Mid - Cities Event Venue & Business Opportunity

EVENT VENUE & BANQUET HALL ★ OPERATING BUSINESS ★ EULESS, TEXAS

1300 N MAIN ST, EULESS, TX 76039

LanCarte.com

LanCarte Commercial is the exclusive representative for the sale of 1300 N Main Street, Euless, Texas (the 'Property'). The prospective Purchaser will be selected by the Seller in its sole discretion based on:

- OFFERING PRICE/STRUCTURE
- FINANCIAL STRENGTH & TRACK RECORD
- OPERATIONAL PLAN FOR THE VENUE
- CONFIRMATION OF NDA EXECUTION PRIOR TO RELEASE OF FINANCIALS
- PROOF OF FUNDS FOR A FINANCED OR ALL-CASH TRANSACTION
- EARNEST MONEY DEPOSIT(S) & TIMING TO BECOME NONREFUNDABLE
- CONFIRMATION OF FULL UNDERWRITING BASED ON MATERIALS PROVIDED

PROPERTY INQUIRIES / TOURS & PROSPECTIVE PURCHASERS

All Property inquiries should be directed to LanCarte Commercial. All property tours are by appointment only and are to be scheduled through LanCarte Commercial. Ownership will be selling the property in an “As Is, Where Is” condition. Offers will be responded to on a “First Come, First Served” basis. No formal call for offers date is currently contemplated; however, this is subject to change based on ownership’s discretion and demand.

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TEXAS

NORTH TEXAS

Executive Summary

INVESTMENT SUMMARY

BUILDING SIZE	25,000 SF
LAND AREA	4.13 AC
2025 SDE	$361,000
YEARS OPERATING	6 +
USE	Special event venue
ADDRESS	1300 N Main St.
COUNTY/MARKET	Tarrant County - DFW Metroplex

LanCarte Commercial, as the Exclusive Advisor, is pleased to present the opportunity to acquire a freestanding, purpose-built event and hospitality facility located in Euless, Texas, in the heart of the DFW Mid-Cities corridor. The 22,000 SF property is improved with a full commercial kitchen, banquet and ballroom space, and supporting infrastructure well-suited to large-scale events.

The offering includes an established, income-producing operating business with 6+ years of history, complete with trained staff, established vendor relationships, and repeat clientele. Ample on-site parking supports the venue's large-scale event capacity. The Seller will consider offers on the real estate and business/ FF&E together as a combined asset sale, or structured as separate purchase price components.

Executive Summary

Executive Summary

INVESTMENT HIGHLIGHTS

PRIME MID-CITIES LOCATION -

The property sits within the Mid-Cities corridor between Fort Worth and Dallas, offering direct access to DFW International Airport as well as Highway 183, Highway 121, and Highway 360. This connectivity makes the venue easy to reach for guests, vendors, and out-of-town attendees across the entire Metroplex, a key advantage for an event-driven business model.

TURN-KEY OPERATION -

The business transfers with trained staff, established vendor relationships, and a base of repeat clientele already in place. A buyer steps into a fully operational venue rather than starting from scratch, with systems, staffing, and word-of-mouth demand already built.

LIMITED COMPARABLE INVENTORY -

The property has established itself as a go-to event-venue destination within a trade area that has very little directly comparable inventory. This scarcity of like-kind product gives the business a competitive moat and pricing power that would be difficult for a new entrant to replicate quickly.

STRONG FINANCIAL TRAJECTORY -

Seller's Discretionary Earnings grew approximately 42% year-over-year, climbing from roughly $254K in FY2024 to roughly $361K in FY2025. Over the same period, SDE margin expanded from approximately 22% to approximately 30%, reflecting improving operating efficiency alongside top-line growth.

FLEXIBLE DEAL STRUCTURE -

The Seller is open to structuring the transaction in the way that best suits a buyer's goals — offering the real estate and business/FF&E together as a combined asset sale, or breaking out the real estate and business as separate purchase price components

.DENSE TRADE AREA -

The property benefits from a diverse and densely populated trade area within a 5-mile radius, providing a deep, built-in customer base for events, banquets, and catering demand well into the future.

Property Details

ASSET SUMMARY

SQUARE FOOTAGE	+/- 25,000 SF
USE	Event Venue/Banquet Hall
IMPROVEMENTS	Ballroom, Banquet Hall, Commercial Kitchen,Office Space
PARKING	Ample on - site parking for large - scale events
SEATING CAPACITY	900+
FF&E	Full commercial kitchen package; linens, tableware, A/V infrastructure included

Financial Overview

SNAPSHOT

FINANCIAL SNAPSHOT

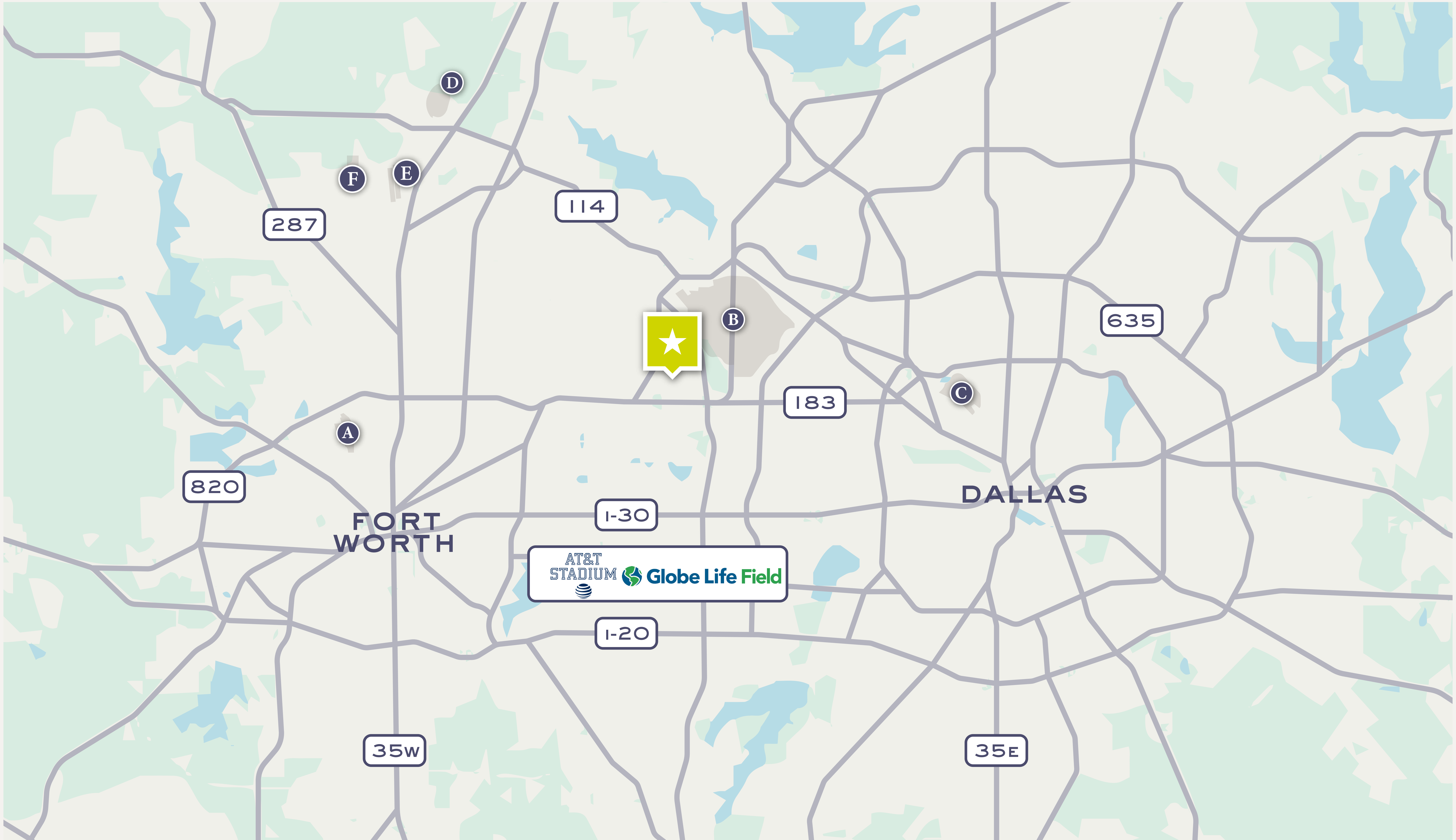
The figures below are derived from Seller-prepared financial statements and normalized to reflect Seller's Discretionary Earnings (SDE) — cash flow available to a single owner-operator before debt service, income tax, depreciation, and non-recurring items.

Detailed financial statements, full addback schedule, and FF&E inventory are provided to qualified buyers upon execution of a Non-Disclosure Agreement.

METRIC	FY2024	FY2025	TREND
Gross Revenue	$1.13M	$1.19M	+5%
Adjusted Cash Flow (SDE)	$254K	$361K	+5%
SDE Margin	22%	30%	Upwards
Years in Operation	**Six (6) plus years in operation**		

Property Details

LOCATION MAP



SUBJECT PROPERTY

ATTRACTIONS

- A MEACHAM INTERNATIONAL AIRPORT
- B DFW INTERNATIONAL AIRPORT
- C Dallas Love Field
- D TEXAS MOTOR SPEEDWAY
- E AFW
- F BNSF

DISTANCES

DFW AIRPORT
7 MIN

MEACHAM AIRPORT
21 MIN

FORT WORTH
22 MIN

GLOBE LIFE FIELD
14 MIN

AT&T STADIUM
15 MIN

Property Details

EXTERIOR PHOTOS

Texas stands out as a magnet for both residents and businesses, fueled by its favorable economic environment.

KEY HIGHLIGHTS INCLUDE

TAX ADVANTAGES

No corporate or personal income tax, coupled with low land and energy costs, translate to lower operating expenses for businesses and a more affordable living for employees.

EXPONENTIAL GROWTH

Texas leads state-to-state migration, with over 102,000 individuals relocating from California in 2022 alone, contributing to the state's lowest outmigration rate.

BUSINESS ENVIRONMENT

Recognized as the best state for business by Chief Executive Magazine for 18 consecutive years, Texas offers an unparalleled ecosystem for business success.

POPULATION GROWTH

U-Haul identifies Texas as the top growth state, witnessing the largest gain in one-way truck rentals for three consecutive years, indicating sustained population influx.

EDUCATION EXCELLENCE

Texas boasts the highest number of Tier One Public Universities in the nation, with a significant increase in rankings over the past 13 years, reflecting a commitment to educational excellence.

Texas is as a premier destination for businesses and individuals alike, offering a combination of tax advantages, economic opportunities, and educational excellence that sets it apart as the top choice for growth and prosperity.

Situated centrally within a four-hour flight to either coast, the Dallas-Fort Worth region is renowned for its exceptional quality of life and economic opportunities.

PRIME LOCATION

Strategically located with easy access to both coasts, making it an ideal hub for business, living, and investment.

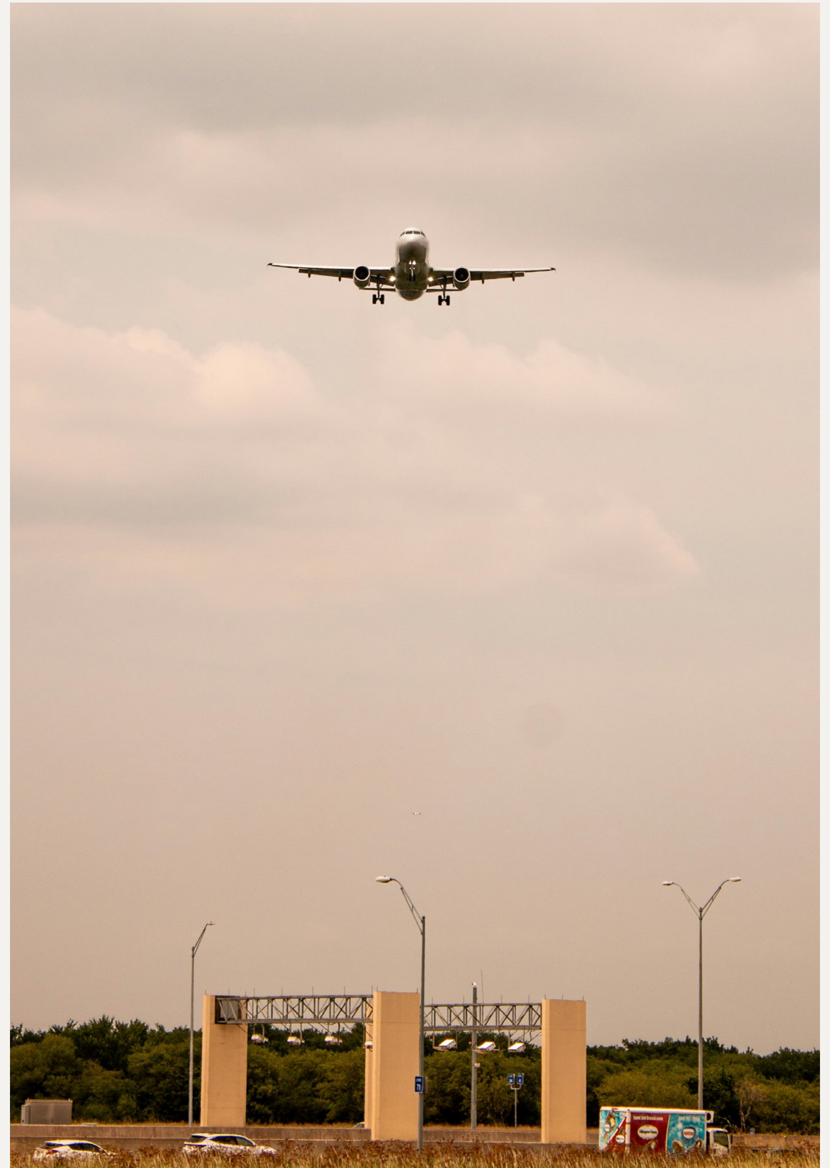
METRO SIZE

Ranked as the fourth-largest metro area in the U.S., with a projected population expected to reach 11.2 million by 2045, indicating sustained growth and economic vibrancy.

JOB GROWTH

The Dallas-Fort Worth region experienced robust job growth in 2023, with a net gain of 139,700 jobs, solidifying its position as a leading job market and economic powerhouse.

The Dallas-Fort Worth region offers unparalleled advantages as a thriving economic center and desirable place to live, work, and invest, making it a top choice for individuals and businesses seeking growth and opportunity.



Disclaimer

LanCarte Commercial Real Estate, LLC (including its affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as "LanCarte Commercial") has been engaged as the exclusive listing representative (the "Representative") by the Seller for the sale of 138 Leopard, Rhome, TX (the "Property").

The Property is being offered for sale in an "as-is, where-is" condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a "Registered Potential Investor" or as "Buyer's Representative" for an identified "Registered Potential Investor". The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Representative or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. All financial projections are based on assumptions and no assurances can be made that the results will be achieved. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, nor do they constitute legal analysis of such documents. Neither the Representative or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Representative each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Investment Offering is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Representative is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer's Representative must provide a registration signed by the prospective investor acknowledging said agent's authority to act on its behalf.

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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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