



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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Kevin Puder & Chad Kurz (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)

Property Overview



\$3,978,495

List Price

4.65%

Cap Rate

Absolute NNN

Lease Type

±20 Years

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 bank itself 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.

PNC Financial Services Group is **one of the nation's largest diversified financial institutions**, with approximately **\$70 billion in market capitalization** and an investment-grade credit rating that provides investors with exceptional credit quality. The asset is secured by a rare 20-year absolute NNN ground lease, eliminating landlord responsibilities while providing stable, passive income backed by a substantial tenant investment in the improvements. Combined with its irreplaceable corner location, strong demographic profile, and continued growth throughout southwest Fort Worth, the property represents a premier long-term net lease investment with durable cash flow and excellent residual land value potential.

\$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

8th Largest Bank in the USA | Corporate Guaranty

- **PNC Bank (NYSE: PNC)** is the 8th largest bank in the United States with ±\$600 Billion in assets, 2,300+ branches, 60,000 ATMs, earning a record \$7 Billion in 2025 full year net income, beating estimates by over 16%. PNC opened 25 new branches in 2025 and has plans for an additional 200+ by 2029.
- **Corporate Guarantee:** PNC Bank carries an S&P long-term issuer rating of “A” and short-term rating of “A-1” — firmly investment grade.
- **Best in Class Bank Tenant:** As a net lease tenant, it represents one of the most defensible and institutionally credentialed income streams in the single-tenant market.

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 Four (4) Five-Year Renewal Options:** representing a potential 40-year total lease commitment and a true generational real estate investment.
- **10% Rent Increases Every 5 Years** throughout the base term and all four option periods, providing built-in rent growth and hedge against inflation.



600+ Acre Master-Planned Project



Investment Highlights

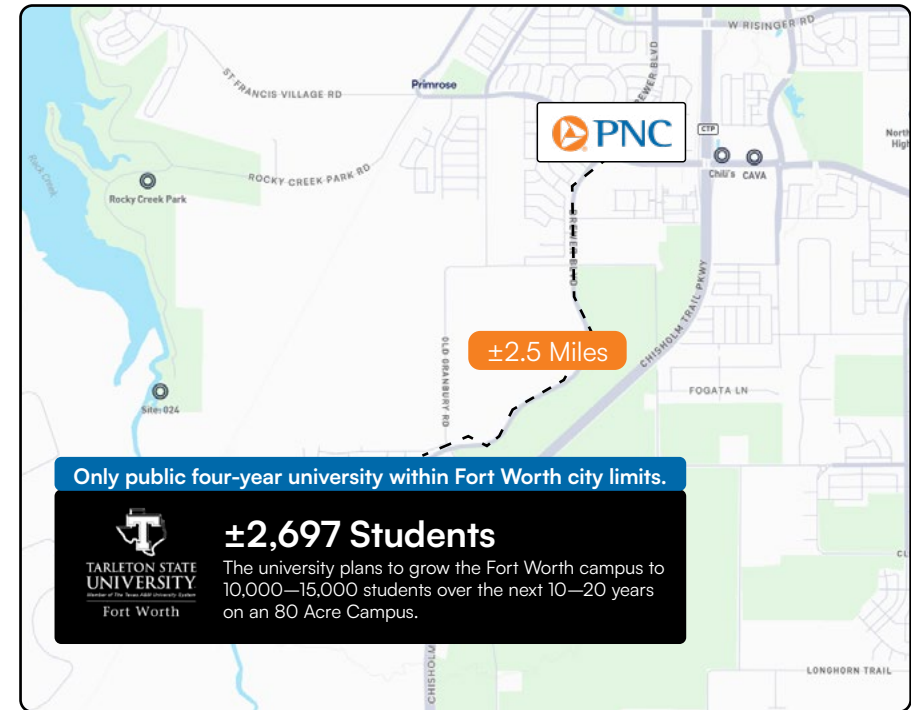
Explosive Growth Retail Corridor | McPherson Blvd at Chisholm Trail Parkway

- **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.
- **Part of the Target-Anchored Power Center Under Development:** This PNC Bank 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 Fort 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.

Trailhead at Chisholm Trail Ranch



Photo Source: <https://www.livechisholmtrailhead.com/photogallery>



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.



Financial Overview



Financial Overview



\$3,978,495
List Price

4.65%
Cap Rate

Tenant Summary	
Tenant Trade Name	PNC Bank
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibility	None
Original Lease Term	20 Years
Rent Commencement Date	6/19/26
Lease Expiration Date	6/30/46
Term Remaining on Lease	20 Years
Increase	10% Every 5 Years
Options	Four, 5-Year Options

Rent Period		Annual Rent	Monthly Rent	Increase vs. Prior Period
Years 1-5 (Initial Term)	Current - 6/30/2031	\$185,000.00	\$15,416.66	-
Years 6-10 (Initial Term)	7/1/2031 - 6/30/2036	\$203,500.00	\$16,958.33	10%
Years 11-15 (Initial Term)	7/1/2036 - 6/30/2041	\$223,850.00	\$18,654.17	10%
Years 16-20 (Initial Term)	7/1/2041 - 6/30/2046	\$246,235.00	\$20,519.58	10%
Option Period 1	7/1/2046 - 6/30/2051	\$270,858.50	\$22,571.54	10%
Option Period 2	7/1/2051 - 6/30/2056	\$297,944.35	\$24,828.69	10%
Option Period 3	7/1/2056 - 6/30/2061	\$327,738.78	\$27,311.56	10%
Option Period 4	7/1/2061 - 6/30/2066	\$360,512.65	\$30,042.72	10%

Target-Anchored Growth Corridor



Proximity to Top National & Regional Retailers



Tenant Overview



Year Founded
1845

Headquarters
Pittsburgh, PA

Ownership Status
NYSE: PNC

Branches
2,300+

Annual Revenue
\$23B

Total Assets
\$603B



Tenant Overview

Founded in 1845, PNC Financial Services Group is one of the largest diversified financial services institutions in the United States. Through its primary subsidiary, PNC Bank, the company provides retail banking, corporate and institutional banking, wealth management, asset management, treasury management, lending, and capital markets services to individuals, businesses, government entities, and nonprofit organizations.

Headquartered in Pittsburgh, Pennsylvania, PNC operates an extensive network of more than 2,300 branches and thousands of ATMs across 27 states and the District of Columbia. The company serves millions of customers nationwide and ranks among the largest banks in the United States by assets, deposits, and branch network. PNC has built its reputation on relationship-based banking, digital innovation, and community investment while continuing to expand its presence throughout high-growth Sun Belt markets.

This location aligns with PNC's long-term expansion strategy by positioning the bank within one of the fastest-growing retail corridors in southwest Fort Worth. Situated within the Target-anchored Chisholm Trail Ranch mixed-use development at the signalized intersection of Chisholm Trail Parkway and McPherson Boulevard, the property benefits from exceptional visibility, strong daily traffic, and direct access to thousands of existing and planned households. The surrounding corridor continues to attract national retailers, restaurants, healthcare providers, and service-oriented businesses, creating a highly desirable environment for relationship banking. As residential growth and commercial investment continue throughout the trade area, the location provides PNC with long-term customer acquisition opportunities while reinforcing its strategy of expanding into rapidly growing, affluent suburban markets with strong demographic fundamentals.

Market Overview



Dallas-Fort Worth MSA



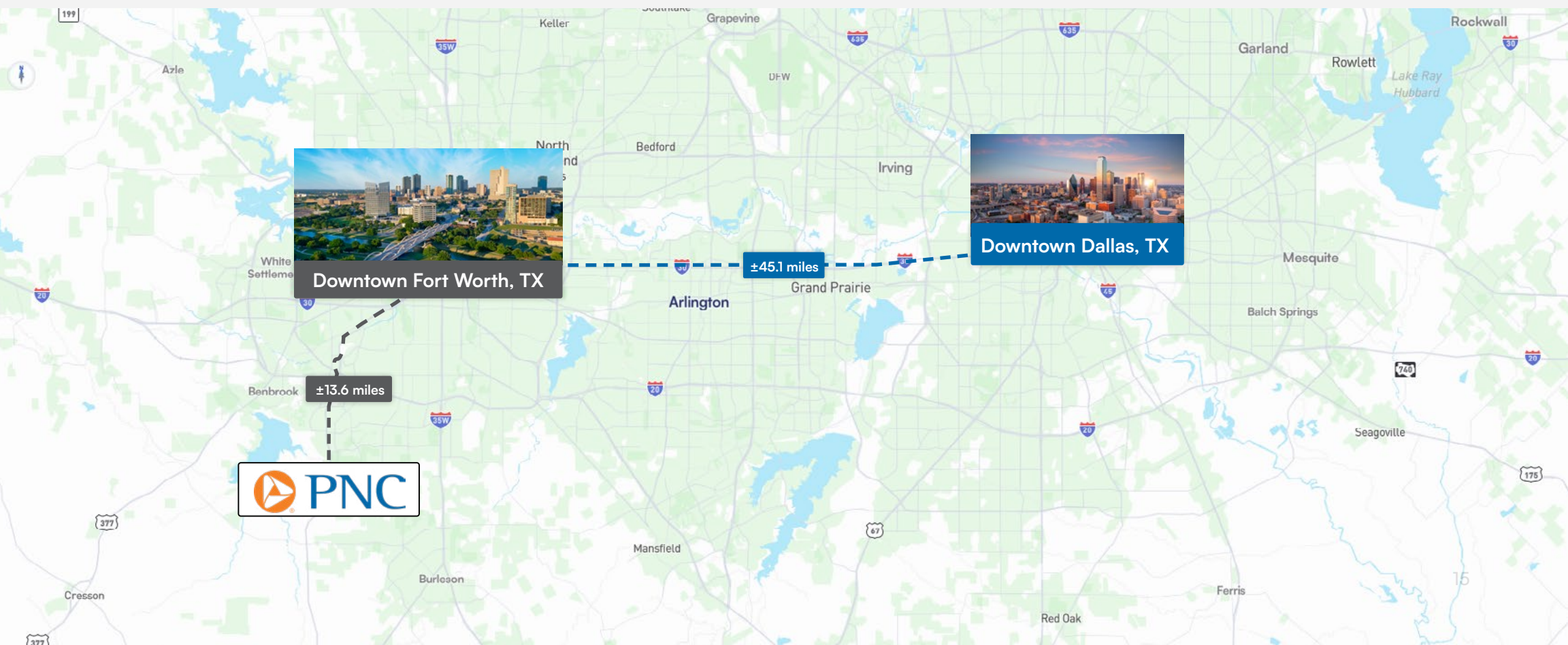
Fort Worth, TX

\$156,897 Avg Household Income Within 1-Mile

Local Market Overview

Southwest Fort Worth has emerged as one of the metroplex's most active growth corridors, fueled by rapid residential expansion, significant infrastructure investment, and sustained retail development. The Chisholm Trail Parkway has transformed the area into a premier destination for new housing and commercial investment, improving regional connectivity while supporting increasing traffic volumes and consumer spending. The intersection of Chisholm Trail Parkway and McPherson Boulevard has become a focal point for this growth, attracting national retailers, restaurants, financial institutions, healthcare providers, and daily-needs services that continue to expand alongside the area's growing population.

The immediate trade area is anchored by several large master-planned communities, including Chisholm Trail Ranch, Tavolo Park, Llano Springs, Rock Creek Ranch, and additional residential developments that are delivering thousands of new homes to southwest Fort Worth and northern Crowley. This steady influx of households has created strong demand for neighborhood-serving retail, financial services, dining, and healthcare, reinforcing the corridor's long-term investment fundamentals. Supported by strong household incomes, continued population growth, and limited remaining corner opportunities along this highly visible parkway, the McPherson Boulevard corridor is positioned to remain one of Fort Worth's most desirable retail and commercial locations for years to come.



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

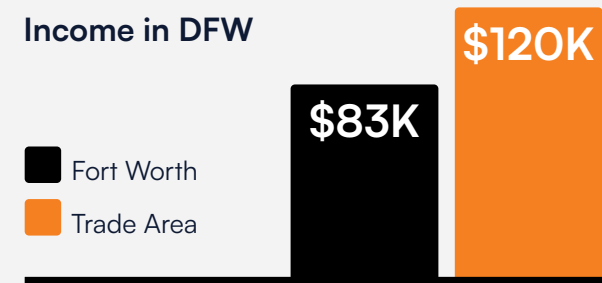
Population & Income Concentration

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

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

American
Airlines



McKESSON
Southwest



TEXAS
INSTRUMENTS



charles SCHWAB
Kimberly-Clark



AT&T

D-R HORTON
America's Builder



ENERGY
TRANSFER

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

Source: CoStar Group | 2025 Dataset

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.

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.

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.

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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.

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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