

SECURE

NET LEASE



HG SPLY CO.

\$11,439,000 | 7.00% CAP

SH, 2980, TX-114 Frontage Rd, Trophy Club, TX 76262 (DFW)

- ✓ **Premier Trophy Club / Westlake Location** | Positioned Within One of DFW's Most Affluent Corridors, Featuring ~\$240K+ Average Household Incomes and Strong Surrounding Demographics
- ✓ **Supply-Constrained, High-Barrier Submarket** | Limited Available Land and Strict Development Controls Support Long-Term Value Preservation and Sustained Demand
- ✓ **High-Visibility TX-114 Corridor** | Direct Frontage Along a Major Commuter and Retail Artery with Strong Traffic Counts and Consistent Consumer Flow
- ✓ **Strong In-Place Cash Flow with Contractual Growth** | ~\$800K NOI With ~9 Years Remaining Term & 10% Rent Escalations Every 5 Years, Providing Predictable Income Growth
- ✓ **Compelling Basis Relative to Replacement Cost** | Pricing Compares Favorably to Current Replacement Cost, Offering Strong Entry Point w/in High-Income, Supply-Constrained Corridor

The property is positioned within one of DFW's **most affluent** and supply-constrained corridors, with **~\$240K+** average household incomes and strong barriers to new development. Located along the high-traffic TX-114 corridor, the site benefits from **exceptional visibility**, accessibility, and consistent daily consumer flow. The surrounding trade area is characterized by dense, high-income residential communities and limited competing retail supply, supporting **strong tenant performance** and long-term real estate value.

INVESTMENT OVERVIEW

HG SPLY CO. TROPHY CLUB, TX



CONTACT FOR DETAILS

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Bob Moorhead

Managing Partner
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\$11,439,000

7.00% CAP

NOI

\$800,783

Building Area

±25,680 SF

Land Area

±1.83 AC

Year Built

2019

Lease Type

NN*

Occupancy

100%

*Roof and Structure Landlord Responsibility

- ✓ **Located Along the High-Growth TX-114 Corridor** - Positioned in one of DFW's fastest-growing suburban corridors, benefiting from continued residential and commercial expansion driving long-term consumer demand.
- ✓ **High-Visibility Location Along ~100K VPD Corridor** - Frontage along TX-114 provides strong daily exposure and accessibility within a primary commuter and retail artery.
- ✓ **Affluent Trade Area with Strong Demographics** - Trophy Club, Westlake, and surrounding communities feature ~\$240K+ household incomes and sustained population growth across North Tarrant and Denton Counties.
- ✓ **Concept Aligned with Lifestyle-Driven Consumer Base** - HG Sply's health-conscious, experiential dining concept is well-suited for the affluent, fitness-oriented demographic prevalent in the immediate trade area.
- ✓ **Balanced Daytime and Evening Traffic Patterns** - Proximity to office users, dense residential communities, and regional retail creates consistent traffic flow throughout the day.
- ✓ **Strong In-Place Cash Flow with Contractual Growth** - The lease includes 10% rent increases every 5 years, providing predictable NOI growth and an embedded hedge against inflation.
- ✓ **Sticky Customer Base in Master-Planned Community** - Trophy Club's master-planned environment supports repeat visitation and long-term consumer stability.
- ✓ **Flexible Exit Strategy with Long-Term Upside** - Lease structure allows for future repositioning, re-tenanting, or redevelopment, enhancing long-term real estate optionality.

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

— HG SPLY CO. TROPHY CLUB, TX

HG SPLY CO.

Lessee: HG SPLY Trophy Club, LLC

Guarantor: EightyTwentyHospitality, LLC

REVENUE
NOT
DISCLOSED

LOCATIONS
PRIVATE
COMPANY

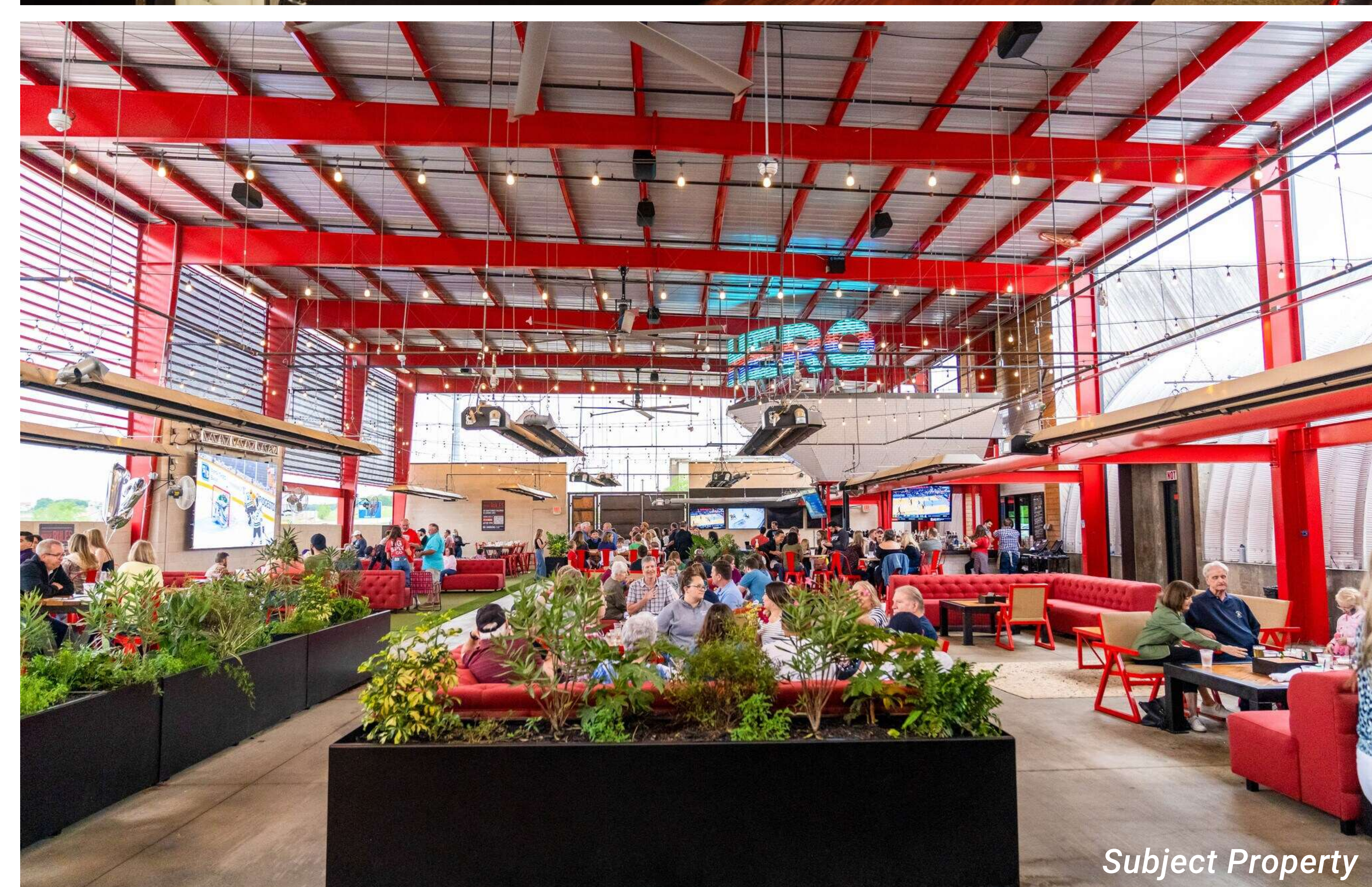
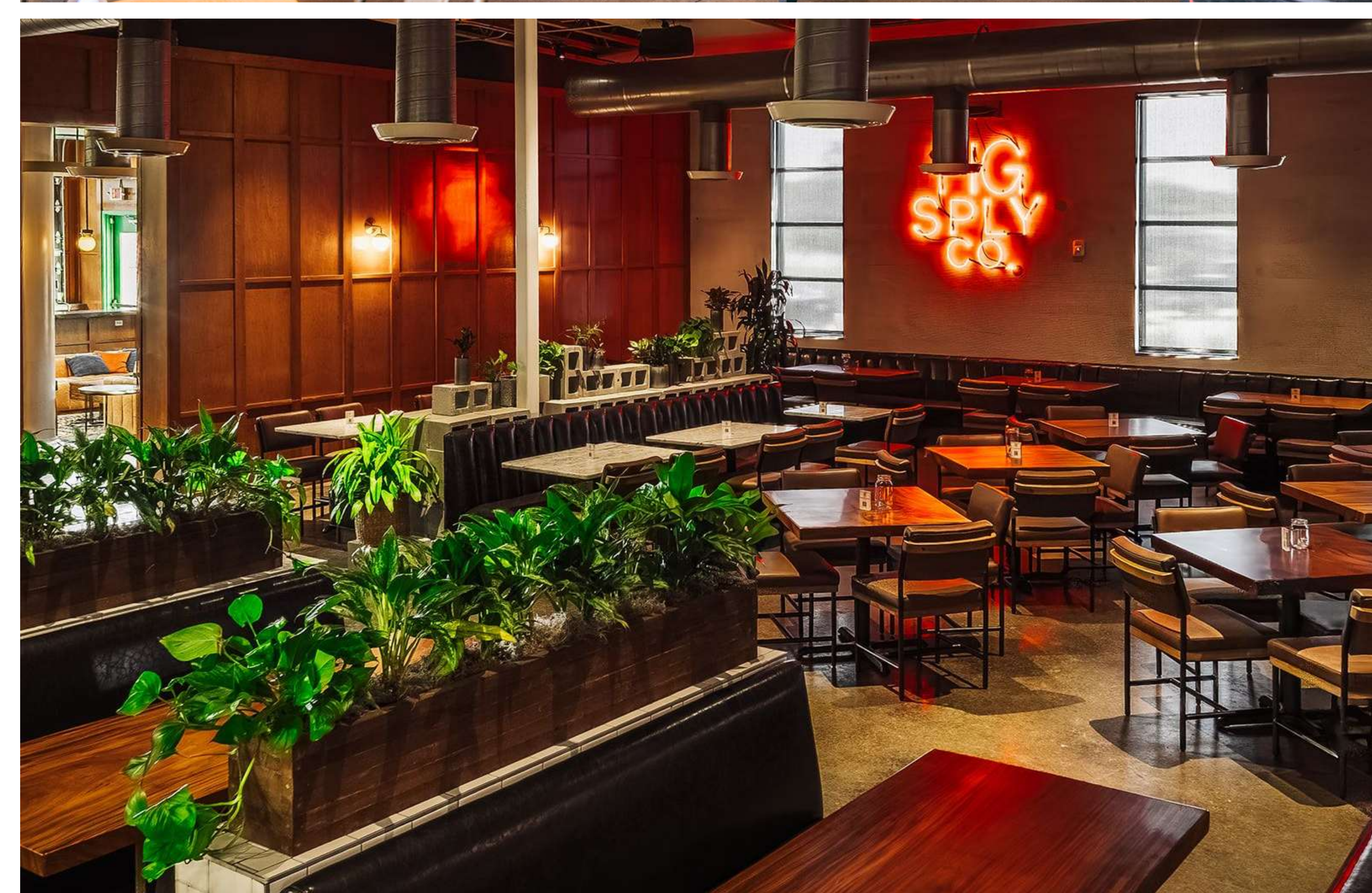


hgsplyco.com

HG Sply Co. is a Dallas-based, full-service restaurant concept known for its health-conscious, lifestyle-driven menu and vibrant dining atmosphere.

Founded in 2013, the brand focuses on clean, sustainable ingredients paired with a social, energetic environment that resonates with modern consumers. The concept is operated by **EightyTwenty Hospitality**, a regional hospitality group based in North Texas that owns and operates multiple restaurant concepts across the Dallas–Fort Worth metroplex. HG Sply has established a **strong local** following, particularly in **high-income**, lifestyle-oriented submarkets, where its brand aligns well with evolving consumer preferences toward wellness, **quality ingredients**, and experiential dining.

While privately held and not publicly reporting financials, HG Sply has demonstrated **consistent operating presence** within the DFW market, with locations **strategically** positioned in dense, affluent trade areas. The brand benefits from repeat customer traffic and strong community integration, supporting **stable unit-level performance**.



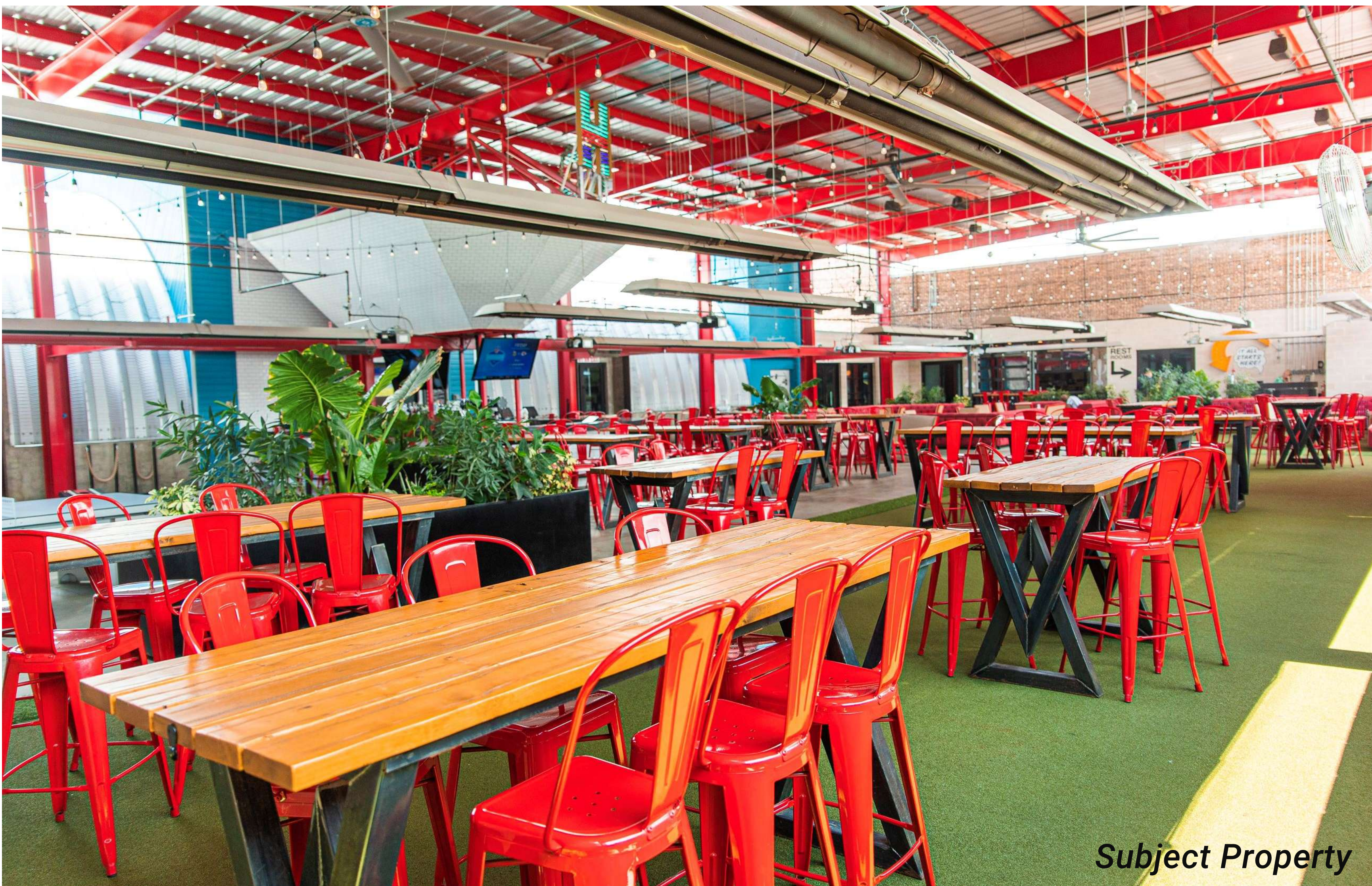
Subject Property

LEASE OVERVIEW

HG SPLY CO. TROPHY CLUB, TX

Initial Lease Term	15 Year, Plus 1, 5-Year Options To Renew
Rent Commencement	08/01/2019
Lease Expiration	07/31/2034
Lease Type	NN
Rent Increases	10% Every 5 Years, In Primary Term; Option FMV
Annual Rent YRS 1-5	\$728,893
Annual Rent YRS 6-10	\$800,783
Annual Rent YRS 11-15	\$880,812
Option 1	FMV

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Subject Property



DOWNTOWN DALLAS
(~25 MILES AWAY)
(8.3M+POPULATION)

DALLAS FORT WORTH INTERNATIONAL AIRPORT
(8.3M+ POPULATION)

DOWNTOWN FORT WORTH
(~17 MILES AWAY)



NORTHWEST PARKWAY
(118,024 VPD)

← DOWNTOWN
FORT WORTH
(~17 MILES AWAY)

CVS pharmacy



HOMewood
SUITES by Hilton



THE CASPIAN

144
TEXAS

NORTHWEST PARKWAY
(118,024 VPD)

DOWNTOWN
DALLAS
(~25 MILES AWAY)
↓



SITE OVERVIEW

HG SPLY CO. TROPHY CLUB, TX



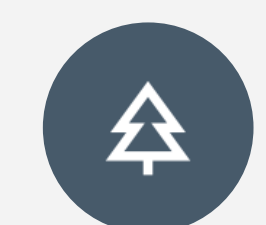
Year Built

2019



Building Area

±25,680 SF

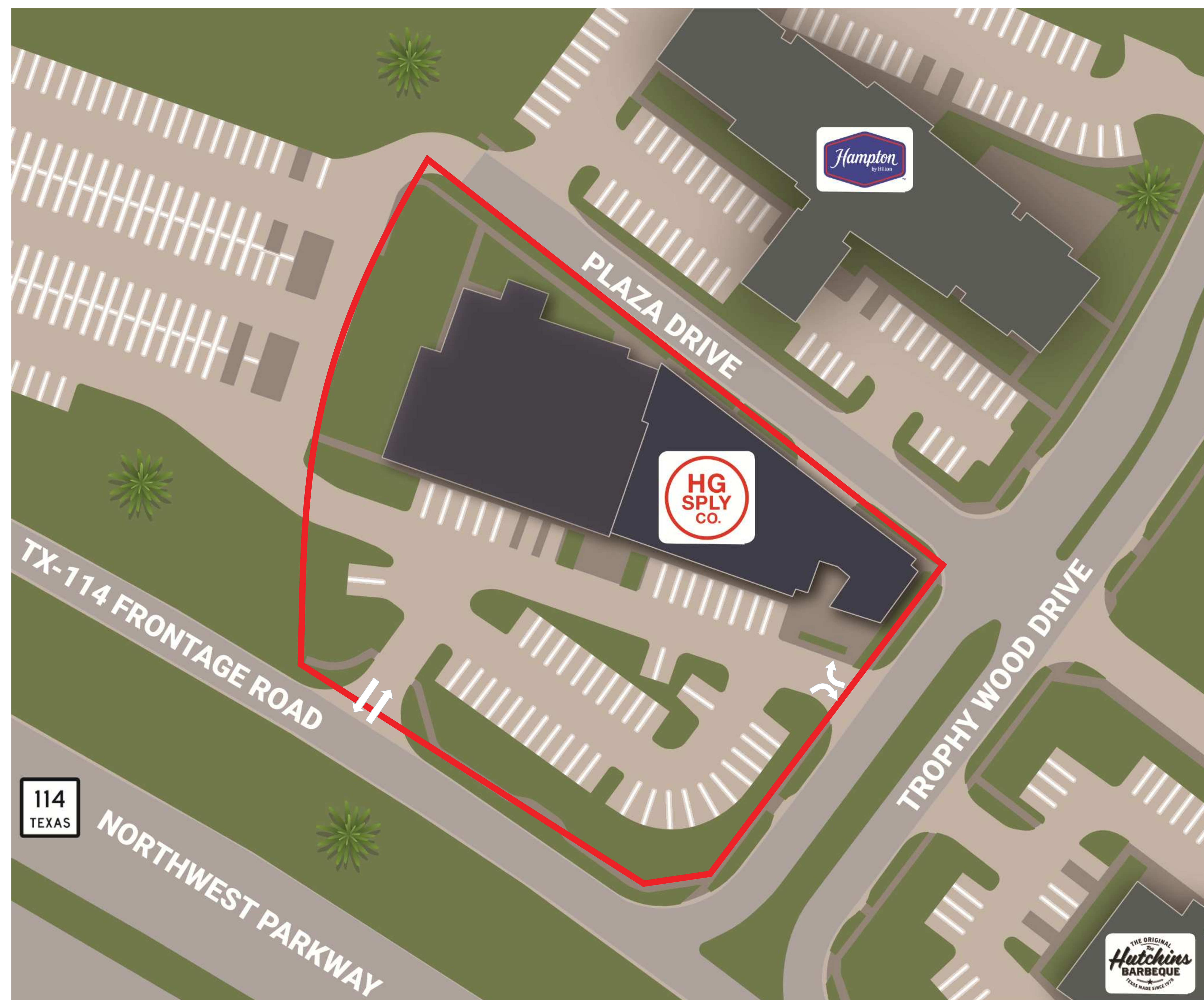


Land Area

±1.83 AC

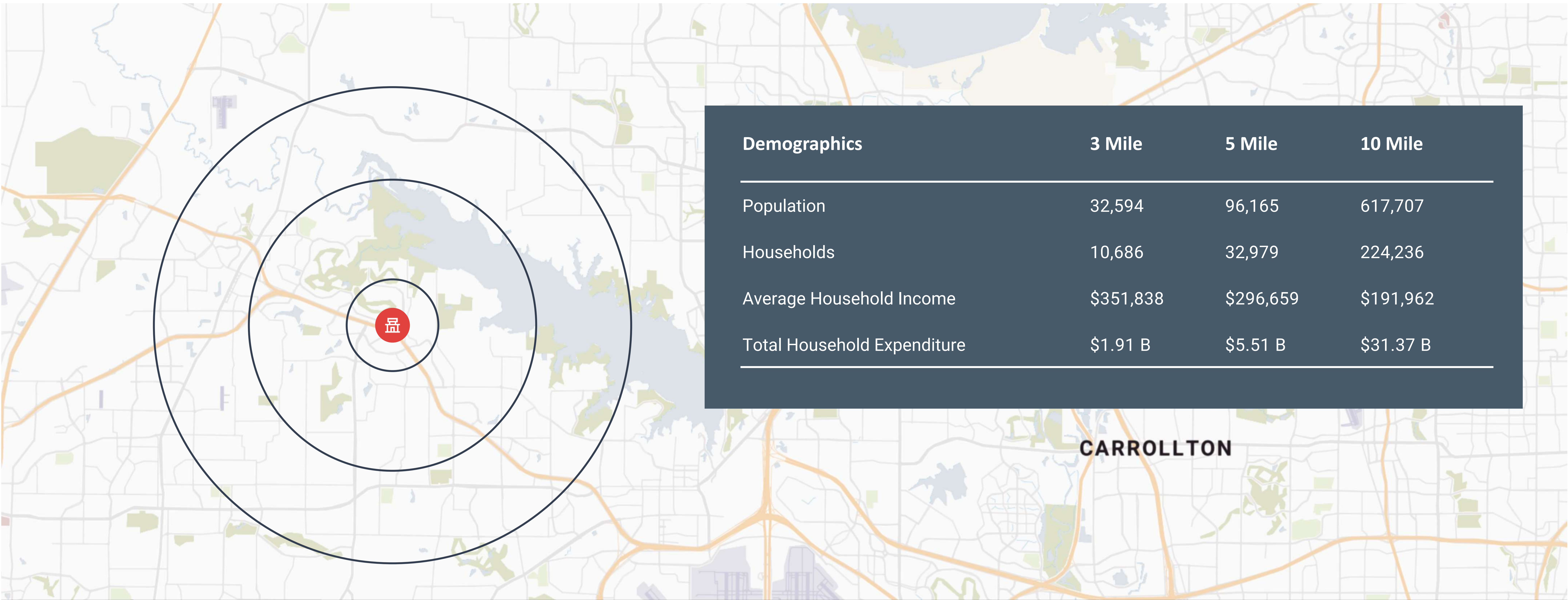
NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- Planet Fitness
- Tom Thumb
- Kroger
- Barnes & Noble
- Cinemark
- PetSmart
- CVS
- Walgreens



LOCATION OVERVIEW

— HG SPLY CO. TROPHY CLUB, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

DFW International Airport (70,000+ On-Site; 250,000+ Regionally)
2.

AllianceTexas – North Fort Worth (66,000+)
3.

American Airlines – Global HQ Fort Worth (6,000-8,000+)
4.

Charles Schwab – Westlake Campus (5,000-7,000+)
5.

Fidelity Investments – Westlake (4,000-6,000+)
6.

Northwest ISD - Local Driver (3,000+)
7.

Deloitte – Westlake Campus (2,000+)

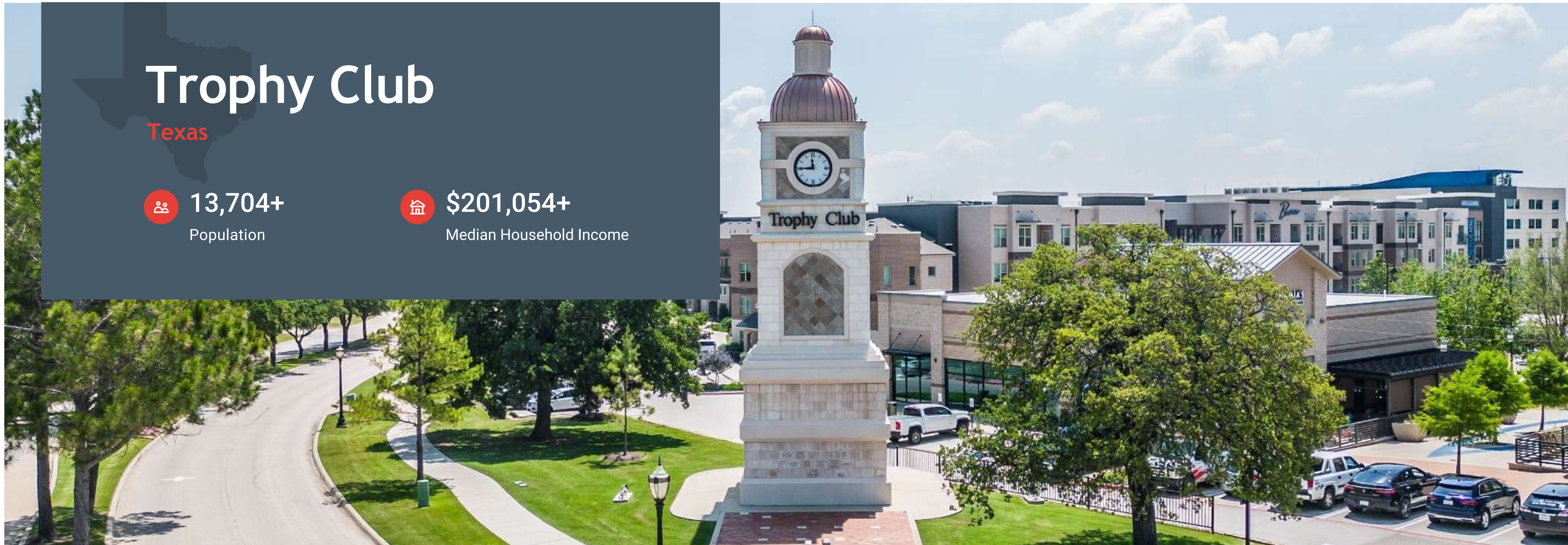
LOCATION OVERVIEW

HG SPLY CO. TROPHY CLUB, TX

Trophy Club Texas

13,704+
Population

\$201,054+
Median Household Income



Trophy Club is 30 Minutes
from both Dallas & Fort
Worth

DFW
METROPLEX

Average HH Income of
\$248,071

HIGH INCOME

Trophy Club, is an affluent, master-planned community in the rapidly growing North DFW Metroplex, positioned along State Highway 114 between Dallas, Fort Worth, and Denton.

The town offers convenient regional access, with roughly a 30-minute drive to both Downtown Dallas and Downtown Fort Worth, and easy connectivity to Dallas/Fort Worth International Airport and nearby employment hubs in Westlake, Southlake, and the Alliance area.

Trophy Club, TX is an affluent, family-friendly, master-planned community in the heart of the DFW Metroplex, offering premier schools, golf course living, and exceptional access to major employment and lifestyle hubs.

This strategic location places Trophy Club directly in the path of corporate expansion, population growth, and ongoing regional infrastructure investment.

The community is known for its high household incomes, strong home values, and an educated, professional resident base that supports a robust customer profile for retailers, restaurants, and service providers. Master-planned neighborhoods, attractive streetscapes, and recreational amenities—anchored by Trophy Club Country Club and its golf courses—create an upscale, family-friendly environment that consistently draws move-up buyers and long-term residents. Quality public schools, extensive parks and trail systems, and a safe, small-town atmosphere further enhance Trophy Club's appeal and contribute to stable, repeat local spending. From a commercial and retail standpoint, Trophy Club benefits from both strong local demographics and significant regional traffic along SH-114, linking the community to nearby business centers and destination retail nodes like Southlake Town Square and Roanoke's dining corridor. The town actively promotes business growth and quality development, focusing on attracting complementary retail, dining, medical, and service uses that serve its high-income households and surrounding communities. For investors and operators, Trophy Club offers a rare blend of premier demographics, limited supply, and sustained demand within one of the most dynamic metro areas in the country.

LOCATION OVERVIEW

HG SPLY CO. TROPHY CLUB, TX



The DFW Metroplex is the 4th Largest in the U.S.

4th

Dallas is the 9th Largest City in the U.S.

9th

The Dallas-Fort Worth (DFW) Metroplex is the largest metropolitan area in Texas and the fourth-largest in the United States, home to over 8.3 million people as of 2024.

Spanning 11 counties in North Texas, the region includes major cities like Dallas, Fort Worth, Arlington, Plano, and Irving, each contributing its own cultural and economic identity.

Dallas itself is the 3rd largest city in Texas and the ninth-largest in the United States. A key economic and cultural center, Dallas anchors the northern part of the state with strengths in finance, tech, and transportation.

The Metroplex is a dynamic economic powerhouse with a diverse and resilient economy, driven by sectors such as finance, technology, healthcare, logistics,

aerospace, and defense. Corporate headquarters for Fortune 500 companies like AT&T, American Airlines, Southwest Airlines, and ExxonMobil call the area home, while the region’s central location and strong infrastructure make it a national hub for distribution and commerce. In addition to its economic strength, the DFW Metroplex offers a rich array of cultural and recreational attractions. Dallas is known for its vibrant arts district, high-end shopping, and professional sports teams including the Cowboys, Mavericks, and Stars. Fort Worth, often referred to as "Where the West Begins," blends cowboy heritage with modern amenities, featuring the historic Stockyards and world-class museums like the Kimbell Art Museum. Outdoor enthusiasts enjoy sprawling park systems, lakes, and trails throughout the region, while families are drawn to destinations like the Dallas Zoo, Fort Worth Zoo, and Six Flags Over Texas. With a relatively low cost of living, a booming job market, and a diverse, growing population, the Metroplex continues to be a top destination for both businesses and new residents.

IN THE NEWS

HG SPLY CO. TROPHY CLUB, TX

SH 114 Expansion Nears Completion Between I-35W and Hwy. 114 Business

JUNE 16, 2025 (COMMUNITY IMPACT)

The Texas Department of Transportation is working to transform a nearly 3-mile stretch of SH 114 between I-35W and Hwy. 114 Business into a six-lane freeway that includes additional frontage roads.

The \$99 million, state-funded project, which began in August 2023 and is scheduled to deliver in spring 2026, will reconstruct the eastbound frontage road and bring the corridor up to modern freeway standards to accommodate regional growth. TxDOT attributes the expansion to projected population and traffic increases, and a subsequent 8-mile widening from Grapevine to Trophy Club will add lanes in each direction along the highway fronting the subject property’s trade area.

EXPLORE ARTICLE

Trophy Club Approves \$8.15 Million Bond for Capital Improvements

NOVEMBER 10, 2025 (COMMUNITY IMPACT)

Work planned for 2026 took a step forward when Trophy Club council approved a contract not to exceed \$730,000 for survey, utility engineering, civil engineering, bidding, and construction administration services for multiple road projects.

The contract is part of an \$8.15 million Certificates of Obligation issuance, with \$7.12 million dedicated to the town's Capital Improvement Program and \$7 million focused on street rehabilitation and upgrades. The FY 2025–26 budget also anticipates a 5.26% increase in total tax revenues to \$562,699, reflecting rising property values across Tarrant and Denton counties and supporting long-term infrastructure investment capacity.

EXPLORE ARTICLE

Trophy Club Hires Firm to Spur Retail Dev. Along SH 114 Corridor

JANUARY 15, 2026 (COMMUNITY IMPACT)

The town of Trophy Club is moving forward on a development known as The Grove at TC, a small area plan located along the SH 114 frontage road.

Council members approved a contract with Catalyst Commercial Inc. and Core Location Advisors to market retail opportunities to targeted developers, advancing a Small Area Plan that designates SH 114 as Trophy Club's last major business district with significant growth potential. The plan outlines preferred land uses, site layouts, mobility and safety upgrades, enhanced streetscapes, and funding tools aimed at attracting high-quality commercial investment along the corridor.

EXPLORE ARTICLE

New Retail and Restaurants Headed to Circle T Ranch in Westlake

FEBRUARY 1, 2026 (HILLWOOD)

Westlake's Circle T Ranch will break ground this year on a new mixed-use project between the Charles Schwab offices and the fork of Texas 170 and Texas 114.

Known as “Front 44,” the 44-acre project sits directly on the SH 114 corridor and is planned to deliver new retail space, restaurant offerings led by a flagship steakhouse, a 150-room upscale hotel, and a 54,000-square-foot office building. Timed to meet demand generated by thousands of nearby Schwab employees, the development further establishes the corridor as a key node for corporate-serving retail, hospitality, and office uses.

EXPLORE ARTICLE

Trophy Club Launches Third Round of Thrive Business Grant Program

APRIL 12, 2026 (TROPHY CLUB, TX)

The Town of Trophy Club is launching the third cycle of its Thrive Business Grant program to drive continued economic growth along the SH 114 corridor and throughout the town.

The latest round of Thrive grants will reimburse eligible businesses up to \$20,000 at 75% of qualified costs for facade, signage, interior, and equipment upgrades, reinforcing the town’s focus on business retention and corridor revitalization. Backed by \$300,000 in allocated EDC funds and a \$2.5 million fund balance, the program is structured to support ongoing property reinvestment and expansion activity in Trophy Club through 2026 and beyond.

EXPLORE ARTICLE

Corporate HQ Relocations Continue to Favor Dallas-Fort Worth

JANUARY 7, 2026 (BRADFORD)

Dallas-Fort Worth continues to lead the country as a destination for corporate headquarters relocations.

The article highlights DFW’s top national ranking for corporate relocations from 2018 through 2024 and points to continued headquarters moves in 2025. For Lewisville and the surrounding trade area, sustained corporate in-migration supports long-term office, industrial, retail, and mixed-use demand by expanding the region’s employment base, business ecosystem, and overall depth of occupier demand.

EXPLORE ARTICLE

Dallas-Fort Worth's Population Gain Ranks 2nd in the U.S.

MARCH 24, 2026 (FORT WORTH STAR-TELEGRAM)

The Dallas-Fort Worth metro grew by 123,557 people between 2024 and 2025, the second most of any metro area in the country, according to estimates released by the U.S. Census Bureau.

DFW's total population now stands at 8,477,157, an 11% increase since 2020 that equates to roughly 339 new residents per day and underscores sustained regional housing and job demand. Growth driven by both international and domestic in-migration reinforces the metro’s position as a leading national labor market, with communities along the SH 114 corridor — including Trophy Club between DFW International and Fort Worth Alliance airports — situated within one of its highest-growth submarkets.

EXPLORE ARTICLE

Dallas-Fort Worth Opens 2026 with Strong Economic Momentum

MIKE ROSA, APRIL 8, 2026 (DALLAS REGIONAL CHAMBER)

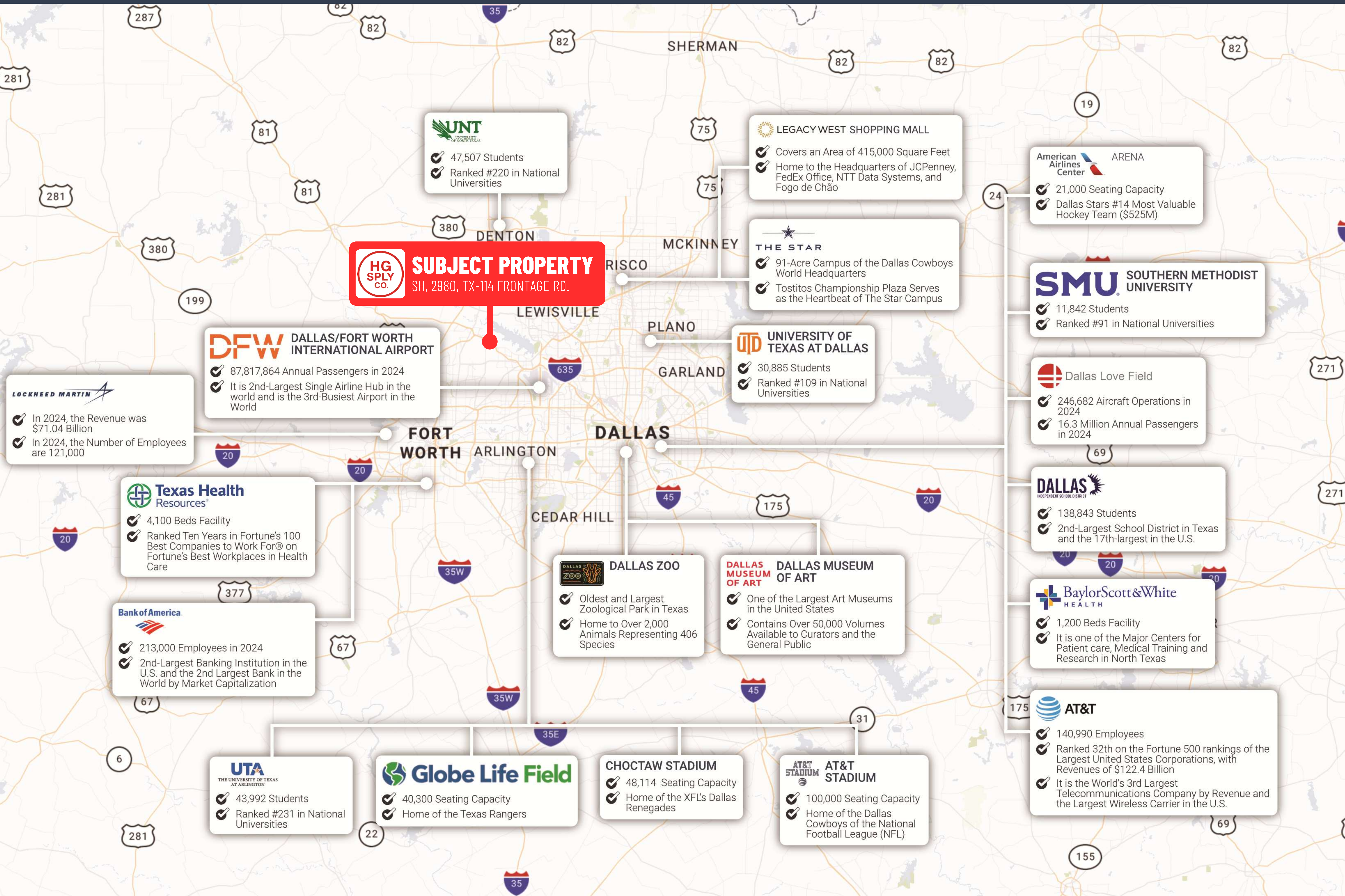
As we move through the first quarter of 2026, Dallas-Fort Worth (DFW) is already demonstrating the kind of momentum that has defined our growth over the past decade.

Recent wins across life sciences, advanced manufacturing, and headquarters relocations underscore the region’s ability to attract institutional investment and major employers. Announcements involving Denton, Northlake, and Frisco highlight the breadth of DFW’s growth drivers and strengthen the broader operating environment supporting Lewisville-area real estate, labor demand, and tenant expansion across the Metroplex.

EXPLORE ARTICLE

METRO AREA

HG SPLY CO. TROPHY CLUB, TX



UNT
UNIVERSITY OF NORTH TEXAS

- ✓ 47,507 Students
- ✓ Ranked #220 in National Universities

LEGACY WEST SHOPPING MALL

- ✓ Covers an Area of 415,000 Square Feet
- ✓ Home to the Headquarters of JCPenney, FedEx Office, NTT Data Systems, and Fogo de Chão

AMERICAN AIRLINES CENTER ARENA

- ✓ 21,000 Seating Capacity
- ✓ Dallas Stars #14 Most Valuable Hockey Team (\$525M)

HG SPLY CO.
SUBJECT PROPERTY
SH, 2980, TX-114 FRONTAGE RD.

THE STAR

- ✓ 91-Acre Campus of the Dallas Cowboys World Headquarters
- ✓ Tostitos Championship Plaza Serves as the Heartbeat of The Star Campus

SMU SOUTHERN METHODIST UNIVERSITY

- ✓ 11,842 Students
- ✓ Ranked #91 in National Universities

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- ✓ 87,817,864 Annual Passengers in 2024
- ✓ It is 2nd-Largest Single Airline Hub in the world and is the 3rd-Busiest Airport in the World

UTD UNIVERSITY OF TEXAS AT DALLAS

- ✓ 30,885 Students
- ✓ Ranked #109 in National Universities

Dallas Love Field

- ✓ 246,682 Aircraft Operations in 2024
- ✓ 16.3 Million Annual Passengers in 2024

LOCKHEED MARTIN

- ✓ In 2024, the Revenue was \$71.04 Billion
- ✓ In 2024, the Number of Employees are 121,000

Texas Health Resources

- ✓ 4,100 Beds Facility
- ✓ Ranked Ten Years in Fortune's 100 Best Companies to Work For® on Fortune's Best Workplaces in Health Care

DALLAS INDEPENDENT SCHOOL DISTRICT

- ✓ 138,843 Students
- ✓ 2nd-Largest School District in Texas and the 17th-largest in the U.S.

Bank of America

- ✓ 213,000 Employees in 2024
- ✓ 2nd-Largest Banking Institution in the U.S. and the 2nd Largest Bank in the World by Market Capitalization

DALLAS ZOO

- ✓ Oldest and Largest Zoological Park in Texas
- ✓ Home to Over 2,000 Animals Representing 406 Species

DALLAS MUSEUM OF ART

- ✓ One of the Largest Art Museums in the United States
- ✓ Contains Over 50,000 Volumes Available to Curators and the General Public

Baylor Scott & White HEALTH

- ✓ 1,200 Beds Facility
- ✓ It is one of the Major Centers for Patient care, Medical Training and Research in North Texas

AT&T

- ✓ 140,990 Employees
- ✓ Ranked 32th on the Fortune 500 rankings of the Largest United States Corporations, with Revenues of \$122.4 Billion
- ✓ It is the World's 3rd Largest Telecommunications Company by Revenue and the Largest Wireless Carrier in the U.S.

UTA THE UNIVERSITY OF TEXAS AT ARLINGTON

- ✓ 43,992 Students
- ✓ Ranked #231 in National Universities

Globe Life Field

- ✓ 40,300 Seating Capacity
- ✓ Home of the Texas Rangers

CHOCTAW STADIUM

- ✓ 48,114 Seating Capacity
- ✓ Home of the XFL's Dallas Renegades

AT&T STADIUM

- ✓ 100,000 Seating Capacity
- ✓ Home of the Dallas Cowboys of the National Football League (NFL)

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Bob Moorhead

Managing Partner
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TEXAS DISCLAIMER

— HG SPLY CO. TROPHY CLUB, 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.