OFFERING MEMORANDUM

ADVANTAGE DENTAL / WILLIAMS CHICKEN

1701 McLellan Ct & 6600 Brentwood Stair Rd,
Fort Worth, TX 76112

Marcus & Millichap
THE SANTELLI GROUP

Information About Brokerage Services

11-03-2025

EQUAL HOUSING OPPORTUNITY

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Joe Santelli, CCIM	664135-B	joe.santelli@marcusmillichap.com	972-755-5282
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

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

Information available at www.trec.texas.gov

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

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Activity ID #ZAH0060509

Marcus & Millichap
THE SANTELLI GROUP

6600 BRENTWOOD STAIR RD

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Marcus & Millichap
THE SANTELLI GROUP

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SECTION 1

01

EXECUTIVE SUMMARY

Marcus & Millichap
THE SANTELLI GROUP

INVESTMENT OVERVIEW

ADVANTAGE DENTAL / WILLIAMS CHICKEN

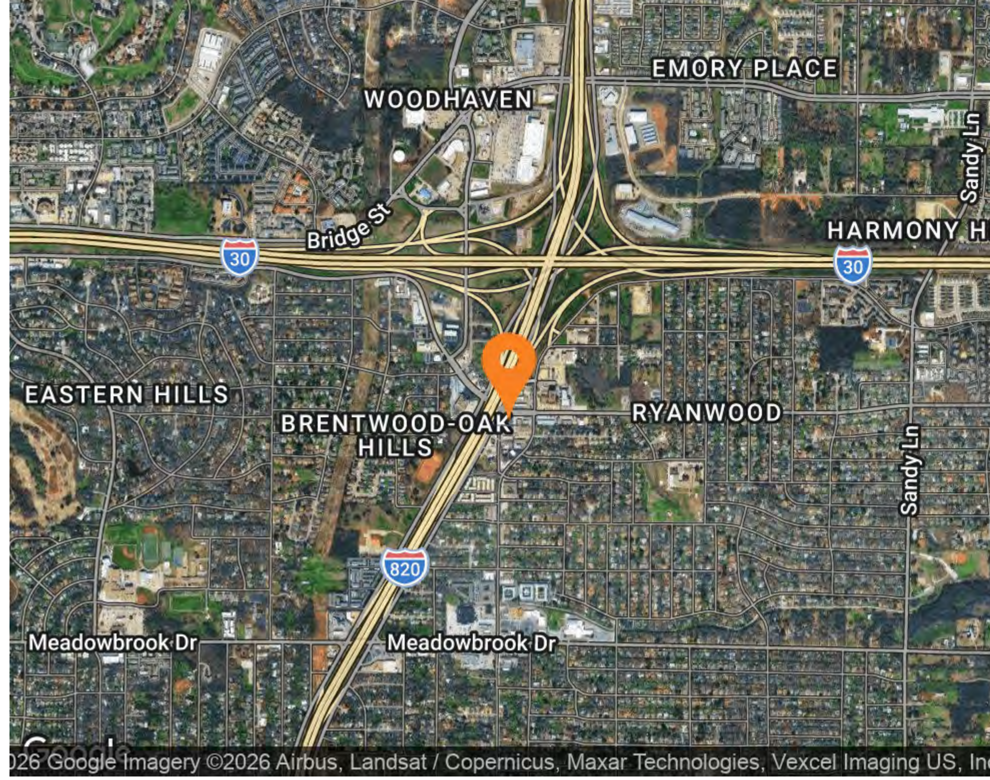
Listing Price	Cap Rate	# of Buildings
$1,050,000	**6.88%**	**2**

FINANCIAL

Listing Price	$1,050,000
NOI	$72,724
Cap Rate	6.88%
Building Price/SF	$142.20
Land Price/SF	$44.64

OPERATIONAL

Total Rentable SF	7,384 SF
1701 McLellan Ct	
Rentable SF	4,800
6600 Brentwood Stair Rd	
Rentable SF	2,584
Number of Buildings	2
Lot Size	0.54 Acres (23,522 SF)
Occupancy	100%
Year Built	1970
Zoning	E Neighborhood Commercial



ADVANTAGE DENTAL / WILLIAMS CHICKEN

6600 Brentwood Stair Rd, Fort Worth, TX 76112

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present the Advantage Dental / Williams Chicken Property, a multi-tenant retail investment opportunity located at 6600 Brentwood Stair Road & 1701 McLellan Ct, Fort Worth, Texas 76112. The offering consists of 2 buildings totaling 7,384-square-feet, situated on approximately 0.54 acres, and occupied by two established tenants, Advantage Dental and Williams Chicken. Originally constructed in 1970 and renovated in 2020, the property benefits from updated improvements while maintaining a long-standing presence within the surrounding community. Zoned E – Neighborhood Commercial, the site supports a variety of retail and service-oriented uses and provides investors with a stabilized asset positioned within a mature and densely populated trade area.

The subject property is strategically located in East Fort Worth along Brentwood Stair Road, a well-traveled commercial corridor serving surrounding residential neighborhoods and local businesses. The area benefits from convenient access to Interstate 30, Loop 820, and State Highway 180, providing connectivity throughout Fort Worth and the greater Dallas-Fort Worth Metroplex. Supported by established residential density and daily commuter traffic, the corridor continues to serve as an important retail and service destination for the surrounding community. The property's tenant mix further benefits from the necessity-based nature of dental and quick-service restaurant uses, providing consistent consumer demand and frequent customer visitation.

Fort Worth remains one of the fastest-growing major cities in the United States and continues to attract residents, employers, and investment capital from across the country. As part of the Dallas-Fort Worth Metroplex, the city benefits from a diverse economic base supported by industries including healthcare, logistics, defense, manufacturing, and professional services. Continued population growth, infrastructure investment, and business expansion have contributed to sustained demand for neighborhood retail and service-oriented commercial properties throughout the region.

Overall, the Advantage Dental / Williams Chicken Property represents an attractive opportunity to acquire a stabilized multi-tenant retail asset anchored by two established operators in a growing Fort Worth market. With approximately 7,384 square feet of improvements, a recent renovation completed in 2020, neighborhood commercial zoning, and a strategic location within an established retail corridor, the property offers investors the ability to capitalize on the continued growth and long-term economic strength of the Dallas-Fort Worth Metroplex.

INVESTMENT HIGHLIGHTS

Stabilized Dual-Tenant Retail Opportunity with Long-Standing Community Presence

Total SF: 7,384 | Situated on 0.54 Acres | Renovated in 2020

Neighborhood Commercial (E) Zoning Enhances Long-Term Real Estate Flexibility

Strategic Infill Location Serving Established East Fort Worth Neighborhoods

Excellent Connectivity to I-30, Loop 820, Downtown Fort Worth, & Major Employment Hubs

ADVANTAGE DENTAL / WILLIAMS CHICKEN

TENANT PROFILES: ADVANTAGE DENTAL

TENANT OVERVIEW

Company:	Advantage Dental
Founded:	1994
Locations:	70+
Headquarters:	Nashville, Tennessee
Website:	https://www.advantagedental.com/

ABOUT ADVANTAGE DENTAL

Advantage Dental is a leading dental services organization operating a network of affiliated practices across six states, providing comprehensive oral healthcare solutions to a broad patient base. The company offers general, pediatric, emergency, restorative, and cosmetic dental services through strategically located community practices supported by centralized management and clinical advisory resources. With an established multi-state presence and a focus on accessible, high-quality patient care, Advantage Dental+ benefits from strong brand recognition, operational scale, and recurring demand driven by essential healthcare services. The Fort Worth location further reinforces the company's commitment to serving growing communities with convenient, full-service dental care.

ADVANTAGE DENTAL / WILLIAMS CHICKEN

TENANT PROFILES: WILLIAMS CHICKEN

TENANT OVERVIEW

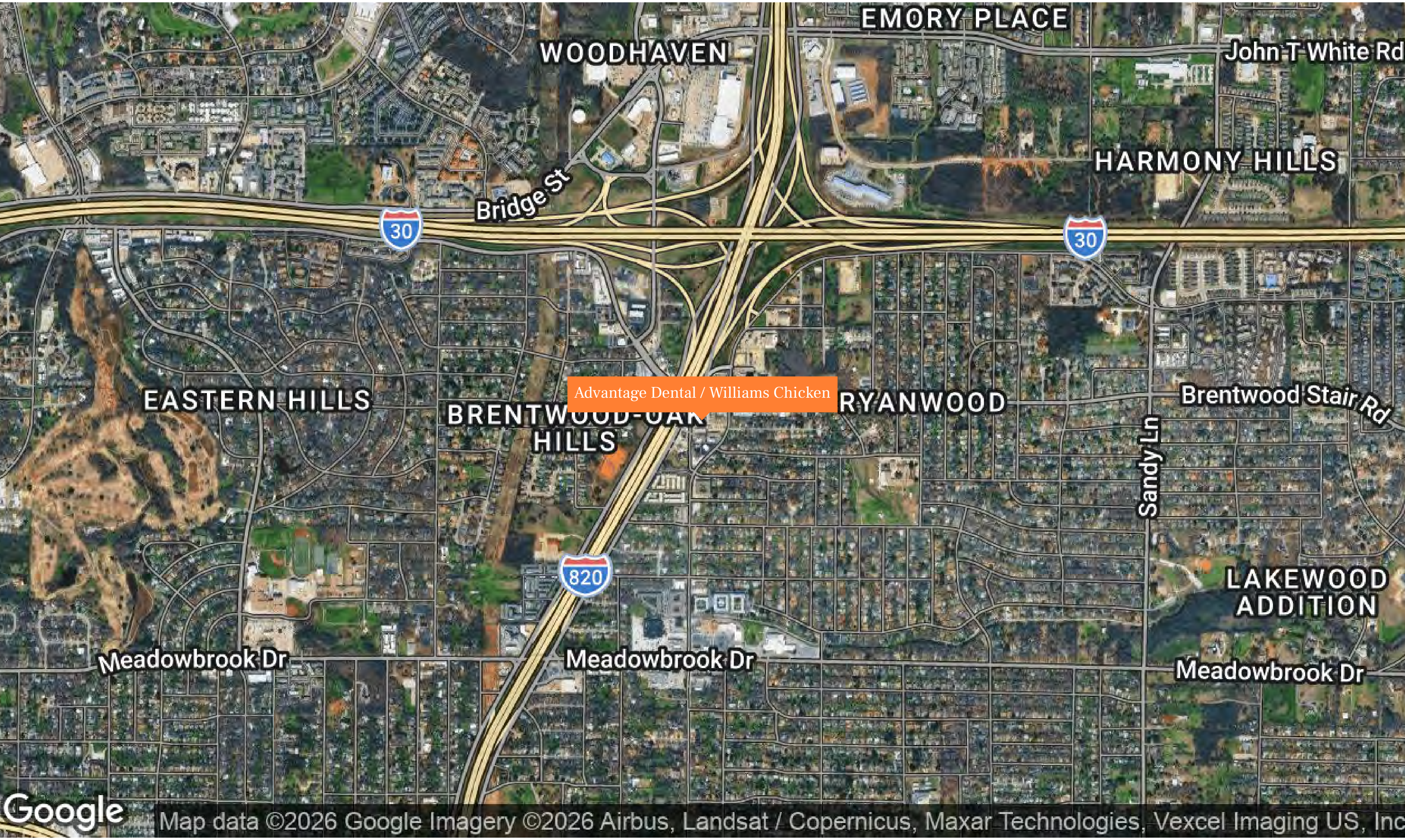
Company:	Williams Chicken
Founded:	1987
Locations:	30+
Headquarters:	Dallas, Texas
Website:	https://williamschicken.com

ABOUT WILLIAMS CHICKEN

Williams Chicken is a Texas-based quick-service restaurant chain founded in 1987 in the Oak Cliff area of Dallas. What began as a single neighborhood fried chicken restaurant has grown into a well-established regional brand with more than 30 locations throughout North Texas and East Texas. Known for its signature fried chicken, tenders, fish, burgers, sides, and family meal offerings, the company has built a loyal customer following through decades of consistent service and community engagement. Headquartered in Dallas, Texas, Williams Chicken continues to expand its footprint through both company-operated and franchised locations, reinforcing its position as one of the most recognizable locally owned restaurant brands in the Dallas-Fort Worth market.

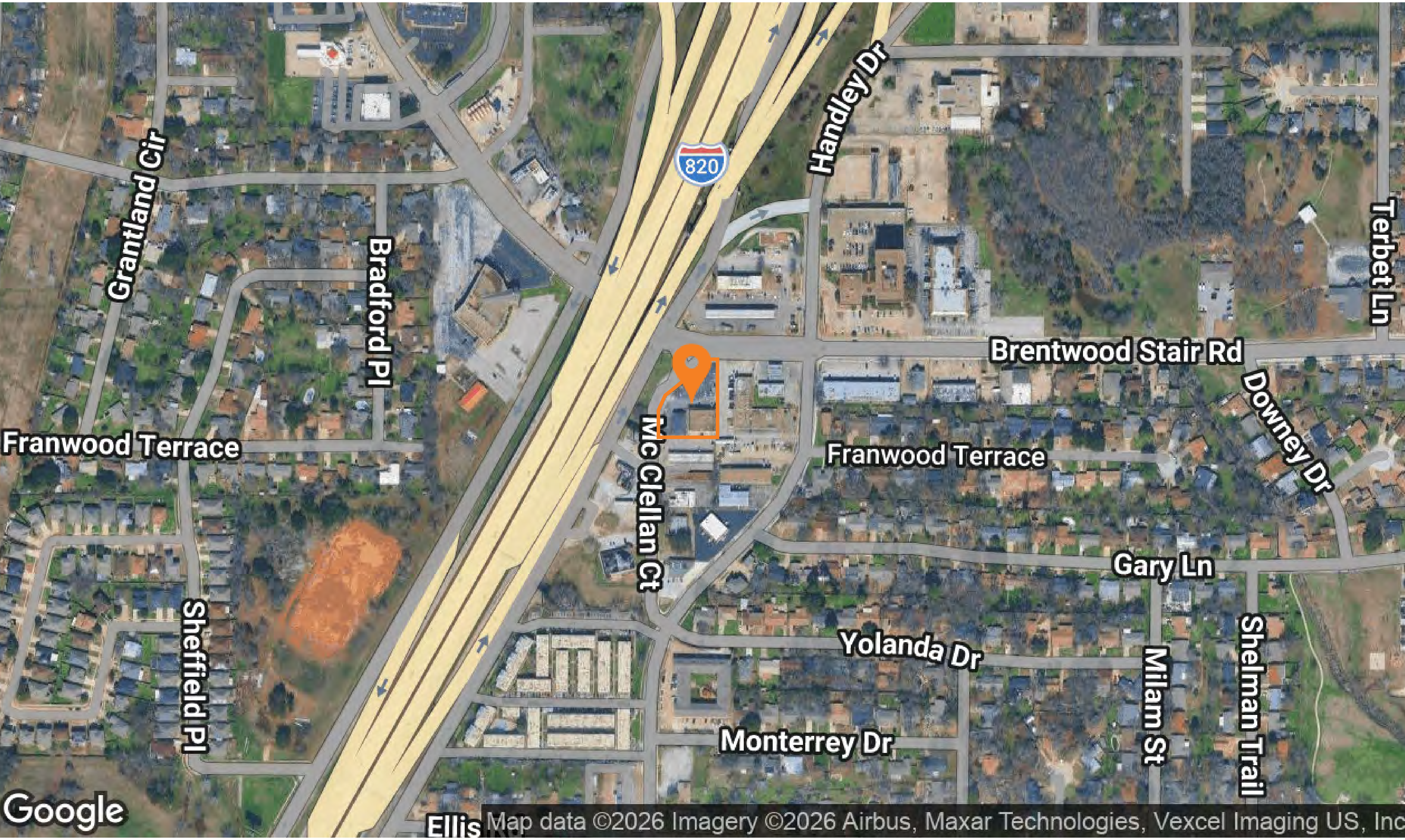
ADVANTAGE DENTAL / WILLIAMS CHICKEN

REGIONAL MAP



ADVANTAGE DENTAL / WILLIAMS CHICKEN

LOCAL MAP



ADVANTAGE DENTAL / WILLIAMS CHICKEN

MAJOR ATTRACTIONS MAP


Subject Property
2 Buildings Totaling
7,384-SF | 0.54-AC Lot
GUARANTEED
CASH OFFER
ON YOUR HOME!
MARK SPAIN
INTERSTATE
820
WILLIAMS CHICKEN
DRIVE-THRU
IN A WRECK?
TEXAS PROUD
CHINA ONE XPRESS


Subject Property
2 Buildings Totaling
7,384-SF | 0.54-AC Lot
INTERSTATE
TEXAS
820
GUARANTEED
CASH OFFER
ON YOUR HOME!
MARK SPAIN
encore
FedEx


Subject Property
2 Buildings Totaling
7,384-SF | 0.54-AC Lot
INTERSTATE
TEXAS
820
QT


INTERSTATE
30
820
INTERSTATE
TEXAS
820
QT
QuikTrip
Subject Property
2 Buildings Totaling
7,384-SF | 0.54-AC Lot
GUARANTEED
CASH OFFER
ON YOUR HOME!
MARK SPAIN


Advantage Dental+
WILLIAMS CHICKEN
DRIVE-THRU
MARK SPAIN
TEXAS PROUD
Advantage Dental+
SMILE
BRIGHTER
TOGETHER
WILLIAMS CHICKEN


Advantage Dental+
WILLIAMS CHICKEN
WILLIAMS CHICKEN


GUARANTEED
CASH OFFER
ON YOUR HOME!
MARK SPAIN REAL ESTATE
Advantage Dental+
Call today! 817-510-0397
SMILE
BRIGHTER
TOGETHER


WILLIAMS CHICKEN
WILLIAMS CHICKEN
OPEN
1701
FRIED CATFISH

SECTION 2

02

FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap
THE SANTELLI GROUP

ADVANTAGE DENTAL / WILLIAMS CHICKEN

FINANCIAL DETAILS

TENANT SUMMARY

TENANT NAME	SQUARE FEET	PROPERTY SHARE	LEASE DATES COMM.	LEASE DATES EXP.	RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	PRO FORMA TOTAL RENT PER YEAR	LEASE TYPE	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
Advantage Dental	4,800	65.0%	8/1/20	1/31/28	$12.50	$5,000	$60,000	$67,200	MG	Two 5-Yr Options @ Market
Williams Chicken	2,584	35.0%	4/1/13	3/1/28	$11.59	$2,495	$29,940	$36,180	MG	One 5-Yr Option @ Market
Total	7,384				$12.18	$7,495	$89,940	$103,380		

Occupied Tenants: 2	Unoccupied Tenants: 0	Occupied GLA: 100.00%	Unoccupied GLA: 0.00%

Notes: Pro forma rent assumes lease up or renewal at $12.00/PSF + NNN.

ADVANTAGE DENTAL / WILLIAMS CHICKEN

FINANCIAL DETAILS

OPERATING STATEMENT

INCOME	Year 1		PER SF	Pro Forma		PER SF
Scheduled Base Rental Income	89,940		12.18	88,608		12.00
Expense Reimbursement Income						
Insurance	0		0.00	3,672		0.50
Real Estate Taxes	0		0.00	11,559		1.57
Management Fees	0		0.00	4,327		0.59
Total Reimbursement Income	$0	0.0%	$0.00	$19,558	100.0%	$2.65
Effective Gross Revenue	$89,940		$12.18	$108,166		$14.65

OPERATING EXPENSES	Year 1		PER SF	Pro Forma		PER SF
Insurance	3,600		0.49	3,672		0.50
Real Estate Taxes	10,508		1.42	11,559		1.57
Management Fee	3,598	4.0%	0.49	4,327	4.0%	0.59
Total Expenses	$17,706		$2.40	$19,557		$2.65
Expenses as % of EGR	19.7%			18.1%		
Net Operating Income	$72,234		$9.78	$88,609		$12.00

Notes:

- Tenants currently self-maintain buildings and pay all utilities directly.
- Landlord is currently responsible for roof & structure.
- Pro forma income assumed at $12.00/PSF + NNN in 2028 when both tenant's leases roll.
- Management expenses estimated based on market values.
- Insurance & real estate tax expenses estimated based on previous year's actual values.

ADVANTAGE DENTAL / WILLIAMS CHICKEN

FINANCIAL DETAILS

PRICING DETAILS

SUMMARY		
Price	$1,050,000	
Down Payment	$374,325	36%
Number of Suites	2	
Price Per SqFt	$142.20	
Gross Leasable Area (GLA)	7,384 SF	
Lot Size	0.54 Acres	
Year Built/Renovated	1970/2020	
Occupancy	100.00%	

RETURNS	Year 1	Pro Forma
CAP Rate	6.88%	8.44%
Cash-on-Cash	4.52%	8.90%
Debt Coverage Ratio	1.31	1.60

Financing	1st Loan
Loan Amount	$682,500
Loan Type	New
Interest Rate	6.50%
Amortization	25 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA

INCOME		Year 1		Pro Forma
Scheduled Base Rental Income		$89,940		$88,608
Total Reimbursement Income	0.0%	$0	22.1%	$19,558
Effective Gross Revenue		$89,940		$108,166
Less: Operating Expenses	19.7%	($17,706)	18.1%	($19,557)
Net Operating Income		$72,234		$88,609
Cash Flow		$72,234		$88,609
Debt Service		($55,299)		($55,299)
Net Cash Flow After Debt Service	4.52%	$16,935	8.90%	$33,309
Principal Reduction		$11,269		$12,023
Total Return	7.53%	$28,204	12.11%	$45,333

OPERATING EXPENSES	Year 1	Pro Forma
Insurance	$3,600	$3,672
Real Estate Taxes	$10,508	$11,559
Management Fee	$3,598	$4,327
Total Expenses	$17,706	$19,557
Expenses/SF	$2.40	$2.65

SECTION 3

03

MARKET OVERVIEW

East Fort Worth Submarket Overview
Dallas/Fort Worth Market Overview
Demographics

Marcus & Millichap
THE SANTELLI GROUP

ADVANTAGE DENTAL / WILLIAMS CHICKEN

EAST FORT WORTH SUBMARKET OVERVIEW

EAST FORT WORTH, TX

East Fort Worth is an established and evolving submarket that offers investors a compelling blend of accessibility, community investment, and long-term growth potential. Strategically positioned east of downtown and connected by major transportation corridors, the area benefits from strong regional connectivity and continued economic expansion across the Dallas-Fort Worth Metroplex. The submarket is anchored by key destinations including Texas Wesleyan University, Gateway Park, Historic Handley, and numerous neighborhood retail and service centers that support a growing residential base. In recent years, East Fort Worth has attracted increasing public and private investment, with ongoing revitalization initiatives, infrastructure improvements, and redevelopment activity contributing to the area's continued transformation. As population growth and commercial demand expand throughout Tarrant County, East Fort Worth remains well-positioned to benefit from rising consumer activity, new business development, and sustained demand for retail, office, and mixed-use investment opportunities.

SUBMARKET HIGHLIGHTS

GROWTH AND REVITALIZATION

The submarket continues to attract public and private investment through ongoing redevelopment initiatives, infrastructure improvements, and commercial reinvestment efforts that support long-term economic growth.

STRATEGIC CONNECTIVITY

East Fort Worth benefits from convenient access to major transportation corridors, providing connectivity to Downtown Fort Worth, DFW International Airport, and key employment centers throughout the Metroplex.

ESTABLISHED COMMERCIAL BASE

East Fort Worth is home to a diverse mix of retail, service, educational, and community-oriented destinations, creating a stable foundation for commercial activity and supporting sustained demand from residents and businesses alike.

Sources: https://www.fortworthtexas.gov; https://txwes.edu

ADVANTAGE DENTAL / WILLIAMS CHICKEN

DALLAS/FORT WORTH MARKET OVERVIEW

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

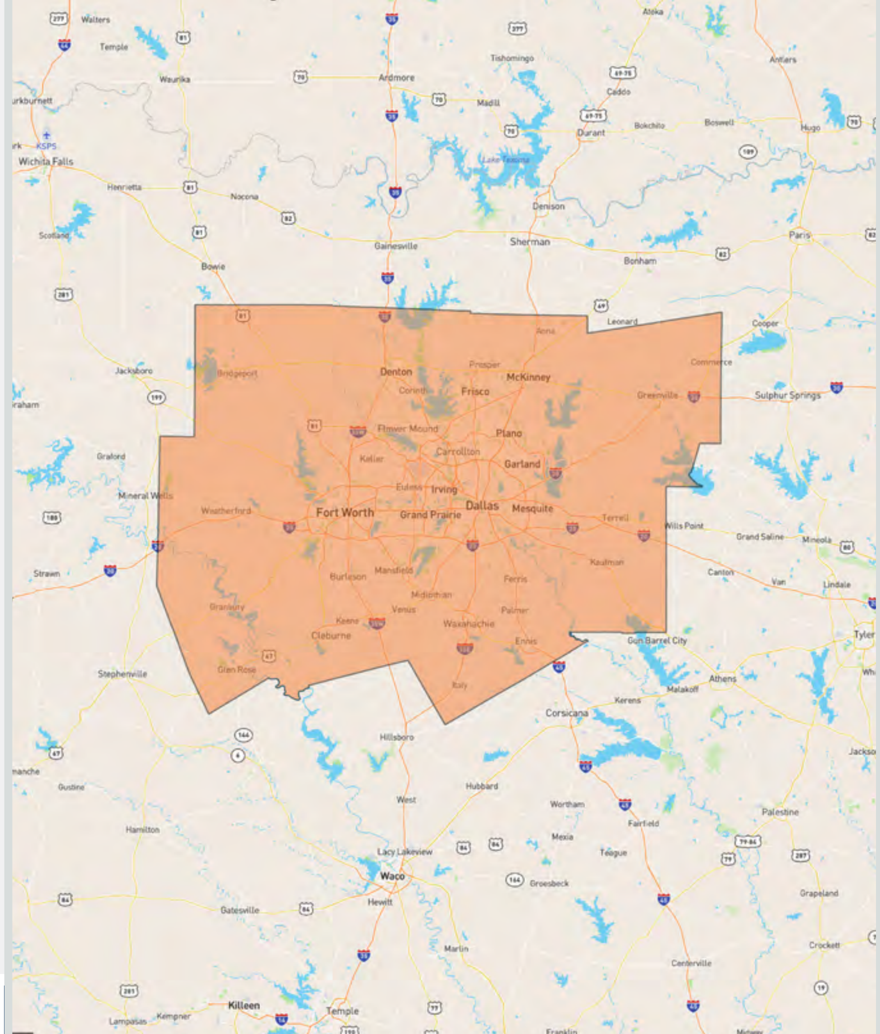
The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.

ADVANTAGE DENTAL / WILLIAMS CHICKEN

DALLAS/FORT WORTH MARKET OVERVIEW

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

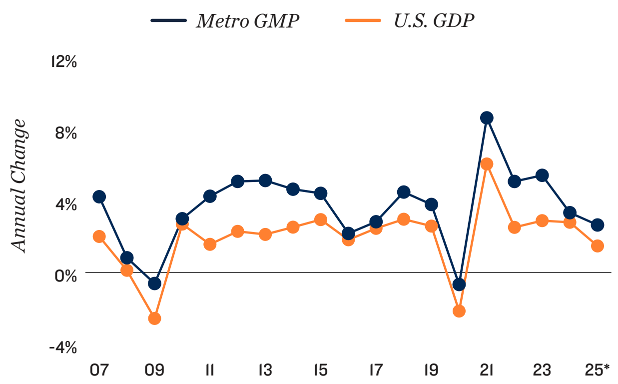
ADVANTAGE DENTAL / WILLIAMS CHICKEN

DALLAS/FORT WORTH MARKET OVERVIEW

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

ADVANTAGE DENTAL / WILLIAMS CHICKEN

DALLAS/FORT WORTH MARKET OVERVIEW

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%

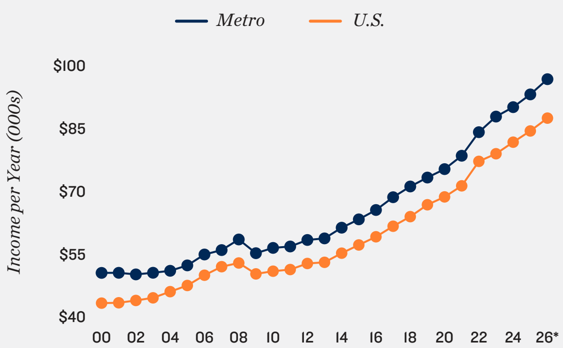
HOUSEHOLDS
3.0M
2024-2029* Growth:
5.8%

MEDIAN AGE
36
U.S. Median:
39

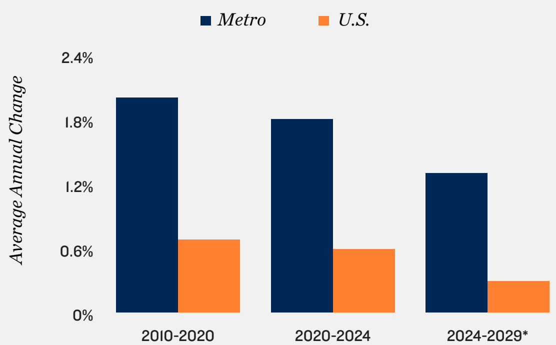
MEDIAN HOUSEHOLD INCOME
$98,000
U.S. Median:
$76,000

** Forecast*

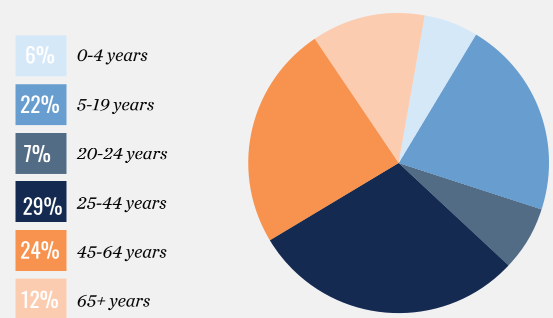
Median Household Income



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

ADVANTAGE DENTAL / WILLIAMS CHICKEN

DALLAS/FORT WORTH MARKET OVERVIEW

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

ADVANTAGE DENTAL / WILLIAMS CHICKEN

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	14,771	73,365	225,238
2025 Estimate			
Total Population	14,562	71,350	219,439
2020 Census			
Total Population	15,001	71,770	220,882
2010 Census			
Total Population	13,356	63,251	201,021
Daytime Population			
2025 Estimate	9,772	47,753	181,529

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,320	29,571	87,677
2025 Estimate			
Total Households	6,220	28,775	85,398
Average (Mean) Household Size	2.4	2.5	2.6
2010 Census			
Total Households	6,028	27,248	81,019
2010 Census			
Total Households	5,630	24,698	75,251
Occupied Units			
2030 Projection	7,015	32,299	94,080
2025 Estimate	6,902	31,417	91,603

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$150,000 or More	7.1%	10.5%	13.0%
$100,000-$149,999	10.6%	14.3%	15.3%
$75,000-$99,999	9.8%	11.8%	12.6%
$50,000-$74,999	22.6%	20.4%	19.4%
$35,000-$49,999	14.9%	13.4%	13.5%
Under $35,000	34.9%	29.6%	26.3%
Average Household Income	$66,452	$77,373	$84,499
Median Household Income	$53,706	$61,406	$68,292
Per Capita Income	$27,610	$31,042	$32,956

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	$50,072	$55,442	$58,380
Consumer Expenditure Top 10 Categories			
Housing	$17,986	$19,748	$20,744
Transportation	$10,341	$11,182	$11,609
Food	$7,264	$7,922	$8,331
Personal Insurance and Pensions	$6,069	$7,033	$7,354
Entertainment	$2,580	$3,214	$3,427
Cash Contributions	$1,431	$1,589	$1,848
Apparel	$1,388	$1,516	$1,614
Personal Care Products and Services	$821	$863	$882
Education	$726	$794	$855
Tobacco Products and Smoking Supplies	$376	$373	$371

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	14,562	71,350	219,439
Under 20	27.2%	28.1%	27.8%
20 to 34 Years	23.2%	22.5%	20.9%
35 to 39 Years	7.0%	7.1%	6.9%
40 to 49 Years	12.2%	12.2%	12.2%
50 to 64 Years	17.9%	17.6%	17.6%
Age 65+	12.5%	12.6%	14.6%
Median Age	35.0	35.0	36.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	9,615	46,653	144,557
Elementary (0-8)	5.0%	7.7%	8.6%
Some High School (9-11)	8.2%	9.8%	9.9%
High School Graduate (12)	29.2%	28.5%	27.7%
Some College (13-15)	25.6%	23.6%	21.4%
Associate Degree Only	7.7%	7.5%	6.6%
Bachelor's Degree Only	18.9%	16.0%	17.4%
Graduate Degree	5.4%	6.9%	8.4%

ADVANTAGE DENTAL / WILLIAMS CHICKEN

DEMOGRAPHICS

POPULATION

In 2025, the population in your selected geography is 219,439. The population has changed by 9.16 percent since 2010. It is estimated that the population in your area will be 225,238 five years from now, which represents a change of 2.6 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,794 people per square mile.

HOUSEHOLDS

There are currently 85,398 households in your selected geography. The number of households has changed by 13.48 percent since 2010. It is estimated that the number of households in your area will be 87,677 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.6 people.

INCOME

In 2025, the median household income for your selected geography is $68,292, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 59.51 percent since 2010. It is estimated that the median household income in your area will be $77,822 five years from now, which represents a change of 14.0 percent from the current year.

The current year per capita income in your area is $32,956, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $84,499, compared with the U.S. average, which is $103,571.

EMPLOYMENT

In 2025, 107,204 people in your selected area were employed. The 2010 Census revealed that 58.5 percent of employees are in white-collar occupations in this geography, and 23.9 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 27.00 minutes.

HOUSING

The median housing value in your area was $248,326 in 2025, compared with the U.S. median of $333,538. In 2010, there were 44,418.00 owner-occupied housing units and 30,833.00 renter-occupied housing units in your area.

EDUCATION

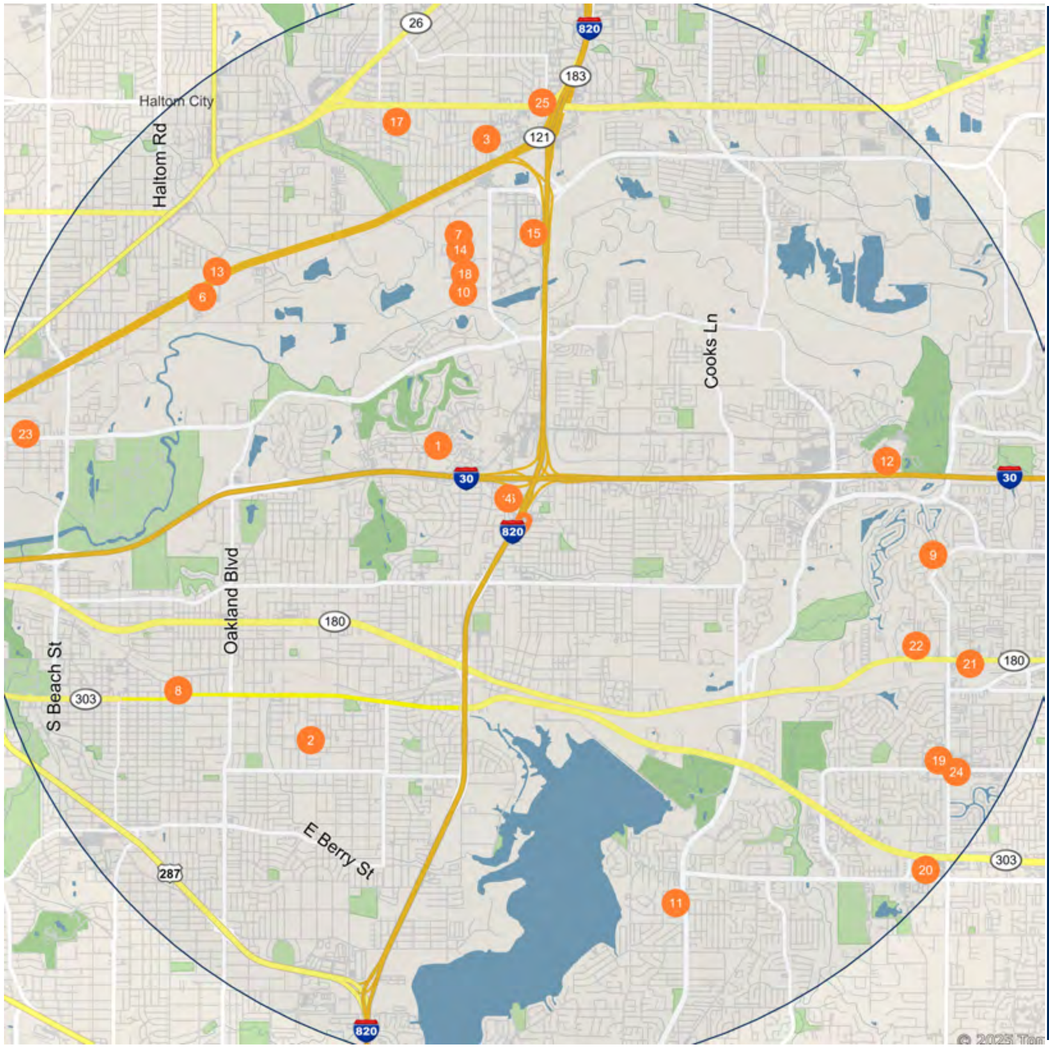
The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 24.9 percent of the selected area’s residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.6 percent completed a bachelor’s degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation’s at 14.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.4 percent in the selected area compared with the 19.6 percent in the U.S.

ADVANTAGE DENTAL / WILLIAMS CHICKEN

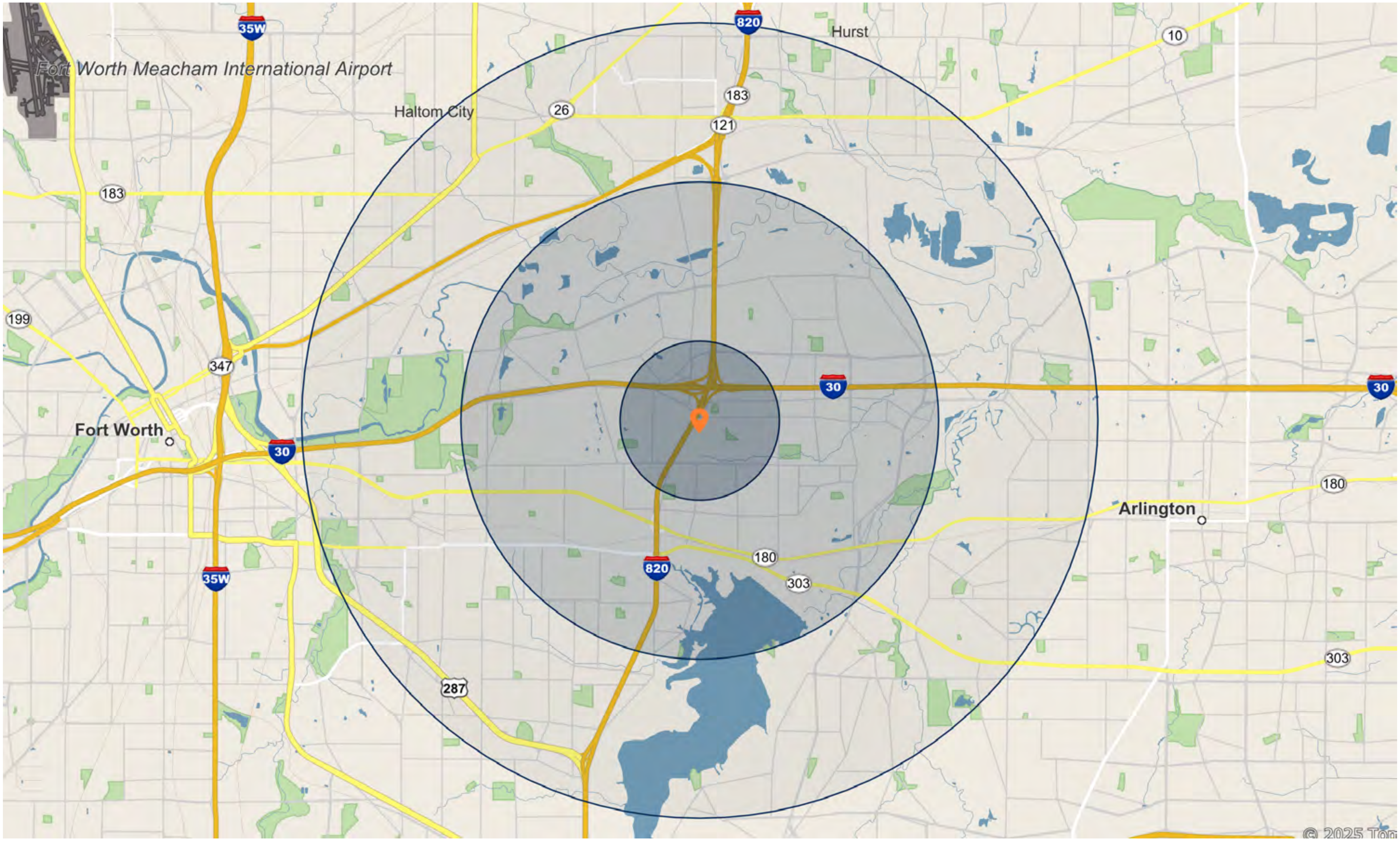
DEMOGRAPHICS



	Major Employers	Employees
1	Kwal LLC-La Jolla Apartments	3,640
2	State of Texas-Texas State Mssnary Bptst Cnvn	2,739
3	Bell Textron Inc-Bell Helicopter Services	2,500
4	Physassist Scribes Inc-	1,409
5	Eis Holdings LLC-	750
6	Comptroller Pub Accounts Texas-Fort Worth Audit Office	666
7	Atco Rubber Products Inc-	600
8	Family Dollar Stores La Inc-Family Dollar Stores	504
9	EDJ Holding Company Inc-	457
10	Big Star Trucking LLC-	447
11	Alcon Vision LLC-	421
12	Texas Wesleyan University-	420
13	Boutchantharaj Corporation-Dfw Security Protective Force	400
14	Daikin Comfort Tech Dist Inc-	346
15	Courtesy Building Services Inc-	331
16	Emergency Medicine Cons Ltd-	330
17	Richland Hills Health Care LLC-Richland Hills Nursing & Rehab	304
18	Rs Americas Inc-Allied Electronics & Automtn	300
19	Tom Thumb Food & Drugs Inc-Tom Thumb 3617	293
20	K & N Plumbing Heating and AC-K & N Plumbing Transition Co	291
21	2300 Club Inc-Baby Dolls Saloon	273
22	Wright Tree Service Inc-	265
23	Baker Drywall Fort Worth Ltd-	257
24	El Chico Restaurants Inc-El Chico Restaurant	251
25	El Chico Restaurants Inc-El Chico Restaurant	251

ADVANTAGE DENTAL / WILLIAMS CHICKEN

DEMOGRAPHICS



OFFERING MEMORANDUM

ADVANTAGE DENTAL / WILLIAMS CHICKEN

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