

100% Bonus Depreciation



7-Eleven (S&P Rated A)

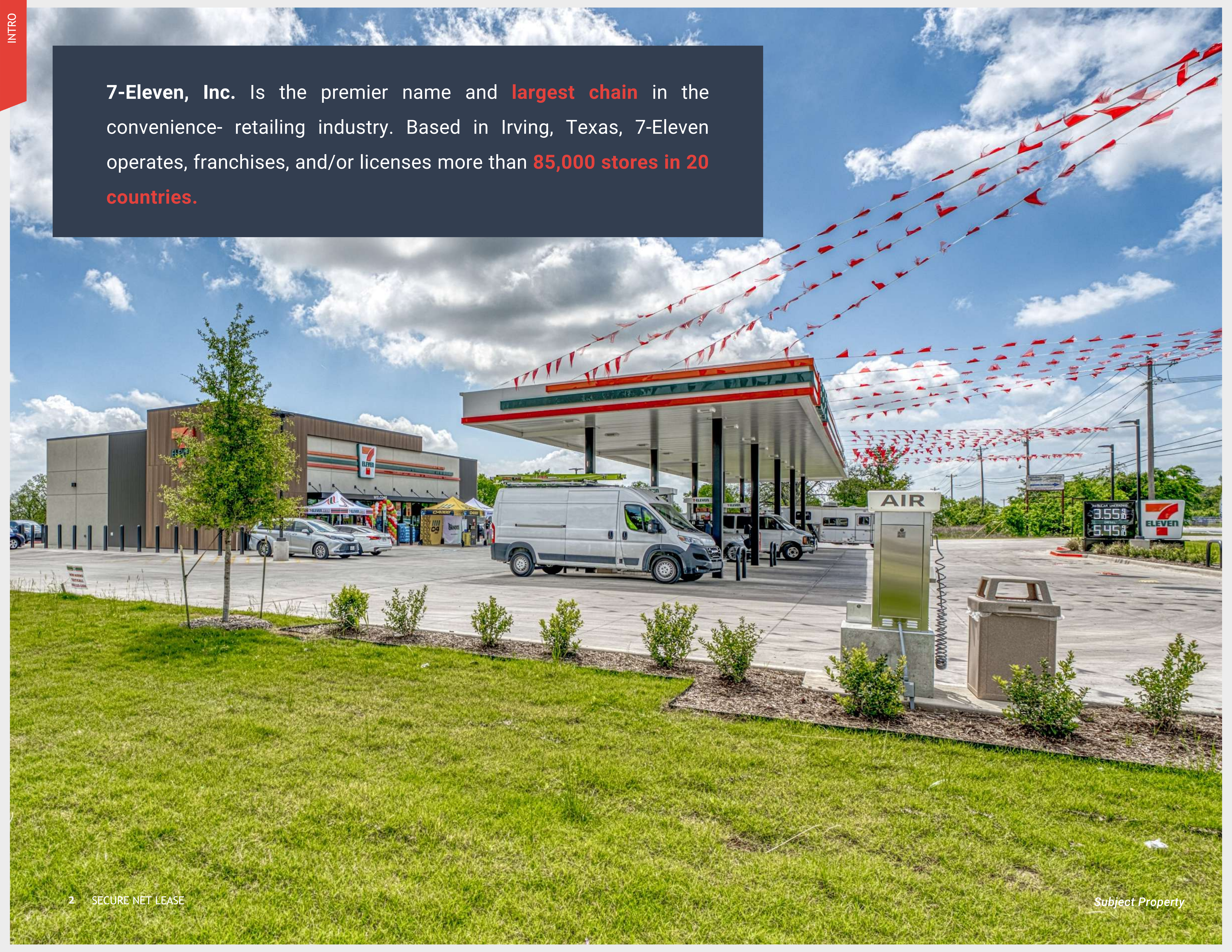
New Construction - DFW Metroplex

\$9,678,000 | 4.70% CAP

4398 US Route 377, Aubrey, TX 76227 (DFW)

- ✓ **New 15-Yr Corp. Absolute NNN Lease** | 10% Rent Increases Every 5-Years
- ✓ **Prime Retail Corridor on US Highway 377** | Major North-South Artery | Strong Commuter & Residential Traffic
- ✓ **High-Growth Trade Area (ZIP 76227)** | ~36,000 to 69,000 Population Growth by 2030 | Rapid DFW In-Migration
- ✓ **Affluent Demographics Supporting Retail Demand** | ~\$100K-\$120K+ Median Household Income | Strong Spending Power
- ✓ **Krugerville / Aubrey, TX - Located in the DFW Metroplex** | ~45 Miles North of Dallas | Access to Denton, Frisco, Plano & Prosper

7-Eleven, Inc. is the premier name and **largest chain** in the convenience- retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises, and/or licenses more than **85,000 stores in 20 countries.**



INVESTMENT OVERVIEW

7-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)

\$9,678,000

4.70% CAP

NOI

\$454,850

Building Area

±4,816 SF

Land Area

±2.06 AC

Year Built

2026

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, including into option periods.
- ✓ **Prime Retail Corridor Location with Strong Visibility & Access** – Positioned along US Highway 377, the primary north–south artery serving Aubrey and Krugerville, capturing strong commuter, residential, and pass-through traffic in a rapidly growing North Denton County corridor.
- ✓ **High-Growth Trade Area with Explosive Population Expansion** – Located within ZIP 76227, projected to grow from ~36,000 residents (2020) to nearly 69,000 by 2030, driven by new master-planned communities and strong in-migration from across DFW.
- ✓ **Affluent Demographics Supporting Strong Retail Demand** – The trade area features median household incomes of ~\$100K–\$120K+, providing strong discretionary spending and long-term demand for fuel, convenience, and prepared food offerings.
- ✓ **Surrounded by Schools & Major Education Anchors** – Near Aubrey ISD (multiple campuses within 2–4 miles) and within proximity to University of North Texas (44,000+ students) and Texas Woman’s University, driving consistent daily traffic from students, staff, and families.
- ✓ **Krugerville / Aubrey, TX: Strategic Location in the DFW Metroplex** – Located approximately 45 miles north of Downtown Dallas, with direct access to Denton, Frisco, Plano, and Prosper, positioning the site within one of the fastest-growing and most dynamic regions in the U.S.
- ✓ **World's Largest Convenience Store Chain** - 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

Subject Property

CONTACT FOR DETAILS

Matthew Scow

Executive Vice President
(214) 915-8888

mscow@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

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-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)

7-Eleven

REVENUE
\$81.3B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

LOCATIONS
85,000+

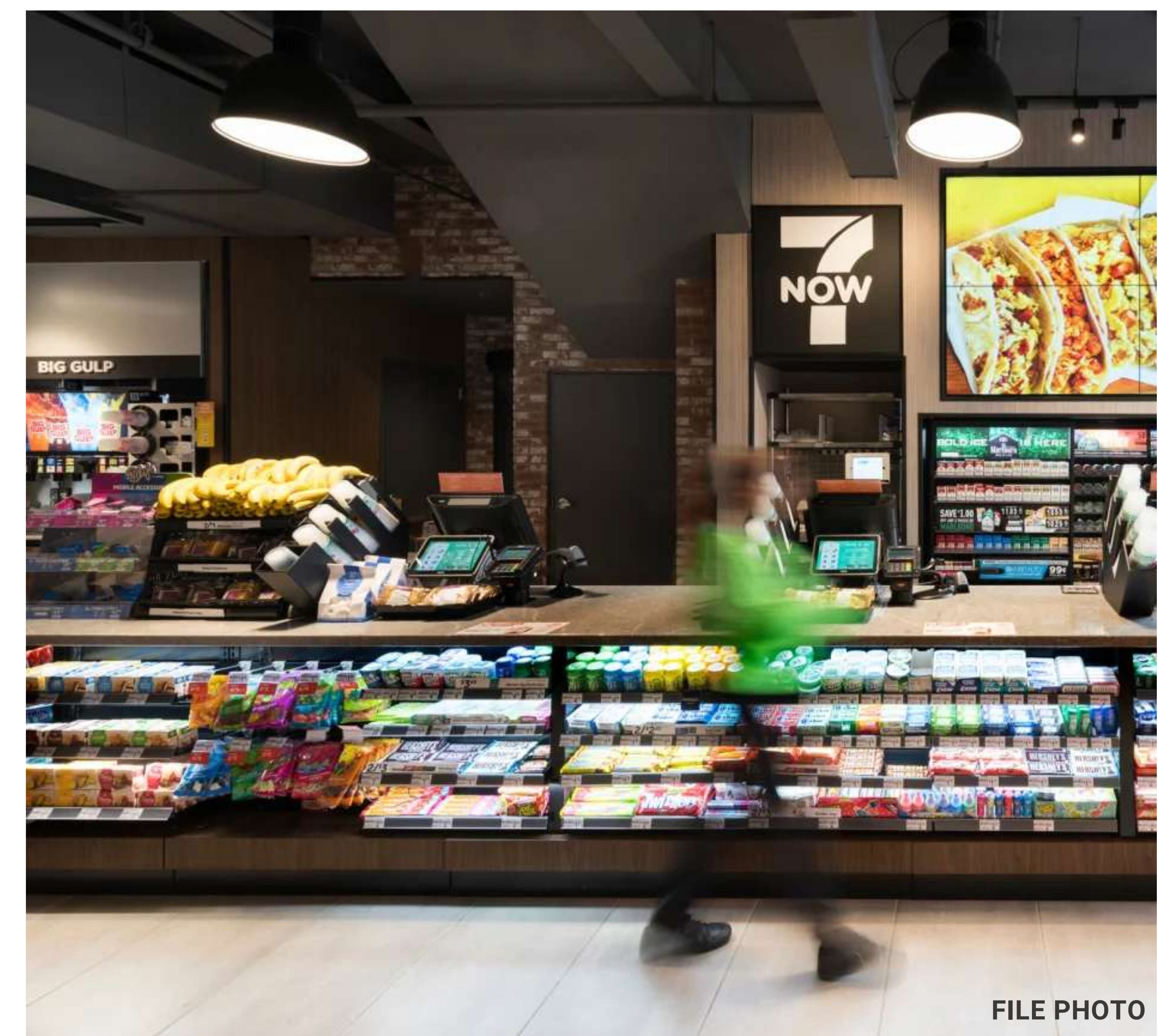


7-eleven.com

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

Founded in 1927, 7-Eleven **focuses on** providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over **seven million customers** per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the **world's largest convenience store** chain with more than 85,000 stores in 20 countries, of which approximately 15,300 are in the U.S. and Canada. These stores see approximately **64 million** customers per day.

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers **24-hour convenience** seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven **focuses on** meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and **services** at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and **services** is tailored to meet the needs and preferences of local guests. 7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in **stores nationwide** through its 7Rewards® loyalty program with more than 40 million members, place an order in the 7NOW® delivery app in **over 1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



FILE PHOTO



FILE PHOTO



FILE PHOTO

IN THE NEWS

7-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)

7-Eleven Plans to Open 1,300 New U.S. Convenience Stores by 2030

JESSICA LODER, APRIL 15, 2025 (CSTORE DIVE)

The retailer also expects to roughly double the number of stores that include a QSR, from 1,080 to 2,100, as it gears up for a 2026 IPO.

- 7-Eleven plans to open **1,300 new stores** in North America through **2030**, according to its **parent company** Seven & I Holdings' fiscal **fourth quarter earnings** presentation last week.
- The retailer also expects to roughly double the number of stores with QSRS from **1,080 to 2,100**, incoming CEO Stephen Dacus said during the fiscal Q4 earnings call.
- These growth and **network improvement** plans come as Seven & I is preparing to spin off 7-Eleven's North American **c-store business** into its own public entity in the second half of 2026.

The brand is rolling out larger-format stores with expanded foodservice, projected to drive up to 45% higher sales.

7-Eleven's plan to open **1,300 new stores** through 2030 comes about six months after sharing that it would open **600 stores** over four years, including 500 between **2025 and 2027**. The 2030 target shows that 7-Eleven intends to **ramp up** annual store openings, and it has already increased the number of store openings planned for the next three years from **500 to 550**.

The **1,300 goal** would represent about **10%** of the **12,963 stores** 7-Eleven had in North America in February. It's also more stores than all but four of its c-store competitors have in their entire networks, according to the **NACS top 100**.

It's unclear if this will increase **7-Eleven's** overall store count, since the company also plans to close some underperforming stores. 7-Eleven closed more locations than it opened in **fiscal 2024** and expects to do the same in **fiscal 2025**, according to the company's 2024 summary.

EXPLORE ARTICLE



7-Eleven to remodel over 7,000 c-stores in North America through 2030

APRIL 23, 2026 (C-STORE DIVE)

The retailer also plans to convert 2,600 company-operated locations to its franchise model as its growth strategy continues to evolve.

Up until now, 7-Eleven had only outlined plans to build new locations under the new standard format. But given the **success of those sites**, the retailer is upping the ante, as it will start converting older locations to the modern design. In the presentation, Seven & i said that as it looks to elevate the customer experience at 7-Eleven, it must **"fundamentally improve** existing stores first."

Setting out to **remodel over half** of its 13,000 c-stores across North America underscores leadership's confidence in the new standard c-store design. According to the presentation, these locations yield about **30% more traffic** after one year and are expected to yield **44% more sales** than 7-Eleven's traditional stores after four years.

When 7-Eleven launched the new standard format nearly two years ago, initial plans were to open over 600 of these locations through 2027. Those plans have now significantly expanded.

"Modernized stores are the **foundation** for scaling product assortment and customer experience," Seven & i said in its presentation.

The company, which is known for its large franchise model, also plans to convert about 2,600 company-operated stores to franchised locations through 2030, according to the presentation. That's a pace of about **473 conversions per year**, a massive increase from the 237 franchise conversions it made in 2025, according to the presentation.

7-Eleven's franchised stores, according to the presentation, yield **stronger economics** and drive leaner operating and administrative expenses.

"A strong franchisee system will enable SEI to scale with lower capital intensity," the company said in the presentation.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Rent Commencement	March 2026
Lease Expiration	March 2041
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$454,850.04
Annual Rent YRS 6-10	\$500,335.04
Annual Rent YRS 11-15	\$550,368.55
Option 1	\$605,405.40
Option 2	\$665,945.94
Option 3	\$732,540.54
Option 4	\$805,794.59

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.



BONUS DEPRECIATION

7-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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. Agent and its affiliates do not provide tax advice and nothing contained herein should be construed to be tax advice. Accordingly, any recipient of this offering summary or of the information should seek advice based on your particular circumstances from an independent tax advisor.



7-ELEVEN **SUBJECT PROPERTY**
4398 U.S. ROUTE 377

377

±14,879 VPD

WEST ELEMENTARY SCHOOL
(401 STUDENTS)

JACKIE FULLER
ELEMENTARY SCHOOL
(842 STUDENTS)



RODEO PARK

MONACO
ELEMENTARY SCHOOL
(667 STUDENTS)



±42,687 VPD



FRED HILL
ELEMENTARY
SCHOOL

LAKE PROVIDENCE
PARK

PROVIDENCE
ELEMENTARY SCHOOL
(691 STUDENTS)

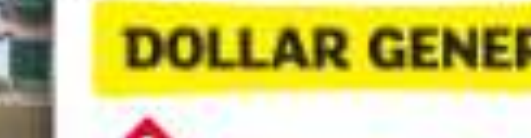


PALOMA CREEK
ELEMENTARY
(687 STUDENTS)

NAVO MIDDLE
SCHOOL
(735 STUDENTS)



RAY BRASWELL
HIGH SCHOOL
(2,758 STUDENTS)



DOROTHY MARTINEZ
ELEMENTARY SCHOOL
(550 STUDENTS)



LEGEND

- City Limits
- ETJ
- Highways
- - Rail
- - - Collin County Outer Loop

PLANNED DEVELOPMENTS

- 1 Aspen Meadows - 312 Lots
- 2 Aubrey Creek Estates - 313 Lots
- 3 Aubrey Heights - 152 Lots
- 4 Belmont - 525 Lots
- 5 Duckpoint - 422 Lots
- 6 High Meadows - 413 Lots
- 7 High Point - 1,452 Lots
- 8 Keeneland - 274 Lots
- 9 Ribbonwood - 367 Lots
- 10 Sandbrook Ranch - 2,599 Lots
- 11 Saratoga - 587 Lots
- 12 Silverado - 4,577 Lots
- 13 Winn Ridge - 1,743 Lots
- 14 Arrow Brooke - 971 Lots

TXDOT PLANS TO WIDEN ~14 MILES OF US 377 (PILOT POINT TO DENTON) FROM TWO LANES TO A FOUR-LANE DIVIDED HIGHWAY; BIDDING BEGAN IN EARLY 2025 WITH 2-3 YEARS OF CONSTRUCTION, EXPECTED TO SIGNIFICANTLY INCREASE TRAFFIC PAST THE SUBJECT PROPERTY.

TXDOT IS ALSO WIDENING 10.5 MILES OF US 380, A KEY EAST-WEST CORRIDOR SOUTH OF AUBREY CONNECTING DENTON AND COLLIN COUNTIES.

7-ELEVEN **SUBJECT PROPERTY**
4398 U.S. ROUTE 377

COLLIN COUNTY OUTER LOOP

RIBBONWOOD
TOTAL LOTS: 362

THE WOODLANDS
TOTAL LOTS: 214
HOMES ON GROUND: 138

HIGH COUNTRY
TOTAL LOTS: 1,421
U/C: 58

ASPEN MEADOWS
TOTAL HOMES: 312

ENCLAVE AT PECAN CREEK
TOTAL LOTS: 702
HOMES ON GROUND: 315

SILVERADO
TOTAL LOTS: 4,700
HOMES ON GROUND: 2,840

FOREE RANCH
TOTAL LOTS: 1,390

WOODSTONE
TOTAL LOTS: 257
HOMES ON GROUND: 76

HILLSTONE POINTE
TOTAL HOMES: 782

PROVIDENCE
TOTAL HOMES: 2,517

PALOMA CREEK N
TOTAL HOMES: 992

380

377

TRACTOR SUPPLY CO

ATWOODS
RANCH & HOME GOODS

DALLAS
 TEXAS, USA
DOWNTOWN DALLAS
 (~45 MILES AWAY)

STEWART ROAD

SUBJECT PROPERTY
 4398 U.S. ROUTE 377

HOVES & PAWS
 PET HOSPITAL

377

U.S. ROUTE 377
 (74-879 VPD)

JACKIE FULLER
ELEMENTARY SCHOOL
(842 STUDENTS)

WEST ELEMENTARY
SCHOOL
(401 STUDENTS)




STEWART ROAD



 **SUBJECT PROPERTY**
4398 U.S. ROUTE 377

377

 U.S. ROUTE 377
(14,879 VPD)


DALLAS
TEXAS, USA
DOWNTOWN DALLAS
(~45 MILES AWAY)

DOLLAR TREE

O'Reilly AUTO PARTS

DOLLAR GENERAL

bestbrains
LEARNING CENTERS

State Farm

**NTX
CARTS**

**USA
FIREWORKS**

**AUBREY
CROSSFIT**

CORE & MAIN

**HOOVES & PAWS
PET HOSPITAL**

O'Reilly AUTO PARTS
TACO BELL

**Ernesto's
MEXICAN RESTAURANT**

**AUBREY HIGH SCHOOL
(1,039 STUDENTS)**

**BLUE SKY
THERAPEUTIC RIDING & RESPIRE**

**GreenFill
STORAGE**

sdpmart

HercRentals

CoServ

**EWING
OUTDOOR SUPPLY**

STEWART ROAD

377

**U.S. ROUTE 377
(14,879 VPD)**



SUBJECT PROPERTY

4398 U.S. ROUTE 377


DALLAS
- TEXAS, USA -
**DOWNTOWN DALLAS
(~45 MILES AWAY)**

SITE OVERVIEW

7-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)

 Year Built | 2026

 Building Area | ±4,816 SF

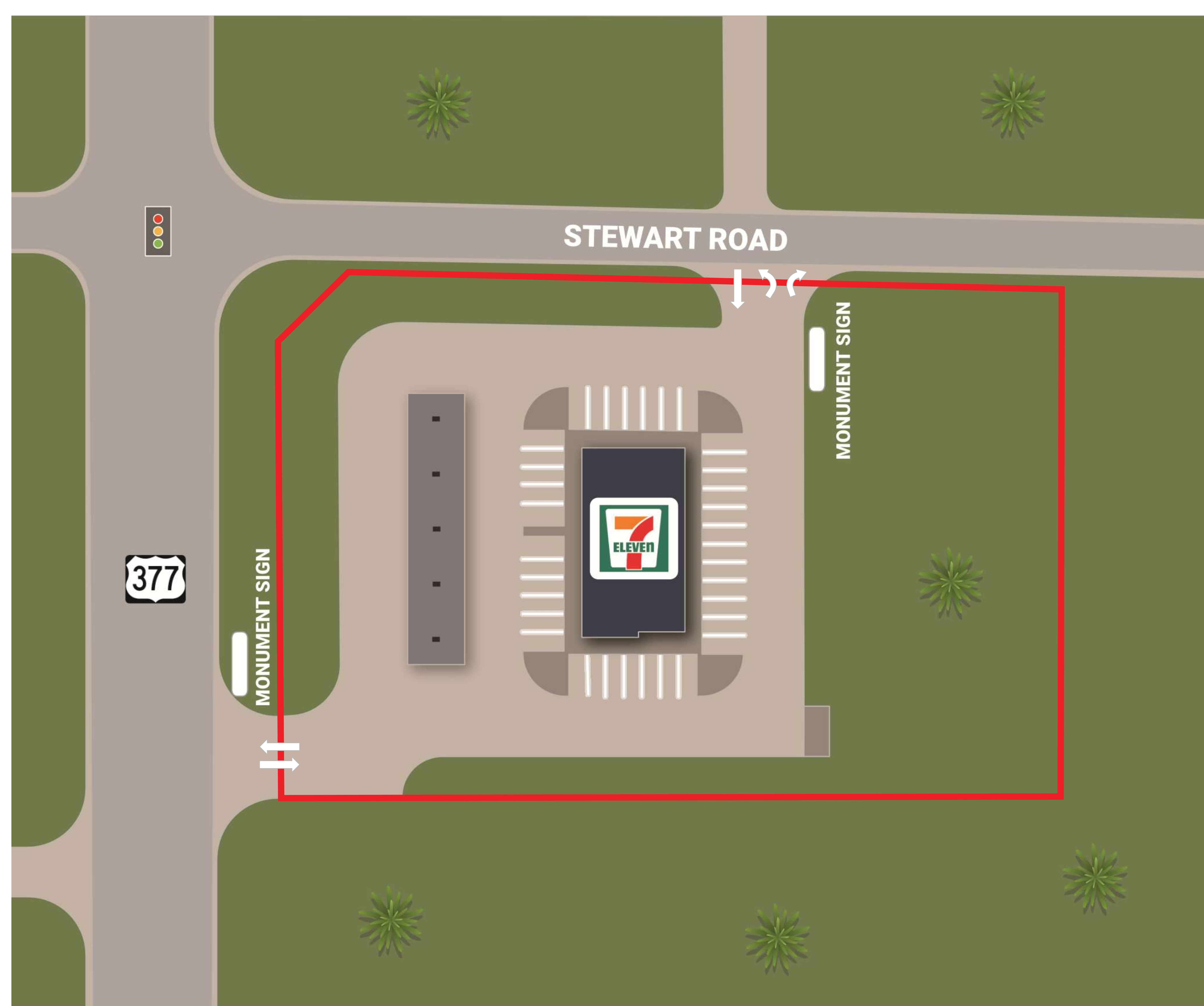
 Land Area | ±2.06 AC

 Pumps | 5

 Fueling Positions | 10

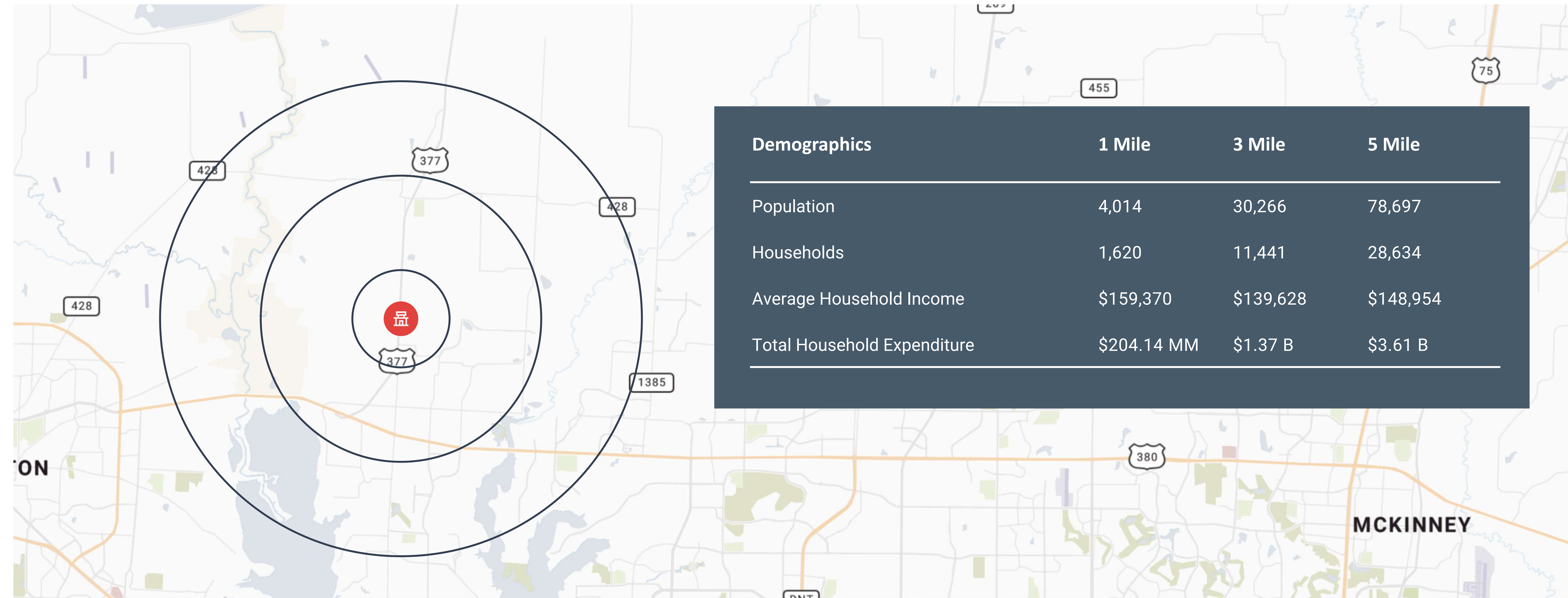
NEIGHBORING RETAILERS

- Walmart Supercenter
- Atwoods
- ALDI
- AutoZone Auto Parts
- CVS
- Sprouts Farmers Market
- Golden Chick
- Dunkin' Donuts
- Jiffy Lube
- Discount Tire



LOCATION OVERVIEW

7-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)



DALLAS, TX ECONOMIC DRIVERS (EMPLOYEES)

1. UT Southwestern Medical Center (25,641)
2. Dallas Independent School District (22,857)
3. Southwest Airline Co (19,190)
4. City of Dallas (13,798)
5. Parkland Health & Hosp System (13,103)
6. AT&T Inc. (10,690)
7. Dallas County Community College (8,230)
8. Texas Instruments Inc. (7,704)
9. Methodist Dallas Med Ctr (6,689)
10. Dallas County (6,500)

LOCATION OVERVIEW

7-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)

Krugerville/Aubrey

Texas

 12,700+
Population

 \$121,950+
Median Household Income



Krugerville/Aubrey is Just
45 Miles from Downtown
Dallas

**DALLAS-FORT
WORTH MSA**

Krugerville/Aubrey is
Located in the 4th Largest
MSA in the U.S.

DFW METROPLEX

Located in north Denton County within the Dallas–Fort Worth–Arlington MSA, the Krugerville / Aubrey trade area offers a small-town feel with direct access to major North Texas job centers.

The corridor lies roughly 45 miles north of Downtown Dallas, providing convenient sub-hour connectivity via US Highway 377 and US 380 to employment hubs in Denton, Frisco, Prosper, Plano, and Dallas.

Krugerville / Aubrey is a high-growth, family-oriented North Denton County community within the Dallas–Fort Worth MSA, offering small-town charm, strong population and housing growth, and convenient regional access via US 377 and US 380.

This strategic position keeps the area firmly in the DFW commuter orbit while preserving a community-oriented suburban environment.

The trade area is experiencing rapid residential growth, especially within ZIP code 76227, where population and household counts are projected to significantly outpace national averages, driving strong demand for daily-needs retail, fuel, and services. Ongoing roadway and infrastructure investments along the US 377 corridor and surrounding arterials, combined with a pro-business stance and long-range planning by the City of Aubrey, support continued expansion of housing, retail, and employment. Together, these dynamics position Krugerville / Aubrey as an attractive, high-growth location for convenience retail and long-term investment.

LOCATION OVERVIEW

7-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)

Dallas-Fort Worth MSA

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-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)

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. Public investment in the Education Corridor reflects the city's strategic focus on strengthening employment centers and residential growth near Wilmer, reinforcing the region's long-term population and workforce expansion.

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.

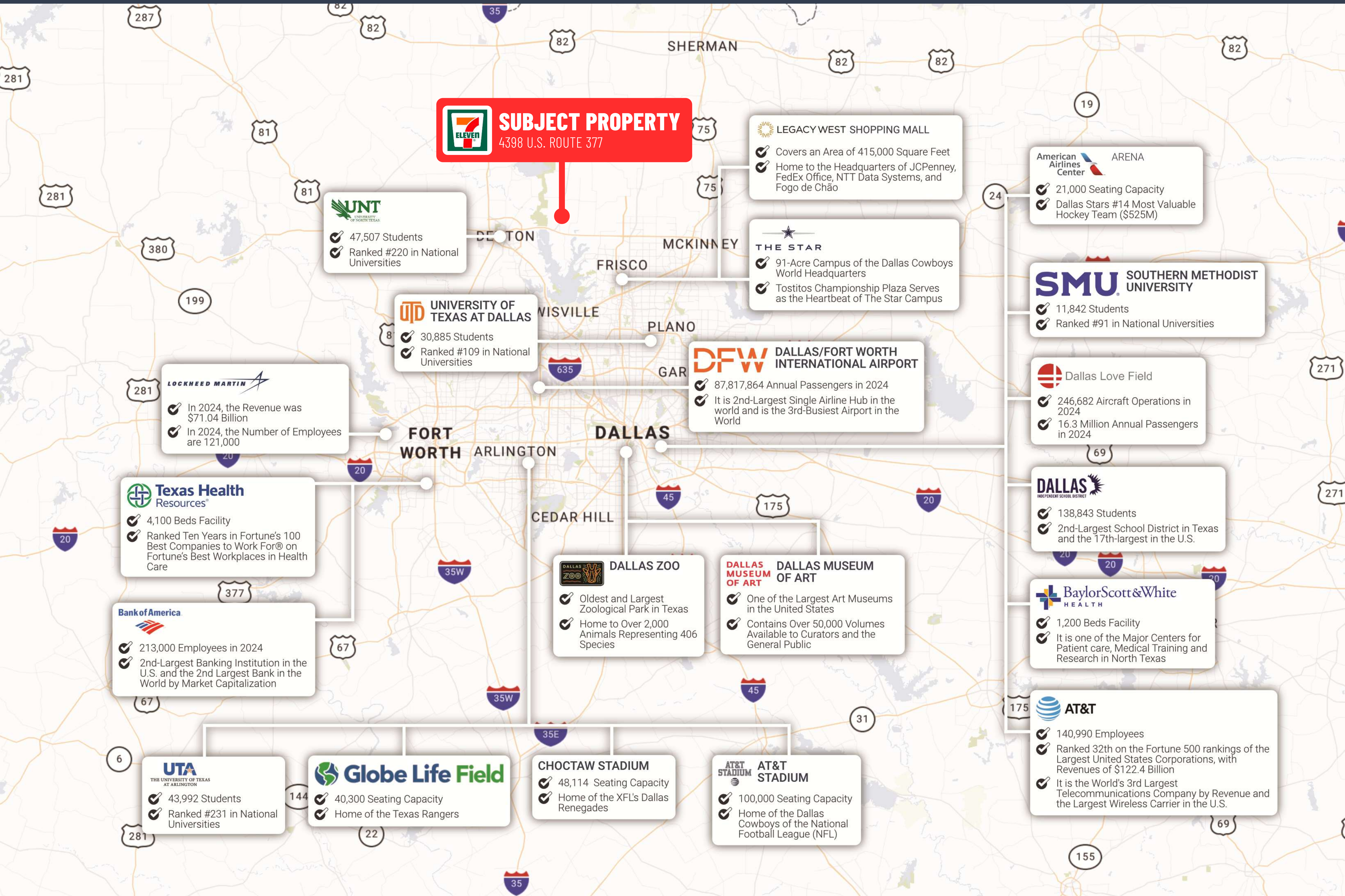
Texas leads the nation as a Fortune 500 headquarters destination due to its business-friendly tax structure, lower cost of living, and deep talent pool. The state's corporate concentration provides a strong economic foundation for the Dallas-Fort Worth metroplex, where major employers continue to drive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

EXPLORE ARTICLE



METRO AREA

7-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)



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

Matthew Scow

Executive Vice President
(214) 915-8888

mscow@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN AUBREY, TX (DALLAS-FORT WORTH)

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.