

EL TORO SINALOENSE

1520 Nolan Ryan Expy | Arlington, TX 76011

Retail Investment Opportunity

Offering Memorandum

Surrounded by hotels, major employers, and Cowboys & Rangers traffic — driving a strong direct customer base.



MATTHEWS™

Exclusively Listed By



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MATTHEWS™



Globe Life Field (Rangers)
±0.5 Miles Away
±3 Million Annual Visitors

AT&T Stadium (Cowboys)
±0.7 Miles Away
±4 Million Annual Visitors



±129,800 VPD

Project Scope

1520 Nolan Ryan Expy

Arlington, TX 76011

±8.8 Years

Lease Term Remaining

±16,640 SF

Building SF

Investment Highlights

- Long Term Lease: Recently Signed 10-year corporate lease with increases throughout the initial term and options.
- The subject property sits with prime frontage and visibility on I-30 which sees nearly 130,000 VPD and is one of THE main highway corridors connecting Dallas and Fort Worth
- The Property is situated less than 1-mile away from AT&T Stadium, Globe Life Field, Six Flags over Texas, and Hurricane Harbor, which collectively see over 10 million Visitors Annually
- Strong proven multi-unit operator, with extensive experience in the restaurant/ bar/ entertainment business.
- Significant daytime and nighttime traffic, driven by sports venues, hotels, tourism, healthcare, and nearby employers
- Dense surrounding residential base with numerous nearby apartment communities



Nearby Retailers



POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	117,962	292,438	1,072,291
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	47,570	112,990	392,681
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$78,962	\$81,521	\$95,505

Pricing Summary

\$7,436,619

List Price

\$446.91

Price (PSF)

7.10%

Cap Rate

\$528,000

NOI

Annualized Operating Data	Monthly
March 1, 2025 through June 30, 2025	\$38,000
July 1, 2025 through December 31, 2025	\$40,000
January 1, 2026 through June 30, 2026	\$42,000
July 1, 2026 through June 30, 2027	\$44,000
July 1, 2027 through June 30, 2028	\$45,000
July 1, 2028 through June 30, 2029	\$46,000
July 1, 2029 through June 30, 2030	\$47,000
July 1, 2030 through June 30, 2031	\$48,000
July 1, 2031 through June 30, 2032	\$49,000
July 1, 2032 through June 30, 2033	\$50,000
July 1, 2033 through June 30, 2034	\$51,000
July 1, 2034 through February 28, 2035	\$52,000
Annual Net Operating Income	\$528,000

** The Base rent during the renewal terms are to be at Fair Market Value, however, the annual bumps during the options shall not exceed 3% annually.



Lease Summary

Initial Lease Term	10 Years
Building Size (SF)	± 16,640 SF
Year Built / Renovated	1980/2022
Lot Size (AC)	±2.04 AC
Lease Commencement	3/1/2025
Lease Expiration	2/28/2035
Remaining Term	8.8 Years
Lease Type	NN
Roof & Structure	Landlord
Guarantor	Corporate + Personal
Options	2 x 5 @ FMV



 **Texas Rangers**
Golf Club


Biltmore Apartments
222 Units


FITNESS NATION



Brown Blvd ± 166,800 VPD


Huntington Meadow
250 Units



Nichols Junior High
726 Students


Creek At Brookhollow
376 Units


Stone Canyon
584 Units


Aspen Court
140 Units


Walmart
Neighborhood Market


Amp at the Grid
445 Units




Peach Elementary
977 Students


6elevan Lamar
200 Units




Residences on Lamar
482 Units

HAWAIIAN BROS
ISLAND GRILL

TOWNEPLACE SUITES
BY HARRIOTT

SPRINGHILL SUITES
BY HARRIOTT


Builders FirstSource



CAVA

Subject Property

Six Flags HURRICANE HARBOR


SONIC


Hampton


Hilton


aloft
HOTELS


Hilton Garden Inn


Steak 'n Shake

± 129,800 VPD



± 147,200 VPD




Comfort Inn & Suites


THE HOME DEPOT


LA FITNESS
DRURY HOTELS


Chick-fil-A


Arlington Oaks
202 Units




Hatchkins BARBEQUE


ARLINGTON MUSEUM OF ART


Six Flags OVER TEXAS

360

Lincoln Square


Burlington

PET SMART

Michael's

ROSS DRESS FOR LESS

STUDIO MOVIE GRILL

Bath & Body Works

ULTA BEAUTY

chico's



Texas Health Arlington Memorial Hospital
369 Beds


urbanAir
RECREATION


Walmart Supercenter


AT&T STADIUM


ARLINGTON CONVENTION & VISITORS BUREAU

CAE


Globe Life Field


meyer
SHOP 360 ONLINE

Google Earth

Texas Health Arlington Memorial Hospital
±369 Beds

Lincoln Square
Burlington PET SMART Michaels ROSS DRESS FOR LESS ULTA BEAUTY STUDIO MOVIE GRILL Bath & Body Works chico's



Allstate

Arlington Oaks
±202 Units

COURTYARD
Marriott

±100-200 Employees
Globe Life
American Income Division

Subject Property



±37 Employees
Texas Health Resources

Champions Park
The Social House CAVA salata salad kitchen pure barre URBAN BIRD HOT CHICKEN

PAPPADEAUX
SEAFOOD KITCHEN



± 129,800 VPD

E Copeland Rd

Tenant Summary



El Toro Sinaloense is a Mexican restaurant located in Arlington, Texas, known for offering authentic Sinaloan-style cuisine in a vibrant and family-friendly atmosphere. The restaurant features a diverse menu including tacos, burritos, seafood dishes, quesadillas, tortas, fajitas, traditional Mexican plates, and specialty house items inspired by the flavors of Northern Mexico. El Toro Sinaloense has become a popular dining destination within the Arlington market due to its generous portions, fresh ingredients, and convenient location serving both local residents and visitors throughout the Dallas—Fort Worth metroplex.

Tenant Summary

Company	El Toro Sinaloense
Number of Locations	2
Headquarters	Dallas, TX
Website	eltorosinaloense.com



ARLINGTON, TX

397,742

Total Population

\$75,171

Median HH Income

146,132

of Households

206,123

Employed Population

33.6%

% Bachelor's Degree



Local Market Overview

Arlington, Texas, positioned between Dallas and Fort Worth, benefits from sustained population growth and a diverse economic base that supports long-term real estate demand. The city has evolved into a major destination for entertainment, education, and employment, drawing both residents and visitors. Strong population inflows are supported by relatively attainable housing compared to nearby metros, while median household incomes remain competitive within the broader Dallas-Fort Worth (DFW) region. The presence of major attractions and institutional anchors contributes to consistent daytime and evening population activity, supporting a wide range of commercial property types.

The surrounding area offers a balanced mix of suburban livability and urban accessibility, making it attractive for both families and young professionals. Arlington's central location within the DFW Metroplex allows residents and businesses to access two of Texas' largest employment hubs within a short commute. Continued investment in infrastructure, entertainment districts, and mixed-use developments has enhanced the city's profile as a regional destination. These factors collectively position Arlington as a stable and growing market with strong fundamentals for long-term real estate investment.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	110,509	277,826	1,037,682
2025 Population	117,962	292,438	1,072,291
2030 Population Projection	124,583	307,553	1,120,536
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	44,344	107,261	380,279
2025 Households	47,570	112,990	392,681
2030 Household Projection	50,353	118,995	410,975
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$78,962	\$81,521	\$95,505

Dallas-Fort Worth, TX

Dallas-Fort Worth ranks among the nation's most dynamic retail investment markets, supported by a pro-business environment, diversified industry base, and sustained population and employment growth. With more than 8.5 million residents across 13 counties, the metro is the fourth largest in the U.S. and continues to lead in domestic migration. This scale and in-migration directly expand trade areas, deepen consumer demand, and support long-term retail occupancy and rent growth.

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | 2025 Dataset

8.5M+

Total Population

No State Income Tax

Pro-Business Environment

Top 3 Metros

in the U.S. for Annual
Population Growth

**Tourism with \$10.9B
in Economic Impact**

with 27M+ Visitors Annually
Supporting 60K+ Jobs
(2024- 2025)



DFW Retail Performance

\$1.8B+

Total 2025
Sales Volume

\$274

Price Per
Square Foot

\$250B

2025 Consumer
Spending

5%+

Growth in 2025 Local
Sales Tax Collections

5.1%

Market Cap Rate

6.9%

Vacancy Rate

DFW retail investment exceeded \$1.2B in 2025, marking the strongest year in two years, returning to pre-pandemic transaction levels. Private capital drove over 80% of activity, reinforcing strong investor confidence in the market. The \$560M majority stake acquisition in NorthPark Center (one of the highest-performing

Source: CoStar Group

malls in the U.S.) This level of investment is supported by DFW's expanding population base, strong income profile, and sustained in-migration, which drive consumer spending and reinforce above-average retail fundamentals.

Retailers on the Rise
Supported by Necessity
& Discretionary Spending

Walmart **TARGET**

TJ-maxx

COSTCO

H-E-B

Marshalls

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1520 Nolan Ryan Expy I Arlington, TX 76011** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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.

11-2-2015



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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date