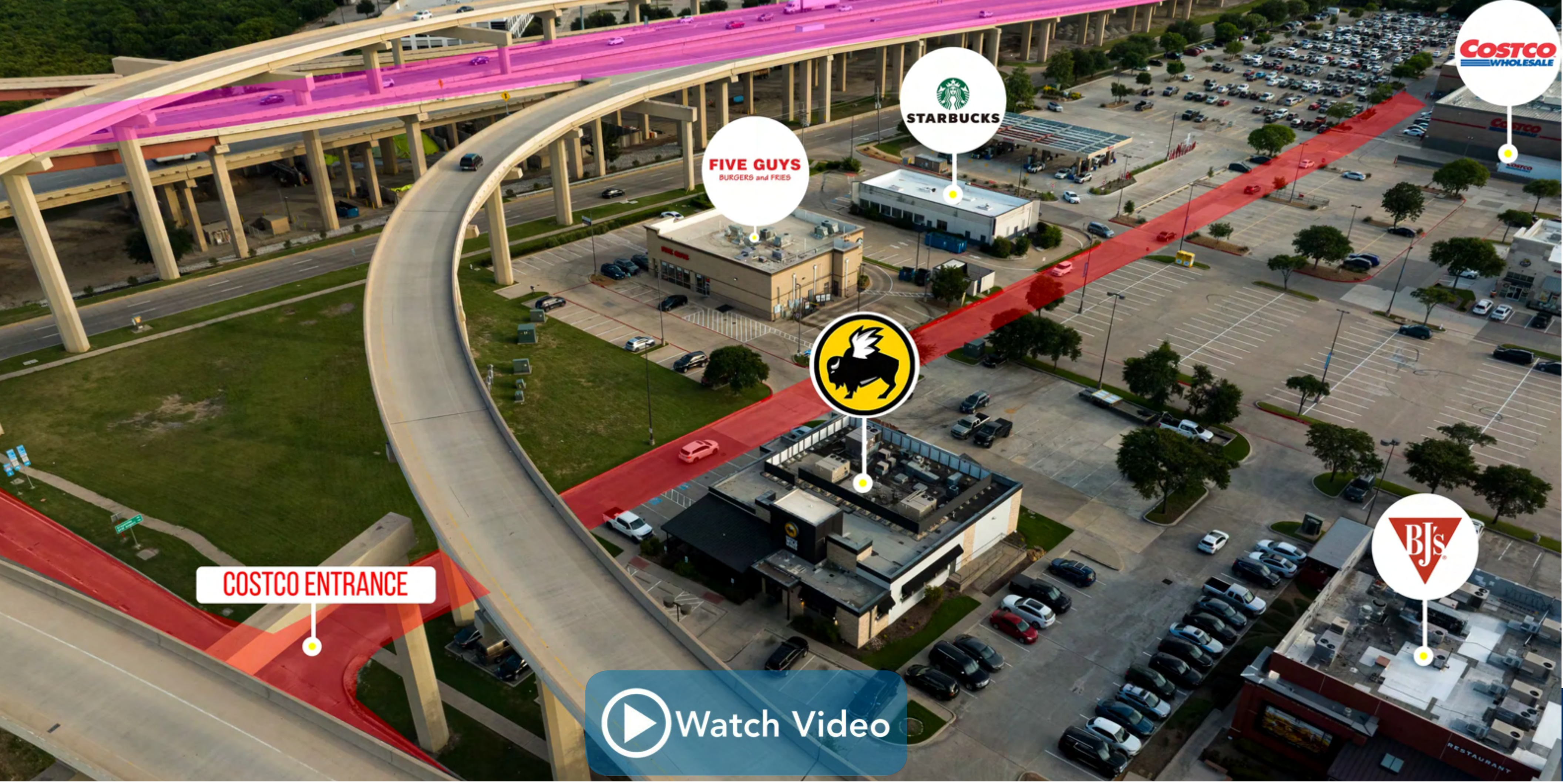

NET LEASE PROPERTY FOR SALE

Buffalo Wild Wings Costco Outparcel

2613 S STEMMONS FWY, LEWISVILLE, TX 75067

Marcus & Millichap
PAINE RESTAURANT GROUP

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap
PAINE RESTAURANT GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

Exclusively Listed By

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Nationwide Restaurant Property Advisor
Dallas
Direct: 972.755.5279
John.Paine@marcusmillichap.com
TX #764689

Marcus & Millichap
PAINE RESTAURANT GROUP

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Marcus & Millichap
PAINE RESTAURANT GROUP

Marcus & Millichap
PAINE RESTAURANT GROUP

Nationwide Restaurant Property Advisors

Specialized expertise in facilitating the buying and selling of single-tenant restaurant properties nationwide. By concentrating our efforts on restaurant real estate, we offer in-depth knowledge and insights that are crucial for navigating the dynamics and complexities of restaurants to identify risks or maximize property value.

Advisory Services

- Property Valuation & Sales
- Visits Report & Foot Traffic Rankings
- Local & Chain Rent Comps
- Tenant Sales Performance Evaluation

Team Website
www.painerestaurantgroup.com

LinkedIn
painerestaurantgroup

Instagram
painerestaurantgroup

BRANDS WE WORK WITH

2613 S Stemmons Fwy, Lewisville, TX 75067

MCDONALD'S

DAIRY QUEEN

RECENT ACTIVITY CLOSED

2613 S Stemmons Fwy, Lewisville, TX 75067

TWIN PEAKS

Inquire for Cap Rate
Irving, TX

MCDONALD'S MSA

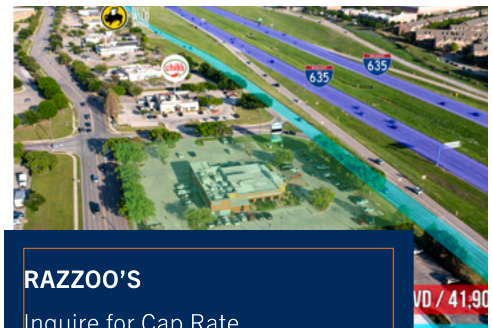
Inquire for Cap Rate
Austin, TX

CHILI'S

Inquire for Cap Rate
Pearland, TX

MCDONALD'S MSA

Inquire for Cap Rate
Coconut Creek, FL



RAZZOO'S

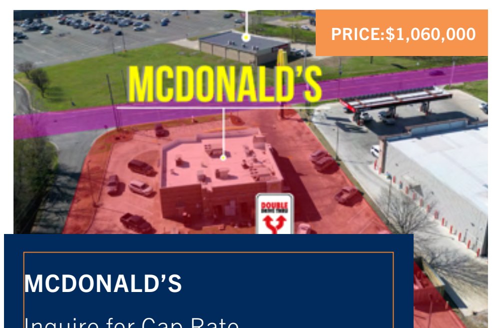
Inquire for Cap Rate
Irving, TX

MCDONALD'S

Inquire for Cap Rate
Morrison, IL

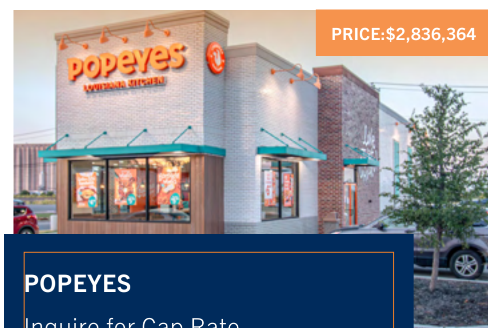
VACANT DRIVE THRU RESTAURANT

Inquire for Cap Rate



MCDONALD'S

Inquire for Cap Rate
Oak Grove, LA



POPEYES

Inquire for Cap Rate
Fort Worth, TX

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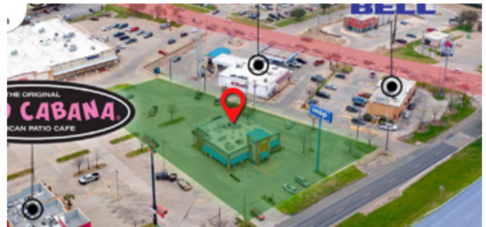
RECENT ACTIVITY CLOSED

2613 S Stemmons Fwy, Lewisville, TX 75067

BURGER KING CORPORATE

Inquire for Cap Rate
Stow, OH



VACANT IHOP DALLAS MSA

Inquire for Cap Rate
Ennis, TX

PRICE: $1,040,000

MCDONALD'S

Inquire for Cap Rate
Rockport, TX

PRICE:$1,250,000

KFC / TACO BELL

Inquire for Cap Rate
Anthony, TX

PRICE: $1,740,000

7 BREW COFFEE

Inquire for Cap Rate
Little Rock, AR

PRICE:$700,000

BURGER KING

Inquire for Cap Rate
Omaha, NE

PRICE: $2,000,000

BURGER KING

Inquire for Cap Rate
Memphis, TN

PRICE:$4,750,000

ON THE BORDER TRIPLE NET

Inquire for Cap Rate
Fort Worth, TX

PRICE:$1,525,000

DUTCH BROS

Inquire for Cap Rate
Waxahachie, TX

Marcus & Millichap
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RECENT ACTIVITY CLOSED

2613 S Stemmons Fwy, Lewisville, TX 75067

PRICE:$950,000

BURGER KING

Inquire for Cap Rate
Wichita, KS

PRICE:$4,150,000

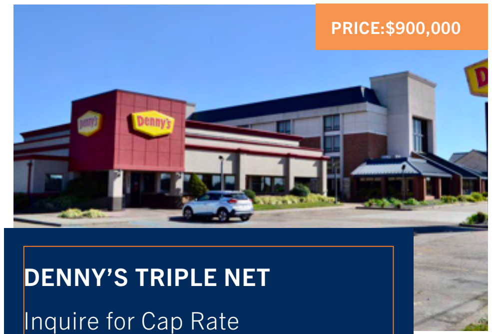
IHOP HOUSTON

Inquire for Cap Rate
Spring, TX

PRICE:$1,260,000

BURGER KING

Inquire for Cap Rate
Ottawa, KS



PRICE:$900,000

DENNY'S TRIPLE NET

Inquire for Cap Rate
Evansville, IN

PRICE:$2,700,000

VACANT RESTAURANT

Inquire for Cap Rate
Midland, TX

PRICE:$3,000,000

APPLEBEE'S

Inquire for Cap Rate
Austin, TX

PRICE: $2,632,066

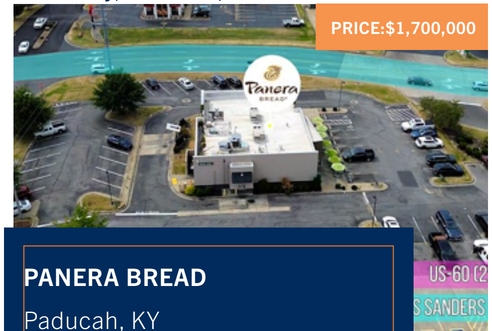
CHILI'S GRILL & BAR

Inquire for Cap Rate
Beaumont, TX

Marcus & Millichap
PAINE RESTAURANT GROUP

RECENT ACTIVATED LISTED

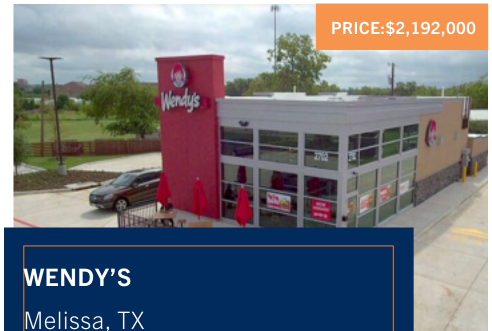
2613 S Stemmons Fwy, Lewisville, TX 75067



PRICE:$1,700,000

PANERA BREAD

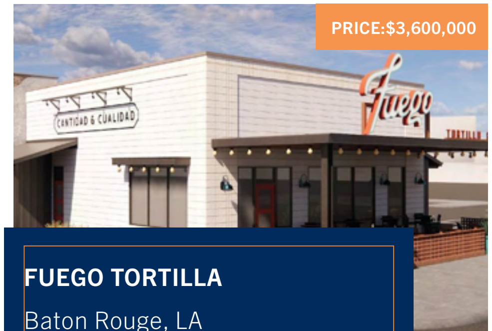
Paducah, KY



PRICE:$2,192,000

WENDY'S

Melissa, TX



PRICE:$3,600,000

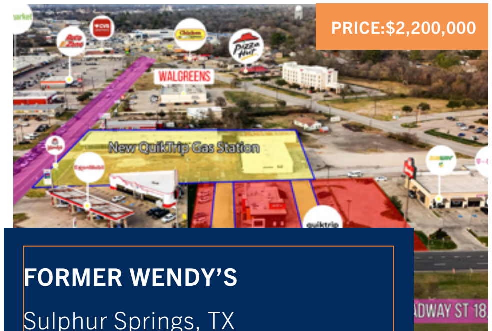
FUEGO TORTILLA

Baton Rouge, LA

PRICE:$2,650,000

DENNY'S
TRIPLE NET DFW MSA

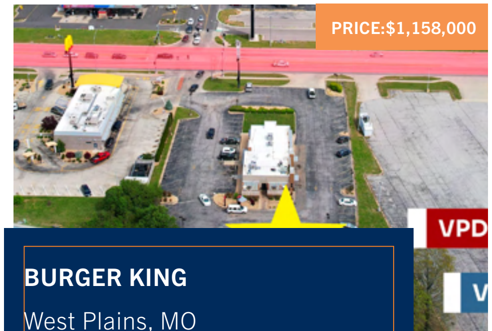
Mesquite, TX



PRICE:$2,200,000

FORMER WENDY'S

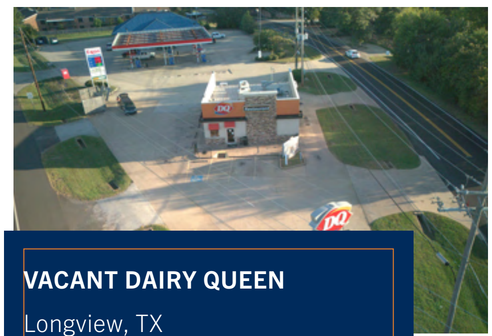
Sulphur Springs, TX



PRICE:$1,158,000

BURGER KING

West Plains, MO



VACANT DAIRY QUEEN

Longview, TX

Executive Summary

- Property Details
- Tenant Profile
- Traffic Count

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PAINE RESTAURANT GROUP

PROPERTY DETAILS

2613 S Stemmons Fwy, Lewisville, TX 75067

Price: $2,500,000

Building Size: 5,981 SF

Year Built: 2002

Cap Rate: 6.00%

Marcus & Millichap is pleased to present Buffalo Wild Wings – Costco Outparcel, a single-tenant, net-leased restaurant asset located in Lewisville, Texas. The offering provides investors with passive income backed by a corporate lease guarantee, positioned within a dominant retail corridor in the Dallas-Fort Worth Metroplex. The asset consists of approximately 5,981 square feet of gross leasable area situated on a 1.27-acre parcel, and was originally constructed in 2002. The property benefits from strong visibility and access along South Stemmons Freeway, further enhanced by its positioning as an outparcel to Costco, driving consistent consumer traffic. The lease is backed by a corporate guarantee and structured with zero landlord responsibilities, offering a fully passive ownership experience. With approximately one year remaining, the lease features one percent annual rent increases and renewal options, providing both near-term flexibility and future upside potential.

The surrounding area features strong demographics, with a population of 100,000 within a three-mile radius and 270,548 within five miles, along with average household incomes exceeding $133,000, supporting long-term tenant performance and retail demand. The property is located near major thoroughfares including I-35 (180,895 VPD), Sam Rayburn (172,579 VPD), providing excellent regional connectivity and accessibility. Surrounding retailers include Costco, Best Buy, Starbucks, Chipotle, Chili's, and BJ's Restaurant & Brewhouse, reinforcing the strength of the retail corridor and driving consistent traffic to the area. The combination of a corporate-backed tenant, passive lease structure, strong demographics, and prime retail positioning makes this a compelling opportunity for investors seeking stable income with future leasing and value-add potential.

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Property Highlights

- Corporate Absolute Net Lease Expiring 07/31/2027
- Current NOI of $150,000 (6% Cap Rate) with Next Renewal Option at NOI of $206,488 (8.26% Cap Rate)
- 5,981 SF Building Renovated in 2023 on 1.18 Acre Lot
- Three-Mile Pop of 100,000 and Five-Mile Pop 270,548
- Average Household Income of $133,395 within 5 Mile Radius
- Frontage from I-35 with over 180,895 VPD, with Proximately Sam Rayburn 172,579 VPD
- Current Below Market Rent of $25 Per SF

BUFFALO WILD WINGS

1982	$2.31 billion	1,400+	15,000+
Founded	Total Revenue	Locations	Employees

https://www.buffalowildwings.com/	Sandy Springs, Georgia
Website	Headquarters

Buffalo Wild Wings is a popular sports bar and restaurant chain that was founded in 1982 in Columbus, Ohio. Founders Jim Disbrow and Scott Lowery set out to bring authentic Buffalo-style chicken wings to a broader audience. Headquartered in Sandy Springs, Georgia, the company has grown into one of the largest sports-themed dining brands in the United States, operating hundreds of locations nationwide and internationally. Known for its energetic atmosphere, Buffalo Wild Wings restaurants are easily recognizable by their black-and-yellow branding, large television screens, and game-day experience. The brand has built its reputation around a menu featuring traditional and boneless wings tossed in a variety of signature sauces and dry rubs, along with burgers, sandwiches, appetizers, and shareable platters designed for casual dining and sports fans.

Advanced Demographic Summary

Lewisville, Texas is characterized by strong population growth, affluent household demographics, and a highly educated workforce that supports long-term retail demand. Approximately 260,483 residents currently live within a five-mile radius of the property, and the population is projected to increase to 270,548 by 2030, representing growth of approximately 3.9 percent over the next five years. Household growth is expected to remain equally strong, with total households projected to increase from 102,206 to 106,418 during the same period. These trends reflect a large and expanding consumer base that continues to support economic activity throughout the trade area. The area also benefits from exceptional income fundamentals and substantial purchasing power. The median household income within the five-mile radius totals approximately $112,506, while average household income exceeds $133,000 annually, significantly outperforming national averages. More than 50 percent of households earn over $100,000 annually, including approximately 28 percent earning more than $150,000 per year. Another important demographic strength is the area's educated and workforce-oriented population profile. The median age within the five-mile radius is 37 years old, reflecting a balanced mix of families and working professionals. Educational attainment levels are particularly strong, with nearly 50 percent of residents age 25 and older holding either a bachelor's or graduate degree. Overall, the Lewisville trade area's growing population base, affluent household demographics, and highly educated workforce position the area as a highly attractive and reliable market for retail investment and long-term commercial growth.

Traffic Counts Overview – 2613 S Stemmons Fwy, Lewisville, TX 75067

The property is close to Interstate 35 and the Sam Rayburn Tollway (State Route 121). The average daily count along Interstate 35 measures 180,895 vehicles per day, while traffic along San Rayburn Tollway measures 172,579 vehicles per day. Nearby points of interest, including the Dallas Fort Worth International Museum, Grapevine Lake, and Lewisville Lake, help to consistently fuel foot traffic and consumer activity near the property.

SEC. 2 BUFFALO WILD WINGS COSTCO OUTPARCEL

Property Information

- Regional Map
- Local Map
- Retailer Map
- Property Photos
- Property Photos

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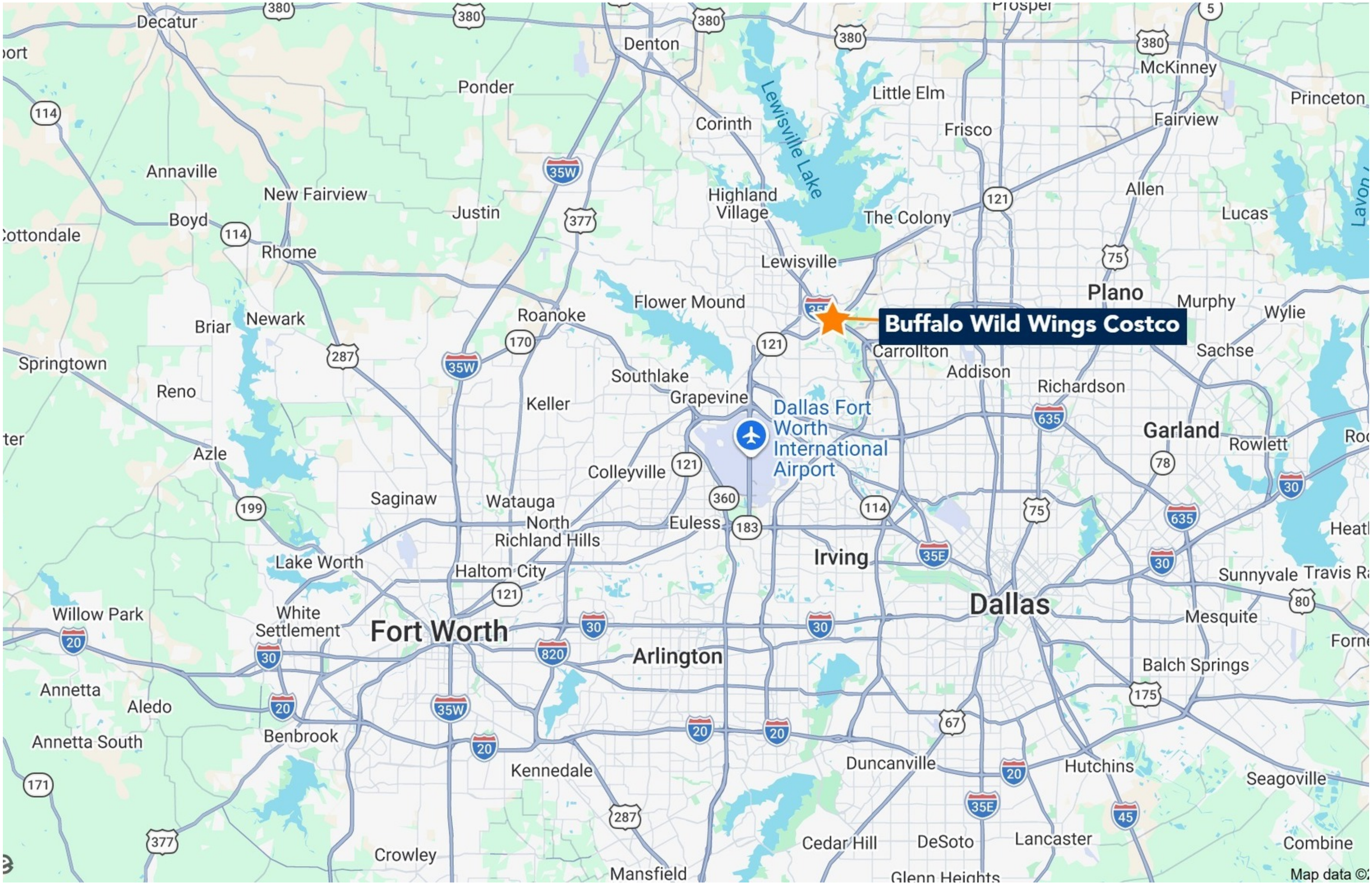
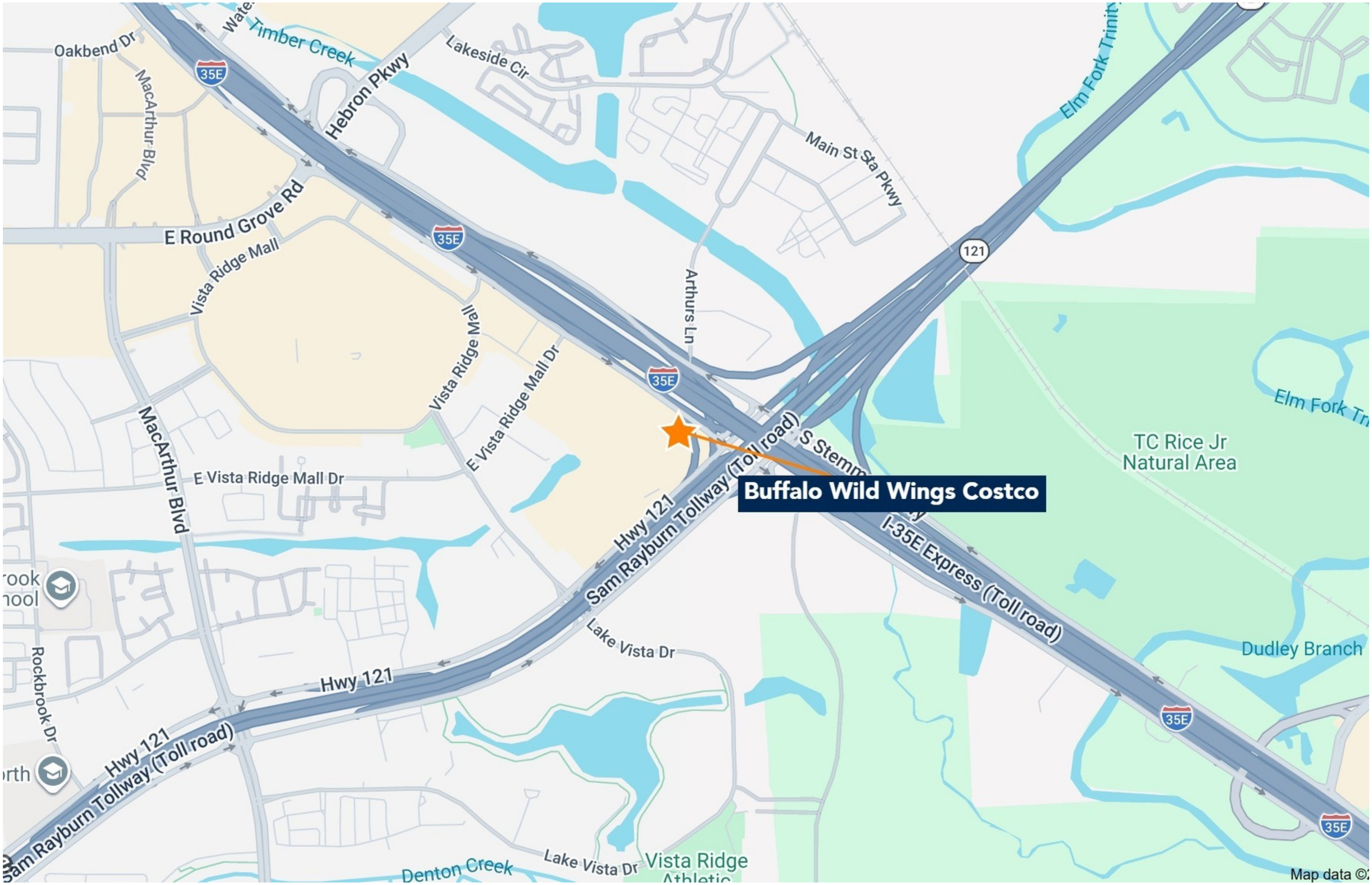
REGIONAL MAP

2613 S Stemmons Fwy, Lewisville, TX 75067



LOCAL MAP

2613 S Stemmons Fwy, Lewisville, TX 75067



RETAILER MAP

2613 S Stemmons Fwy, Lewisville, TX 75067

PROPERTY PHOTOS

2613 S Stemmons Fwy, Lewisville, TX 75067

PROPERTY PHOTOS

2613 S Stemmons Fwy, Lewisville, TX 75067

Financial Analysis

- Financial Details

Marcus & Millichap
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FINANCIAL DETAILS

2613 S Stemmons Fwy, Lewisville, TX 75067

THE OFFERING	
Price	$2,500,000
Capitalization Rate	6.00%
Price/SF	$417.99

PROPERTY DESCRIPTION	
Year Built / Renovated	2002
Gross Leasable Area	5,981 SF
Type of Ownership	Fee Simple
Lot Size	1.18 Acres

LEASE SUMMARY	
Tenant	Buffalo Wild Wings
Rent Increases	1% Annual Rent Increases
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	09/16/2004
Lease Expiration	07/31/2027
Renewal Options	Four 5 Year Options
Term Remaining on Lease (Yrs)	1 Years
Landlord Responsibility	None
Tenant Responsibility	Full

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 7/31/2027	$150,000	$12,500	$25.08	6.00%
Option #2 - 07/31/2028	$206,488	$17,207	$34.52	8.26%
Option #2 - 07/31/2029	$208,553	$17,379	$34.87	8.34%
Option #2 - 07/31/2030	$210,638	$17,553	$35.22	8.43%
Option #2 - 07/31/2031	$212,872	$17,739	$35.59	8.51%
Option #2 - 07/31/2032	$214,872	$17,906	$35.93	8.59%
Option #3 - 07/31/2033	$217,021	$18,085	$36.29	8.68%
Option #3 - 07/31/2034	$219,191	$18,266	$36.65	8.77%
Option #3 - 07/31/2035	$221,191	$18,433	$36.98	8.85%
Option #3 - 07/31/2036	$223,597	$18,633	$37.38	8.94%
Option #3 - 07/31/2037	$225,833	$18,819	$37.76	9.03%
Option #4 - 07/31/2038	$228,091	$19,008	$38.14	9.12%
Option #4 - 07/31/2039	$230,372	$19,198	$38.52	9.21%
Option #4 - 07/31/2040	$232,676	$19,390	$38.90	9.31%
Option #4 - 07/31/2041	$235,003	$19,584	$39.29	9.40%
Option #4 - 07/31/2042	$237,353	$19,779	$39.68	9.49%
Option #5 - 07/31/2047	$255,155	$21,263	$42.66	10.21%

In addition to minimum base rent, tenant shall pay landlord percentage of rent of five percent of gross store sales that exceeds $3,300,000.

Market Overview

- Market Overview
- Demographics

Marcus & Millichap
PAINE RESTAURANT GROUP

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 8.2 million residents. It encompasses 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 980,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 820,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

METRO HIGHLIGHTS

LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.

SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade — a trend that is set to continue for the near future.

MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.

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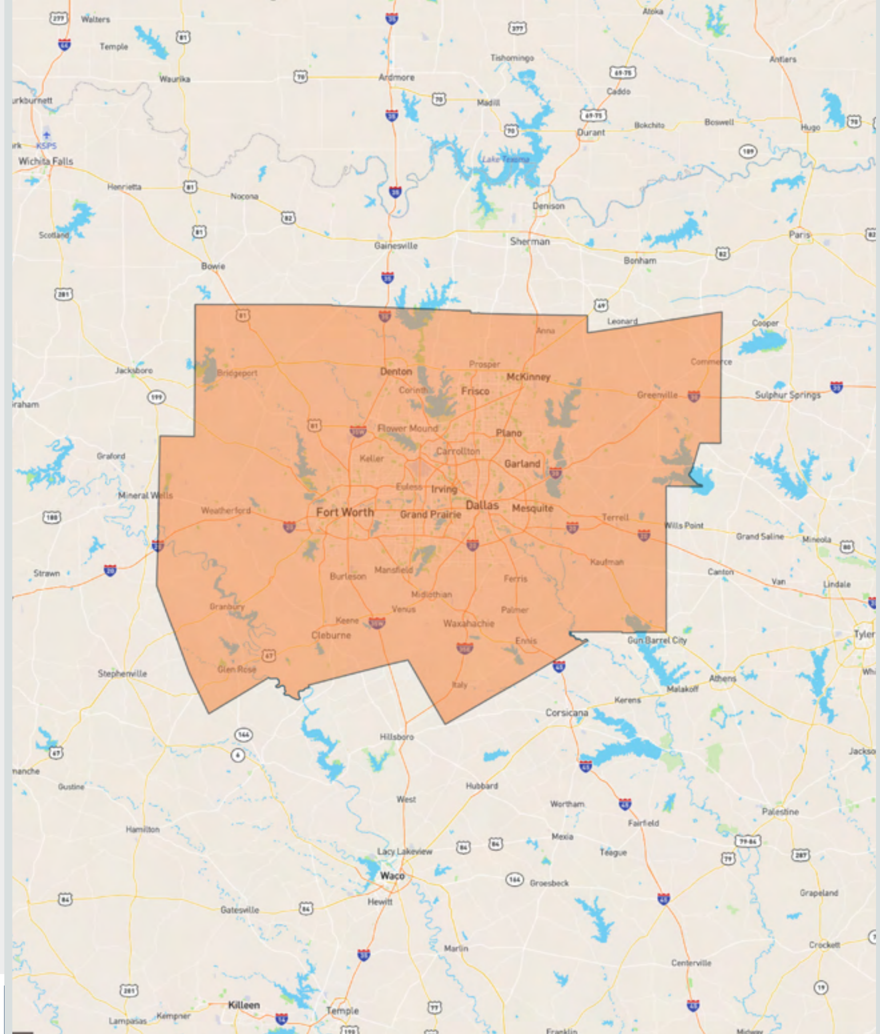
MARKET OVERVIEW

2613 S Stemmons Fwy, Lewisville, TX 75067

TRANSPORTATION

- The Dallas-Fort Worth metroplex is linked to the rest of the country by a network of interstates: Interstates 20, 30, 35E/W and 45, along with the inner-city loops I-635 and I-820.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 22 million in 2024. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, as well as Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



7
INTERSTATES
across the metro

2
Major
AIRLINES
based locally

<4
HOURS *of* FLIGHT
Time to East or West Coasts

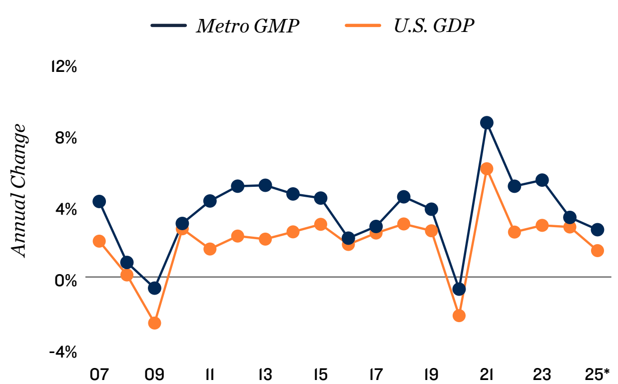
MORE THAN
90
Miles of a Light Rail System Serving Dallas and Surrounding Cities

Marcus & Millichap
PAINE RESTAURANT GROUP

ECONOMY

- The Metroplex offers a central U.S. location, no state income tax and a business-friendly regulatory environment that includes right-to-work laws — factors frequently cited by employers during site selection.
- Dallas-Fort Worth is one of the nation's largest employment markets, with nearly 4.3 million jobs as of early 2025 — double the labor force size in 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2025. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

Economic Growth



* Forecast

SHARE OF 2025 TOTAL EMPLOYMENT

7% *MANUFACTURING*

22% *TRADE, TRANSPORTATION AND UTILITIES*

11% *GOVERNMENT*

12% *EDUCATION AND HEALTH SERVICES*

9% *FINANCIAL ACTIVITIES*

18% *PROFESSIONAL AND BUSINESS SERVICES*

5% *CONSTRUCTION*

10% *LEISURE AND HOSPITALITY*

2% *INFORMATION*

3% *OTHER SERVICES*

Note: Figures are rounded to nearest whole percentage point

MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services

MARKET OVERVIEW

2613 S Stemmons Fwy, Lewisville, TX 75067

DEMOGRAPHICS

- Roughly 470,000 new people are expected through 2029, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 174,000 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates into a skilled labor pool and higher incomes. Roughly 38 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is $97,800, which is above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2024, providing a vibrant rental market.

QUICK FACTS

POPULATION
8.2M
2024-2029* Growth:
5.6%

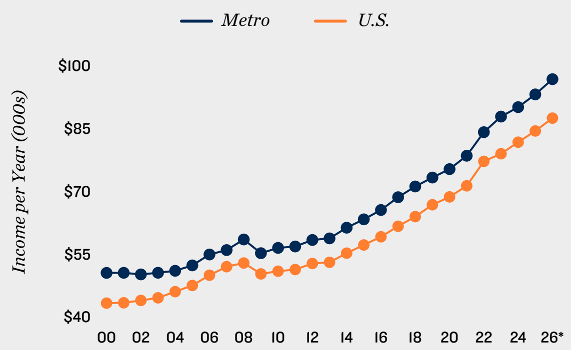
HOUSEHOLDS
3.0M
2024-2029* Growth:
5.8%

MEDIAN AGE
36
U.S. Median:
39

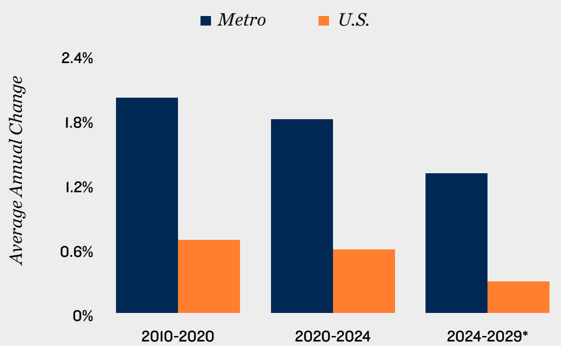
MEDIAN HOUSEHOLD INCOME
$98,000
U.S. Median:
$76,000

** Forecast*

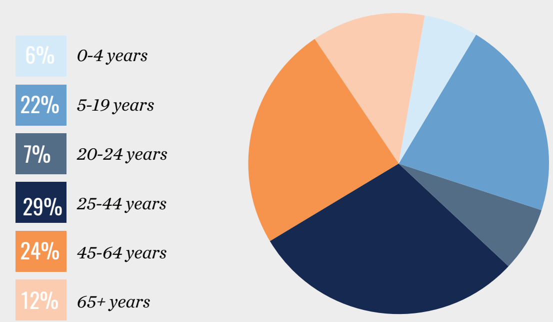
Median Household Income



Population Growth



2025 Population by Age



** Forecast*

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth also hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

$391,500
Median **Home Price**

150+
Museums and **Art Galleries**

150+
Private and Public **Golf Courses**

SPORTS

Baseball | **MLB** | Texas Rangers

Football | **NFL** | Dallas Cowboys

Basketball | **NBA** | Dallas Mavericks

Ice Hockey | **NHL** | Dallas Stars

Soccer | **MLS** | FC Dallas

Basketball | **WNBA** | Dallas Wings

EDUCATION

- University of Texas at Dallas
- University of North Texas at Dallas
- Southern Methodist University
- Texas Christian University
- University of Dallas
- Texas Woman's University, Denton

ARTS & ENTERTAINMENT

- Perot Museum of Nature and Science
- The Modern Art Museum of Fort Worth
- Kimbell Art Museum
- Dallas Zoo

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

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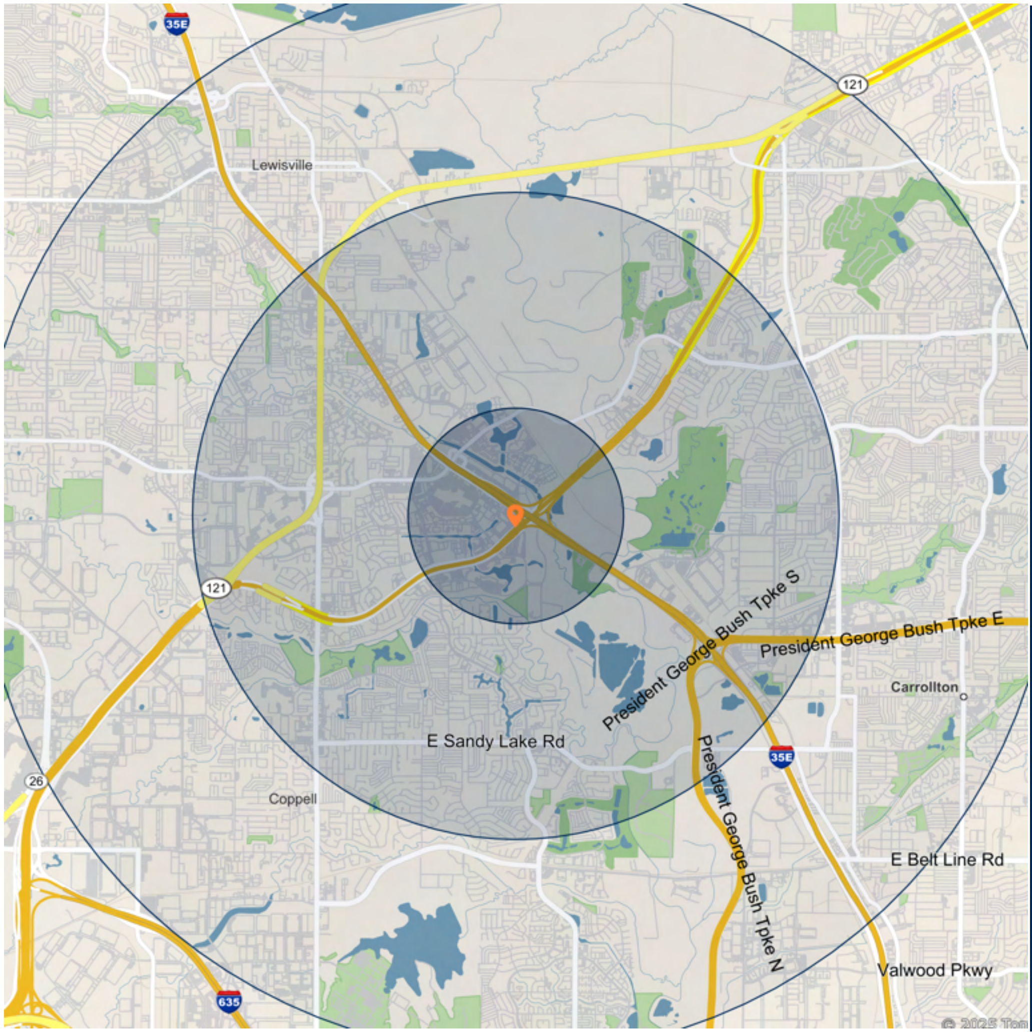

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	6,496	99,140	270,548
2025 Estimate	6,365	96,204	260,483
2020 Census	6,076	94,391	250,864
2010 Census	3,248	80,947	214,904
HOUSEHOLD INCOME			
Average	$104,327	$133,395	$133,779
Median	$85,651	$110,628	$112,506
Per Capita	$52,751	$52,705	$51,051
HOUSEHOLDS			
2030 Projection	3,395	41,217	106,418
2025 Estimate	3,285	39,909	102,206
2020 Census	3,073	37,401	94,144
2010 Census	1,559	32,093	80,981
HOUSING			
Median Home Value	$463,948	$441,097	$406,017
EMPLOYMENT			
2025 Daytime Population	7,947	101,905	284,948
2025 Unemployment	4.81%	2.78%	2.56%
Average Time Traveled (Minutes)	25	26	27
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.34%	1.53%	1.69%
Some College (13-15)	23.36%	21.83%	22.65%
Associate Degree Only	13.55%	13.10%	12.13%
Bachelor's Degree Only	7.59%	7.02%	6.65%
Graduate Degree	52.58%	50.13%	48.13%

DEMOGRAPHICS

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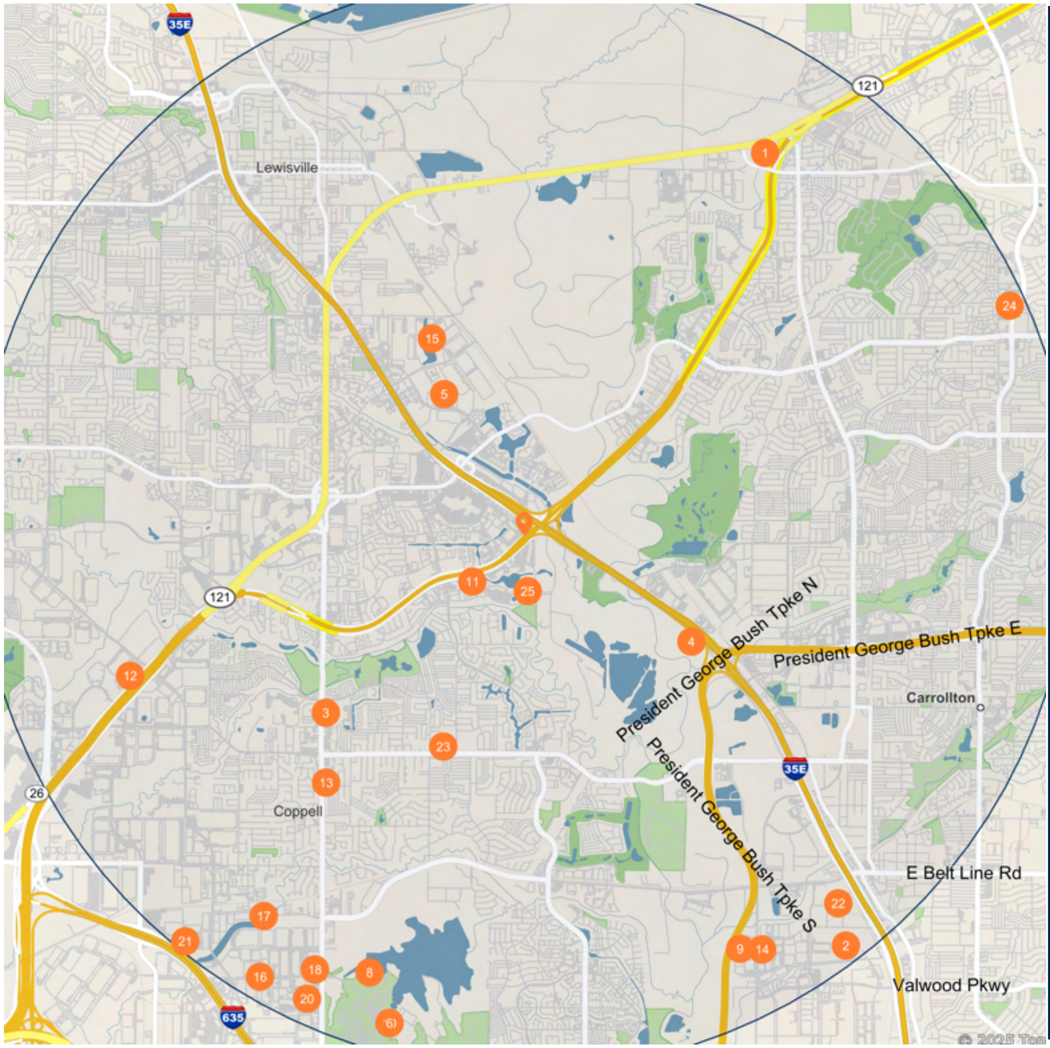
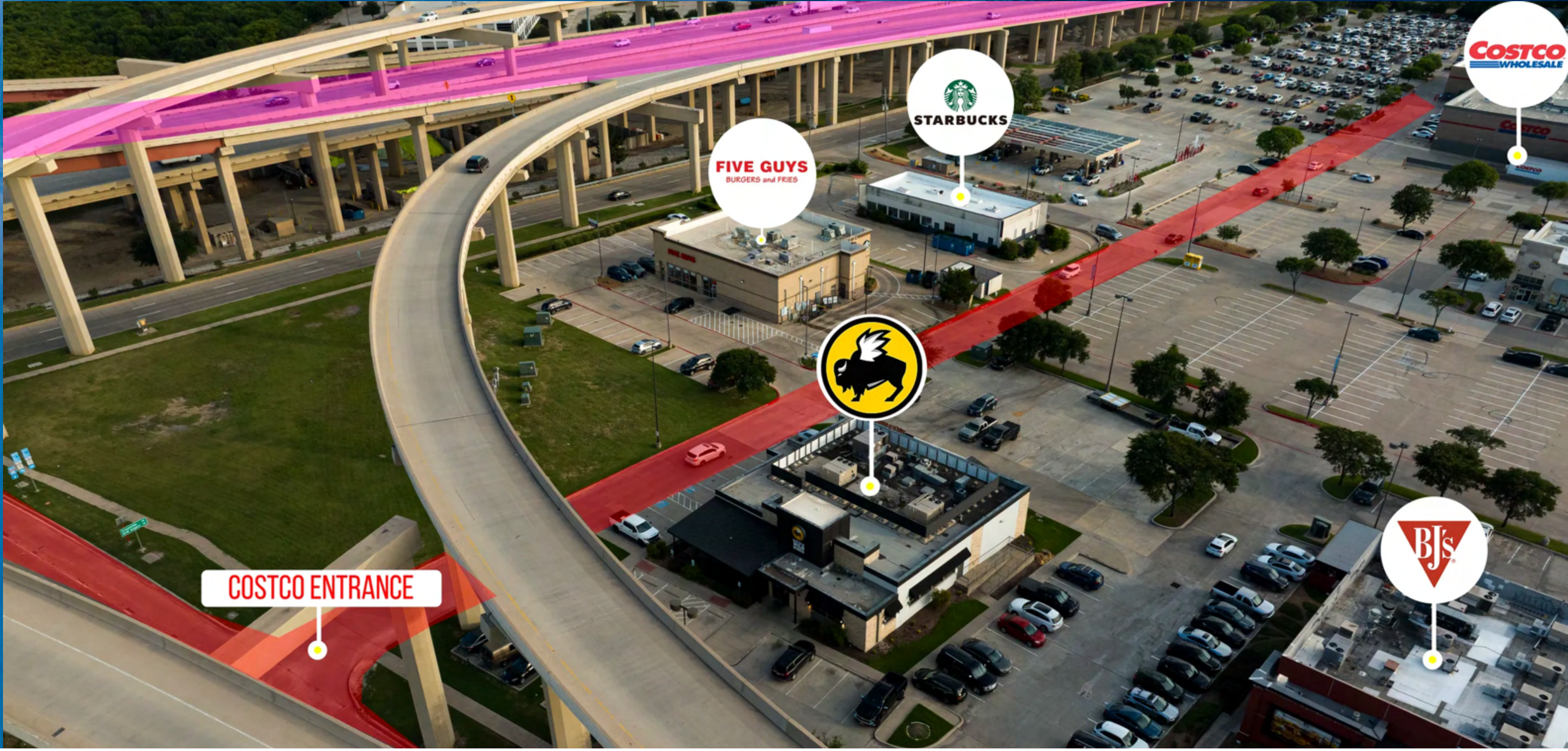


	Major Employers	Employees
1	Global Medical Response Inc-Air Medical Group Holdings	6,000
2	Stmicrlctrnics N Amer Hldg Inc-	4,182
3	Tekni-Plex Partners LLC-	3,300
4	Compass Group Usa Inc-Canteen Dallas	3,187
5	Bufkor Incorporated-	1,933
6	Brinker International Inc-	1,100
7	Brinker Restaurant Corporation-Chilis	1,000
8	Zale Corporation-Piercing Pagoda	1,000
9	Tsi Holding Company-Tsi Commercial Floor Cvg Texas	987
10	Brinker Purchasing Inc-Brinker International	950
11	Stearns Co-Issuer Inc-	947
12	SMS Infocomm Corporation-Wistron Infocomm	860
13	Coppell Independent School Dst-	850
14	Daifuku Services America Corp-Elite Line Services LLC	785
15	Stonegate Snf Properties LP-Stonegate Senior Living	700
16	Sunrise Hospital & Med Ctr LLC-	631
17	Medtronic Minimed Inc-Medtronic	603
18	Austin Bridge & Road LP-	600
19	Austin Bridge & Road Inc-Austin	600
20	Dave & Busters Maryland Inc-	593
21	United Parcel Service Inc-UPS	583
22	Lasco Acoustics & Drywall Inc-	570
23	United Parcel Service Inc-UPS	570
24	Sana Healthcare Carrollton LLC-Carrollton Regional Med Ctr	560
25	Djo Global Inc-	550



Exclusively Listed By

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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information requred by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

	License No.	Email	Phone
Marcus & Millichap Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9002994	tim.speck@marcusmillichap.com	972-755-5200
Tim A. Speck Designated Broker of Firm	432723	tim.speck@marcusmillichap.com	972-755-5200
Licensed Supervisor of Sales Agent/Associate			
Sales Agent/Associate's Name			

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials ____________ Date ____________

Information available at www.trec.texas.gov