

FORT WORTH VETERINARY SPECIALTY & EMERGENCY HOSPITAL

4631 Citylake Blvd W, Fort Worth, TX 76132

DVSC
DALLAS VETERINARY
SURGICAL CENTER

Compassion • Hope • Experience
VSNT
VETERINARY SPECIALISTS
of North Texas

**FORT WORTH
ANIMAL
EMERGENCY
HOSPITAL**



MATTHEWS™

Offering Memorandum

EXCLUSIVELY LISTED BY

Point of Contact



Cameron Davodi

Senior Associate

D: (424) 277-6755

M: (310) 483-2633

cameron.davodi@matthews.com

License No. 02237200 (CA)



Andrew Evans

Senior Vice President & Director

(949) 662-2256

andrew.evans@matthews.com

License No. 02055475 (CA)



Michael Moreno

Executive Vice President & Senior Director

(818) 522-4497

michael.moreno@matthews.com

License No. 01982943 (CA)



Rahul Chhajed

Executive Vice President & Senior Director

(818) 434-1106

rahul.chhajed@matthews.com

License No. 01986299 (CA)

Cameron Davodi, Andrew Evans, Michael Moreno & Rahul Chhajed
(in conjunction with Matthews Real Estate Investment Services, Inc., a
cooperating foreign broker for this listing pursuant to Section 535.4(b) of the
Texas Administrative Code)

Patrick Graham

Broker of Record

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

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EXECUTIVE OVERVIEW

DVSC
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EXECUTIVE OVERVIEW



Offering Summary

Matthews™ Healthcare Division is pleased to present the Fort Worth Veterinary Specialty & Emergency Hospital, a 100% leased, three-tenant specialty veterinary facility located at 4631 Citylake Boulevard W in Fort Worth, Texas. The 16,478 square foot facility was purpose built to support advanced surgery, specialty medicine, oncology, radiation therapy, diagnostics, and 24/7 emergency care within a single medical campus.

The Property is anchored by Dallas Veterinary Surgical Center, leased to Ethos Veterinary Health, National Veterinary Associates' network of more than 140 specialty and emergency hospitals across North America. Veterinary Specialists of North Texas and Fort Worth Animal Emergency Hospital complement the anchor practice, creating an integrated referral center supported by a 14-doctor clinical team serving the broader Dallas Fort Worth Metroplex.

The facility includes highly specialized and capital-intensive medical infrastructure, including advanced diagnostic equipment, surgical space, radiation therapy capabilities, and an onsite CT guided linear accelerator. More than a decade of operating history, substantial tenant investment, and established referral relationships, together with the facility's specialized medical infrastructure, make the Property both capital intensive and operationally difficult to replicate, supporting long term tenant retention and reinforcing its value relative to replacement cost.

All three tenants are committed through 2035, providing approximately nine years of weighted average lease term under NNN leases. Scheduled rent increases in 2030 increase annual base rent from \$723,600 to \$791,106, providing investors with long term income visibility and contractual growth.

The Property is strategically located near I 20 and Bryant Irvin Road in the Cityview district, with direct access to I 20, I 820, and the Chisholm Trail Parkway. The surrounding area benefits from affluent residential communities, continued retail and healthcare investment, and strong population growth. Southwest Fort Worth is projected to add approximately 90,000 residents by 2045, while the Dallas Fort Worth Metroplex exceeds 8.4 million residents, supporting a large and expanding demand base for specialty veterinary care.

The Opportunity

Name

Fort Worth Veterinary Specialty & Emergency Hospital

Property Address

4631 Citylake Blvd W, Fort Worth, TX 76132

Price

\$12,060,000

Rent

\$723,600

WALT

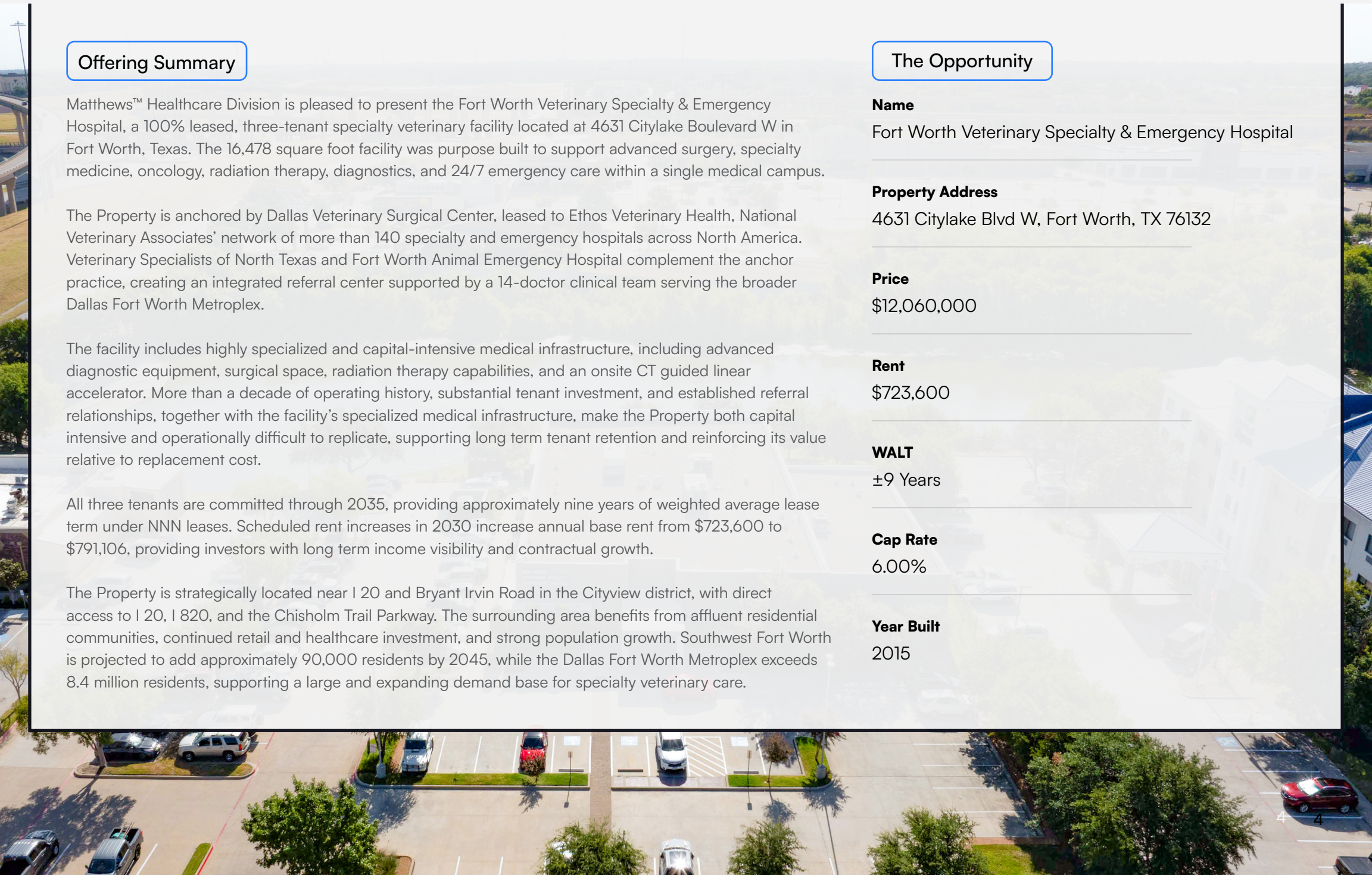
±9 Years

Cap Rate

6.00%

Year Built

2015



PROPERTY HIGHLIGHTS



Dallas Veterinary Surgical Center | Premier Surgical Referral Center

The Property's anchor practice, Dallas Veterinary Surgical Center (DVSC), is leased to Ethos Veterinary Health, National Veterinary Associates' specialized network of more than 140 specialty and emergency veterinary hospitals across North America. Founded in 1986, DVSC performs advanced orthopedic, soft tissue, neurologic, and minimally invasive surgery and ranks among the nation's premier surgical referral practices. Its surgeons pioneered neurosurgical techniques now used nationwide, anchoring a referral network built across the DFW Metroplex over nearly 40 years.

Veterinary Specialists of North Texas | Advanced Specialty & Oncology Center

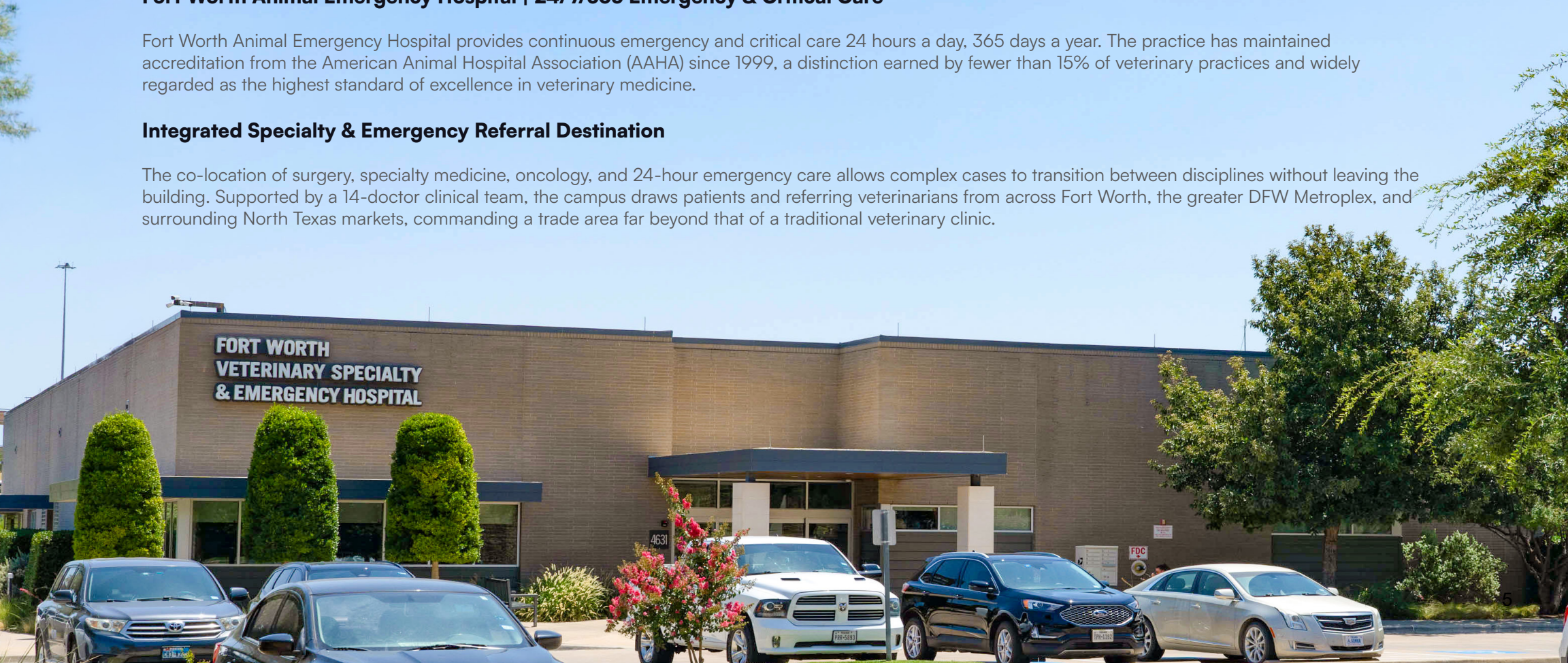
Veterinary Specialists of North Texas (VSNT) delivers board-certified internal medicine, medical oncology, and radiation oncology for complex, high acuity cases. The practice operates an on-site, CT-guided linear accelerator, a multi-million dollar investment in equipment and radiation-shielded buildout found in only a small number of veterinary facilities nationwide.

Fort Worth Animal Emergency Hospital | 24/7/365 Emergency & Critical Care

Fort Worth Animal Emergency Hospital provides continuous emergency and critical care 24 hours a day, 365 days a year. The practice has maintained accreditation from the American Animal Hospital Association (AAHA) since 1999, a distinction earned by fewer than 15% of veterinary practices and widely regarded as the highest standard of excellence in veterinary medicine.

Integrated Specialty & Emergency Referral Destination

The co-location of surgery, specialty medicine, oncology, and 24-hour emergency care allows complex cases to transition between disciplines without leaving the building. Supported by a 14-doctor clinical team, the campus draws patients and referring veterinarians from across Fort Worth, the greater DFW Metroplex, and surrounding North Texas markets, commanding a trade area far beyond that of a traditional veterinary clinic.



PROPERTY HIGHLIGHTS



±9 Years of WALT | Contractual Rent Growth

The Property benefits from approximately nine years of weighted average lease term remaining, with all three tenants committed through mid-2035. Scheduled 2030 rent increases grow aggregate annual base rent from \$723,600 to \$791,106, a 9.3% step that provides both long term income visibility and built-in growth.

High Revenue Specialty & Emergency Operating Model

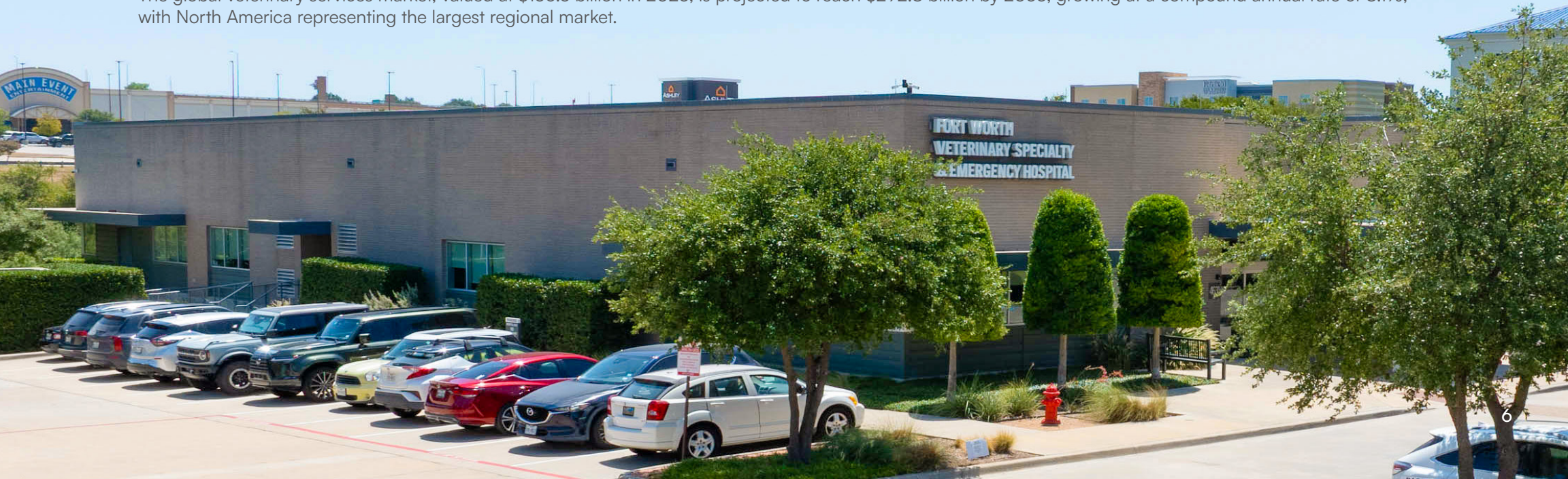
Operations are concentrated in higher acuity, referral driven services, including specialty surgery, oncology, radiation therapy, emergency care, advanced diagnostics, and hospitalization. These cases command significantly higher revenue than routine general practice medicine, and demand is largely non-discretionary, as urgent and life threatening care cannot be deferred.

Tenant Investment in Location | High Barriers to Replacement

Veterinary hospitals rarely relocate given the difficulty of retaining patients and referral relationships at a new address and the substantial cost of rebuilding clinical space. All three practices have operated from the campus for over a decade with leases extended through 2035. The facility's advanced medical infrastructure, specialized equipment, and concentration of highly trained specialists would be both capital intensive and operationally difficult to replicate, supporting long term tenant retention and underscoring the asset's value relative to replacement cost.

Robust Industry Growth

The global veterinary services market, valued at \$156.3 billion in 2025, is projected to reach \$292.8 billion by 2033, growing at a compound annual rate of 8.1%, with North America representing the largest regional market.



LOCATION HIGHLIGHTS



Premier Southwest Fort Worth Location

The Property is positioned at I-20 and Bryant Irvin Road in the heart of the Cityview district, with immediate access to I-20, I-820, and the Chisholm Trail Parkway. This connectivity places Fort Worth, Benbrook, Aledo, Crowley, Burleson, Granbury, and surrounding North Texas communities within the hospital's reach, a critical advantage for a 24/7 emergency and referral operation where drive time determines the trade area.

Established Retail & Daily Needs Corridor

The Property sits adjacent to Cityview Centre, a ±375,000 SF retail center anchored by Academy Sports + Outdoors, Outback Steakhouse, and Spec's, with the Hulen Mall corridor approximately one mile east. Minutes north along Bryant Irvin Road are Waterside, home to Fort Worth's only Whole Foods Market and REI, and The Shops at Clearfork, the Simon owned luxury center anchored by Neiman Marcus. This retail concentration generates consistent, repeat traffic throughout the corridor and daily visibility for the Property.

Sustained New Development & Investment

The corridor continues to attract institutional capital. The Offices at Clearfork, a 70,000 SF Class A office and retail development anchored by Wells Fargo relocating from downtown Fort Worth, delivers in 2026. Less than two miles from the Property, Texas Health Harris Methodist Hospital Southwest has commenced a \$223 million expansion adding a five story patient tower opening in 2028, cementing the corridor's position as southwest Fort Worth's healthcare hub.

Southwest Fort Worth Growth Corridor

Southwest Fort Worth is projected to add approximately 90,000 residents by 2045 per the North Central Texas Council of Governments, with growth concentrated along the Chisholm Trail Parkway. The Property anchors the north end of this corridor within the established, affluent neighborhoods of Cityview, Mira Vista, Overton Park, and Tanglewood, capturing both the existing household base and the growth path ahead.

The Great State of Texas

Texas is the 2nd largest economy in the U.S. with a GDP exceeding \$2.7 trillion. With no state income tax and recognition as the Best State for Business by Chief Executive Magazine for more than two decades, Texas continues to draw the corporate relocations and population growth fueling the Metroplex.

Cornerstone of the Nation's 4th Largest Metro

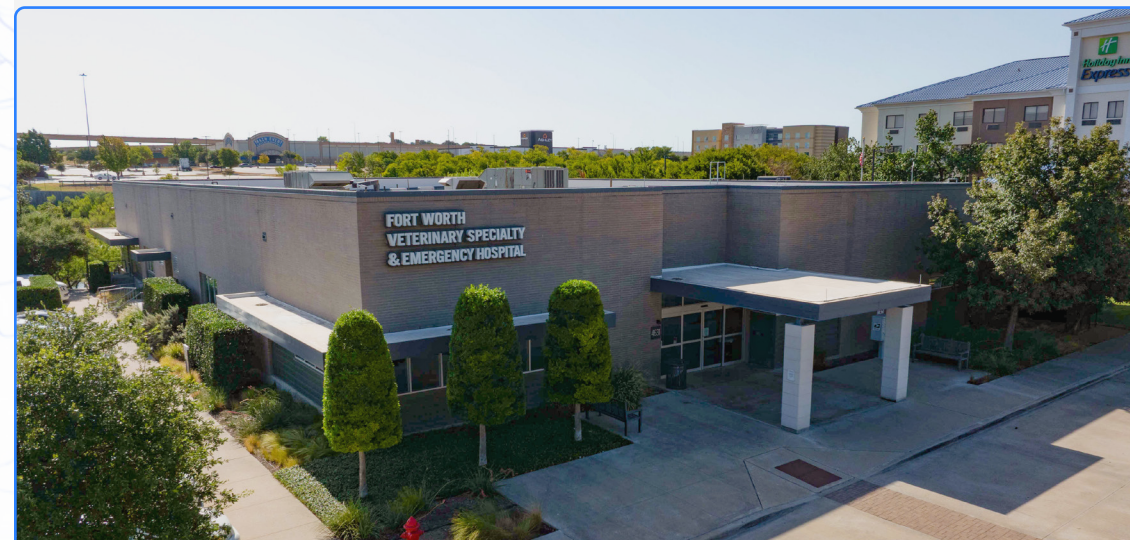
The Dallas-Fort Worth MSA now exceeds 8.4 million residents, adding approximately 124,000 people in the past year alone, roughly 339 new residents every day, and is home to more than one in four Texans. Fort Worth has crossed one million residents, becoming the 4th largest city in Texas ahead of Austin and the 11th largest in the United States, and Fort Worth and Dallas are the only two cities in the same U.S. metro to each exceed one million.

AFFLUENT & HIGHLY EDUCATED

281,668 5-Mile Population

\$100,206 5-Mile Average HH Income

44% of Population with Bachelor's Degree



FINANCIAL OVERVIEW



Rent Roll

Tenant	SF	% of GLA	Contractual OpEx Share	Lease Commencement	Lease Expiration	Term Remaining	Annual Rent	Annual OpEX Reimbursement	Rental Increases	Renewal Options
NVA Ethos (DVSC)	±8,561 SF	52%	53%	7/16/15	7/31/35	±8.96 Years	\$360,600	\$203,767	8.7% in 2030	None
VSNT	3,965 SF	24%	30%	7/16/15	7/31/35	±8.96 Years	\$217,800	\$115,340	10% in 2030	None
FWAEH	±3,952 SF	24%	20%	8/15/15	8/31/35	±9.05 Years	\$145,200	\$76,893	10% in 2030	Four, 5-Year @ Market
Totals / WALT	16,478 SF	100%	103%			±8.98 Years	\$723,600	\$396,000		

*Contractual OpEx shares are stipulated under the respective leases and differ from each tenant's percentage of GLA. Effective June 1, 2023, DVSC expanded its premises by 322 SF and its contractual OpEx share was increased from 50% to 53%. Based on the currently stated contractual shares of 53%, 30% and 20%, aggregate OpEx shares total 103%.



LEASE ABSTRACT



ETHOS VETERINARY HEALTH

Ethos Veterinary Health - Dallas Veterinary Surgical Center

Lease Entity	Veterinary Specialists of North America LLC
Suite	Suite 100 + 322 SF of Suite 400
Square Footage	±8,561
Lease Commencement	7/16/15
Expansion Effective	6/1/23
Lease Expiration	7/31/35
Lease Term Remaining	±8.96 Years
Current Monthly Rent	\$30,050
Current Annual Rent	\$360,600
Rental Increases	8.7% in 2030*
Renewal Options	None
Expense Structure	NNN
Landlord Responsibilities	Non-reimbursable capital replacements to roof, foundation and structural exterior components, as applicable under the Lease.
Tenant Responsibilities	Roof repairs and maintenance, foundation repairs and maintenance, exterior wall repairs and maintenance, HVAC, parking areas, landscaping, common area maintenance, common area plumbing, fire protection and sprinkler systems, security systems, elevators, utilities, trash removal, interior premises, plumbing, electrical, mechanical systems, fixtures, janitorial, biological waste disposal, pest control, tenant-caused damage.
Insurance	Tenant reimburses Landlord through operating expenses.
Taxes	Tenant reimburses Landlord through operating expenses.

*DVSC's original premises increase on July 16, 2030, followed by an increase to the 2023 expansion-space rent on August 1, 2030.

LEASE ABSTRACT

Veterinary Specialists of North Texas

Lease Entity	Veterinary Specialists of North Texas, PLLC
Suite	Suite 200
Square Footage	3,965
Lease Commencement	7/16/15
Lease Expiration	7/31/35
Lease Term Remaining	±8.96 Years
Current Monthly Rent	\$18,150
Current Annual Rent	\$217,800
Rental Increases	10% in 2030
Renewal Options	None
Expense Structure	NNN
Landlord Responsibilities	Non-reimbursable capital replacements to roof, foundation and structural exterior components, as applicable under the Lease.
Tenant Responsibilities	Roof repairs and maintenance, foundation repairs and maintenance, exterior wall repairs and maintenance, HVAC, parking areas, landscaping, common area maintenance, common area plumbing, fire protection and sprinkler systems, security systems, elevators, utilities, trash removal, interior premises, plumbing, electrical, mechanical systems, fixtures, janitorial, biological waste disposal, pest control, tenant-caused damage.
Insurance	Tenant reimburses Landlord through operating expenses.
Taxes	Tenant reimburses Landlord through operating expenses.





Fort Worth Animal Emergency Hospital

Lease Entity	Fort Worth Animal Emergency Clinic, P.L.L.C.
Suite	Suite 300
Square Footage	±3,952
Lease Commencement	8/15/15
Lease Expiration	8/31/35
Lease Term Remaining	±9.05 Years
Current Monthly Rent	\$12,100
Current Annual Rent	\$145,200
Rental Increases	10% in 2030
Renewal Options	Four, 5-Year @ Market
Expense Structure	NNN
Landlord Responsibilities	Roof, foundation and load-bearing structural repairs, non-reimbursable structural costs.
Tenant Responsibilities	HVAC, electrical systems, parking lot and parking areas, landscaping, common area maintenance, common area plumbing, fire protection and sprinkler systems, security systems, utilities, trash removal, interior premises, plumbing, electrical and mechanical systems, fixtures, janitorial, biological waste disposal, pest control, tenant-caused damage.
Insurance	Tenant reimburses Landlord through operating expenses.
Taxes	Tenant reimburses Landlord through operating expenses.

Soft Quote (5-Year Fixed)

Loan Amount \$7,036,000

Interest Rate 5.75%

Term 5 Years

Amortization 25 Years

Min DSCR 1.25x

Max LTV 65%

Prepayment 3, 2, 1, 0, 0



For Financing Options, Please Contact:

Gregory Kavoklis

Vice President & Director

(818) 206-5835

gregory.kavoklis@matthews.com

License No. 02008576 (CA)

 **Fort Worth Country Day School**
±3,000 Students

LOWE'S


sam's club

at home **BEST BUY**
The Home Décor Superstore

THE HOME DEPOT

SPROUTS
FARMERS MARKET



DVSC **VSNT** **FORT WORTH ANIMAL EMERGENCY HOSPITAL**
DALLAS VETERINARY SURGICAL CENTER
VETERINARY SPECIALISTS of North Texas

Subject Property

KOHL'S

DICK'S **HomeGoods**
SPORTING GOODS
five BELOW
THE HONEY BAKED Ham Olive Garden
Burlington **TEXAS**

tropical CAFE
SMOOTHIE

7 ELEVEN

THE Original PANCAKE HOUSE

Chisholm Trail Pkwy ± 27,780 VPD

Cityview Centre
SPEC'S **Academy**
WINES • SPIRITS • FINER FOODS
pure barre **HAWAIIAN BROS**
ISLAND GRILL
OUTBACK STEAKHOUSE **BoomerJack's**
COURTYARD **LAQUINTA**
BY HARRIS

Hulen Mall
Dillard's **IN-N-OUT BURGER** **BJS**
macy's **LABOY**
H&M **EXPRESS** **GREAT AMERICAN COOKIES**
Red Robin **CHASE**

Office DEPOT **ROSS**
DRESS FOR LESS
McDonald's **Panera** **Denny's**

target **COSTCO WHOLESALE**
ASHLEY **TWIN PEAKS**
Pizza Hut **MAINE EVENT**

INTERSTATE 20

HOBBY LOBBY **TORCHY'S TACOS**
BARNES & NOBLE **SEPHORA**
OLD NAVY
Total Wine & MORE **POTBELLY**

FLOOR DECOR

Red Lobster **Jersey Mike's**
The KICKIN' CRAB
AspenDental **CareNow**
Urgent Care

Kindred Hospitals
Empowered by ScionHealth
±160 Beds | ±1,600 Employees

Southern Oaks
±260 Units

The Haven
±247 Units

ALDI

SUREPOINT
MEDICAL CENTERS

Walmart
Supercenter

HAVERTYS
FURNITURE

PANDA EXPRESS **Auto Zone** **BURGER KING**
Canes **Starbucks** **CHIPOTLE**
CHICKEN FINGERES
MEXICAN GRILL

HARBOR FREIGHT **planet fitness**
Valora
Medical Group

Google Earth



Cityview Centre

SPEC'S
WINES • SPIRITS • FINER FOODS

Academy
SPORTS+OUTDOORS

HAWAIIAN BROS
ISLAND GRILL

pure barre

BoomerJack's

OUTBACK
STEAKHOUSE

COURTYARD
BY MARRIOTT

DAVE'S HOT CHICKEN

LA QUINTA
INNS & SUITES

Ridglea Estate Condominium
±659 Units

Highway 183
± 42,056 VPD

Waterside

REI COOP **CAVA** **WHOLE FOODS MARKET**

FAS **FirstWatch** **BLAZE PIZZA**

sam's club

BREEZE
URGENT CARE

PET SMART

Bryant Irvin Rd
± 36,272 VPD

DERMATOLOGY SPECIALISTS
OF FORT WORTH

ADOBE INTERIORS
HAND MADE WITH AMERICAN PRIDE

verizon

IHOP

SW Loop 820
± 97,140 VPD

SW Loop 820
± 9,600 VPD

FORT WORTH DENTIST
FAMILY & IMPLANT DENTISTRY

SALTGRASS
STEAK HOUSE

Holiday Inn

DVSC
DALLAS VETERINARY SURGICAL CENTER

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VETERINARY SPECIALISTS
of North Texas

FORT WORTH ANIMAL EMERGENCY HOSPITAL

Subject Property

TENANT OVERVIEW

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TENANT OVERVIEW

FORT WORTH
VETERINARY SPECIALTY
& EMERGENCY HOSPITAL

ETHOS VETERINARY HEALTH

Tenant Overview

Ethos Veterinary Health is a leading North American network of specialty, emergency, and urgent-care veterinary hospitals, combining advanced clinical capabilities with the scale and resources of National Veterinary Associates (“NVA”). Ethos operates more than 140 hospitals and clinics across the United States and Canada and provides care to nearly two million pets annually. Its significant operating footprint, highly specialized clinical workforce, resilient healthcare-oriented service model, and affiliation with one of North America’s largest veterinary care organizations position Ethos as a compelling tenant for retail and net lease investors.

Year Founded
2015

Headquarters
El Segundo, CA

of Clinics
140+

Employees
11,000+

Annual Patient Volume
2 Million Pets

Website
ethosvet.com

TENANT OVERVIEW

FORT WORTH
VETERINARY SPECIALTY
& EMERGENCY HOSPITAL



Tenant Overview

Veterinary Specialists of North Texas (VSNT) is a specialty veterinary referral practice serving the Dallas—Fort Worth Metroplex and surrounding North Texas communities. The practice focuses on advanced care for complex medical conditions, with core specialties including internal medicine, medical oncology, and radiation oncology. VSNT operates through a referral-based model, working closely with primary-care veterinarians to provide advanced diagnostics and individualized treatment plans. Its current provider roster includes specialists in oncology, internal medicine, and radiation oncology, reinforcing the practice's position as a sophisticated specialty-care provider within the DFW veterinary market.

Year Founded
2015

Headquarters
Fort Worth, TX

ACVIM & ACVR Specialists
Board Certified

Website
vsnt.com

TENANT OVERVIEW



Tenant Overview

Fort Worth Animal Emergency Hospital is a specialized veterinary provider delivering 24-hour emergency and critical care services to pet owners throughout Fort Worth and the surrounding Dallas-Fort Worth Metroplex. The hospital is designed to accommodate urgent and complex medical cases outside the capabilities or operating hours of traditional veterinary practices, providing services that include emergency examinations, intensive care, diagnostics, hospitalization, and surgical intervention when necessary. Its around-the-clock operating model and focus on essential veterinary healthcare support consistent demand and position the hospital as an important component of the region's veterinary referral network.

Year Founded
1999

Headquarters
Fort Worth, TX

Operating Hours
24/7/365

Website
fortworthanimalemergency.com

MARKET OVERVIEW

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MARKET OVERVIEW

FORT WORTH, TX

Fort Worth is one of North Texas' principal economic and population centers, combining a major metropolitan presence with a distinct identity rooted in its Western heritage. As part of the Dallas-Fort Worth metroplex, the city benefits from sustained population growth, a broad employment base, and access to one of the nation's largest consumer markets.

The city's economy is supported by a diverse mix of industries, including aerospace and defense, manufacturing, logistics, healthcare, energy, and financial services. Fort Worth's central location and extensive highway, rail, and aviation infrastructure provide strong regional and national connectivity, supporting continued business investment and employment growth.

Fort Worth also offers a broad range of cultural, recreational, and lifestyle amenities. Downtown, the Stockyards, the Cultural District, and established residential neighborhoods contribute to the city's appeal, while continued development across the broader Fort Worth area is expanding housing, retail, entertainment, and employment opportunities.



ASSET HIGHLIGHTS

Premier Southwest Fort Worth Location

Exceptional Regional Highway Connectivity

Established Retail and Daily Needs Corridor

Sustained Institutional Development and Investment

High-Growth Southwest Fort Worth Corridor

Affluent, Educated, Expanding Trade Area

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	94,452	263,758	664,696
2025 Population	100,645	281,668	734,308
2030 Population Projection	106,257	297,382	781,115
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	41,630	103,300	237,816
2025 Households	44,520	110,715	263,636
2030 Household Projection	47,097	117,174	280,973
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$106,006	\$100,206	\$93,356

MARKET OVERVIEW

FORT WORTH VETERINARY SPECIALTY & EMERGENCY HOSPITAL AT-A-GLANCE

Growing Veterinary Care Market

Fort Worth's expanding population and household base support sustained demand for veterinary services. With 73.5% of Texas households owning a pet, the market provides a substantial customer base for specialty, emergency, surgical, and advanced veterinary care.

\$2.43 Billion

Fort Worth pet-related spending

1,600 Jobs

Veterinary Opportunities in the Dallas-Fort Worth Metro

10.3%

Veterinarian employment growth, 2023-2024

1,028,117 Residents

Fort Worth Total Population

INVESTING IN FORT WORTH'S FUTURE

73.5% Pet-Owning Households

americanpetproducts.org/economic-impact

- 11.26 million households statewide
- 1.9 pets per Texas household
- \$2.43 billion in pet-related purchases
- 115,163 direct pet-industry jobs
- \$12.93 billion in annual economic activity with multiplier effects



Dallas-Fort Worth, TX

The Dallas-Fort Worth area, commonly known as DFW, is a major metropolitan region in North Texas that combines large urban centers with a wide range of suburban communities. Anchored by Dallas and Fort Worth, the region is known for its diverse economy, extensive transportation network, major employment centers, and continued population growth. Dallas Fort Worth International Airport provides convenient connections to destinations across the United States and around the world.

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)



DEMOGRAPHICS & DEMAND DRIVERS

Dallas-Fort Worth maintains one of the deepest and most diversified employment bases in the U.S., ranking among the Top 5 U.S. metros for total job growth in recent years. The region consistently outperforms the national average in employment expansion, supported by corporate relocations, capital markets investment, and sustained headquarters growth. Low business costs, central U.S. location, and a skilled workforce continue to attract national and global firms.

#1

U.S. Metro
for Jobs Added

4M+

Total in
Workforce

50K+

Jobs Added
in 2025

>2%

Employment Growth
vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW



Workforce & Household Formation

22K+ New Households

Formed Annually Since 2019

180K+ Housing Units

Delivered Since 2020

Attainable Housing Supply

Supports Sustained In-Migration

Corporate Relocations & Expansions

New York Stock Exchange

Relocated Chicago Branch to Dallas

Nasdaq Texas

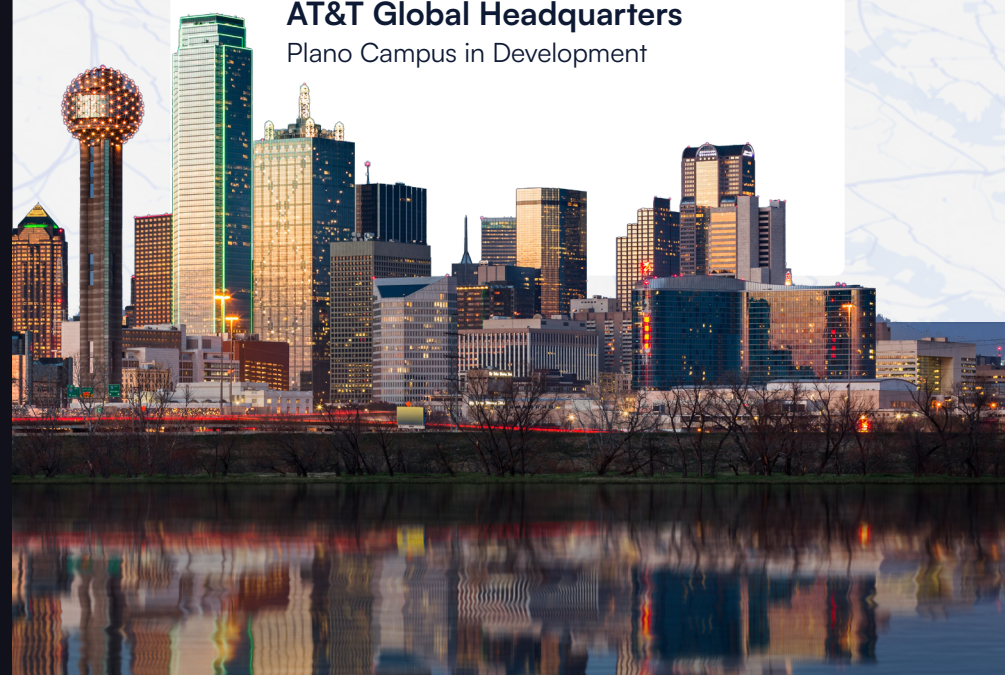
Dual-Listing Exchange Announced

Coinbase Headquarters

Relocated to Texas

AT&T Global Headquarters

Plano Campus in Development



MATTHEWS™

Point of Contact



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Senior Associate

D: (424) 277-6755

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Broker Lic. No.: 528005 (TX) Firm Lic. No.: 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property in **4631 Citylake Blvd W, Fort Worth, TX 76132**. 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.

Net Lease Disclaimer — There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date