MCCART PLAZA

5199 & 5201 MCCART AVENUE, FORT WORTH, TEXAS 76115

CONFIDENTIAL OFFERING MEMORANDUM

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MCCART PLAZA

LOCATION

5199 & 5201 MCCART AVENUE

FORT WORTH, TEXAS 76115

OFFERED BY

Tommy Tucker

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AutoZone
BATTERY SERVICE
FREE
BATTERY TESTING
NOW OPEN
YA ABRIMOS
FUEL ADDITIVES DEAL
2 FOR $6.99
A/C DEAL
OIL + FILTER DEAL
FREE
FREE RECYCLING
FREE BATTERY CHARGING
FREE TESTING
LOAN-A-TOOL SERVICE
CHECK ENGINE LIGHT ON?

SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire McCart Plaza (the “Property”), which includes land for potential development, a 75,980 square foot retail asset situated on +/- 8.39 acres with access to Interstate 20 in Fort Worth, Texas. The Property is priced below replacement cost at $179.18 PSF and is 86.72% leased to a complementary mix of restaurant, service, financial, and medical tenants. The Property is just several minutes from Texas Chistian University (12,000 Students), Hulen Mall, and Southwestern Baptist Theological Seminary.

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INVESTMENT OVERVIEW

- Strategically Located Near the Regional Intersection of McCart Avenue & Interstate 20 (185,000+ VPD)
- Priced Below Replacement Cost at $179.18 PSF
- Benefits from Multiple Ingress/Egress Points, Two-Sided Monument Sign, Large Property Size of +/- 8.39 Acres, & Average Lease Expiration of February 2031
- Minutes From Texas Christian University (TCU), Southwestern Baptist Theological Seminary, & South Hills High School (16,600+ Combined Students)
- Value Add Potential - QSR Pad Site, 86.72% Leased & Land for a +/- 10,500 SF Building
- Fort Worth is the 10th Largest City in the US & a Leading Tourist Destination in Texas (11.7+ Million Visitors Annually); Ranked as Fastest Growing City in America in 2022 (US Census Bureau)
- Over 130,200 & 298,100 People in 3 & 5 Mile Radii, Respectively
- In 2024 Roof Replaced with 12-Year Warranty & Parking Lot Replacement (Mill & Overlayed)

McCart Plaza is a 75,980 square foot retail asset located in Fort Worth, Texas. The Property is 86.72% leased to a diverse tenant mix including AutoZone, Mr. Gatti's Pizza, Antojitos Latinos, Van Marcke Plumbing and The Classic Barber Shop, among others. McCart Plaza is situated on two (2) large parcels totaling +/- 8.39-acres and benefits from multiple ingress/egress points, a two-sided monument sign and average lease expiration of February 2031. The Property is priced below replacement value at just $179.18 PSF and in-place rents average just $15.07 per square foot. National retailers in the surrounding area include QuikTrip, Taco Bell, Dollar General, Sherwin Williams, 7-Eleven, CVS, Subway, Walgreens, and Dollar Tree, among numerous others.

Strategically located near the intersection of McCart Avenue and I-20, the Property experiences traffic counts in excess of 185,100 vehicles per day. McCart Plaza benefits from close proximity to Interstate 35W and Interstate 20, which provide convenient access to Downtown Fort Worth and the rest of the DFW Metroplex. Located just 5 minutes north, Southwestern Baptist Theological Seminary is home to numerous undergraduate, masters, and doctoral programs as well as over 2,800 students. Hulen Street Mall is just minutes west on I-20 and is home to 118 specialty shops, stores, and restaurants.

Fort Worth's Medical District, which is home to Tarrant County's major hospitals and dozens of independent medical clinics, is 15 minutes north of the property. Major medical providers located in the Medical District include Baylor Scott & White All Saints Medical Center, Texas Health Harris Methodist and Cook Children's Health Care, among numerous others. The Medical District, which employs approximately 64,500 people, reportedly has an annual economic impact of $4.2 billion in the City of Fort Worth. McCart Plaza is located less than 10 minutes from Texas Christian University which has an active enrollment of over 12,000 students spanning across 302 acres. Texas Christian University offers 116 undergraduate areas of study, 65 masters and 38 doctoral programs. The Property is located 20 minutes south from the Fort Worth Stockyards, a historic district founded in the 1870's as the largest livestock-trading center has become over 200,000 SF of the best regional restaurants, retail and entertainment in DFW. The Fort Worth Stockyards attracts over 3 million visitors per year and is the #1 attraction in DFW. McCart Plaza is located within a dense corridor containing more than 2,300,000 square feet of retail GLA within a 1.5-mile radius.

The City of Fort Worth was ranked the #1 fastest growing city in America in 2022 by the US Census Bureau and is the 13th-largest city in the United States by population. More than 90 tourist attractions are located within 10 miles of Downtown Fort Worth, which attract more than 10.8 million visitors to the area each year. Attractions near Downtown Fort Worth include the Fort Worth Stockyards, Fort Worth Zoo, and Sundance Square, a 35-block shopping and entertainment district. Additionally, the population exceeds 130,200 and 298,100 in a three- and five-mile radii of the Property. Overall, McCart Plaza offers an investor the opportunity to acquire a well-located asset in a high traffic corridor in the historically established submarket of Fort Worth, Texas.

PROPERTY PROFILE

LOCATION
5199 & 5201 McCart Avenue
Fort Worth, Texas 76115

YEAR BUILT/RENOVATED
1970/2017/2024

PERCENT LEASED
86.72%

BUILDING SIZE
75,980 SF

LAND AREA
8.39 Acres

PRICING
$13,668,000

CAP RATE
7.00%

TRAFFIC COUNTS

Interstate-20	169,899 VPD-26
McCart Avenue	45,890 VPD-26

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Autozone	30,126 SF	39.65%	December 2038
Van Marcke Plumbing	5,000 SF	6.58%	April 2028
Mr. Gatti's Pizza	14,626 SF	19.25%	July 2034
Quick Wash	2,460 SF	3.24%	August 2033
The Classic Barbershop	1,680 SF	2.21%	June 2030
Samwon Garden	3,600 SF	4.74%	February 2031
Phone 1st Stop	900 SF	1.18%	August 2029
MedMark	4,800 SF	6.31%	May 2031
Antojitos Lations	1,200 SF	1.58%	November 2028
World Finance	1,500 SF	1.97%	August 2027

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	16,074	130,226	298,148
2025 Avg. Household Income	$82,722	$95,453	$100,506
2025 Total Households	5,192	44,765	109,534

Additonal value add/additional development potential is for contemplative purposes only. Buyer should verify with its own due diligence through proper governmental authorities the viability of any development, vertical development, zoning, desired density and prospective use of the Property.

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ADDITIONAL INFORMATION

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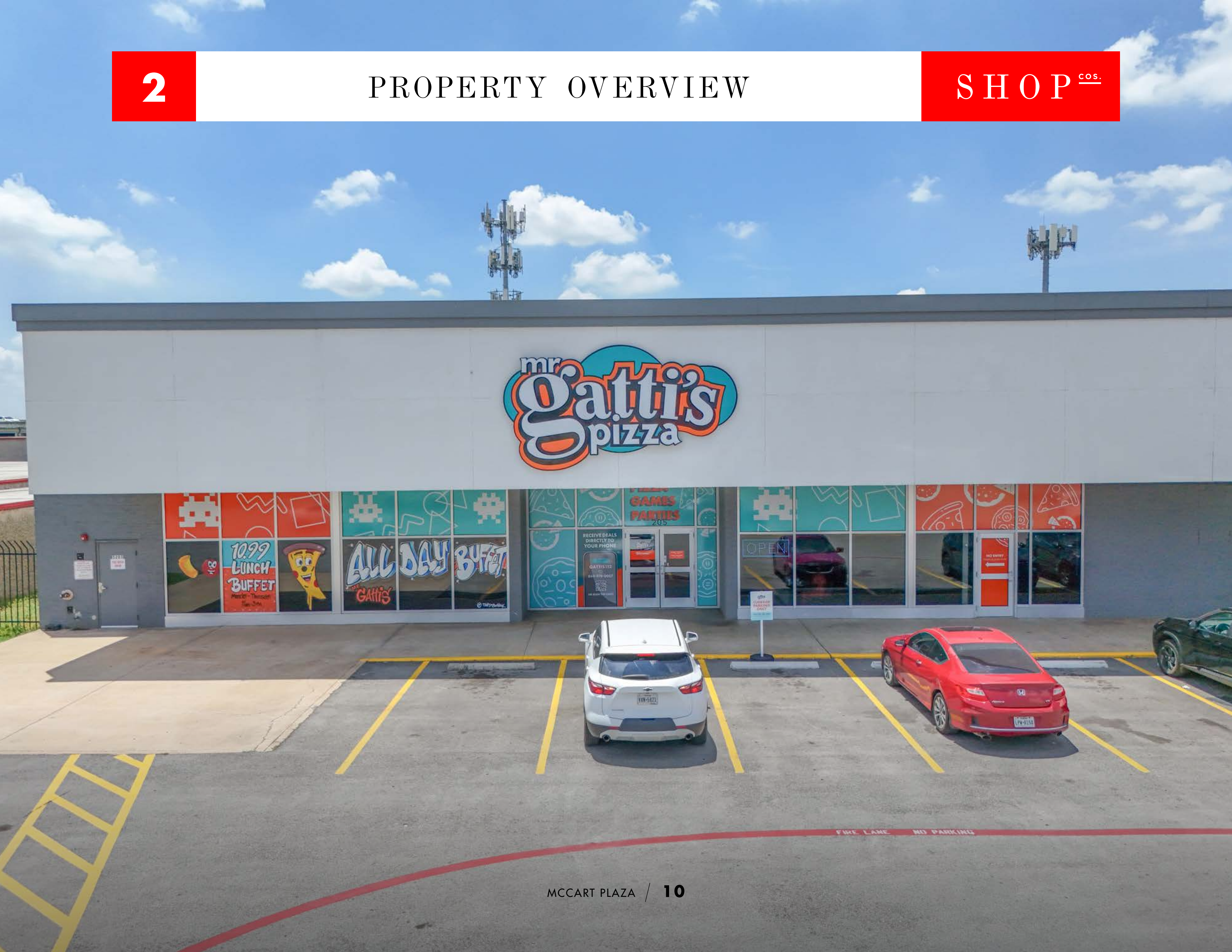
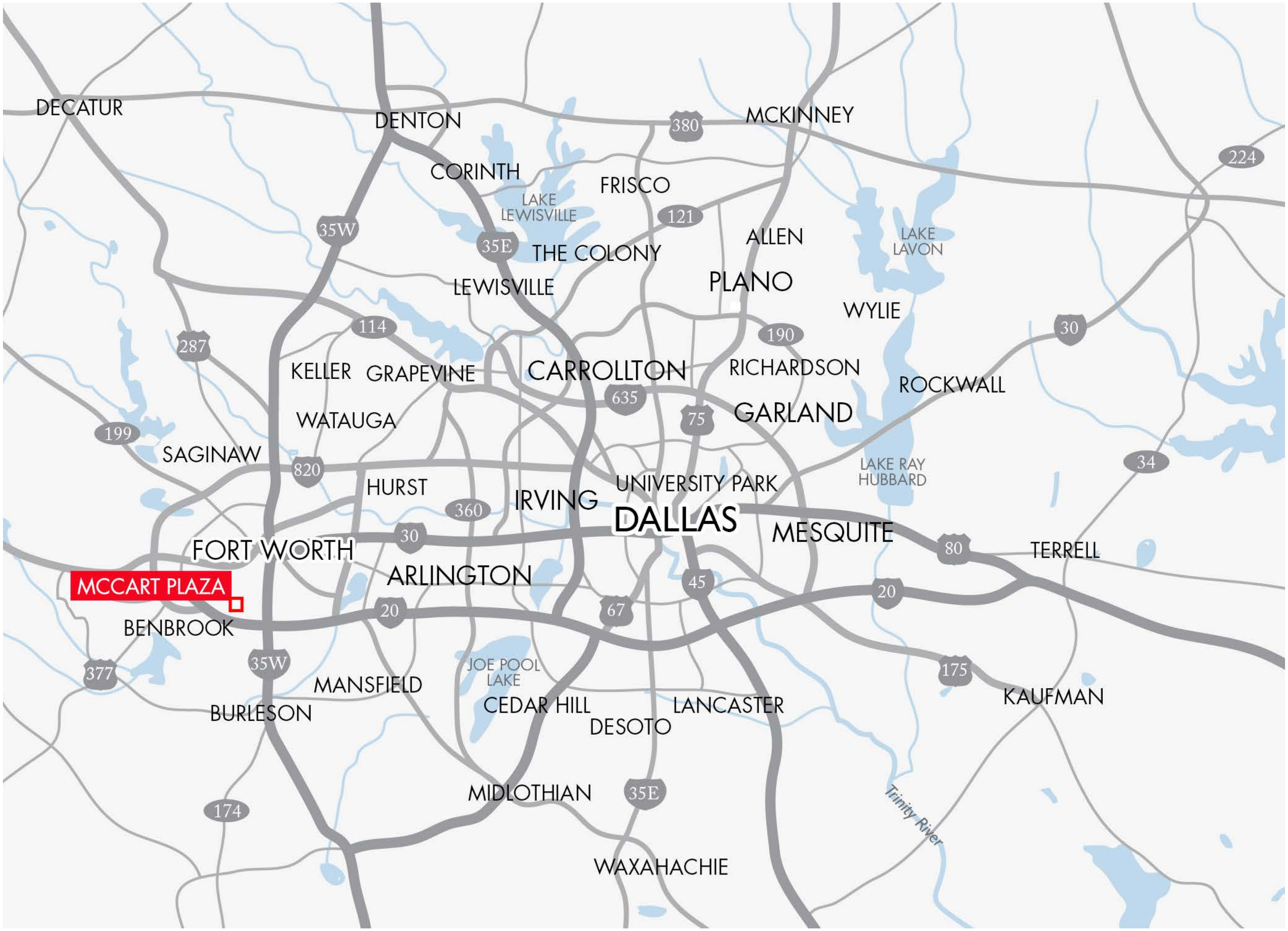

mr gatti's pizza
GAMES
PARTIES
10.99 LUNCH BUFFET
ALL DAY BUFFET
RECEIVE DEALS DIRECTLY TO YOUR PHONE
OPEN
FIRE LANE NO PARKING



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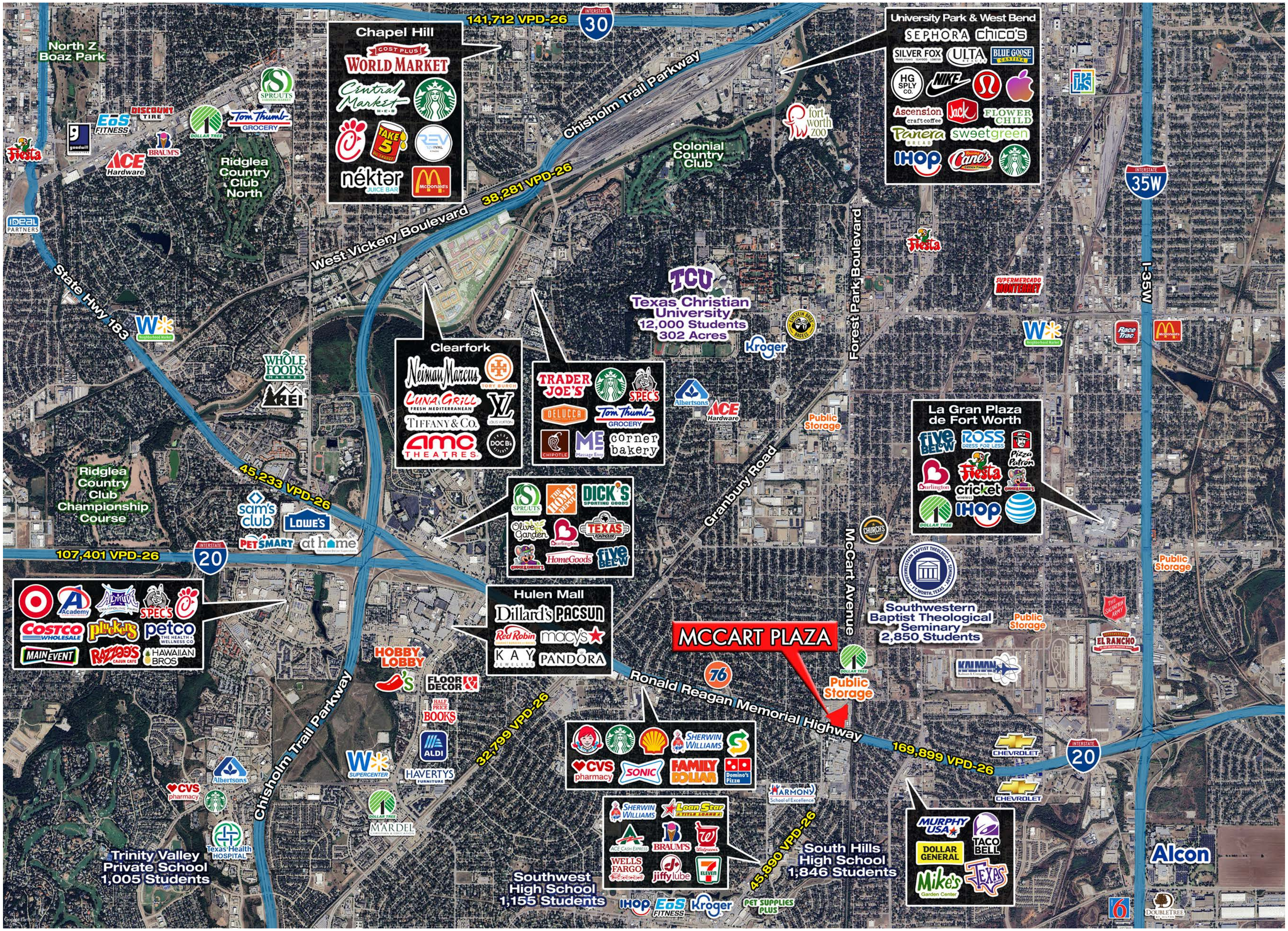

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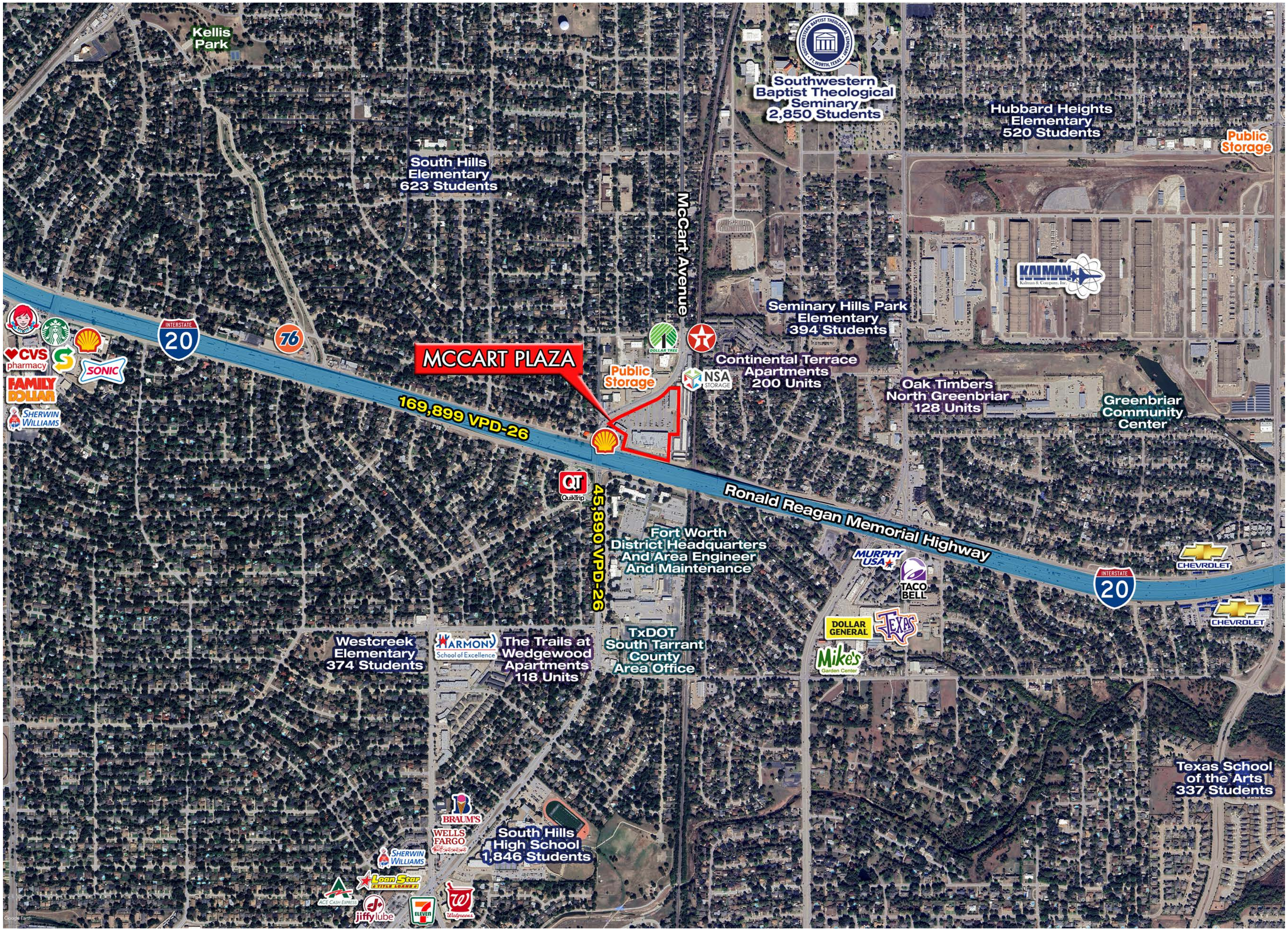
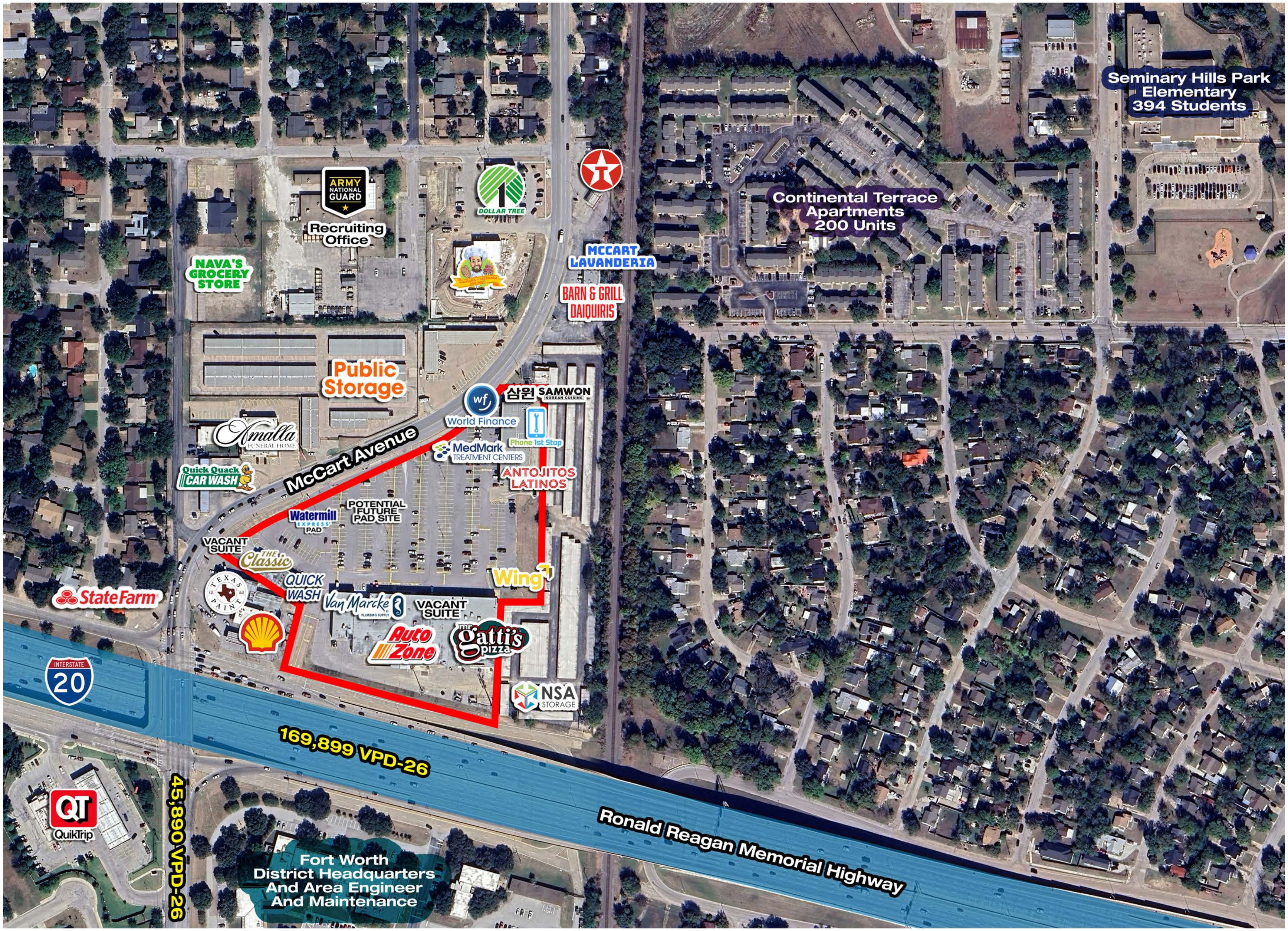


Kellis Park
Southwestern Baptist Theological Seminary 2,850 Students
Hubbard Heights Elementary 520 Students
Public Storage
South Hills Elementary 623 Students
McCart Avenue
Seminary Hills Park Elementary 394 Students
MCCART PLAZA
Public Storage
Continental Terrace Apartments 200 Units
Oak Timbers North Greenbriar 128 Units
Greenbriar Community Center
169,899 VPD-26
45,890 VPD-26
Ronald Reagan Memorial Highway
Fort Worth District Headquarters And Area Engineer And Maintenance
Westcreek Elementary 374 Students
The Trails at Wedgewood Apartments 118 Units
TxDOT South Tarrant County Area Office
Texas School of the Arts 337 Students
South Hills High School 1,846 Students
20
20


Seminary Hills Park
Elementary
394 Students
Continental Terrace
Apartments
200 Units
ARMY NATIONAL GUARD
Recruiting
Office
DOLLAR TREE
NAVA'S
GROCERY
STORE
MCCART
LAVANDERIA
BARN & GRILL
DAIQUIRIS
Public
Storage
삼원 SAMWON
KOREAN CUISINE
World Finance
Phone 1st Stop
Amalla
FUNERAL HOME
MedMark
TREATMENT CENTERS
ANTOJITOS
LATINOS
Quick Quack
CAR WASH
McCart Avenue
Watermill
EXPRESS
PAD
POTENTIAL
FUTURE
PAD SITE
VACANT
SUITE
The Classic
QUICK
WASH
Wing
TEXAS PAINT
StateFarm
Van Marcke
PLUMBING SUPPLY
VACANT
SUITE
Auto Zone
mr gatti's pizza
INTERSTATE
20
NSA
STORAGE
169,899 VPD-26
QT
QuikTrip
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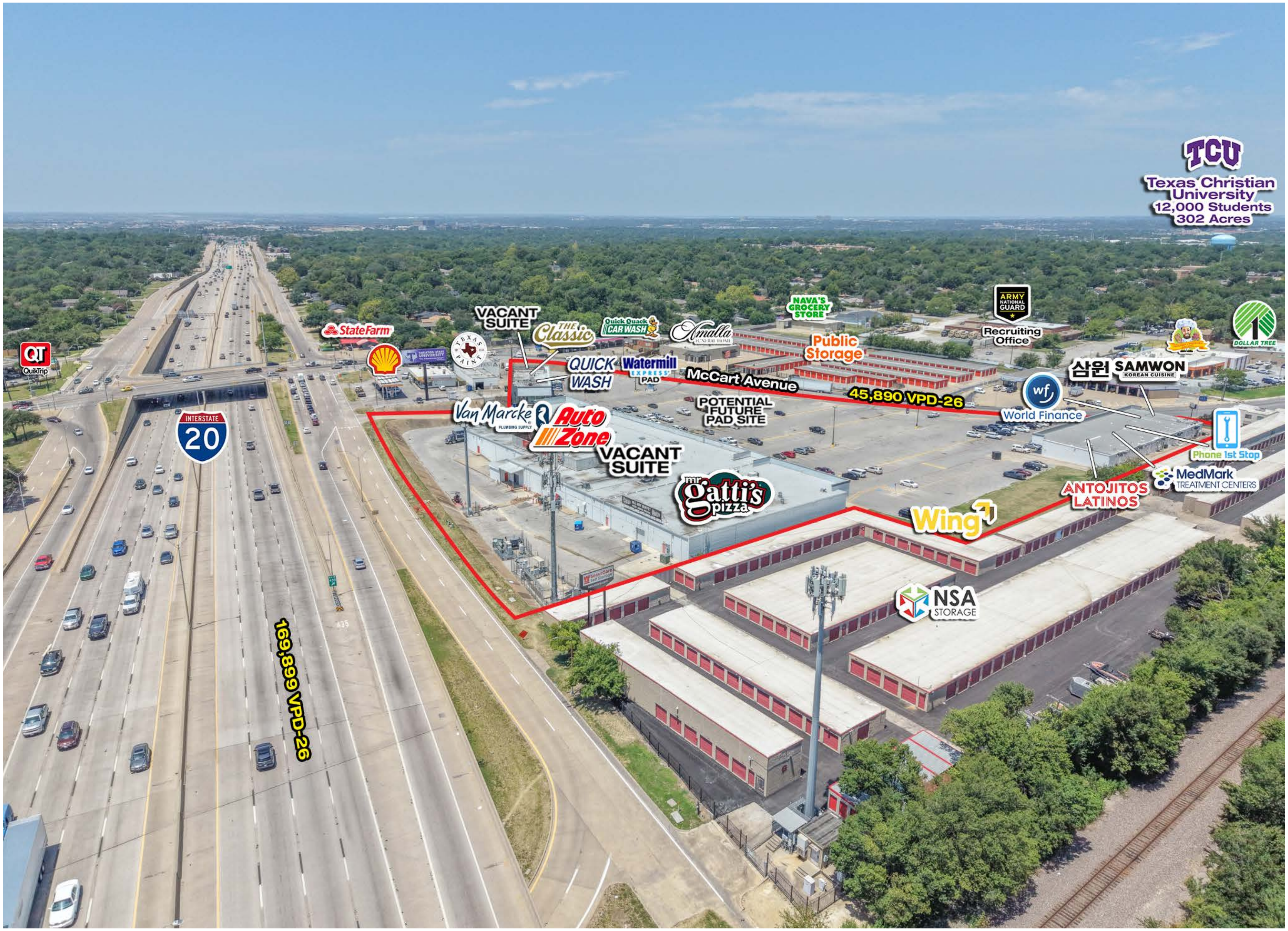
Ronald Reagan Memorial Highway
Fort Worth
District Headquarters
And Area Engineer
And Maintenance


TCU
Texas Christian University
12,000 Students
302 Acres
QT
QuikTrip
StateFarm
VACANT SUITE
The Classic
Quick Quack Car Wash
Amalla
Nava's Grocery Store
Public Storage
Army National Guard
Recruiting Office
Dollar Tree
QUICK WASH
Watermill Express PAD
McCart Avenue
45,890 VPD-26
POTENTIAL FUTURE PAD SITE
wf
World Finance
삼원 SAMWON
KOREAN CUISINE
Interstate
20
Van Marcke
PLUMBING SUPPLY
AutoZone
VACANT SUITE
mr gatti's pizza
Phone 1st Stop
ANTOJITOS LATINOS
MedMark
TREATMENT CENTERS
Wing
NSA
STORAGE
169,899 VPD-26

Fort Worth
District Headquarters
And Area Engineer
And Maintenance
INTERSTATE
20
169,899 VPD-26
QT
QuikTrip
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Auto Zone
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State Farm
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Watermill EXPRESS PAD
Public Storage
mr gatti's pizza
POTENTIAL FUTURE PAD SITE
NSA STORAGE
McCart Avenue
Wing
ANTOJITOS LATINOS
MedMark TREATMENT CENTERS
Phone 1st Stop

SITE PLAN

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ADDITIONAL VALUE ADD/ ADDITIONAL DEVELOPMENT POTENTIAL

Additonal value add/additional development potential is for contemplative purposes only. Buyer should verify with its own due diligence through proper governmental authorities the viability of any development, vertical development, zoning, desired density and prospective use of the Property.

3 FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
McCart Plaza	75,980 SF	86.72%	$956,810

The following information is provided to assist investors in their underwriting of the asset:

a. Rent Roll b. Income & Expenses c. Pricing d. Tenant Profiles

FINANCIAL OVERVIEW

RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
5203-2	AutoZone	30,126	39.65%	Dec-23	Dec-38	$10.50	$316,323	Jan-29 Jan-34	$11.34 $12.25	$341,629 $368,959	NNN	Six 5-year options at 10% Increases
5203-1	Van Marcke Plumbing	5,000	6.58%	Apr-17	Apr-28	$15.30	$76,500	May-27	$15.61	$78,048	NNN	No Renewal Options
205	Mr. Gatti's Pizza	14,626	19.25%	Jul-24	Jul-34	$14.50	$212,077	Jul-27 Jul-28 Jul-29 Jul-30 Jul-31 Jul-32 Jul-33	$14.94 $15.38 $15.84 $16.32 $16.81 $17.31 $17.83	$218,443 $224,992 $231,742 $238,695 $245,855 $253,231 $260,828	NNN	Two 5-year options at 1st: Market
213	Vacant	8,488	11.17%									
5207	Quick Wash	2,460	3.24%	Sep-23	Aug-33	$19.00	$46,740	Sep-26 Sep-27 Sep-28 Sep-29 Sep-30 Sep-31 Sep-32	$19.00 $20.00 $20.80 $21.63 $22.50 $23.40 $24.33	$46,740 $49,200 $51,168 $53,208 $55,356 $57,564 $59,856	NNN	One 5-year option at Market
5211	The Classic Barber Shop	1,680	2.21%	Jun-25	Jun-30	$18.50	$31,080	Jul-27 Jul-28 Jul-29	$19.06 $19.63 $20.21	$32,016 $32,976 $33,960	NNN	One 3-year option at Market
5215	Vacant	1,600	2.11%									
PAD 1	Watermill Express			Apr-08	Feb-27		$9,600				Gross	One 2-year option at $850.00

RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
101	Samwon Korean Cuisine	3,600	4.74%	Mar-26	Feb-31	$19.00	$68,400	Mar-27 Mar-28 Mar-29 Mar-30	$19.57 $20.15 $20.96 $21.38	$70,452 $72,540 $75,456 $76,968	NNN	One 5-year option at Market
107	World Finance	1,500	1.97%	Jun-06	Aug-27	$17.00	$25,500	Sep-26	$18.00	$27,000	NNN	One 3-year option at Market
111	Phone 1st Stop	900	1.18%	Sep-20	Aug-29	$23.31	$20,979	Sep-26	$25.00	$22,500	NNN	No Renewal Options
115-127	MedMark	4,800	6.32%	Jun-16	May-31	$23.00	$110,400	Jun-27 Jun-28 Jun-29 Jun-30	$23.69 $24.40 $25.13 $25.89	$113,712 $117,123 $120,637 $124,256	NNN	No Renewal Options
133	Antojitos Latinos	1,200	1.58%	Oct-06	Nov-28	$18.00	$21,600	Dec-27	$19.00	$22,800	NNN	No Renewal Options
PAD 2	Wing Aviation			Dec-26	Nov-31		$48,000	Dec-29		$52,800		One 2-year option at $55,440 Annually
	TOTAL AREA:	75,980					$987,199					
	TOTAL LEASED AREA:	65,892	86.72%									
	TOTAL VACANT AREA:	10,088	13.28%									

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	$92,926	$1.22
Insurance	$55,588	$0.73
Common Area Maintenance	$161,450	$2.12
Management Fee (3.50%)	$44,156	$0.58
TOTAL EXPENSES	**$354,120**	**$4.66**

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	$992,781	$15.07
GROSS POTENTIAL RENT	$992,781	$15.07
Expense Reimbursements		
Real Estate Taxes	$80,588	$1.06
Insurance	$48,207	$0.63
Common Area Maintenance	$140,014	$1.84
Management Fee	$42,140	$0.55
Signage Income	$3,600	$0.05
Total Expense Reimbursements	$314,549	$4.14
GROSS POTENTIAL INCOME	$1,310,930	$17.25
EFFECTIVE GROSS INCOME	$1,310,930	$17.25
Expenses		
Real Estate Taxes	$92,926	$1.22
Insurance	$55,588	$0.73
Common Area Maintenance	$161,450	$2.12
Management Fee (3.50%)	$44,156	$0.58
Total Expenses	$354,120	$4.66
NET OPERATING INCOME	**$956,810**	**$12.59**

PRICING

PRICE	$13,668,000	GLA	75,980 SF
CAP RATE	7.00%	NOI	$956,810
AVERAGE RENT PSF	$15.07 PSF	AVG RETAIL LEASE EXPIRATION	February 2031

LEASE EXPIRATION SCHEDULE

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
2026							
	Total for Year Ending 2026			0	0.00%	0	
2027	Watermill Express	PAD 1	Feb-27				
	World Finance	107	Aug-27	1,500	1.97%		
	Total for Year Ending 2027			1,500	1.97%	1,500	1.97%
2028	Van Marcke Plumbing	5203-1	Apr-28	5,000	6.58%		
	Antojitos Latinos	133	Nov-28	1,200	1.58%		
	Total for Year Ending 2028			6,200	8.16%	7,700	10.13%
2029	Phone 1st Stop	111	Aug-29	900	1.18%		
	Total for Year Ending 2029			900	1.18%	8,600	11.32%
2030	The Classic Barber Shop	5211	Jun-30	1,680	2.21%		
	Total for Year Ending 2030			1,680	2.21%	10,280	13.53%
2031+	Samwon Korean Cuisine	101	Feb-31	3,600	4.74%		
	Wing Aviation	PAD 2	Nov-31				
	MedMark	115-127	May-31	4,800	6.32%		
	Quick Wash	5207	Aug-33	2,460	3.24%		
	Mr. Gatti's Pizza	205	Jul-34	14,626	19.25%		
	AutoZone	5203-2	Dec-38	30,126	39.65%		
	Total for Year Ending 2031+			55,612	73.19%	65,892	86.72%
	TOTAL LEASED SQUARE FOOTAGE:			65,892	86.72%		
	TOTAL VACANT SQUARE FOOTAGE:			10,088	13.28%		
	TOTAL SQUARE FEET:			75,980	100.00%		

TENANT PROFILES

Autozone	
Square Feet:	30,126 SF
% of Building GLA:	39.65%
In-Place Rent PSF:	$10.50
Lease Expiration:	December 2038
Company Website:	autozone.com

AutoZone is the nation's leading retailer of automotive replacement parts and accessories, serving both DIY customers and professional repair shops. Founded in 1979, the company operates more than 7,600 stores across the United States, Mexico, Brazil, Puerto Rico, and the U.S. Virgin Islands. Known for its extensive product selection and value-added services, AutoZone has built a trusted reputation and continues to expand its presence as a leader in the automotive aftermarket industry.

Van Marcke Plumbing	
Square Feet:	5,000 SF
% of Building GLA:	6.58%
In-Place Rent PSF:	$15.30
Lease Expiration:	April 2028
Company Website:	vanmarckeplumbingsupply

Van Marcke Plumbing Supply is a family-owned wholesale distributor that has been serving plumbing professionals since 1929. With more than 25 locations across Texas, Arizona, and Nevada, the company offers over 6,000 brand-name plumbing products, including pipes, fittings, faucets, water heaters, pumps, and repair parts. In addition to its extensive inventory, Van Marcke provides value-added services such as truck and shop stocking, online ordering, and a customer rewards program, making it a trusted partner for contractors seeking quality products, convenience, and reliable service.

Mr. Gatti's Pizza	
Square Feet:	14,626 SF
% of Building GLA:	19.25%
In-Place Rent PSF:	$14.50
Lease Expiration:	July 2034
Company Website:	mrgattispizza.com

Mr. Gatti's Pizza is a well-established Texas-based pizza brand that has been serving families since 1964. Known for its made-from-scratch dough, signature pizza sauce, fresh toppings, wings, salads, pasta, and desserts, the brand has built a loyal customer following across the South. With more than 90 locations across the Southeast and continued expansion, Mr. Gatti's remains a recognized regional restaurant brand with a long-standing reputation for quality and value.

Wing Aviation	
Square Feet:	N/A
% of Building GLA:	N/A
In-Place Rent:	$4,000/Month
Lease Expiration:	December 2031
Company Website:	wing.com

Wing is an LLC-backed drone delivery company owned by Alphabet that specializes in autonomous last-mile delivery solutions. Founded in 2012 within Google's X Moonshot Factory, the company became the first drone operator in the United States to receive FAA Part 135 Air Carrier Certification for commercial deliveries. Wing partners with major retailers and restaurants to deliver groceries, meals, pharmacy items, and household essentials in minutes while continuing to expand its services across major metropolitan areas.

TENANT PROFILES

Quick Wash	
Square Feet:	2,460 SF
% of Building GLA:	3.24%
In-Place Rent PSF:	$19.00
Lease Expiration:	August 2033
Company Website:	N/A

Quick Wash is a neighborhood laundromat in Fort Worth that provides convenient self-service laundry for individuals and families. Equipped with a variety of washers and dryers to accommodate everything from everyday clothing to larger loads, the facility offers an affordable and efficient place to get laundry done. Known for its convenient location and straightforward service, Quick Wash is a reliable option for customers looking for a clean, accessible laundromat with flexible daily operating hours.

Watermill Express	
Square Feet:	0 SF
% of Building GLA:	0%
In-Place Rent PSF:	$0.00
Lease Expiration:	February 2027
Company Website:	watermillexpress.com

Watermill Express is the nation's largest drive-up provider of purified drinking water and ice, operating nearly 1,300 self-service refill stations across the United States. Founded in 1984, the company offers a convenient and sustainable alternative to single-use bottled water by allowing customers to refill their own containers with purified reverse osmosis water and purchase bagged or bulk ice. With stations monitored 24/7 and serviced daily to ensure quality and safety, Watermill Express provides an affordable, eco-friendly solution for families and businesses looking for clean drinking water on the go.

Samwon Garden	
Square Feet:	3,600 SF
% of Building GLA:	4.74%
In-Place Rent PSF:	$19.00
Lease Expiration:	February 2031
Company Website:	samwonfortworth.com

Samwon Korean Cuisine is a family-inspired restaurant in Fort Worth specializing in authentic, scratch-made Korean dishes prepared using traditional recipes and fresh ingredients. The menu features favorites such as Korean barbecue, bibimbap, bulgogi, seafood pancakes, hearty soups, and an assortment of house-made banchan, all served in a warm and welcoming atmosphere. Samwon continues to provide guests with an authentic Korean dining experience rooted in family, quality, and hospitality.

World Finance	
Square Feet:	1,500 SF
% of Building GLA:	1.97%
In-Place Rent PSF:	$17.00
Lease Expiration:	August 2027
Company Website:	loansbyworld.com

World Finance is a financial services company that has been helping customers meet their borrowing and financial needs since 1962. With more than 1,000 branch locations across 16 states, including its Fort Worth office on McCart Avenue, the company offers personal installment loans, credit-building solutions, tax preparation services, and refund advance loans. World Finance is committed to providing personalized service by working one-on-one with customers to find financial solutions that fit their budgets while helping them build stronger financial futures.

TENANT PROFILES

Phone 1st Stop	
Square Feet:	900 SF
% of Building GLA:	1.18%
In-Place Rent PSF:	$23.31
Lease Expiration:	August 2029
Company Website:	N/A

Phone 1st Stop is a locally owned mobile device repair shop in Fort Worth specializing in fast, affordable repairs for smartphones, tablets, and other electronic devices. The business offers services including screen replacements, battery replacements, charging port repairs, water damage diagnostics, and software troubleshooting for a variety of major brands.

Antojitos Lations	
Square Feet:	1,200 SF
% of Building GLA:	1.58%
In-Place Rent PSF:	$18.00
Lease Expiration:	November 2028
Company Website:	N/A

Antojitos Latinos is a family-owned Salvadoran restaurant in Fort Worth known for serving authentic, made-from-scratch Central American cuisine in a warm and welcoming atmosphere. The menu features customer favorites such as fresh pupusas, tamales, yuca con chicharrón, caldo de res, tacos, and other traditional dishes prepared with flavorful ingredients and time-honored recipes. With its generous portions, affordable prices, and friendly service, Antojitos Latinos has become a local favorite for those seeking an authentic taste of Salvadoran cuisine.

The Classic Barbershop	
Square Feet:	1,680 SF
% of Building GLA:	2.21%
In-Place Rent PSF:	$18.50
Lease Expiration:	June 2030
Company Website:	N/A

The Classic Barber is a locally owned barbershop in Fort Worth known for its traditional barbering services, including precision haircuts, fades, beard trims, and straight razor shaves. The shop combines an old-school barbershop atmosphere with modern grooming techniques, earning a loyal customer base for its skilled barbers, welcoming environment, and personalized service. With two Fort Worth locations, The Classic Barber has established itself as a trusted destination for quality men's grooming in the area.


삼원 SAMWON
KOREAN CUISINE
World Finance
Phone 1st Stop
MedMark
TREATMENT CENTERS
ANTOJITOS
LATINOS
NSA
STORAGE
mr gatti's pizza
VACANT
SUITE
AutoZone
Van Marcke
Wing
20
169,899 VPD-26
Fort Worth
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PAD SITE
Watermill
EXPRESS
PAD
Public
Storage
45,890 VPD-26
Amalla
FUNERAL HOME
McCart Avenue
Quick Quack
CAR WASH

DALLAS/ FORT WORTH AREA OVERVIEW

The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as "DFW" and "the Metroplex", the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation's fasting growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region's transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than $813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	16,074	130,226	298,148
2030 Total Population (Esri)	15,714	128,468	304,248
2010 Total Population (U.S. Census)	15,971	125,161	262,748
2000 Total Population (U.S. Census)	15,348	118,423	229,790
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	0.31%	0.56%	1.18%
2024-2029 Population: Compound Annual Growth Rate (Esri)	-0.45%	-0.27%	0.41%
2025 Total Daytime Population (Esri)	13,112	127,149	333,393
2025 Median Age (Esri)	33.1	32.8	34.0
2025 Total Households (Esri)	5,192	44,765	109,534
2030 Total Households (Esri)	5,160	44,835	113,533
2010 Total Households (U.S. Census)	5,133	42,781	95,317
2000 Total Households (U.S. Census)	5,264	41,552	84,617
2024-2029 Families: Compound Annual Growth Rate (Esri)	-0.31%	-0.19%	0.51%
2025 Average Household Income (Esri)	$82,722	$95,453	$100,506
2025 Median Household Income (Esri)	$67,399	$67,886	$69,996
2025 Per Capita Income (Esri)	$26,545	$33,131	$37,046
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	14%	11%	8%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	11%	10%	8%
2025 Population Age 25+: High School Diploma (Esri) (%)	25%	23%	22%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	15%	17%	17%
2025 Population Age 25+: Associate's Degree (Esri) (%)	10%	8%	7%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	14%	17%	20%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	6%	12%	14%
2025 Total (SIC01-99) Businesses	262	3,691	10,342
2025 Total (SIC01-99) Employees	3,519	45,444	140,448

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.

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.

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