

Tom Thumb[®]

2611 & 2601 W Park Row Dr | Arlington, TX 76013

**Grocer & Fuel Center
Investment Opportunity**

Offering Memorandum



MATTHEWS[™]

Exclusively Listed By

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MATTHEWS™

Property Overview



2611 & 2601 W Park Row Dr | Arlington, TX 76013



Investment Highlights

Property Highlights

- **Below-Market Rent:** Recent appraisal indicates the Tom Thumb rent is approximately 40% below market rent, creating significantly embedded upside.
- **Established Tenancy:** Tom Thumb has operated at the site since 1997, providing a proven operating history and commitment to the site.
- **Diversified Income:** Investment includes both the Tom Thumb grocery store and adjacent fuel center, creating two complementary revenue streams.
- **Long-Term Renewal Potential:** Leases were recently extended through June 2032 and includes five additional 5-year renewal options, providing substantial long-term control.
- **National Credit Tenancy:** Tom Thumb and the fuel center benefit from guarantees from Albertsons-affiliated entities, providing institutional credit backing.
- **Passive Ownership:** The grocery store operates under a NN+ lease, while the fuel center is subject to a NNN ground lease, limiting landlord obligations.
- **Strong Demographics & Traffic:** Located in an established Arlington, TX trade area with average household income of \$98,000+ in a one-mile radius and $\pm 34,877$ K VPD at the intersection of W. Park Row Drive and S Bowen Rd.



Six Flags.
OVER TEXAS
Six Flags Over Texas
±2.2 Million Visitors Annually

CHOCTAW
STADIUM
Choctaw Stadium
±48,114 Person Capacity

TEXAS
Live!
Texas Live
±2.5 Million Visitors Annually

UNIVERSITY OF
TEXAS
ARLINGTON
The University of Texas at Arlington
±42,800 Students | ±6,500 Employees

ACE Hardware
7 ELEVEN
DOLLAR GENERAL
Pizza Hut

Globe Life Field
Globe Life Field
±2.4 Million Visitors Annually

AT&T
STADIUM
AT&T Stadium
±2 Million Visitors Annually

STARBUCKS
Walgreens
Dutch Bros
Dominos
GOLDEN CHICK

Woodwind Apartments
±126 Units

CVS pharmacy
planet fitness
Jack in the box

Arlington High School
±2,580 Students

ACE Hardware

Dutch Bros

Public Storage

SONIC

CHASE

ALDI

planet fitness
DOLLAR GENERAL

CVS pharmacy

S Bowen Rd ±22,310 VPD

Tom Thumb
Subject Property

STARBUCKS

PAPA JOHN'S

SUBWAY
Schlotzsky's Deli

The Woodlands of Arlington
±264 Units

ANYTIME FITNESS

petco

W Park Row Dr ±12,567 VPD





 **Springfield Crossing Apartments**
±252 Units

 **Bailey Junior High School**
±754 Students



S Bowen Rd # 22,310 VPD



 **The Woodlands of Arlington**
±264 Units

Lynnwood Dr

 **Woodland West Apartments**
±185 Units

Property Overview

Tom Thumb | 2611 W Park Row Dr

Tenant Summary | Grocer

Tenant Name	Tom Thumb
Type of Ownership	Fee Simple
Lease Guarantor	Randall's Food & Drugs, Inc. (Albertsons)
Lease Type	NN+
Original Lease Term	20 Years
Lease Commencement Date	6/25/1997
Lease Expiration Date	6/25/2032
Term Remaining on Lease	±5.75 years
Rental Increases	13.33% Increase in the 3rd option and 5% in the 5th option
Option Periods	Five, 5-year options
Roof	Landlord
Structure	Landlord
Management	Tenant
Maintenance	Tenant
Insurance	Tenant
HVAC	Tenant
Parking Lot	Landlord
ROFR	No

Tenant Summary | Fuel Center

Tenant Name	Tom Thumb
Type of Ownership	Ground Lease
Lease Guarantor	Safeway, Inc. (Albertsons)
Lease Type	NNN
Original Lease Term	20 Years
Lease Commencement Date	6/25/1997
Lease Expiration Date	6/25/2032
Term Remaining on Lease	±5.75 years
Rental Increases	10% Increases 2027, 1st and 2nd option and 5% inn 5th option
Option Periods	Five, 5-year options
Landlord Responsibilities	None
ROFR	No



Property Photos





W Park Row Dr $\pm$ 12,567 VPD

Gas Pumps

Tom Thumb

S Bowen Rd $\pm$ 22,310 VPD



Financial Overview



2611 & 2601 W Park Row Dr | Arlington, TX 76013



Financial Overview

\$8,200,100

List Price

5.75%

Cap Rate

\$471,505.00

NOI

Annualized Operating Data (Grocer)

Lease Term	Annual Rent	Monthly Rent
Current-6/25/2032	\$441,255.00	\$36,771.25
Option 1 -	\$441,255.00	\$36,771.25
Option 2 -	\$441,255.00	\$36,771.25
Option 3 -	\$500,089.96	\$41,674.16
Option 4 -	\$500,089.96	\$41,674.16
Option 5 -	\$525,094.46	\$43,757.87

Annualized Operating Data (Fuel Center)

Lease Term	Annual Rent	Monthly Rent
Current-6/25/2027	\$30,250.00	\$2,520.83
6/25/2027-6/25/2032	\$33,275.00	\$2,772.92
Option 1 -	\$36,603.50	\$3,050.29
Option 2 -	\$40,262.75	\$3,355.23
Option 3 -	\$40,262.75	\$3,355.23
Option 4 -	\$40,262.75	\$3,355.23
Option 5-	\$42,275.89	\$3,522.99

Annualized Operating Data (Combined)

Lease Term	Annual Rent	Monthly Rent	Cap Rate
Current-6/25/2027	\$471,505.00	\$39,292.08	5.75%
6/25/2027-6/25/2032	\$474,530.00	\$39,544.17	5.79%
Option 1 -	\$477,858.50	\$39,821.54	5.83%
Option 2 -	\$481,517.75	\$40,126.48	5.87%
Option 3 -	\$540,352.71	\$45,029.39	6.59%
Option 4 -	\$540,352.71	\$45,029.39	6.59%
Option 5 -	\$567,370.35	\$47,280.86	6.92%

Tenant Overview



Tenant Overview

Tom Thumb is a well-established Texas grocery retailer serving the Dallas—Fort Worth Metroplex and surrounding communities. Founded in Dallas in 1948, the company has grown from a local supermarket operation into a recognized regional grocery brand offering fresh produce, meat and seafood, bakery and deli products, pharmacy services, household essentials, prepared foods, and online grocery ordering. Tom Thumb currently operates approximately 70 locations across Texas, with a particularly strong concentration throughout the DFW market.

Tom Thumb operates as a banner of Albertsons Companies, one of the largest food and drug retailers in the United States. Albertsons Companies operates more than 2,200 stores across 34 states and the District of Columbia under banners including Albertsons, Safeway, Vons, Jewel-Osco, Tom Thumb, Randalls, and others. The parent company employs approximately 290,000 associates and supports its retail network through extensive distribution, manufacturing, pharmacy, and digital grocery operations.

Year Founded
1948

Headquarters
Arlington, TX

of Locations
70+

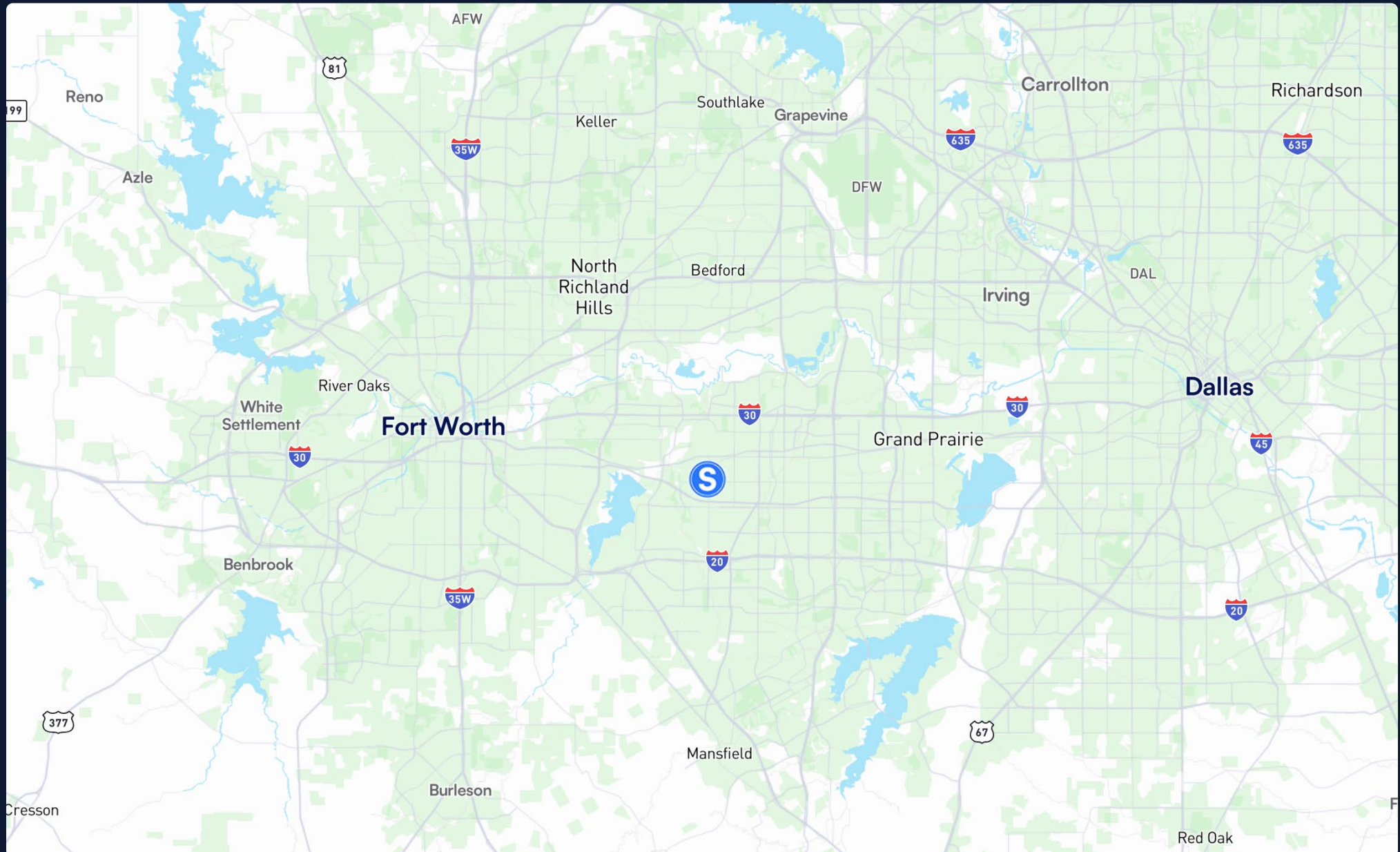
Parent Company
**Albertsons
Companies**

Website
tomthumb.com

Market Overview



2611 & 2601 W Park Row Dr | Arlington, TX 76013



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	12,421	114,603	290,514
2025 Population	12,442	120,090	301,807
2030 Population Projection	12,974	126,369	317,057
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	5,102	43,916	109,006
2025 Households	5,115	46,030	113,558
2030 Household Projection	5,342	48,505	119,516
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$98,010	\$88,180	\$87,975

| Higher Education



UNIVERSITY OF
TEXAS
ARLINGTON

180+

Academic Programs

42,787

Total Enrollment

\$12,208

Avg In-State Tuition

16

NCAA Athletic Programs

Academic Profile

The University of Texas at Arlington is a comprehensive public research university offering more than 180 undergraduate and graduate degree programs across nine schools and colleges. UTA holds Carnegie R1 classification for very high research activity, with academic strengths spanning engineering, nursing and health, business, science, architecture, social work, and liberal arts.

Enrollment & Demographics

UTA enrolled 42,787 students in Fall 2026, including 31,165 undergraduate students.

The university is one of the largest institutions in Texas and draws students from throughout the Dallas-Fort Worth region, across Texas, and internationally.

Regional & National Draw

Located in Arlington at the center of the Dallas-Fort Worth Metroplex, UTA provides direct access to one of the nation's largest employment markets. Its academic programs support workforce needs across healthcare, engineering, technology, business, science, and other major industries.

Community & Economic Impact

UTA serves as a major educational, research, and employment institution within

North Texas. Its large student and faculty population supports surrounding housing, retail, dining, and service businesses, while university research and workforce development strengthen connections with employers throughout DFW.

Why UTA Matters to Investors

- **Consistent demand driver:** Nearly 43,000 enrolled students create a substantial recurring population supporting nearby housing, retail, dining, and services. UTA
- **Workforce pipeline:** Programs in nursing, engineering, business, science, and other workforce-focused disciplines connect the university with major employers throughout Dallas-Fort Worth.
- **Institutional growth & infrastructure:** UTA operates a 420-acre main campus with more than 100 buildings and continues to expand its regional presence. UTA
- **Community anchor:** UTA's scale, research activity, athletics, and academic programs reinforce Arlington's position as an education and employment center within the Metroplex.

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.

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)

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



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



AT&T



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

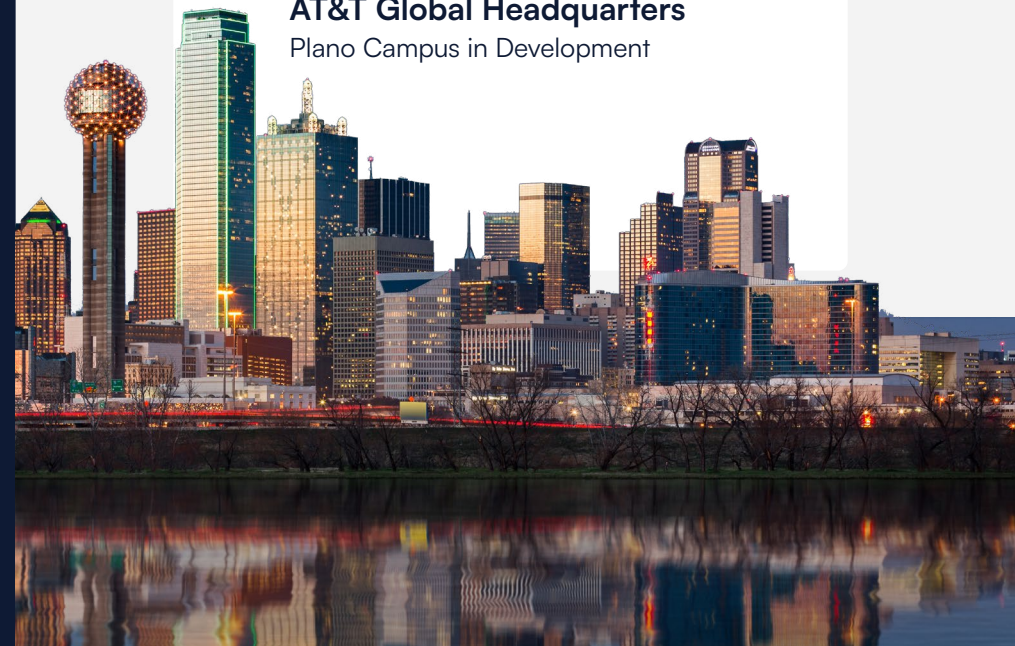
Dual-Listing Exchange Announced

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.) 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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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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