McDonald's

Retail
Investment Opportunity

Offering Memorandum

NWC of Chisholm Trail Pkwy & McPherson Blvd | Fort Worth, TX 76123

Explosive Growth Retail Corridor - Absolute NNN Ground Lease - Dallas-Fort Worth MSA - $156,897 AHHI

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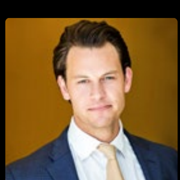
LEGACY CAPITAL COMPANY

UCD

Representative Photo

Exclusively Listed By



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Property Overview

$4,054,794	3.65%	Absolute NNN	±20 Years
List Price	Cap Rate	Lease Type	Term Remaining

Property Overview

Located near the intersection of ***Chisholm Trail Parkway and McPherson Boulevard***, the subject property occupies a premier outparcel within one of the fastest-growing corridors in southwest Fort Worth. The site benefits from exceptional visibility and accessibility along the Chisholm Trail Parkway, a major north-south commuter route connecting the rapidly expanding communities of Fort Worth and Crowley, with the corridor extending further to Joshua and Cleburne.

The surrounding trade area continues to experience ***significant residential and commercial growth,*** with numerous master-planned communities, new retail developments, and employment investment driving sustained consumer demand. The property is positioned within a dominant retail corridor anchored by leading national retailers, restaurants, and service providers, providing strong long-term fundamentals for continued growth. The McDonald's is a newly constructed, purpose-built facility completed as part of the ***Chisholm Trail Ranch development.*** The nearby Tarleton State University Fort Worth campus reinforces this momentum, with enrollment climbing to 2,697 students this fall, an 11.5% increase in undergraduates, as the university expands toward its projected capacity of more than 10,000 students under its Fort Worth Master Plan.

McDonald's is one of the world's most recognized quick-service restaurant brands, operating ***more than 45,000 locations across over 100 countries***. The property is secured by a ***long-term absolute NNN ground lease***, providing investors with stable, passive income while eliminating landlord responsibilities. Combined with its irreplaceable corner location, exceptional visibility, rapidly expanding residential base, and strong traffic generators throughout the surrounding trade area, the asset represents a premier long-term net lease investment with durable cash flow and excellent residual land value potential.

Only public four-year university within Fort Worth city limits.

TARLETON STATE UNIVERSITY
Member of The Texas A&M University System
Fort Worth

±2,697 Students

The university plans to grow the Fort Worth campus to 10,000—15,000 students over the next 10—20 years on an 80 Acre Campus.

$156,897

Avg Household Income Within 1-Mile

Property Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2020 Population	4,747	49,175	148,379
2025 Population	7,462	59,196	165,257
2030 Population Projection	8,366	63,880	176,124
Annual Growth 2020-2025	11.4%	4.1%	2.3%
Annual Growth 2025-2030	2.4%	1.6%	1.3%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2020 Households	1,571	16,672	54,477
2025 Households	2,503	20,234	60,367
2030 Household Projections	2,815	21,894	64,355
Annual Growth 2020-2025	13.0%	5.3%	2.9%
Annual Growth 2025-2030	2.5%	1.6%	1.3%
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg Household Income	$156,897	$121,188	$104,361

Investment Highlights

World's #1 QSR Brand | Corporate Guaranty

- **McDonald's Corporation (NYSE: MCD)** is the world's largest and most recognized quick-service restaurant brand, operating over 45,000 locations across more than 100 countries and generating over $26.9 billion in annual revenue, providing investors with the gold standard of net lease credit.
- **Corporate Guaranty:** The lease is guaranteed directly by McDonald's Corporation, one of the most creditworthy tenants in the net lease investment space, offering institutional-grade security and passive income certainty.
- **Proven Rent Coverage:** McDonald's average unit volume is approximately $4 million, representing a rent-to-sales ratio of approximately 3.7% at Year 1, demonstrating exceptional operational efficiency and a highly sustainable rent structure throughout the full lease term.

Absolute NNN Ground Lease | Zero Landlord Responsibilities

- **Absolute NNN Ground Lease:** The tenant is responsible for 100% of all property taxes, insurance, maintenance, and utilities. The landlord has zero management obligations and retains ownership of the land.
- **Brand New 20-Year Base Term with Eight (8) Five-Year Renewal Options:** representing a potential 60-year total lease commitment and a true generational real estate investment.
- **10% Rent Increases Every 5 Years:** throughout the base term and all eight option periods, providing built-in rent growth and a proven hedge against inflation.
- **Annual rent grows from $147,999 at commencement to $162,799 in Year 6:** pushing the effective cap rate from 3.65% to approximately 4.01% at list price with the first scheduled bump.

Representative Photo

600+ Acre Master-Planned Project

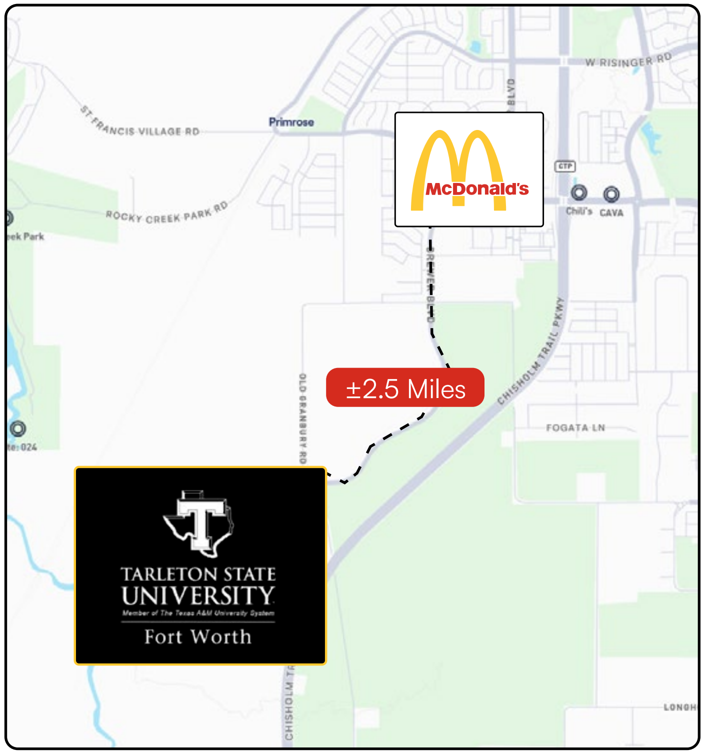
Investment Highlights

Explosive Growth Retail Corridor | McPherson Blvd at Chisholm Trail Parkway

- **Premier Southwest Fort Worth Location:** Situated on McPherson Blvd at the Chisholm Trail Parkway, the most dynamic emerging retail corridor in Southwest Fort Worth and one of the fastest-growing areas in the entire DFW Metroplex.
- **Target-Anchored Power Center Under Development:** This McDonald's is part of The Shops at Chisholm Trail Ranch, a new shopping center anchored by Target. Under construction now at Chisholm Trail Parkway and McPherson Blvd, it will further cement the corridor's status as a dominant retail hub in Southwest Forth Worth.
- **Exceptional Retail Synergy:** The corridor already features Chick-fil-A, Whataburger, Raising Cane's, Chili's, 7 Eleven, Starbucks, CAVA, Dutch Bros, Panda Express, Chipotle, Ross, Marshall's, Bath & Body Works and too many others to name, with 12+ other outparcels under development creating a dense, traffic generating retail cluster to support the site's performance.
- **Tarleton State University (Texas A&M System):** Located approximately 2.5 miles from the subject property, the Tarleton Fort Worth campus contributes a steady student, faculty, and staff population driving consistent daytime and evening traffic throughout the year.

Surrounded by Residential New Developments:

- **Rock Creek Ranch —** 4,000 planned homes within one of Southwest Fort Worth's largest master-planned communities.
- **Chisholm Trail Ranch —** 1,031+ homes completed or under construction, with continued residential buildout surrounding the property.
- **Llano Springs —** 1,468 residential lots driving sustained household growth immediately west of the property.
- **McPherson Village —** 446-home community adjacent to the Chisholm Trail Parkway corridor.
- **Chisholm Trail West —** 835 residential lots adding new rooftops throughout the trade area.
- **Trailhead at Chisholm Trail Ranch —** 284 luxury apartment units recently delivered adjacent to the development.
- **Future McPherson Multifamily Development —** 350+ apartment units approved immediately along Chisholm Trail Parkway, further expanding the area's residential base.



Investment Highlights

Fort Worth | One of America's Fastest-Growing Cities

- According to official data released by the U.S. Census Bureau, Fort Worth has officially climbed the ranks to become the 10th largest city in the United States.
- Fort Worth added over 23,442 new residents in a single year, fueled by strong job creation, housing demand, and sustained domestic in-migration — trends that directly support long-term retail demand and rent coverage.
- Southwest Fort Worth is one of the most active growth corridors in the city, with thousands of new homes under development across master-planned communities and major national retailers selecting the area for new ground-up construction.

Dallas — Fort Worth MSA

- DFW is the #4 MSA in the United States with a population of 8.48 Million — and unlike the other top three MSAs, DFW continues to post substantial, consistent population growth.
- The metroplex has grown 11% since 2020, adding over 650,000 residents, with approximately 123,000 new residents added in the past year alone — roughly 339 people per day.
- DFW ranked #2 nationally for net new jobs (May 2025), underscoring a robust, diversified economy that continues to attract both corporate employers and high-income residents.

Affluent & Growing Demographics

- ZIP Code 76123 carries a median household income of $98,618, significantly above both the national median and the Fort Worth city average, reflecting the area's affluent residential base.
- Average household income within the immediate trade area is $156,897 within 1 mile and $121,188 within 3 miles, supporting elevated consumer spending and strong drive-thru volumes.
- The surrounding Southwest Fort Worth residential market is characterized by high homeownership rates, continued new home construction, and an educated, professional demographic profile.

Financial Overview

Financial Overview

$4,054,794
List Price

3.65%
Cap Rate

Tenant Summary	
Tenant Trade Name	McDonald's
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibility	None
Original Lease Term	20 Years
Rent Commencement Date	-
Lease Expiration Date	-
Term Remaining on Lease	20 Years
Increase	10% Every 5 Years
Options	Eight, 5-Year Options

Rent Period		Annual Rent	Monthly Rent	Increase
Year 1-5	**Years 1-5**	**$147,999.96**	**$12,333.33**	-
Year 6-10	Years 6-10	$162,799.92	$13,566.66	10%
Year 11-15	Years 11-15	$179,079.96	$14,923.33	10%
Year 16-20	Years 16-20	$196,987.92	$16,415.66	10%
Option Period 1	Years 24-28	$216,686.76	$18,057.23	10%
Option Period 2	Years 29-33	$238,355.40	$19,862.95	10%
Option Period 3	Years 34-38	$262,191.00	$21,849.25	10%
Option Period 4	Years 39-43	$288,410.16	$24,034.18	10%
Option Period 5	Years 44-48	$317,251.20	$26,437.60	10%
Option Period 6	Years 49-53	$348,976.32	$29,081.36	10%
Option Period 7	Years 54-58	$383,874.00	$31,989.50	10%
Option Period 8	Years 59-63	$422,261.40	$35,188.45	10%

Target-Anchored Growth Corridor

Proximity to Top National & Regional Retailers

Tenant Overview

Year Founded
1940

Headquarters
Chicago, IL

Ownership Status
NYSE: MCD

Locations
45,000+

Annual Revenue
$26.9B

Representative Photo

Tenant Overview

Founded in 1940, McDonald's is the world's largest quick-service restaurant brand and a global leader in the fast-food industry. Known for its iconic menu items such as the Big Mac, World Famous Fries, and Egg McMuffin, the brand has become synonymous with consistency, convenience, and affordability across generations.

Headquartered in Chicago, Illinois, McDonald's operates more than 45,000 locations in over 100 countries. The company's predominantly franchised business model—over 90% of restaurants—generates stable, high-margin revenue through rent, royalties, and fees. This structure has enabled McDonald's to maintain strong global scale while leveraging local operator expertise.

McDonald's continues to evolve through menu innovation, digital transformation, and operational enhancements, including mobile ordering, delivery partnerships, and automated drive-thru technologies. Its global footprint, operational efficiency, and real estate strategy position it as one of the most resilient and profitable brands in the restaurant sector.

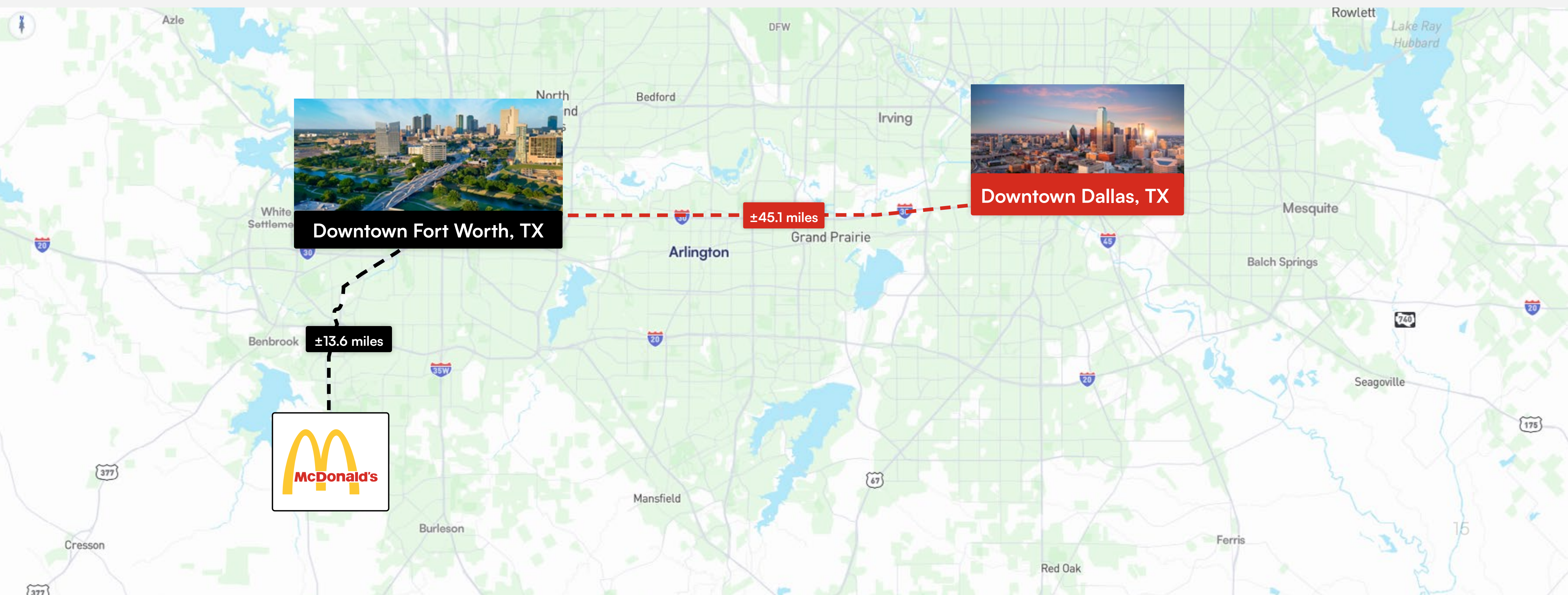
Market Overview

Fort Worth, TX

$156,897 Avg Household Income Within 1-Mile

Local Market Overview

Southwest Fort Worth has emerged as one of the Metroplex's fastest-growing retail corridors, fueled by rapid residential expansion, significant infrastructure investment, and sustained commercial development.
The Chisholm Trail Parkway has transformed the area into a premier destination for new housing, retail, and employment, supporting increasing traffic volumes and strong consumer demand. Positioned at the signalized intersection of Chisholm Trail Parkway and McPherson Boulevard, the subject McDonald's benefits from exceptional visibility within a dominant retail corridor that continues to attract national retailers, restaurants, healthcare providers, financial institutions, and daily-needs services.
The immediate trade area is anchored by several large master-planned communities, including Chisholm Trail Ranch, Tavolo Park, Llano Springs, Rock Creek Ranch, and numerous additional residential developments that are delivering thousands of new homes throughout southwest Fort Worth and northern Crowley. The expanding population, combined with strong household incomes and continued commercial investment, has created sustained demand for quick-service restaurants and convenience-oriented retailers. As one of the nation's leading restaurant brands, McDonald's is well positioned to capitalize on the area's increasing daytime population, commuter traffic, and growing residential customer base. With limited remaining prime retail corners along Chisholm Trail Parkway, the property offers investors a rare opportunity to own a high-visibility, long-term net lease asset in one of Fort Worth's strongest growth corridors.



Southwest Fort Worth Residential Growth

Southwest Fort Worth continues to rank among the fastest-growing areas within the Dallas—Fort Worth Metroplex. Population growth is being fueled by large-scale master-planned communities, strong in-migration, and continued employment expansion throughout southern Tarrant County. Thousands of new homes, apartments, and mixed-use developments are transforming the Chisholm Trail Parkway corridor into one of Fort Worth's premier retail and commercial destinations.

Residential Construction Momentum

15,000+ Homes
Planned or Recently Delivered Within Major Nearby Master-Planned Communities

1,031+ Homes
Chisholm Trail Ranch: One of Fort Worth's Largest Master-Planned Communities

2,700+ Multifamily Units
Existing, Under Construction & Planned Supporting Continued Population Growth

Why This Is a **Strong Retail Signal**

- 15,000+ New Homes Continue Expanding the Customer Base
- Affluent Households Support Higher Consumer Spending
- Rapid Population Growth Drives Demand for Retail & Financial Services
- Master-Planned Communities Create Long-Term Retail Stability
- Developers Continue Investing Along the Chisholm Trail Parkway Corridor

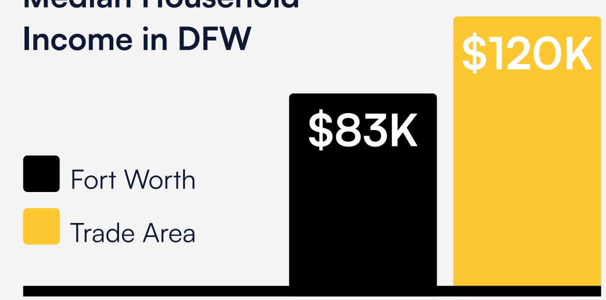
CoStar • U.S. Census Bureau • City of Fort Worth • Tarrant County • ESRI 2026 Estimates

Population & Income Concentration

Southwest Fort Worth Among the Fastest-Growing Areas in North Texas

High Household Formation
Driven by New Home Construction & In-Migration

Median Household Income in DFW



+23,442 New Residents

(2.4% Growth)

Added 2024-2025 *in Fort Worth*

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

Top 3 Metros
in the U.S. for Annual Population Growth

No State Income Tax
Pro-Business Environment

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	4M+	50K+	>2%
U.S. Metro for Jobs Added	Total in Workforce	Jobs Added in 2025	Employment Growth vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW

American Airlines · McKESSON · Southwest · Texas Instruments · Sinclair · charles SCHWAB · Kimberly-Clark · AT&T · D·R·HORTON America's Builder · ENERGY TRANSFER

Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | **2025 Dataset**

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

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 malls in the U.S.) highlights the strength of the market. 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.

Source: CoStar Group | **2025 Dataset**

Retailers on the Rise
Supported by Necessity & Discretionary Spending

Walmart
TARGET
H-E-B
TJ·maxx
COSTCO
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 **NWC of Chisholm Trail Pkwy & McPherson Blvd, Fort Worth, TX 76123** ("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.

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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.

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TREC
TEXAS REAL ESTATE COMMISSION

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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- **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.

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- 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.

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- 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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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