FORMER BOSTON MARKET

2ND GEN DRIVE THRU QSR FEATURING 52,000+ VEHICLES PER DAY

494 GRAPEVINE HIGHWAY, HURST, TEXAS 76054

CONFIDENTIAL **OFFERING MEMORANDUM**

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FORMER BOSTON MARKET

($170,000+ AVERAGE HH INCOME WITHIN 1-MILE)

LOCATION

494 GRAPEVINE HIGHWAY

HURST, TEXAS 76054

Harry Hardin

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OFFERED BY

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16,860 VPD-26
Mid Cities Boulevard
35,372 VPD-26
Grapevine Highway

INVESTMENT OVERVIEW

- Freestanding 3,020 SF 2nd Generation Drive-Thru QSR in Affluent Pocket of Hurst, TX (DFW)
- Excellent Visibility from both Grapevine Highway & Mid Cities Boulevard (52,000+ Combined VPD), with Existing Two Sided Pylon Sign
- Situated on +/- 0.64 Acres with Existing Drive-Thru, Significant Parking Field, Partial Masonry Construction
- Average Household Income Exceeds $170,000, $152,700 & $157,000 in a 1, 3 & 5 Mile Radii, Respectively
- Regional Trade Area with Over 2,700,000 SF of Retail GLA in a 1.5 Mile Radius (CoStar)
- Minutes from Highway 183, a Major East West Thoroughfare Allowing Convenient Connectivity to the Dallas Fort Worth Metroplex
- Notable Area Retailers Include Walmart Supercenter, Super Target, Kroger, Natural Grocers, Sprouts, Aldi, Chipotle, Starbucks, In-N-Out Burger, Chicken Salad Chick, Panera Bread & More

Former Boston Market is a freestanding, 3,020 SF retail asset with an existing drive-thru located along the primary retail corridor of Grapevine Highway in Hurst, Texas. The Property is just 15 minutes west of DFW International Airport, 15 minutes east of Downtown Fort Worth and 30 minutes west of Downtown Dallas. Situated on +/- 0.64 acres, Former Boston Market benefits excellent visibility with a 2 two-sided pylon sign fronting Grapevine Highway, an existing drive-thru, a significant parking field, partial masonry construction and a 2nd generation kitchen. The Property is situated in a uniquely relevant location sandwiched between by two primary Tarrant County thoroughfares, Grapevine Highway and Mid Cities Boulevard, which experience combined traffic counts of 52,000 VPD. Former Boston Market benefits from exceptional demographics with the average household income exceeding $170,000, $152,700 and $157,000 in a one-, three- and five-mile radius, respectively. Notable national retails in the area include Walmart Supercenter, Tom Thumb, Sprouts, Lowes, The Home Depot, Kroger, Walmart Supercenter, Natural Grocers, Chick Fil A, McDonalds and Planet Fitness, amongst numerous others.

Strategically located within a key service and retail corridor along Grapevine Highway, Former Boston Market benefits from traffic counts in excess of 52,000 vehicle per day. This stretch of Grapevine Highway benefits from over 2,700,000 SF of retail, restaurant and entertainment GLA within a 1.5 mile radius (CoStar). Minutes south of the Property is Highway 183, a major east west thoroughfare, provides convenient connectivity between Dallas and Fort Worth, is moment south with traffic counts of more than 178,700 vehicles per day. Former Boston Market is located moments from the intersection of Grapevine Highway and Precinct Line Road, which experiences traffic counts in excess of 69,900 VPD and features over 800,000 SF of retail, restaurant and entertainment GLA. North East Mall, situated five (5) minutes south west of Former Boston Market at the Interstate 820 and Highway 183 interchange, is a super-regional shopping mall featuring over 1,669,000 SF of retail GLA. Notable retailers housed within North East Mall include Macy's, Dillard's, Sleep Number and Bath & Body Works, among numerous others. Immediately south of North East Mall is The Shops at North East Mall, a 343,000 SF power center with tenants such as Ulta Beauty, Bed Bath & Beyond, PetSmart, Best Buy, Five Below, Michaels and more. The Property is within 15 minutes of DFW International Airport, the fourth busiest airport in the world by aircraft movements and home to the new $350 million American Airlines World Headquarters.

The city of Hurst and surrounding area have seen considerable development spurred by high quality schools, affordable housing and attractive tax rates. Transportation to the rest of the metroplex is made convenient by Hurst's central location and easy access to a network of major freeways, as well as DFW International Airport and the Trinity Railway Express. The Hurst-Euless-Bedford Independent School District is consistently recognized as one of the highest-performing districts for academic performance and has been ranked in the top ten percent of school systems nationwide. Overall, Former Boston Market gives an investor the opportunity to acquire a freestanding 2nd generation drive-thru retail asset benefiting from high visibility along two major thoroughfares located within a dynamic retail corridor of Hurst, Texas.

PROPERTY PROFILE

LOCATION
464 Grapevine Highway
Hurst, Texas 76054

PRICE
CONTACT BROKER

BUILDING SIZE
3,020 SF

YEAR BUILT
2000

LAND AREA
+/- 0.64 Acres

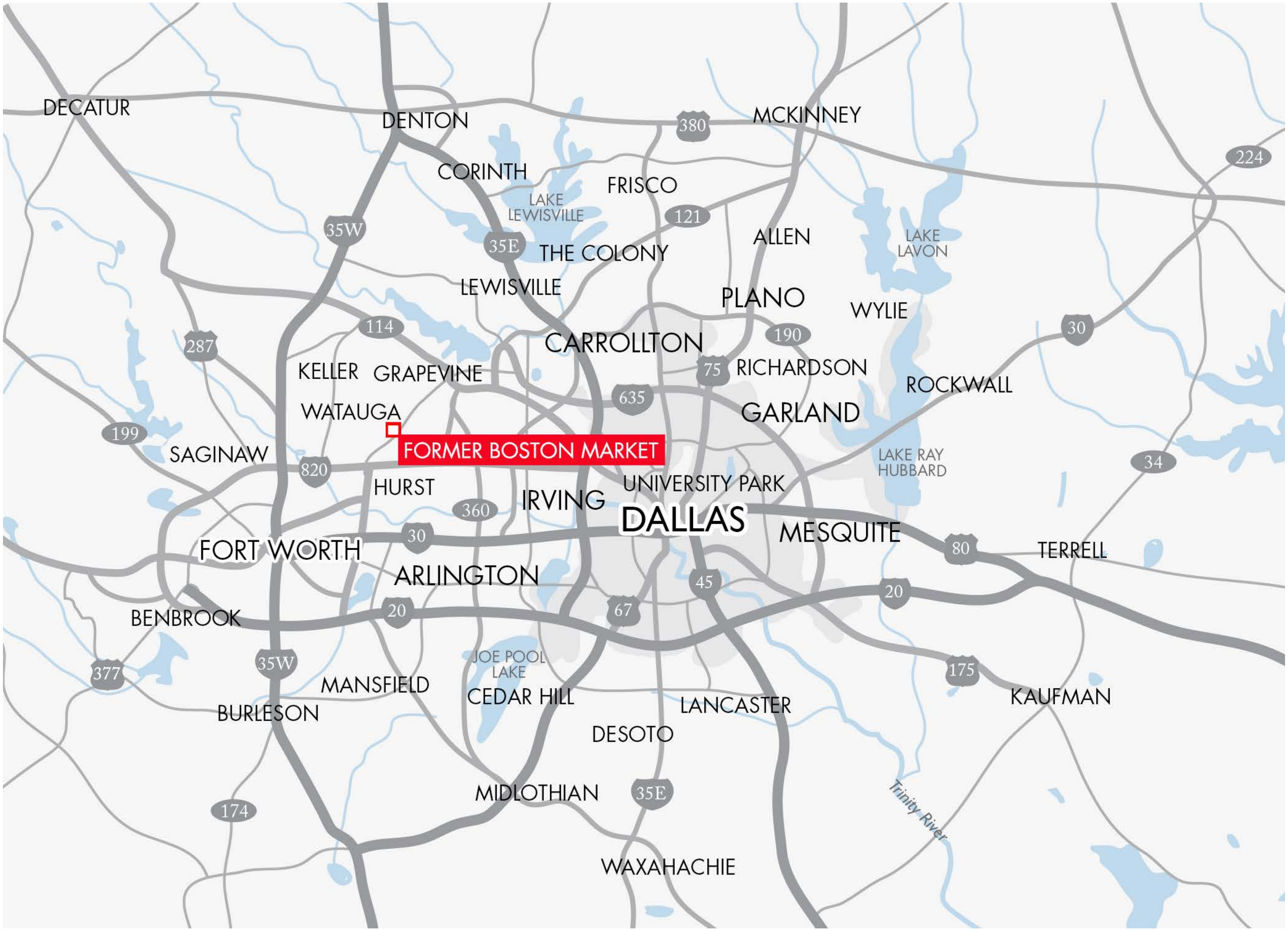
TRAFFIC COUNTS

SH 183	224,092 VPD-26
Grapevine Highway	35,372 VPD-26

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2026 Total Population	9,409	99,002	282,989
2026 Avg. Household Income	$170,001	$152,757	$157,077
2026 Total Households	9,409	99,002	282,989


TENANT SIGNAGE
494



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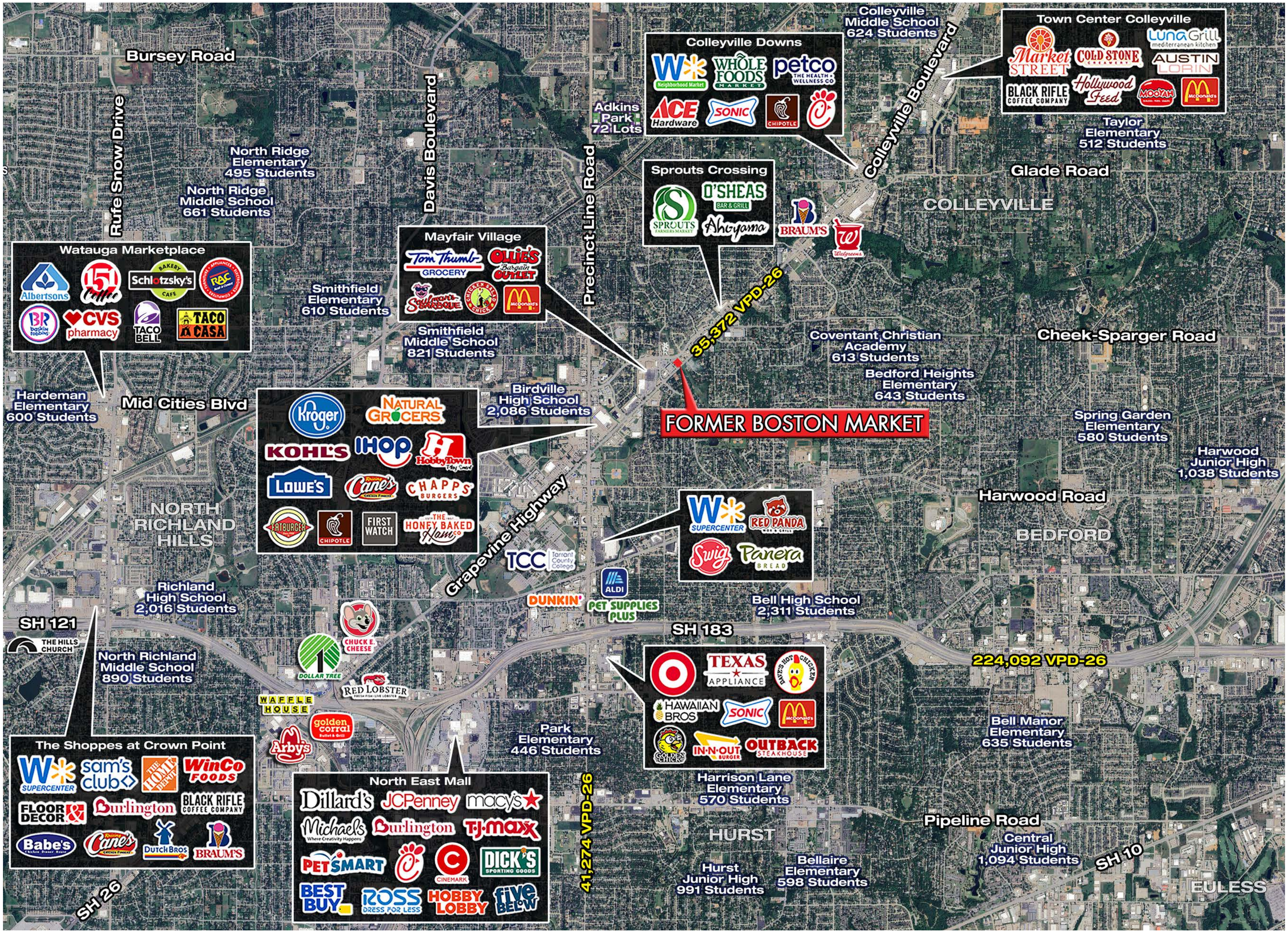

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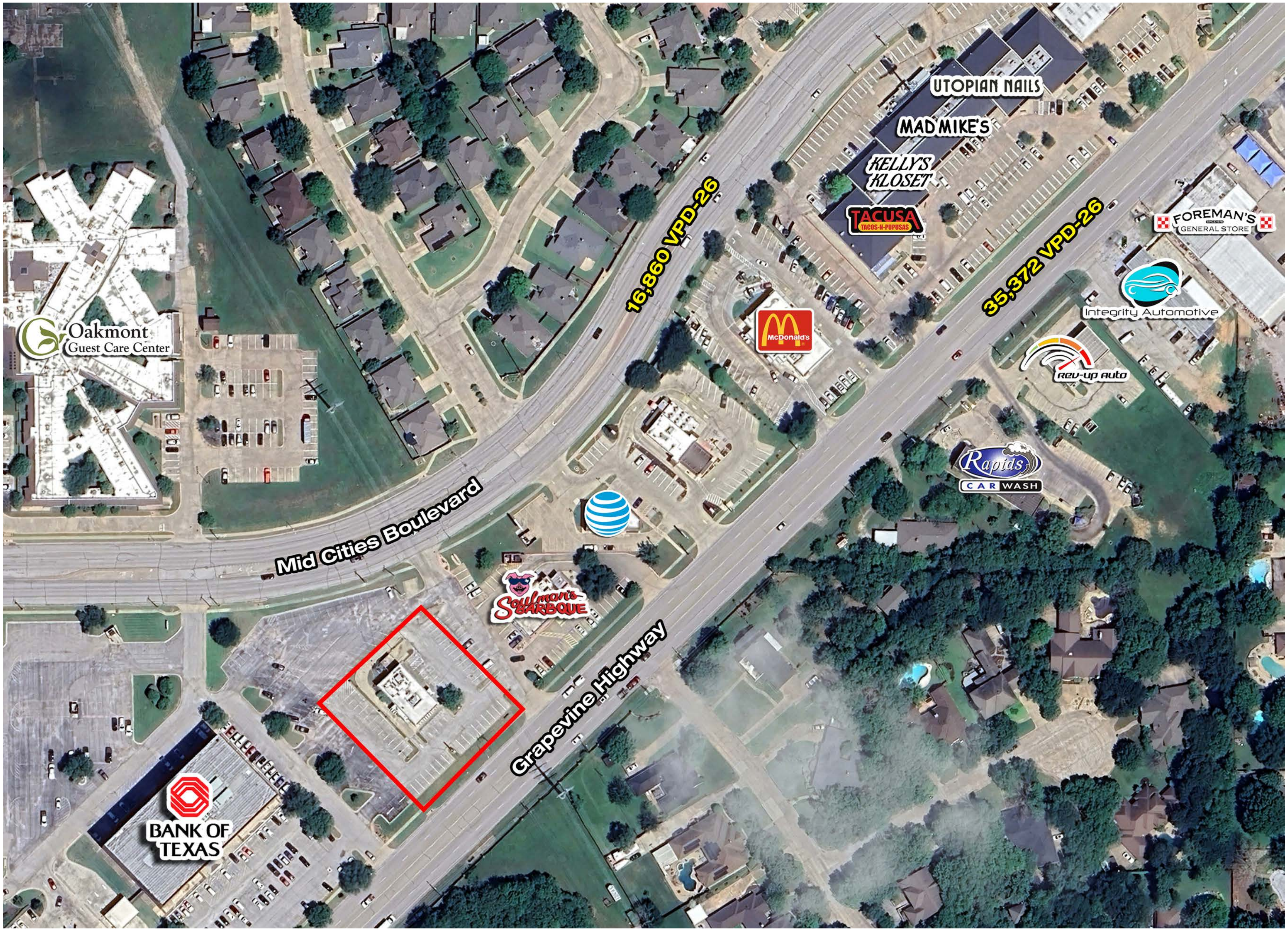
UTOPIAN NAILS
MAD MIKE'S
KELLY'S KLOSET
TACUSA
TACOS-N-PUPUSAS
FOREMAN'S
GENERAL STORE
16,860 VPD-26
35,372 VPD-26
Integrity Automotive
Rev-up Auto
Oakmont
Guest Care Center
McDonald's
Rapids
CAR WASH
Mid Cities Boulevard
Soulman's BARBQUE
Grapevine Highway
BANK OF TEXAS


TENANT SIGNAGE
Drive Thru Lane

DALLAS/ FORT WORTH AREA OVERVIEW

The Dallas/Fort Worth MSA has a population base in excess of 6,700,000 residents and is the 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
2026 Total Population	9,409	99,002	282,989
2031 Total Population (Esri)	9,405	100,574	285,970
2010 Total Population (U.S. Census)	9,047	90,872	253,043
2000 Total Population (U.S. Census)	9,264	86,113	228,662
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	0.19%	0.66%	0.99%
2024-2029 Population: Compound Annual Growth Rate (Esri)	-0.01%	0.32%	0.21%
2026 Total Daytime Population (Esri)	12,958	104,589	279,219
2026 Median Age (Esri)	48.6	42.8	40.9
2026 Total Households (Esri)	3,716	40,419	110,739
2031 Total Households (Esri)	3,779	41,734	113,736
2010 Total Households (U.S. Census)	3,446	36,416	97,117
2000 Total Households (U.S. Census)	3,270	32,935	85,044
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.16%	0.46%	0.33%
2026 Average Household Income (Esri)	$170,001	$152,757	$157,077
2026 Median Household Income (Esri)	$123,360	$105,513	$107,066
2026 Per Capita Income (Esri)	$69,188	$62,304	$61,530
2026 Population Age 25+: Less than 9th Grade (Esri) (%)	1%	2%	2%
2026 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	3%	2%	3%
2026 Population Age 25+: High School Diploma (Esri) (%)	10%	17%	17%
2026 Population Age 25+: Some College/No Degree (Esri) (%)	19%	20%	19%
2026 Population Age 25+: Associate's Degree (Esri) (%)	10%	9%	8%
2026 Population Age 25+: Bachelor's Degree (Esri) (%)	37%	32%	31%
2026 Population Age 25+: Graduate/Professional Degree (Esri) (%)	17%	16%	16%

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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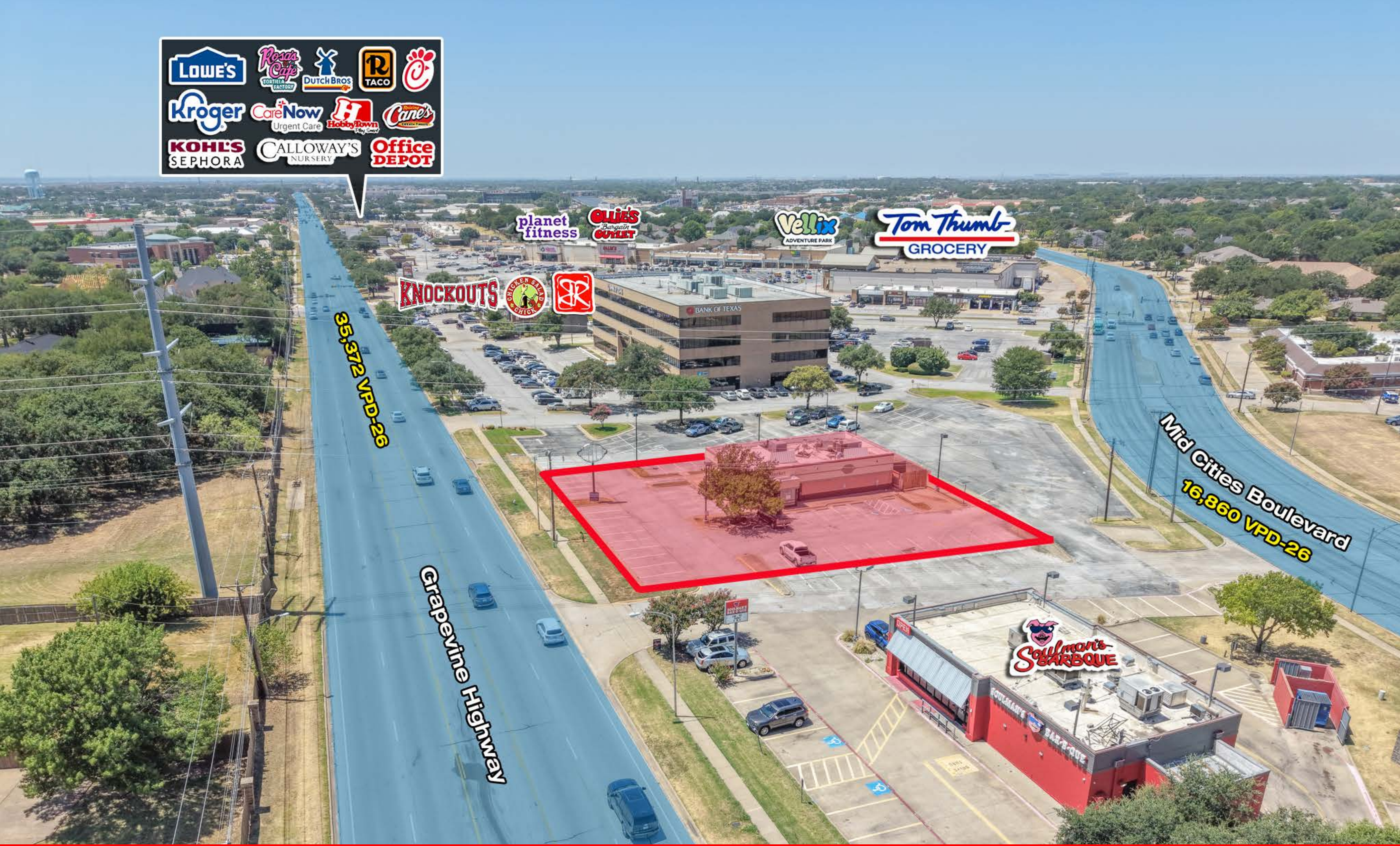
Designated Broker of Firm	License No.	Email	Phone
Harry Hardin	794620	hhardin@shopcompanies.com	972-685-1421
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials — Date

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission



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