



McDonald's

\$2,187,000 | 3.75% CAP

NEC Hwy 342 & Mighty Hawk Blvd, Red Oak, TX 75154 (Dallas MSA)

- ✓ Brand New 20-Year Absolute NNN Ground Lease with 10% Rent Increases Every 5 Years In Primary Term and Options
- ✓ Premier Location | Signalized Corner Entrance to Major 6A Texas High School with Over 2,300 Students
- ✓ Rare New Construction McDonald's With Well Below-Market Rent in High Growth Dallas Suburb
- ✓ Large 1.55 Acre Parcel at Signalized Corner As Cornerstone of Significant Retail Development Project



RED OAK HIGH SCHOOL

- 2,297 STUDENTS
- \$110M IN NEW BUILDINGS AND RENOVATION TO ATHLETIC FACILITIES

H A WOODEN
ELEMENTARY SCHOOL
(508 STUDENTS)

RED OAK HS FOOTBALL STADIUM
• ~\$47M RENOVATION
• INCREASED SEATING CAPACITY
& MORE

RED OAK
MIDDLE SCHOOL
(1,488 STUDENTS)



Walmart
OWNED LAND

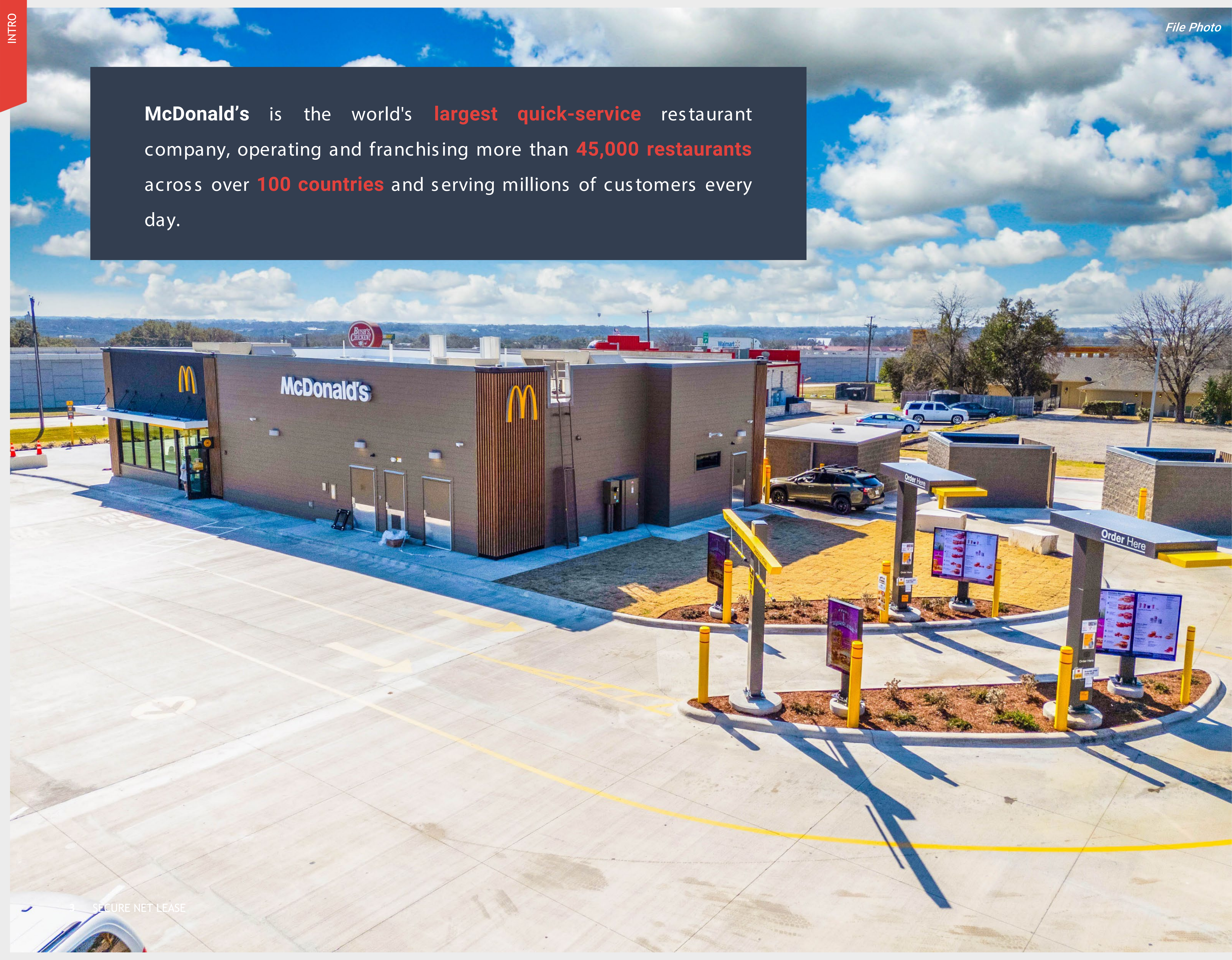


 NORTH CENTRAL BOULEVARD
(10,393 VPD)

342
TEXAS



McDonald's is the world's **largest quick-service** restaurant company, operating and franchising more than **45,000 restaurants** across over **100 countries** and serving millions of customers every day.



INVESTMENT OVERVIEW

MCDONALD'S RED OAK, TX



File Photo

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Managing Partner
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\$2,187,000

3.75% CAP

NOI

\$82,000

Building Area

±3,629 SF

Land Area

±1.55 AC

Year Built

2026

Lease Type

Absolute NNN
Ground Lease

Occupancy

100%

- ✓ **Brand New 20-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years, in Primary Term and Options, Plus (8) 5-Year Options to Renew
- ✓ **Low Rent, Large Parcel, and Trophy Tenant** – Having an extremely low rent on a 1.55-acre parcel with McDonald's Credit creates one of the most stable net lease offerings in the market today.
- ✓ **Unmatched Positioning** – Located at the signalized corner and entrance of Red Oak High School which provides a strong and growing customer base as well as daily traffic driver
- ✓ **Strong and Growing Trade Area Demographics** - Red Oak's population has grown to approximately 21,632 residents, up nearly 50% since the 2020 Census, with a median household income of \$104,561, well above the state average
- ✓ **Zero Landlord Responsibilities Under Ground Lease Structure** - McDonald's USA, LLC serves as guarantor, backing the world's largest quick-service restaurant brand with more than 45,000 locations across over 100 countries
- ✓ **Positioned Within the Dallas-Fort Worth Metroplex** - The nation's 4th-largest metro by population (8.7 million+) and 5th-largest by GDP (\$744.7B), home to 24 Fortune 500 headquarters

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

MCDONALD'S RED OAK, TX

REVENUE
\$26.9 B

CREDIT RATING

S&P: BBB+,
Moody's: Baa1

STOCK TICKER
MCD

LOCATIONS

45,356 — 100+
Countries



[mcdonalds.com](https://www.mcdonalds.com)

McDonald's

Lessee: McDonald's USA, LLC

Guarantor: McDonald's USA, LLC

Founded in 1940 by brothers Richard and Maurice McDonald in San Bernardino, California, McDonald's began as a simple hamburger stand before Ray Kroc acquired franchising rights in 1954 and built the brand into a global system.

Today, McDonald's is headquartered in Chicago, Illinois, and trades on the New York Stock Exchange under the ticker symbol MCD. The brand is known for its **consistent**, value-driven menu of burgers, chicken, breakfast items, and beverages, delivered through a franchise-driven operating model in which **independent owner-operators** run the vast majority of restaurants.

McDonald's differentiates itself through unmatched global brand recognition, drive-thru and digital ordering convenience, and continuous reinvestment in store modernization and menu **quality initiatives**, maintaining one of the **strongest credit** profiles in the restaurant industry.

File Photo



IN THE NEWS

MCDONALD'S RED OAK, TX

McDonald's unveils new global growth strategy to win over diners as competition rises

AMELIA LUCAS, JUNE 1, 2026 (CNBC)

A new restaurant design, better-tasting food and drinks, consumer-led innovation and improved customer service are the four cornerstones of the new plan.

The growth plan comes as the restaurants compete for a smaller pool of customers amid high gas prices and years of elevated inflation.

Executives made the announcement at McDonald's biennial Worldwide Convention for franchisees, held this year in Las Vegas. The chain released its last global strategy, known as **"Accelerating the Arches,"** in November **2020** as its sales bounced back from the pandemic.

McDonald's unveiled a new global growth plan centered on menu innovation, restaurant redesigns, and expanded automation.

Traditional competitors are upgrading their menus, and a new wave of specialists are emerging and redefining taste and **quality** across chicken, beef, and beverages," McDonald's CEO Chris Kempczinski wrote in a memo to the chain's global system.

To become diners' first option, McDonald's plans to focus on menu **innovation** that elevates taste and quality, like improvements to its McCrispy chicken line. For years, the chain has sought to improve and expand its chicken offerings as rivals like Chick-fil-A stole its customers. Plus, Americans have been eating more chicken than beef for the **past 16 years**, due to health concerns tied to the consumption of red meat and higher beef prices, according to U.S. Department of Agriculture data.

EXPLORE ARTICLE



McDonald's unveils new corporate strategy to make stores 'easier to run'

WAYLON CUNNINGHAM, JUNE 1, 2026 (REUTERS)

McDonald's, the world's largest fast food chain by sales, said details including financial figures would be released at an investor event in September.

The broad strategy's announcement comes as McDonald's tries to hold on to lower-income consumers who have cut back on restaurant visits after years of higher prices. The company has leaned on value meals, **loyalty program** offers and limited-time menu items to drive traffic.

The share of U.S. customers who said the chain offers good value fell from **55%** to roughly **40%** between **2020 and 2024**, and has largely stayed there since, according to surveys from UBS Evidence Labs shared with Reuters last month.

The McDonald's>NEXT initiative focuses on increasing automation, raising hospitality standards, and improving food quality.

While perceptions of our value have rebounded in most markets, it's a reminder that we need to earn, and re-earn, **each and every visit**, said CEO Chris Kempczinski in a company-wide memo shared with Reuters.

With the new strategy, the company aims to make its restaurants **"easier to run and more enjoyable to visit,"** McDonald's chief restaurant experience executive Jill McDonald said in a statement.

McDonald's previous corporate strategy, announced in **2020**, was called "Accelerating the Arches" and focused in part on **digital sales and increased marketing.**

EXPLORE ARTICLE



LEASE OVERVIEW

MCDONALD'S RED OAK, TX

Initial Lease Term	20-Years, Plus (8), 5-Year Options to Renew
Rent Commencement	October 2026
Lease Expiration	October 2046
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$81,999.96
Annual Rent YRS 6-10	\$90,200.04
Annual Rent YRS 11-15	\$99,219.96
Annual Rent YRS 16-20	\$109,141.80
Option 1	\$120,056.16
Option 2	\$132,061.80
Option 3	\$145,268.04
Option 4	\$159,794.76
Option 5	\$175,774.32
Option 6	\$193,351.80
Option 7	\$212,686.92
Option 8	\$233,955.60

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.



COMPASS
datacenters
375 ACRE COMPASS
DATA CENTER

Schneider
Electric

Bombardier

QARON
AEROSPACE

GXO

PORTLAND
IS ABBOTTS

**166 ACRE
GOOGLE CENTER**

snap fitness 24/7

**RED OAK
ELEMENTARY SCHOOL
(491 STUDENTS)**

RED OAK HIGH SCHOOL
• 2,297 STUDENTS
• \$110M IN NEW BUILDINGS AND
RENOVATION TO ATHLETIC FACILITIES

**SUMMIT PLACE
APARTMENTS
(18 UNITS)**

Assisting Hands
Physical Therapy

Cédric Frazier
PHYSICIAN

OTD
On Time Design
A Print & Web Shop

Assisting Hands
Physical Therapy

COOL HAND
REPAIR SERVICE

McDonald's

WHATABURGER

Chevron

MrJim's Pizza
It's the crust

CHICKEN
It's the crust

**FUZZY'S
TACO SHOP**

GRAVY
RED OAK, TX

ZUCCHIS

Walmart
OWNED LAND

BRITTON
Meter Supply Inc

**Jessica's
PAW SPA**

**NORTH CENTRAL BOULEVARD
(10,393 VPD)**

**LOUISE RITTER BOULEVARD
(4,439 VPD)**

**342
TEXAS**

CHASCO
INTERIORS INC.

**7
ELEVEN**

THE OVILLA AT
LEGACY SQUARE
(288 UNITS)

OVILLA ROAD
±18,240 VPD



NORTH CENTRAL BOULEVARD
±10,393 VPD

677 NEW
RESIDENTIAL
LOTS



**RED OAK
TOWN VILLAGE
APARTMENTS**
(312 UNITS)



**RAINBOW
PAINT & BODY, INC.**



481 NEW
RESIDENTIAL LOTS

EMERSON AT RED OAK
(306 UNITS)

**RED OAK ISD
EDUCATION SERVICE
CENTER**



**RED OAK
ELEMENTARY SCHOOL**
(491 STUDENTS)



Southern Tire Mart

**LIVING OAKS
APARTMENTS**
(64 UNITS)



**RED OAK
TEXAS**



24 NEW
RESIDENTIAL LOTS

PEARSON PARK

NORTH INTERSTATE 35E ROAD
±78,381 VPD

SUBJECT PROPERTY
NEC OF STATE HWY. 342 & MIGHTY HAWK BLVD.



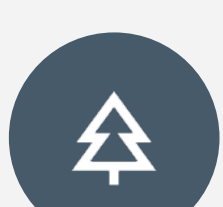
**GREEN
FUNERAL HOME**



RED OAK HIGH SCHOOL
• 2,297 STUDENTS
• \$110M IN NEW BUILDINGS AND
RENOVATION TO ATHLETIC FACILITIES

SITE OVERVIEW

MCDONALD'S RED OAK, TX

	Year Built	2026
	Building Area	±3,629 SF
	Land Area	±1.55 AC

NEIGHBORING RETAILERS

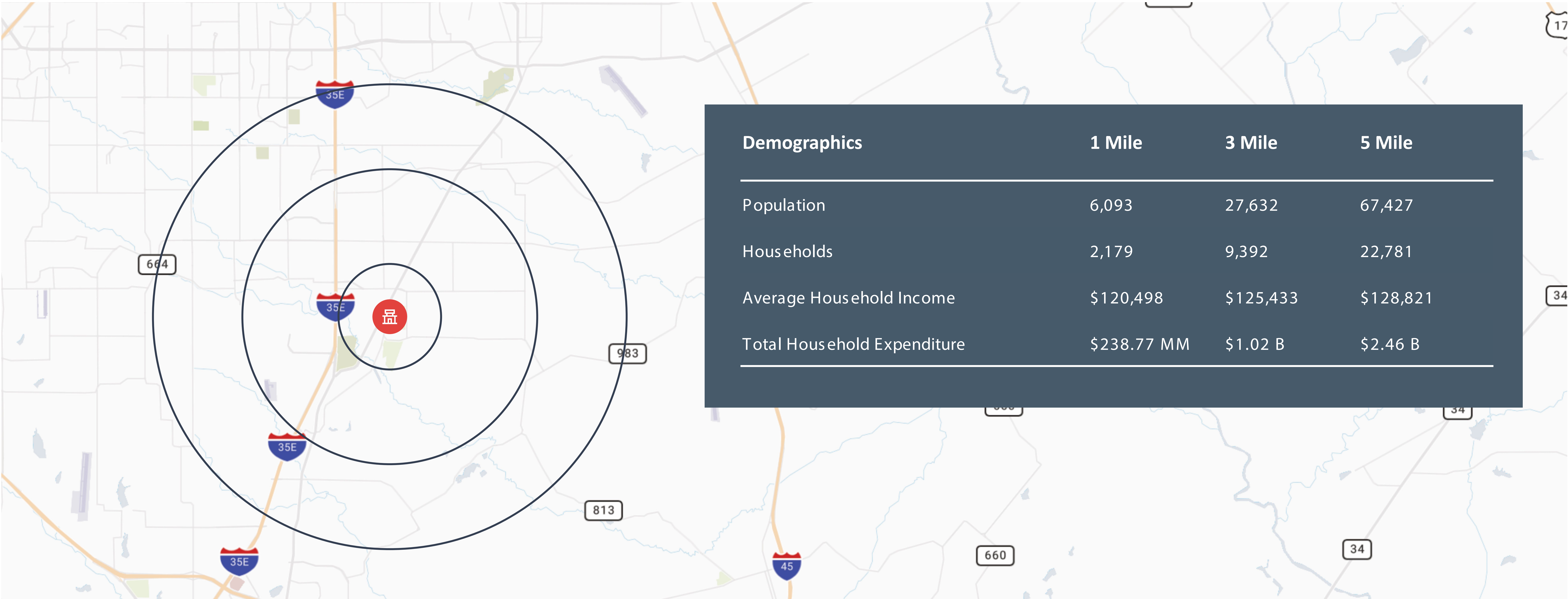
- Walmart Supercenter
- Brookshire's
- Ace Hardware
- Walgreens
- O'Reilly Auto Parts
- Dollar Tree
- Anytime Fitness
- Dollar General
- AutoZone Auto Parts
- Pizza Hut



File Photo

LOCATION OVERVIEW

MCDONALD'S RED OAK, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

AMR/American Airlines (25,000)
2.

Lockheed Martin (13,690)
3.

Fort Worth ISD (12,000)
4.

Texas Health Resources (12,000)
5.

NAS - Fort Worth – JRB (10,000)
6.

Arlington ISD (8,500)
7.

University of Texas at Arlington (7,311)
8.

JPS Health Network (6,500)
9.

City of Fort Worth (6,161)
10.

Cook Children's Health Care System (6,042)
11.

Tarrant County College (5,999)
12.

Alcon Laboratories Inc. (5,393)
13.

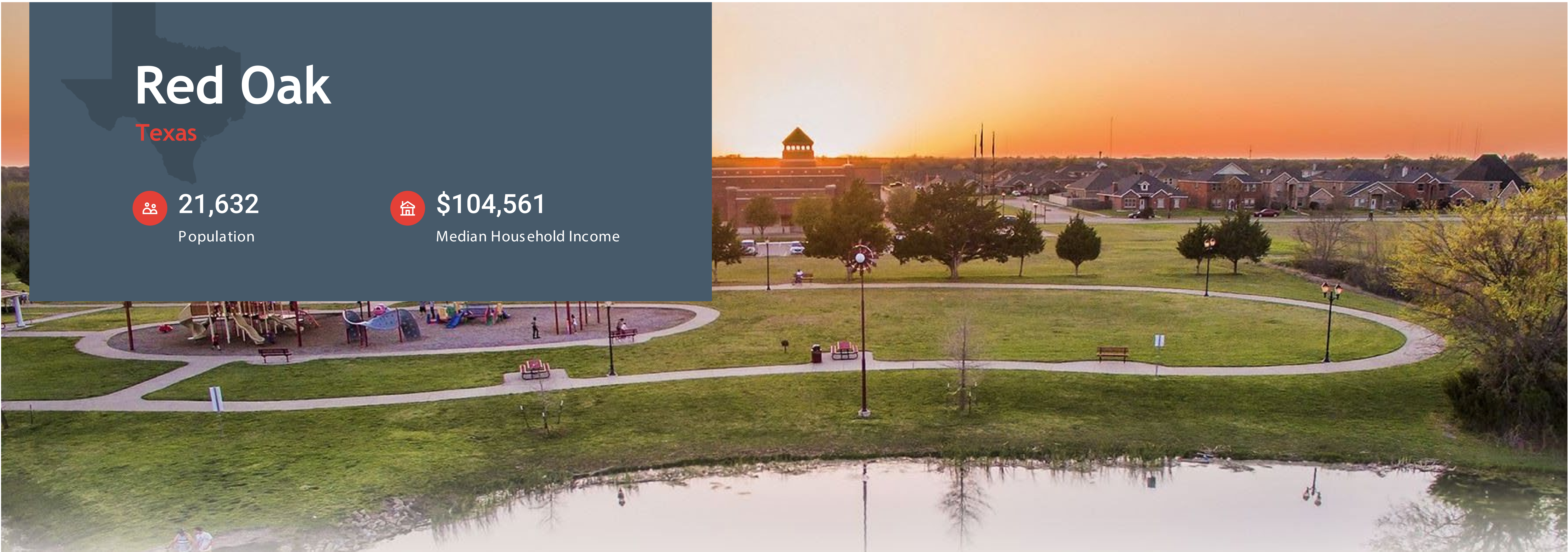
Bell Helicopter Textron (4,953)
14.

BNSF Railway (4,500)
15.

Tarrant County Government (4,310)

LOCATION OVERVIEW

MCDONALD'S RED OAK, TX



Red Oak
Texas

21,632
Population

\$104,561
Median Household Income

Fortune 500
Headquarters in DFW
Metro

24

Population of the Dallas-
Fort Worth Metroplex

8.7M+

Red Oak, Texas

Red Oak is a growing city in Ellis County, situated along the southern edge of the Dallas-Fort Worth Metroplex with direct access to State Highway 342. The city has seen significant population growth, expanding from 14,222 residents in the 2020 Census to roughly 21,632 today, reflecting sustained residential and commercial demand.

Red Oak offers a business-friendly environment supported by proximity to major regional employers, transportation infrastructure, and the broader Dallas-Fort Worth economic base. Household incomes in Red Oak, at \$104,561, exceed both state and metro averages, underscoring the community's strong purchasing power.

New residential development continues to accelerate in Red Oak, including recently announced single-family rental communities that add hundreds of housing units and reinforce the city's trajectory as a preferred bedroom community south of Dallas. This ongoing rooftop growth supports sustained daytime and evening consumer traffic along the State Highway 342 corridor.

The city's proximity to Interstate 35E and the broader DFW freeway network provides efficient regional connectivity for residents and commuters, further strengthening Red Oak's appeal as a logistics- and retail-friendly submarket within Ellis County.

Dallas-Fort Worth Metro

The Dallas-Fort Worth Metroplex is the 4th-most-populous metropolitan area in the United States, home to more than 8.7 million residents and a gross domestic product of approximately \$744.7 billion. The region hosts 24 Fortune 500 company headquarters and continues to rank among the nation's top metros for job and population growth.

DFW's diversified economy spans technology, finance, logistics, and healthcare, anchored by major employers and served by two international airports, Dallas/Fort Worth International Airport and Dallas Love Field, which together support significant cargo, business travel, and corporate relocation activity.

The metro consistently ranks among the top U.S. markets for corporate relocations and population inflow, driven by a favorable business climate, no state income tax, and a lower cost of living relative to coastal metros. This sustained in-migration continues to fuel demand for retail, housing, and quick-service dining options across DFW's expanding suburban submarkets.

Population and job growth in the Dallas-Fort Worth region are projected to remain among the strongest in the nation over the next decade, supported by continued corporate expansions, infrastructure investment, and a deep, diversified employer base spanning technology, healthcare, finance, and logistics.

IN THE NEWS

MCDONALD'S RED OAK, TX

Dallas Firm Lands \$2 Billion Construction Loan for Data Center Campus in Red Oak

DALLAS MORNING NEWS, APRIL 21, 2026 (THE DALLAS MORNING NEWS)

Dallas-based DataBank has closed its largest construction financing to date — a \$2 billion loan to fund the first three facilities on its new Red Oak campus on Stainback Road.

The 300-acre Red Oak campus will ultimately comprise eight two-story data centers, each delivering 200,000 square feet of data center space in what is poised to become one of the most significant technology infrastructure investments in South Dallas. According to Dallas Innovates, Oracle is expected to serve as the anchor tenant across multiple buildings, with total campus financing since rising to \$2.65 billion following a June 2026 upsize. The project, which is expected to reach completion in 2030, signals a major influx of high-tech employment and economic activity directly in the Red Oak trade area.

EXPLORE ARTICLE



Minto Communities USA Closes on 3,170-Acre Property in Waxahachie, Texas

FEBRUARY 22, 2026 (MINTO COMMUNITIES USA)

Minto Communities USA closed on a 3,170-acre property in Waxahachie, Texas, where it will develop a 13,270-home master-planned community.

The development, set to become the largest residential and mixed-use project in the region, will include a clubhouse, over 400 acres of parks and green spaces, and multiple schools. Located roughly 26 miles from downtown Dallas and adjacent to I-35E, the community will dramatically expand the population base of Ellis County over its 16-year buildout. Walton Global's Rob Nixon cited the corridor as "the next growth area for the metro" and described the project as an ideal convergence of thoughtful planning and strong market fundamentals, reinforcing the long-term consumer demand outlook for the surrounding trade area.

EXPLORE ARTICLE



New Innovative Intersection Underway in Ellis County

VICTORIA LARA, FEBRUARY 26, 2026 (TXDOT)

Work is steadily progressing at the I-35E and FM 664 (Ovilla Road) interchange in Red Oak, where the Texas Department of Transportation is working on an innovative intersection that will help reduce congestion and improve safety.

TxDOT is rebuilding the intersection into a Single-Point Urban Interchange, or SPUI — a design that moves traffic more efficiently by allowing opposing left turns to operate under a single signal, significantly reducing delays at high-volume interchanges. Crews are currently focused on the northern half of the FM 664 bridge, with that portion expected to be complete in summer 2026. Once fully operational, the upgraded interchange will provide smoother traffic flow and a safer connection through one of Ellis County's key commercial corridors, directly benefiting access to the surrounding retail trade area.

EXPLORE ARTICLE



Red Oak Approves 27.6-Acre Mixed-Use Planned Development for Commercial and Multifamily

JUNE 11, 2026 (CITIZEN PORTAL / RED OAK CITY COUNCIL)

Red Oak approved Ordinance 25-053, rezoning approximately 27.58 acres to PD-186 to allow commercial development and approximately 350 multifamily units.

The approval reflects continued municipal momentum behind mixed-use growth within Red Oak's expanding retail corridors. The addition of 350 multifamily units within the immediate trade area further densifies the consumer base surrounding established retail nodes along State Highway 342 and Mighty Hawk Boulevard. This type of infill development signals strong developer confidence in Red Oak's market fundamentals and supports the investment thesis for net-lease retail in the submarket.

EXPLORE ARTICLE



Wan Bridge Nears Completion of 166-Unit Build-to-Rent Project in Red Oak, Texas

MARCH 3, 2026 (RE BUSINESS ONLINE)

Wan Bridge, a Texas-based developer of build-to-rent residential communities, is nearing completion of The Reserve at Red Oak, a 166-unit project located south of Dallas.

The 18-acre development offers three- and four-bedroom homes ranging from 1,501 to 1,857 square feet, complete with garages, a playground, dog park, and fitness facilities. Leasing is underway with rents starting at approximately \$2,100 per month, and a formal grand opening ceremony is imminent. The project reflects strong rooftop demand directly surrounding the Red Oak trade area, adding hundreds of new households within close proximity to established retail corridors along State Highway 342.

EXPLORE ARTICLE



Ellis County Population Surpasses 249,000, Reflecting 3.49% Annual Growth

MAY 21, 2026 (WORLD POPULATION REVIEW)

Ellis County's 2026 population is estimated at 249,280, reflecting a 3.49% growth rate over the past year.

The county added approximately 9,100 residents between 2023 and 2024 alone, according to U.S. Census Bureau data cited by USAFacts, with growth accelerating further into 2026. Ellis County's median household income stands at \$99,595, with an average per capita income of \$57,100 and a low poverty rate of 6.9% — all indicators of a healthy, consumer-ready market. This demographic momentum reinforces strong demand drivers for quick-service restaurant and retail operators seeking durable, high-traffic locations in suburban Dallas submarkets.

EXPLORE ARTICLE



North Central Texas Nears Nine Million Residents as Region Adds More Than 200,000 People in One Year

MAY 28, 2026 (NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS)

North Central Texas added 203,786 residents in 2025, bringing the region's total population to 8,952,590 as of January 1, 2026.

At this pace, the Dallas-Fort Worth metroplex is on track to surpass 9 million residents within the year, according to the North Central Texas Council of Governments. Analysts note that sustained in-migration is accelerating demand for housing, retail, and services across the region's high-growth suburban corridors — including Ellis County. NCTCOG's Sarah Jackson noted that new residents will need jobs and will drive consumer spending, further fueling the economic growth that supports demand for quick-service restaurant and retail locations in trade areas like Red Oak.

EXPLORE ARTICLE



Dallas-Fort Worth Remains the Top Real Estate Market to Watch in 2026

FEBRUARY 4, 2026 (EBBY HALLIDAY / DALLAS-FORT WORTH)

Dallas-Fort Worth remains the top real estate market to watch in 2026, once again leading the nation in development, population growth, and long-term investment momentum.

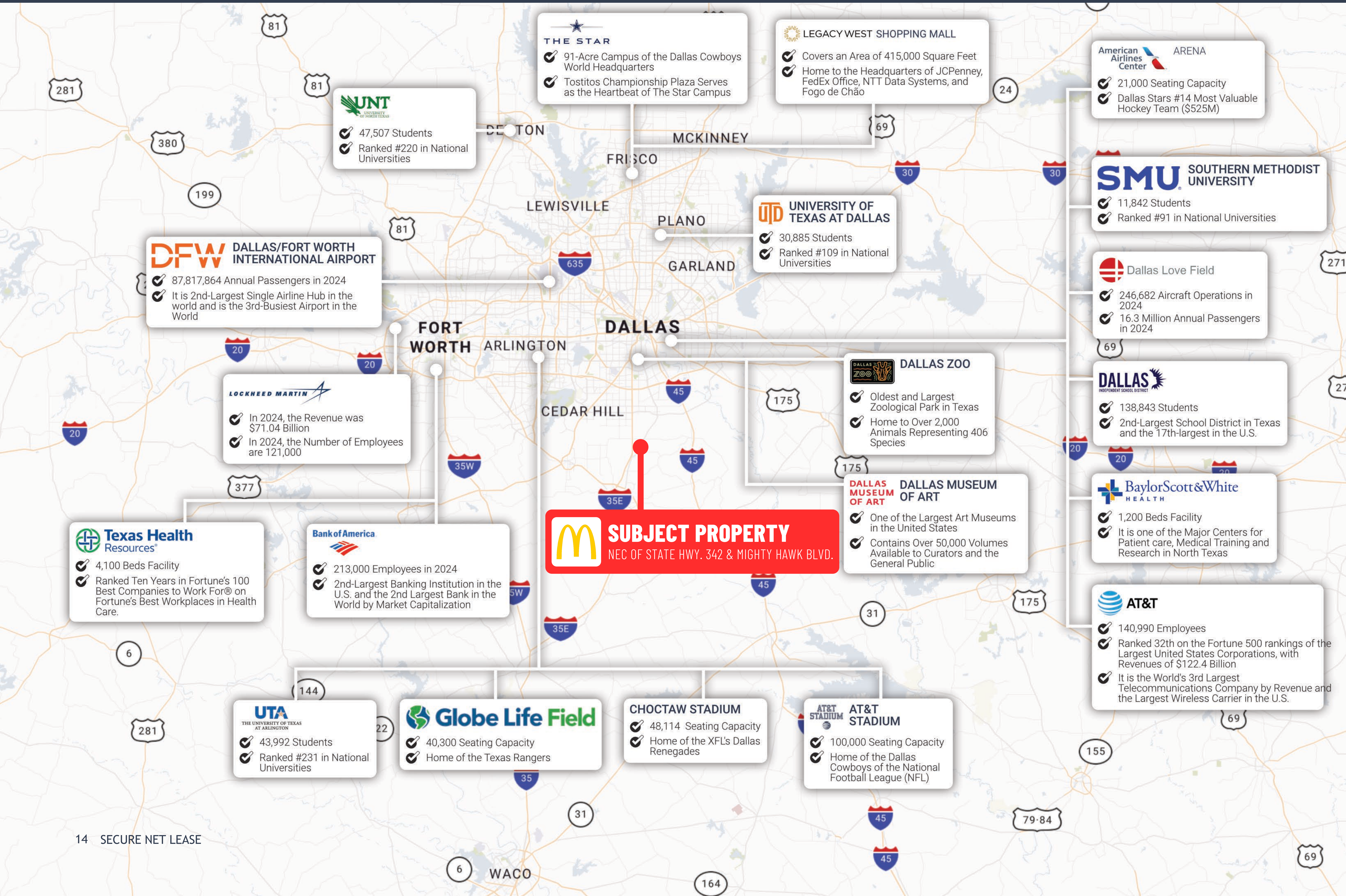
The DFW metroplex added nearly 46,800 non-farm jobs year-over-year heading into 2026, with job growth in Dallas projected to exceed the combined totals of Washington D.C., Chicago, and Boston. The Texas Employment Forecast from the Federal Reserve Bank of Dallas projects 154,600 new jobs will be added statewide in 2026, bringing total employment to 14.4 million. For retail and quick-service restaurant investors, this level of economic expansion translates directly into sustained consumer spending power and traffic growth across high-visibility suburban corridors like those anchoring the Red Oak trade area.

EXPLORE ARTICLE



DALLAS-FORT WORTH METRO, TEXAS

MCDONALD'S RED OAK, TX



CALL FOR ADDITIONAL INFORMATION

Dallas

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Dallas, TX 75231

(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245

(424) 320-2321

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Graham Hickey
Broker Associate
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Bob Moorhead
Managing Partner
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TEXAS DISCLAIMER

MCDONALD'S RED OAK, 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.