



# Caribou Coffee

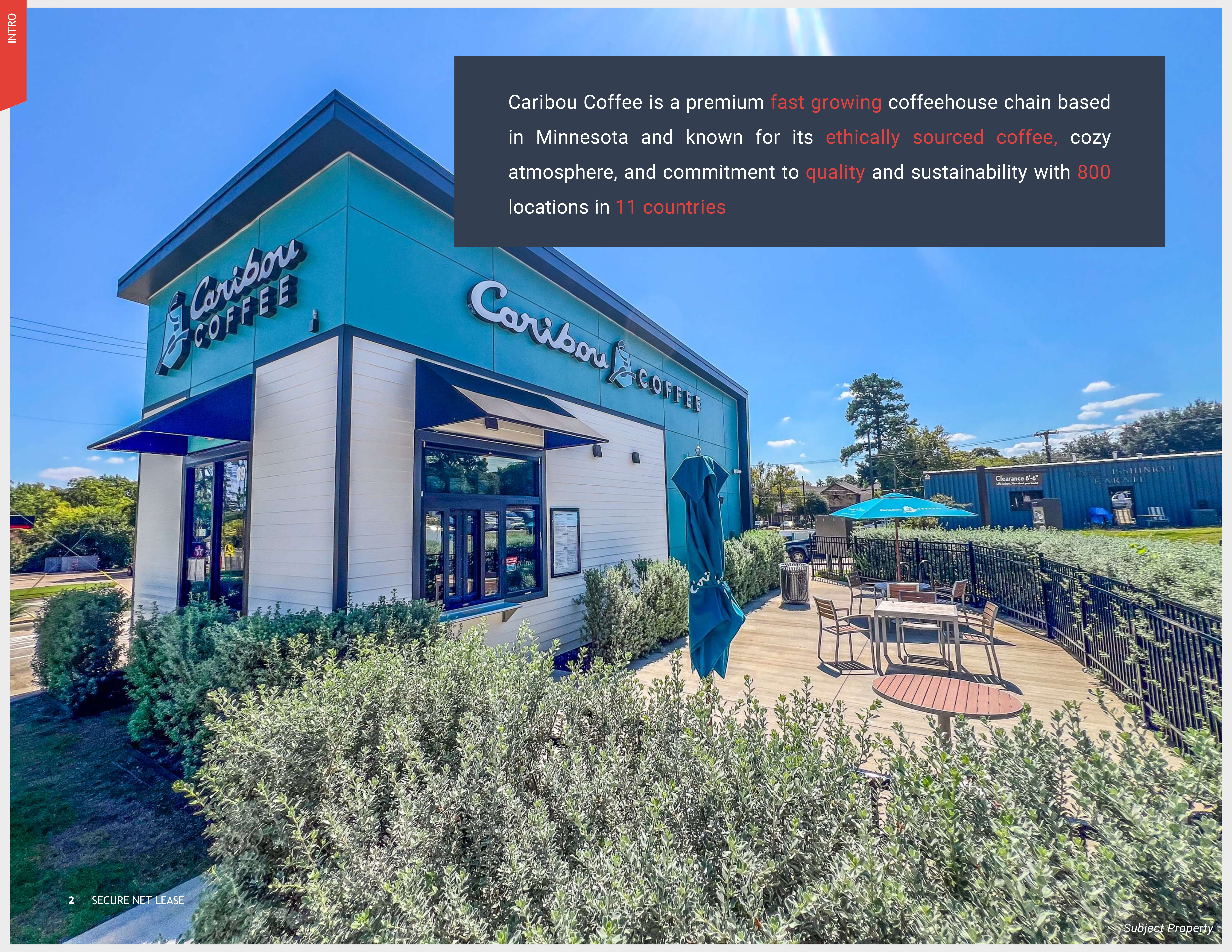
**\$2,250,000 | 6.00%**

897 W. Northwest Hwy, Grapevine, TX 76051 (Dallas-Fort Worth, MSA)

- ✓ Freestanding Caribou Coffee in Texas | 800 Locations Worldwide in 11 Countries
- ✓ Rare 15-Year Corporate Absolute NNN with 10% Rental Increases Every 5 Years
- ✓ 1.5 Miles from the Dallas-Fort Worth International Airport (87.8 Million Passengers/Year) | 2nd Busiest Airport in the U.S. & 3<sup>rd</sup> in the World | \$4B Expansion Coming Soon
- ✓ Densely Populated Area with High Spending Power - 113,000 Residents w/ Avg. HH Income of \$220,000 w/in 5-Mile Radius
- ✓ Located in Heart of the DFW Metroplex, 18 Miles from Downtown Dallas & Fort Worth | Grapevine is a Top Tourism Spot with Excellent Economic, Population, and Job Growth



Caribou Coffee is a premium **fast growing** coffeehouse chain based in Minnesota and known for its **ethically sourced coffee**, cozy atmosphere, and commitment to **quality** and sustainability with **800** locations in **11 countries**





# INVESTMENT OVERVIEW

CARIBOU COFFEE GRAPEVINE, TX



## CONTACT FOR DETAILS

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### Thomas House

Associate  
(214) 295-7848

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# \$2,250,000

## 6.00% CAP

NOI

\$135,000

Building Area

±664 SF

Land Area

±0.69 AC

Year Built

2025

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **New Rare 15-Year Corporate Absolute NNN** with 10% rent increases every 5 years and during the option periods
- ✓ **Subject Property is Located on the Corner of Northwest Highway & Ball St (34,800+ Combined VPD), just Northeast of TX 114 (104,700+ VPD).** Texas State Highway 114 (SH 114) is a major east-west route in the DFW Metroplex, extending across Texas to the New Mexico state line, linking suburban communities like Southlake and Grapevine with major hubs such as Irving, Dallas, and DFW Airport.
- ✓ **This Site is Only 1.5 Miles from the Dallas-Fort Worth International Airport (87.8 Million Passengers/Year)** - DFW is the 2nd-busiest airport in the U.S. and 3<sup>rd</sup> in the world. It has had a 7.4% increase in passenger traffic since 2023 and a 17% increase since 2019. They recently announced a \$4 billion expansion of Terminal F that will double the number of gates & enhance international travel facilities in 2027.
- ✓ **Densely Populated Area with High Spending Power** - Within a 5-mile radius of the subject property, there are almost 113,000 residents living with an average household income of nearly \$220,000. There are also almost 123,000 employees within the immediate area, providing a consistent consumer base.
- ✓ **Only Half a Mile from Baylor Scott & White Medical Center - Grapevine,** a 302-bed facility with nearly 2,000 employees that offers advanced inpatient, outpatient, emergency, and specialty care. It is recognized as a Five Star Quality-Rated hospital and is known as a trusted healthcare provider in the region, serving Northeast Tarrant County for nearly 70 years.
- ✓ **Grapevine, Texas is a High-Income, Business-Friendly City Located in the Heart of the DFW Metroplex.** With a population of over 51,300, the city blends a thriving economy with major attractions like Grapevine Mills, Great Wolf Lodge, boutique wineries, and a nationally recognized historic downtown. As part of the 8.7 million-resident DFW region—one of the fastest-growing and most dynamic metro areas in the U.S.—Grapevine offers unmatched connectivity, workforce access, and long-term growth potential.
- ✓ **Caribou Coffee is the Second-Largest Premium Coffeehouse in the U.S. with 800 Locations Worldwide in 11 Countries.** Known for handcrafted beverages and sustainability, it is part of Panera Brands, with products also sold in stores and hospitality outlets.

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

CARIBOU COFFEE GRAPEVINE, TX

## Caribou Coffee

**Lessee:** Caribou Coffee Operating Company, Inc.

**Parent Company:** JAB Holding Company

REVENUE  
PRIVATE

CREDIT RATING  
PRIVATE

STOCK TICKER  
PRIVATE

LOCATIONS  
800

 Caribou COFFEE™

[cariboucoffee.com](http://cariboucoffee.com)

**Founded in 1992, Caribou Coffee is the second largest company operated premium coffeehouse in the United States with nearly 400 company-owned locations nationwide.**

Caribou Coffee also has over **120 domestic license** locations in **22 states**, and over **200 international franchise** stores in **11 countries**. Caribou Coffee provides **high quality**, handcrafted beverages and food options to fuel life's adventures, both big and small. Known for a **commitment to sustainability**, the Company was the first **major U.S. coffeehouse** to serve **100% Rainforest Alliance Certified™** coffees and espresso.

Caribou Coffee products can also be found in grocery stores, mass retailers, club stores, foodservice providers, hotels, entertainment venues and online. In the fall of **2021**, Caribou Coffee merged with Panera Bread and Einstein Bagels to form Panera Brands. Panera Brands consist of **4,000 units** in total and over a **100,000+ employees globally**. The business boasts over **700 owned** and franchised locations in **23 states**, Washington, D.C., and **12 countries**. Its beans sell in grocery stores in all **50 states**, and the retail chain has bragging rights as the **No. 1 coffee shop in Kuwait**.



Subject Property



# TENANT OVERVIEW

CARIBOU COFFEE GRAPEVINE, TX

## JAB Holding Company

JAB Holding Company is a privately held investment firm headquartered in Luxembourg, specializing in long-term holdings in consumer goods, particularly within food service, beverages, coffee, personal care, and pet care sectors.

ASSETS MANAGED  
\$40 Billion

COMPANIES OWNED  
30+

**JAB**  
HOLDING  
COMPANY

[jabholco.com](http://jabholco.com)

As of mid-2025, the firm manages over \$40 billion in assets and has evolved from its roots as Benckiser, a German chemicals company, into a global powerhouse investing in established brands with strong growth prospects. JAB was originally founded as a family office and is now partner-led, focusing on consumer-facing businesses across multiple continents. JAB operates through three main divisions: JAB Holding, JAB Consumer, and JAB Insurance, with the latter recently emerging as a strategy pivot toward global insurance, supplementing their dominant positions in food, beverage, and pet care.

### Major Brands Owned by JAB Holding Company:

#### Coffee & Beverage

- Peet's Coffee
- Jacobs Douwe Egberts (JDE Peet's)
- Keurig Dr Pepper (controlling stake)
- Caribou Coffee
- Espresso House
- Stumptown Coffee Roasters
- Intelligentsia Coffee

#### Food & Fast Casual

- Panera Bread
- Krispy Kreme Doughnuts
- Pret A Manger
- Au Bon Pain
- Einstein Bros. Bagels

#### Personal Care & Cosmetics

- Coty Inc. (fragrance and beauty, includes brands like Calvin Klein fragrances)

#### Pet Care & Veterinary

- National Veterinary Associates (NVA)
- Compassion-First Pet Hospitals
- Independence Pet Holdings
- Several other global veterinary and pet insurance providers





## IN THE NEWS

CARIBOU COFFEE GRAPEVINE, TX

## Caribou Coffee 2024 Year in Review

JANUARY 6, 2025 (CARIBOU COFFEE)

**As we settle into 2025, it's a great time to pause and reflect on the whirlwind that was 2024.**

From the moment we first rang in the new year to the very last sips of Ho Ho Mint Mocha® in our coffeehouses across the country, it's was a **BOUming**, busy year....We **achieved, built** and celebrated things in **2024** that brands don't just get the chance to do every year, if very often—and the list is long.

In 2024, Caribou Coffee achieved significant milestones, including a major licensing agreement with JDE Peet's, which allowed them to focus more on their coffeehouses while expanding their consumer goods. The company also opened new locations across the U.S., especially in the Southeastern states, and improved operations with new technology like Toast's POS systems. Caribou continued its commitment to sustainability and community, including supporting the International Women's Coffee Alliance and contributing to environmental efforts. Looking ahead, Caribou is poised for continued growth and positive impact in 2025.

We opened **new locations** in several markets, welcomed **new partners** and team members, made exciting changes, brought in new technology and continued to make **great strides** in our commitment to our people, the environment and the communities where we make a difference.

**2024** laid the **groundwork** for what's ahead—a year where we'll lean into our **strengths**, fine-tune our craft, and aim even higher. As we look to the future, let's take a moment to celebrate the **extraordinary achievements** of the **past year** and get **inspired** for what's to come.

EXPLORE ARTICLE



## Caribou Coffee® expands in Texas with first stand-alone coffeehouse

JUNE 6, 2025 (CARIBOU COFFEE)

**MINNEAPOLIS – June 6, 2025 – Caribou Coffee, one of the nation's leading operators of premium coffeehouses, marks an important step this month in the company's strategic expansion plans for 2025 and beyond.**

Following **eight new locations** in **Georgia**, the company announces today the first stand-alone coffeehouse and drive thru in the state of Texas. Located at 5955 Rufe Snow Drive, Watauga, Texas, the location is also significant for its **purposeful reuse** of existing QSR commercial property as part of Caribou's focus on sustainable and smart building practices.

Caribou Coffee first opened in Texas with a single franchised location at the Dallas Fort Worth airport but the new Watauga location is the first in a series of planned stand-alone stores to meet consumer demand. A second store will open in Grapevine, Texas, in late 2025 with the potential for more in the near future. The move is part of a strategic expansion across the south eastern region of the country for Caribou which started with four locations in North Carolina in 2024 and will see eight locations across the greater Atlanta, Georgia metro area by the end of 2025.

"Whenever we open a new Caribou Coffee location we think about two important things," said **Emily Heuring, Sr. Director Real Estate**, Design and Construction, Caribou Coffee. "Obviously it's crucial to meet the community interest and need for great coffee and a gathering place, but we also look at how we can minimize impact to the community and the environment during the pre-opening design and build phase. In this case, we focused on smart reuse of an existing QSR commercial property. Doing this gives us the ability to **retrofit, optimize** and **rebrand** the coffeehouse without more invasive processes like breaking ground, or all of the steps, materials and resources needed for new construction."

EXPLORE ARTICLE





# LEASE OVERVIEW

CARIBOU COFFEE GRAPEVINE, TX

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Renew
Estimated Rent Commencement	September 2025
Estimated Lease Expiration	September 2040
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$135,000
Annual Rent YRS 6-10	\$148,500
Annual Rent YRS 11-15	\$163,350
Option 1	\$179,685
Option 2	\$197,653
Option 3	\$271,419

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.





GRAPEVINE LAKE

DOVE ELEMENTARY SCHOOL (399 STUDENTS)

MARINA DEL REY APARTMENTS (223 UNITS)

SILVER LAKE ELEMENTARY SCHOOL (451 STUDENTS)

THE SILVERLAKE (371 UNITS)

**SUBJECT PROPERTY**  
897 W. NORTHWEST HWY.

GRAPEVINE MIDDLE SCHOOL (656 STUDENTS)

STONELEDGE APARTMENTS GRAPEVINE (312 UNITS)

CANNON ELEMENTARY SCHOOL (494 STUDENTS)

GRAPEVINE STATION APARTMENTS (274 UNITS)

BAYLOR SCOTT & WHITE MEDICAL CENTER (302 BEDS)

GRAPEVINE FAITH ELEMENTARY / JH CAMPUS AMLI GRAPEVINE (250 UNITS)

Walmart Supercenter

Academy Sports & Outdoors

29 FIFTY APARTMENTS (224 UNITS)

GameStop Warehouse

TIMBERLINE ELEMENTARY SCHOOL (583 STUDENTS)

360 TEXAS

121 TEXAS

121 TEXAS

DALLAS FORT WORTH INTERNATIONAL AIRPORT

NORTHWEST PARKWAY  
±104,700 VPD

97 TEXAS

INTERNATIONAL PARKWAY  
±68,794 VPD

NORTHWEST HIGHWAY  
±24,584 VPD

26 TEXAS

114 TEXAS

INTERSTATE 635

LOWE'S

T.J. MAXX  
KOHLS  
OLD NAVY  
Bank of America

DOLLAR GENERAL  
AutoZone  
Davita Kidney Care

Tom Thumb

SHERWIN WILLIAMS

STRETCH LAB  
MATTRESS FIRM  
the Vitamin Shoppe  
ups

Jersey Mike's  
Starbucks

114 TEXAS

ExtraSpace Storage

26 TEXAS

CHEVROLET  
NISSAN

BALL STREET  
±11,320 VPD

SONIC

Chick-fil-A  
IN-N-OUT BURGER  
Starbucks

Olive Garden  
BUFFALO WILD WINGS

Audi  
JAGUAR  
LAND-ROVER

121 TEXAS

Chevron

PORSCHE  
Ford  
Mercedes-Benz  
Cadillac  
TOYOTA  
LEXUS  
BMW

ELITE MATERIAL HANDLING  
INFINITI  
ACURA  
VOLVO

enterprise

Hilton Garden Inn

Target  
petco  
ROSS  
Office DEPOT  
OfficeMax  
RED WING SHOES  
HARBOR FREIGHT TOOLS  
DOLLAR TREE  
Jack in the box  
Arby's  
Jason's deli

HONDA  
CHEVROLET  
VW

DUTCH BROS  
tropical CAFE  
Jersey Mike's SUBS

Chicken Express  
Starbucks

FedEx

COURTYARD  
TOWNEPLACE SUITES  
Hilton Garden Inn

Bass Pro Shops  
WHATABURGER

MATTRESS FIRM  
ROCKER BARREL  
Old Country Store

BARCEL USA

Hampton  
Comfort SUITES

Polymershapes

Marshalls  
Burlington  
Michaels  
Where Creativity Happens  
SKECHERS  
AMERICAN EAGLE  
BANANA REPUBLIC  
VICTORIA'S SECRET  
FAMOUS footwear  
Jewelry  
VANS  
"OFF THE WALL"  
chili's  
macy's  
AMC THEATRES  
ROSS  
DRESS FOR LESS  
OLD NAVY  
H&M  
Bath & Body Works  
SONIC  
Applebee's  
five BELOW  
claire's  
ZALES  
THE DIAMOND STORE  
PINK  
carter's  
DISCOUNT TIRE  
Chick-fil-A  
Denny's

LOWE'S

KÖRBER

SUBWAY

WHATABURGER

American Airlines Cargo





GRAPEVINE MIDDLE SCHOOL (656 STUDENTS)



114 TEXAS

NORTHWEST HIGHWAY (24,584 VPD)

BALL STREET (11,320 VPD)



DOWNTOWN FORT WORTH (23.7 MILES)



Michael's  
GraybaR.  
union supply  
KUEHNE+NAGEL

BW Best Western.  
Hotels & Resorts  
Fairfield  
BY MARRIOTT  
LAQUINTA  
INNS & SUITES  
TOWNEPLACE  
SUITES  
MARRIOTT  
Super 8  
CANDLEWOOD  
SUITES  
AN IHG HOTEL

DOWNTOWN DALLAS  
(24.2 MILES)

PORSCHE  
Ford  
Mercedes-Benz  
Cadillac  
TOYOTA  
LEXUS  
BMW

INFINITI  
ACURA  
VOLVO

DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT

Audi  
LAND-ROVER  
JAGUAR

GREAT  
WOLF  
LODGE

Dutch Bros  
tropical CAFE  
Jockey  
Mikes  
SUBS

Chick-fil-ee  
Starbucks

BRAUM'S  
Pizza Hut  
TACO  
& CASA  
POPEYES  
SUBWAY

SONIC

GRAPEVINE FAITH -  
ELEMENTARY  
/ JH CAMPUS  
(250 STUDENTS)

GRAPEVINE FAITH  
CHRISTIAN SCHOOL  
(796 STUDENTS)

GRAPEVINE  
Olive Oil  
COMPANY  
MainStreet  
BISTRO & BAKERY

HOTEL VIN

PROSPERITY BANK

PNC

edible

BANK  
WEST

FAMILY PET CLINIC  
OF GRAPEVINE

Little Caesars

Dominos

Simmons  
Bank

NORTHWEST HIGHWAY  
(24,584 VPD)

TEXACO

BALL STREET  
(11,320 VPD)

MASON  
DENTAL  
COSMETIC & FAMILY DENTISTRY

114  
TEXAS

Caribou  
COFFEE

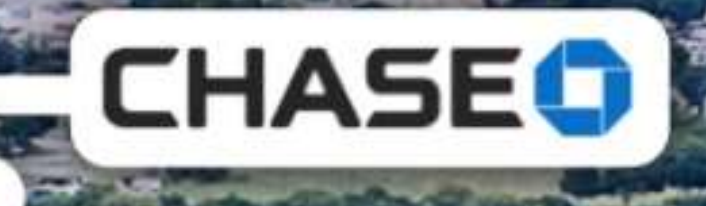
Walgreens

Kwik-Kar  
OIL CHANGE & AUTO CARE

MEAT  
BBQ  
ANYWHERE



DALLAS FORT WORTH INTERNATIONAL AIRPORT



BAYLOR SCOTT & WHITE MEDICAL CENTER - GRAPEVINE (302 BEDS)

CANNON ELEMENTARY SCHOOL (494 STUDENTS)



BALL STREET (11,320 VPD)



FIRST FINANCIAL BANK

114 TEXAS

NORTHWEST HIGHWAY (24,584 VPD)



DOWNTOWN FORT WORTH (23.7 MILES)



Academy  
SPORTS+OUTDOORS  
**BEST BUY**

Walmart  
Supercenter  
Sam's CLUB  
DISCOUNT  
TIRE

Champion  
Cheer  
IMER  
TOGETHER WE BUILD  
RED DOOR  
ESCAPE ROOM  
SOUTHLAKE  
TRI  
DAL  
LLC

TJ-maxx  
MEN'S WEARHOUSE  
KOHLS  
WORLD MARKET  
OLD NAVY  
Bank of America  
five BEL'W  
HOME  
SENSE  
CHIPOTLE  
MEXICAN GRILL

LOWE'S  
COSTCO  
WHOLESALE  
24  
FITNESS

WESTIN  
HOTELS & RESORTS

METHODIST  
SOUTHLAKE  
MEDICAL CENTER  
(54 BEDS)

CARROLL  
MIDDLE SCHOOL  
(737 STUDENTS)

BAYLOR SCOTT &  
WHITE MEDICAL  
CENTER - GRAPEVINE  
(302 BEDS)

Tom Thumb

Kroger

GOLF GALAXY

DOLLAR GENERAL  
AutoZone  
Davita  
Kidney Care

SHERWIN  
WILLIAMS

THE HOME  
DEPOT  
STAPLES

FOX RENTAL

NAPA

HTEaO  
HERE IN TEXAS ONLY

DALLAS  
Gold & Silver  
EXCHANGES

BOHEMIAN BULL  
BEER & BEER GARDEN

DOWNTOWN DALLAS  
(24.2 MILES)

FIRST FINANCIAL BANK

Central Texas  
Soccer Association

114  
TEXAS

BLAIR  
AUTOMOTIVE

MEAT  
BBQ  
ANYWHERE

Kwik-Kar  
OIL CHANGE & AUTO CARE

NORTHWEST HIGHWAY  
(24,584 VPD)

Walgreens

Caribou  
COFFEE



BALL STREET  
(11,320 VPD)

TEXACO



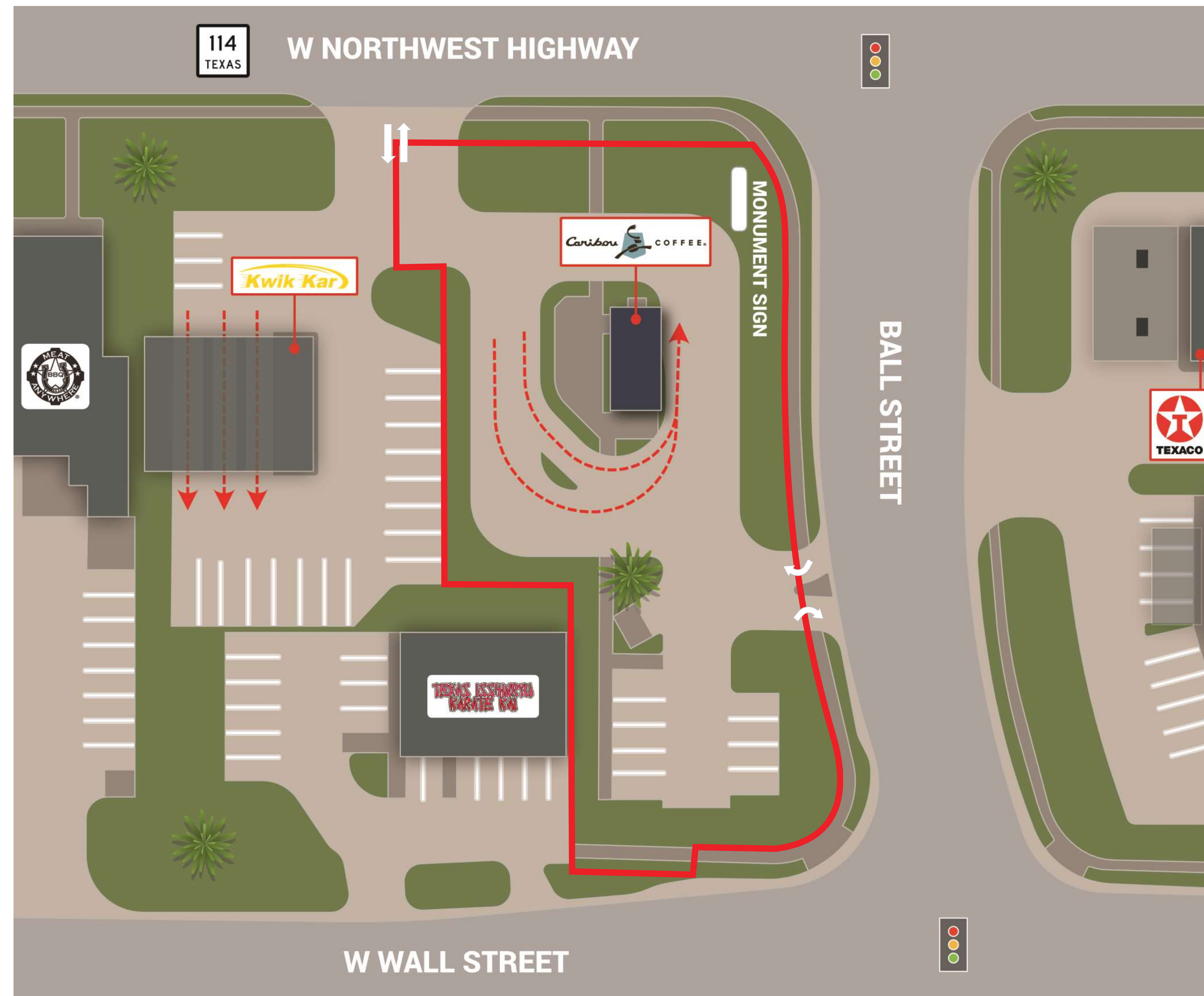
# SITE OVERVIEW

CARIBOU COFFEE GRAPEVINE, TX

	Year Built		2025
	Building Area		±644 SF
	Land Area		±0.69 AC

## NEIGHBORING RETAILERS

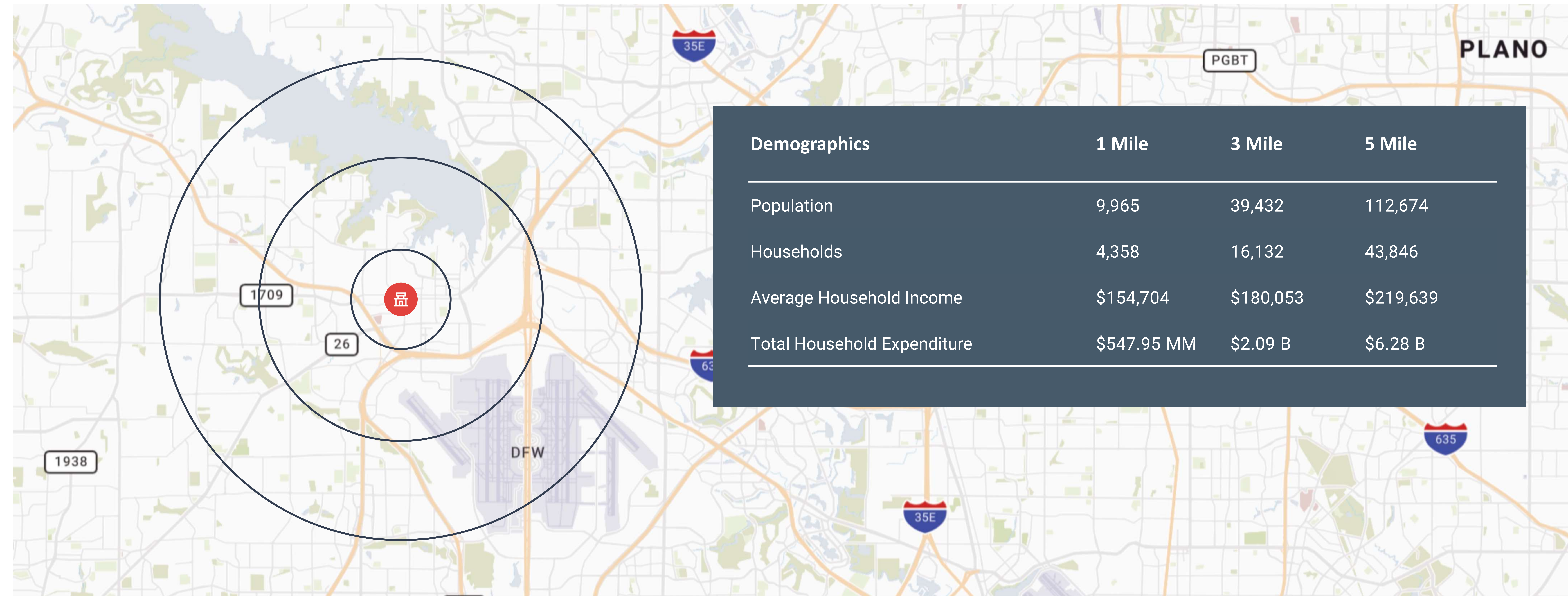
- Walmart Supercenter
- Sam's Club
- Target
- Ross Dress for Less
- Kohl's
- T.J. Maxx
- World Market
- Academy Sports + Outdoors
- Marshalls
- Best Buy





# LOCATION OVERVIEW

CARIBOU COFFEE GRAPEVINE, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. DFW International Airport (2,110)
2. Gaylord Texan (2,000)
3. Grapevine/Colleyville ISD (1,830)
4. Paycom (1,180)
5. Baylor Medical (660)
6. Great Wolf Lodge (600)
7. City of Grapevine (590)
8. Kubota (520)
9. Boeing Distribution (500)
10. Hyatt Regency DFW (500)



# LOCATION OVERVIEW

CARIBOU COFFEE GRAPEVINE, TX

## Grapevine

Texas (Dallas-Fort Worth MSA)

 51,320+  
Population

 \$140,000+  
Median Household Income



Grapevine is Halfway  
Between Dallas & Fort  
Worth

**CENTRAL  
LOCATION IN DFW**

Grapevine is home to the  
3rd busiest airport in the  
U.S. & the world

**DFW  
INTERNATIONAL  
AIRPORT**

### Grapevine, Texas is a thriving suburb nestled in northeast Tarrant County, with small pockets reaching into Dallas and Denton counties

As of 2025, the population stands around 51,320, up from approximately 50,600 at the 2020 Census.

**The city encompasses a sizable portion of Dallas/Fort Worth International Airport, anchoring numerous logistics and aviation-related jobs.**

Known for its charming "Main Street" historic downtown and strong community feel, the city occupies about 32 square miles of land, with a median household income well over \$140,000 and a poverty rate under 7%.

Grapevine's economic backbone blends tourism, retail, aviation, and commerce. The city encompasses a sizable portion of Dallas/Fort Worth International Airport, anchoring numerous logistics and aviation-related jobs. Grapevine Mills Mall, one of the area's largest shopping and entertainment complexes, boasts over 200 stores, an aquarium, Legoland, and indoor entertainment facilities. A dynamic tourism scene further thrives with attractions like historic Main Street, Grapevine Lake, boutique wineries, and the Grapevine Vintage Railroad, as well as its festive moniker—the "Christmas Capital of Texas"—with over 1,400 holiday events during the season. Zooming out, Grapevine is part of the Dallas-Fort Worth metroplex, one of the fastest-growing and most economically robust metropolitan areas in the U.S. The metroplex supports a population well over 8.7 million across 12 counties, serving as a national hub for finance, technology, logistics, energy, and defense. Major corporations, airports, and universities pepper the region, making DFW a magnet for both domestic and international migration. Grapevine benefits from this larger ecosystem—enjoying access to diverse employment opportunities, extensive transit (including TEXRail and Trinity Metro), and world-class cultural amenities from both Dallas and Fort Worth.



## IN THE NEWS

CARIBOU COFFEE GRAPEVINE, TX

## Grapevine earns top Texas tourism honor highlighting economic, job growth

GABBY BAILEY, JUNE 16, 2025 (COMMUNITY IMPACT)

The city of Grapevine was honored as a Tourism Friendly Texas Certified Community by Travel Texas after completing the multi-step certification process, according to a news release from Gov. Greg Abbott's office.

### The breakdown

The honor names communities that develop tourism in terms of **economic growth** and job creation, as well as bring in tourists to its locations and to Texas.

The Tourism Friendly Texas Certified Community program is open to **local governments or non-profit organizations** that promote tourism and development, according to the release.

"With year-round events, lakefront recreation and outstanding resorts, Grapevine offers something for every kind of traveler," said Travel Texas Director Tim Fennell

"Visitors are welcomed into a city that understands the value of **memorable experiences**. Being named a Tourism Friendly Texas Certified Community is a reflection of that dedication."

According to the Grapevine Convention & Visitor's Bureau, the city brings in **\$2.5 billion annually in tourism-related spending**.

Abbott said in the release that Texas' overall economic impact from tourism is **\$200 billion**, along with **1.3 million** statewide jobs.

"I congratulate Grapevine and the **Grapevine Convention & Visitors** Bureau on earning this designation," Abbott said.

EXPLORE ARTICLE



## \$4 Billion Project Coming To DFW Airport

TIM GLAZE, MAY 02, 2025 (SOUTH LAKE STYLE)

Big changes are coming to the Dallas Fort Worth International Airport. The recently announced \$4 billion expansion of Terminal F will double the number of gates, enhance international travel facilities and add world-class amenities that will elevate travel for all passengers. Set to be operational in phases starting in 2027, this project represents a monumental investment in the North Texas region's infrastructure and economy.

Per a media release, DFW and American Airlines reached a **new 10-year Use and Lease Agreement** with pre-approved capital investments -- including the construction of Terminal F as a **15-gate facility**, which passengers would access from Terminal E via the airport's Skylink system. Future plans included the addition of **dedicated areas for** ticketing, check-in, security screening, baggage claim and parking facilities.

The expansion of Terminal F is expected to serve as an economic engine for the region, creating jobs during and after construction. Local businesses in Southlake, Grapevine and Colleyville could see increased demand from airport-related commerce and travelers passing through the area.

For Dallas-Fort Worth residents, the Terminal F expansion heralds several key benefits while also introducing potential challenges.

### Enhanced Travel Options

With the addition of **31 state-of-the-art gates and expanded facilities**, travelers in the surrounding area can look forward to more flight options, particularly international routes. This will save time for those who want **greater accessibility** to global destinations without relying on connecting flights in other cities.

### Traffic and Noise Consideration

With increased airport activity, local residents may experience changes in **traffic patterns and noise levels**. Proper planning and stakeholder engagement will be critical to address concerns about **road congestion and environmental impacts** in nearby neighborhoods.

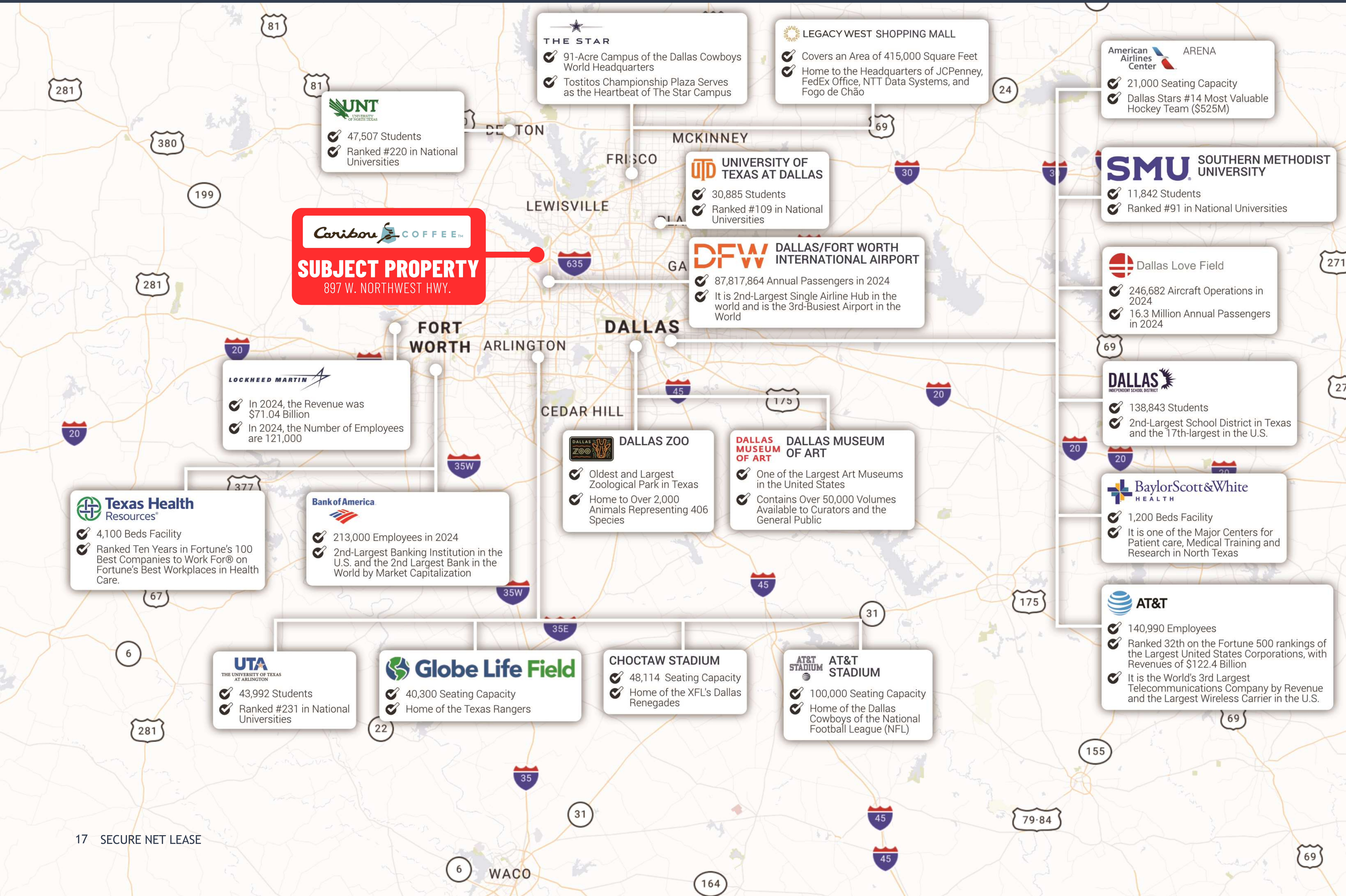
EXPLORE ARTICLE





# METRO AREA

## CARIBOU COFFEE GRAPEVINE, TX





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

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CALL FOR ADDITIONAL INFORMATION

**Bob Moorhead**

Managing Partner  
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**Thomas House**

Associate  
(214) 295-7848

[thouse@securenetlease.com](mailto:thouse@securenetlease.com)



# TEXAS DISCLAIMER

CARIBOU COFFEE GRAPEVINE, 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.