and if necessary, all structural components of the Building including, but not limited to, the foundations, exterior walls, load bearing walls and columns, subfloors, floors (but not including carpet or tile or other floor covering), the roof and roof system, including roof membrane and any interior damage caused by roof leaks, stairways, under slab and exterior plumbing, site utilities servicing the Leased Premises, the fire suppression system, if any, and window and door frames. Lessee will use reasonable efforts to report to Lessor any defective condition known to or discovered by Lessee that Lessor is required to repair. Lessor will commence any repair or replacement promptly after Lessor is aware of, by notice from Lessee or otherwise, the need for any such repair.

b. **HVAC.** Lessee will maintain and repair the heating, ventilating, and air conditioning system servicing the Building including all duct work and related components (the "HVAC System"). Lessee's maintenance and repair obligation extends to the replacement of all components of the HVAC System other than any Major Component. In addition, Lessee will, at its own expense, enter into a contract with a reputable contractor to provide regular (but not less than semi-annually) service to the HVAC System. Lessee will provide a copy of such contract to Lessor upon request. In the event that, in the reasonable opinion of a reputable contractor, a Major Component requires replacement, Lessee will notify Lessor who will, within five (5) days thereafter, either engage a contractor to perform the replacement at Lessor's sole cost and expense; or alternatively, authorize Lessee to engage a contractor to perform the replacement in which case Lessor will reimburse Lessee for all costs associated therewith within ten (10) days following receipt of an invoice from Lessee certifying that Lessee has paid the contractor. "Major Component" means an HVAC unit, a compressor contained within any HVAC unit, and any other component contained within the HVAC System with a replacement cost, including labor, equal to or greater than \$2,500.00.

c. **Parking Lot and Sidewalks.** Lessee will be responsible for maintaining and repairing the parking lot and sidewalks; provided, however, Lessor will reimburse Lessee for repair costs in excess of \$2,500.00 incurred within any consecutive 12-month period, so long as the need for such repairs is not caused by the negligent act, negligent omission, or willful misconduct of Lessee, or Lessee's officers, directors, partners, members, managers, employees, agents, licensees, and invitees. As a condition to any such reimbursement, Lessee shall deliver to Lessor reasonable documentation evidencing the repair costs actually incurred. Lessor will be responsible for any replacement to the parking lot and/or sidewalks or any portion thereof.

d. **Storm Water.** Lessee shall be responsible for maintaining all storm water facilities and improvements (the "Storm Water Facilities") located on the Leased Premises. In the event maintenance or repair to the Storm Water Facilities becomes necessary as a result of an act or negligent omission of an owner or occupant of an adjacent parcel, Lessor shall use all reasonable means necessary to assist Lessee in obtaining reimbursement for Lessee's out-of-pocket expenses. Lessor will reimburse Lessee for repair costs in excess of \$2,500.00 incurred within any consecutive 12-month period so long as the need for such repairs is not caused by the act or negligent omission of Lessee, or Lessee's officers, directors, partners, members, managers, employees, agents, licensees, and invitees. As a condition to any such reimbursement, Lessee shall deliver to Lessor reasonable documentation evidencing the repair costs actually incurred.



740  
Adams Drive

ER  
OPEN 24/7



Super 8

ER  
OPEN 24/7

SUBPOINTE  
MOTOR OIL

Target

JC Penney

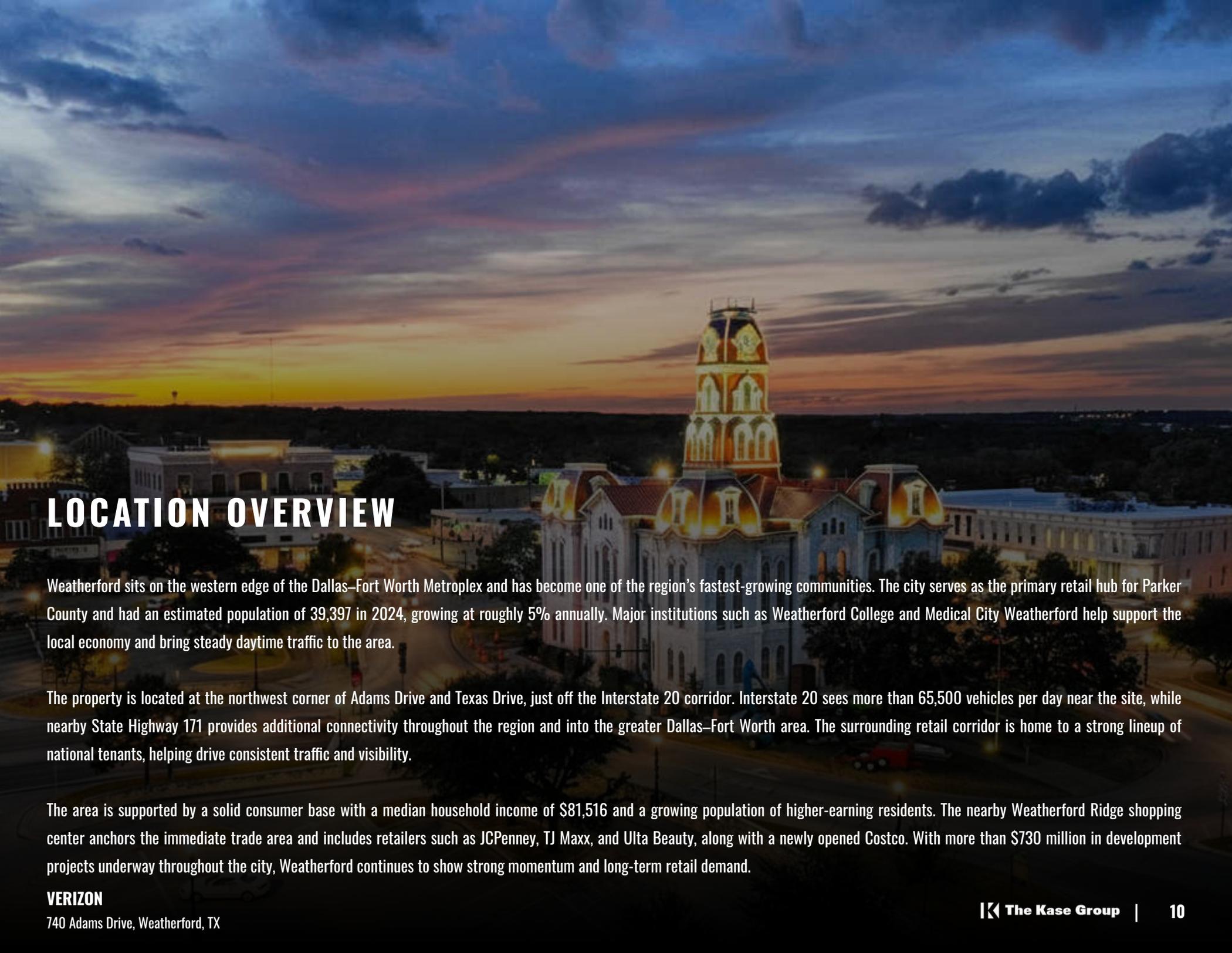
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## LOCATION OVERVIEW

Weatherford sits on the western edge of the Dallas–Fort Worth Metroplex and has become one of the region’s fastest-growing communities. The city serves as the primary retail hub for Parker County and had an estimated population of 39,397 in 2024, growing at roughly 5% annually. Major institutions such as Weatherford College and Medical City Weatherford help support the local economy and bring steady daytime traffic to the area.

The property is located at the northwest corner of Adams Drive and Texas Drive, just off the Interstate 20 corridor. Interstate 20 sees more than 65,500 vehicles per day near the site, while nearby State Highway 171 provides additional connectivity throughout the region and into the greater Dallas–Fort Worth area. The surrounding retail corridor is home to a strong lineup of national tenants, helping drive consistent traffic and visibility.

The area is supported by a solid consumer base with a median household income of \$81,516 and a growing population of higher-earning residents. The nearby Weatherford Ridge shopping center anchors the immediate trade area and includes retailers such as JCPenney, TJ Maxx, and Ulta Beauty, along with a newly opened Costco. With more than \$730 million in development projects underway throughout the city, Weatherford continues to show strong momentum and long-term retail demand.

**VERIZON**

740 Adams Drive, Weatherford, TX

# LOCATION AERIAL



# AREA MAP



# MAJOR EMPLOYERS



The Weatherford submarket is anchored by a resilient and diverse employment base, mitigating investment risk and fostering long-term stability. The local economy is heavily supported by a substantial public sector presence, including major employers such as the Weatherford Independent School District, Weatherford College, and Parker County, which provide a consistent and non-cyclical employment foundation. This is further complemented by the robust healthcare sector, led by the significant presence of Medical City Weatherford. Critically, the area benefits from its strategic position relative to major defense and aerospace installations, including the Naval Air Station Joint Reserve Base Fort Worth and United States Air Force Plant 4, which inject high-wage jobs and economic insulation. This powerful combination of government, education, healthcare, and defense-related employment underpins sustained housing demand and reinforces the submarket's position as a secure and strategic investment location.

Employer	Industry	Employees	Distance
Lockheed Martin Aeronautics	Aerospace & Defense	18,000	24.6 mi
Naval Air Station Joint Reserve Base Fort Worth	Government & Military	11,000	25.0 mi
Weatherford ISD	Education	1,100	7.0 mi
Weatherford College	Education	500	1.5 mi
Parker County	Government	500	2.4 mi
Medical City Weatherford	Healthcare	400	1.5 mi
City of Weatherford	Government	400	2.5 mi

# CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel the lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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