DARK COSMC'S (MCDONALD'S) | ABSOLUTE NNN GROUND LEASE | LOW PRICE POINT | ABOUT 9 YEARS OF TERM REMAINING

High Traffic Location | Surrounded by National Retailers | Credit Tenant | Fort Worth MSA

7304 Denton Hwy, Watauga, TX 76148



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FLANAGAN INVESTMENT REAL ESTATE

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT A FLANAGAN INVESTMENT REAL ESTATE ADVISOR FOR MORE DETAILS.

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Offering Summary



PURCHASE PRICE
$2,310,000

NET OPERATING INCOME
$127,050

CAP RATE
5.50%

LEASE TYPE
Absolute NNN
Ground Lease

BUILDING SIZE
±3,641 Sq. Ft.

LAND SIZE
±1.23 Acres

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Investment Highlights

Flanagan Investment Real Estate is pleased to offer for sale a dark single-tenant, absolute NNN ground lease former CosMc's (McDonald's) in Watauga, TX. Watauga is part of the Fort Worth MSA which is one of the fastest growing large city's in the entire country. The property fronts on Denton Hwy with over 34,365 vehicles per day.

This is a proven trade area with synergy from neighboring national tenants and is surrounded by dense residential neighborhoods. This is a high growth, affluent market. The building is approximately +/-3,641 sq. ft. situated on about +/-1.23 acres.

There are about nine years of term remaining through May 31, 2035. The tenant is operating under an absolute NNN ground lease. There are numerous possibilities for future re-tenanting or redevelopment.

This investment benefits from the long-term lease, its exceptional location, and numerous future possibilities. The site is located on the main thoroughfare in one of the fastest growing markets surrounded by numerous retailers and residential. The long-term lease with a credit tenant, combined with the strong real estate fundamentals make this property an opportunity on which an investor can capitalize.

Dark CosMc's (McDonald's) - Absolute NNN Ground Lease

- About 9 years of lease term remaining through May 31, 2035
- Credit tenant for the remaining lease term
- Low Price Point
- Absolute NNN Ground Lease
  - Zero landlord responsibilities
- Numerous possibilities for future re-tenanting or redevelopment
- Building Size: +/-3,641 Sq. Ft.
  Land Size: +/- 1.23 Acres
- High growth market in Fort Worth MSA
  - Affluent trade area
  - One of the fastest growing large city's in the entire country
- Excellent real estate fundamentals
  - Fronts on Denton Hwy with over 34,300 VPD
  - Surrounded by dense residential neighborhoods
  - Located near national retailers including Target, Whataburger, McDonald's, Chipotle, QuikTrip, and Ross among many others
- High visibility location with large pylon sign

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Lease Summary

Location	7304 Denton Hwy, Watauga, TX 76148 (Fort Worth MSA)
Tenant	McDonald's USA, LLC
Building Size	±3,641 Sq. Ft.
Land Size	±1.23 Acres
Net Operating Income (Current)	$127,050
Increases	10% every 5 years
Lease Type	Absolute NNN Ground Lease
Initial Term Expiration Date	May 31, 2035
Renewal Options	(5) 5-year options
ROFO	Yes

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Low Aerial



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High Aerial



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Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	18,187	143,875	322,077
Households	6,127	52,455	118,910
Families	4,957	37,842	84,491
Average Household Size	2.96	2.74	2.70
Owner Occupied Housing Units	4,848	34,193	74,672
Renter Occupied Housing Units	1,279	18,262	44,238
Median Age	37.2	36.8	37.0
Median Household Income	$104,003	$96,289	$97,342
Average Household Income	$123,792	$121,387	$127,448

KEY FACTS

322,077
Population

37.0
Median Age

2.7
Average Household Size

$97,342
Median Household Income

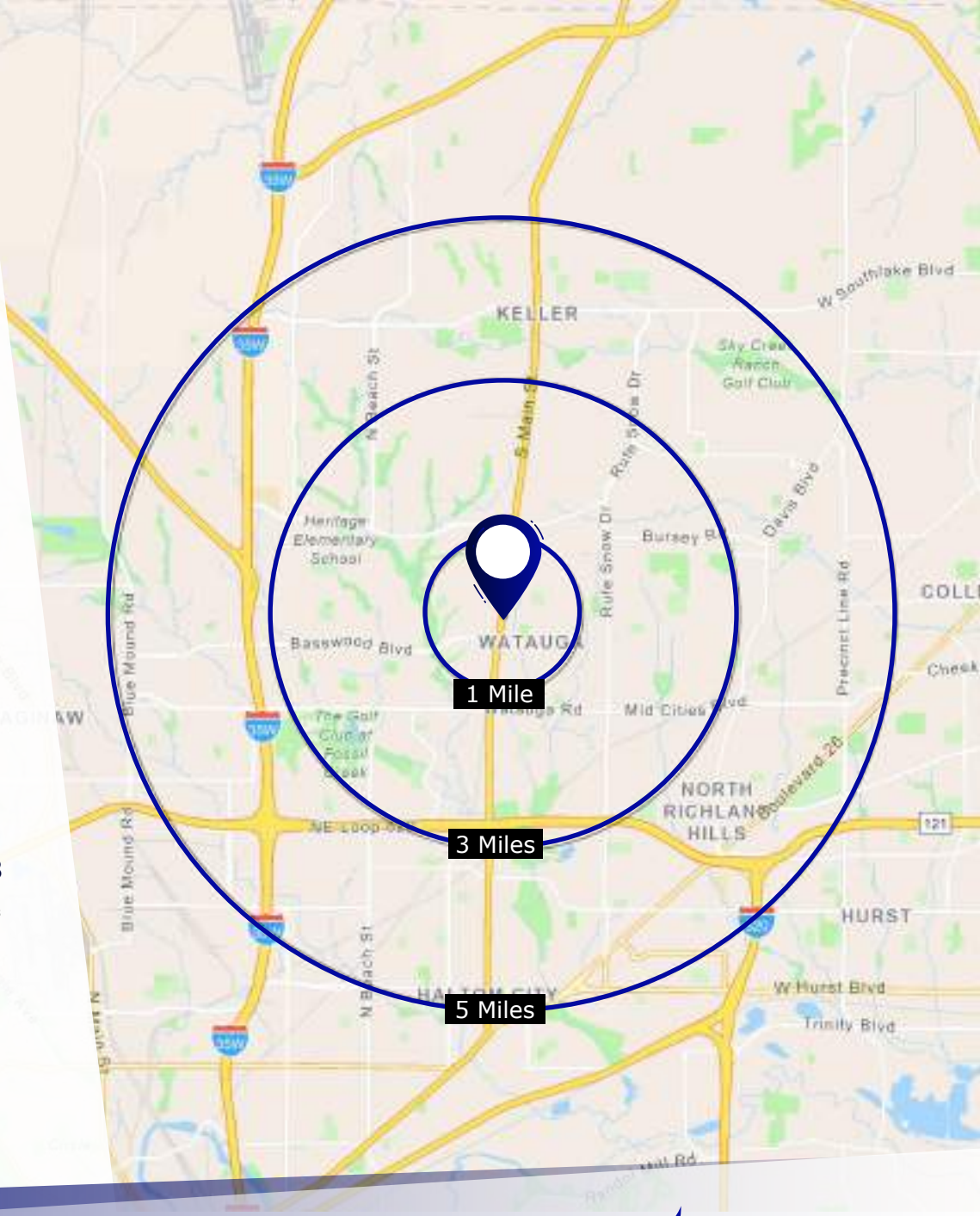
10,210
Total Businesses

105,543
Total Employees

$97,342
Median Household Income

$46,992
Per Capita Income

$272,396
Median Net Worth



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