

BONDS RANCH NNN CHASE BANK

NEC HWY 287 & E BONDS RANCH ROAD | FORT WORTH, TX 76131

Absolute NNN Ground Lease Investment Opportunity



MARKET OVERVIEW



FORT WORTH RETAIL MARKET

The Fort Worth retail submarket incorporates approximately 62.1 million square feet of retail space and reports a low vacancy rate of 4.9% as of the first quarter of 2025.

As one of the fastest-growing communities in the nation, Fort Worth offers a lower cost of living than other large U.S. metro areas. Known for its vibrant cultural scene, authentic western heritage, and friendly people, Fort Worth is recognized as one of the best places to live in Texas by Livability.

Fort Worth and Texas offer a low-cost, business friendly environment with superior access. Our central U.S. location, featuring DFW International Airport, major highways, and rail puts key markets within easy reach.

Fort Worth's current population totals approximately 1 million residents, and it was the nation's fastest-growing large metro area with a population gain of 9% during 2024.

Major employers in the Fort Worth trade area include:

- Lockheed Martin Aeronautics Company
- NAS Fort Worth JRB: The Naval Air Station Joint Reserve Base
- Fort Worth Independent School District
- City of Fort Worth
- JPS Health Network
- Texas Health Resources
- Cook Children's Health Care System
- Tarrant County Government
- Bell Helicopter Textron Inc
- American Airlines

MARKET OVERVIEW

BONDS RANCH MARKETPLACE TRADE AREA SUMMARY

The trade area for Bonds Ranch Marketplace features incredible population growth, increasing density and strong household incomes.

Within a three-mile radius of the site, the population totals approximately 66,000 residents in approximately 21,400 households with an average household income of approximately \$142,000.

By 2029, the population within the radius is on track to jump nearly 19 percent to 78,300 residents.

Within a five-mile radius of the site, the population totals approximately 208,200 residents in approximately 67,300 households with an average household income of approximately \$140,000.

By 2029, the population within the radius is on track to jump nearly 20 percent to more than 249,000 residents.



AERIAL



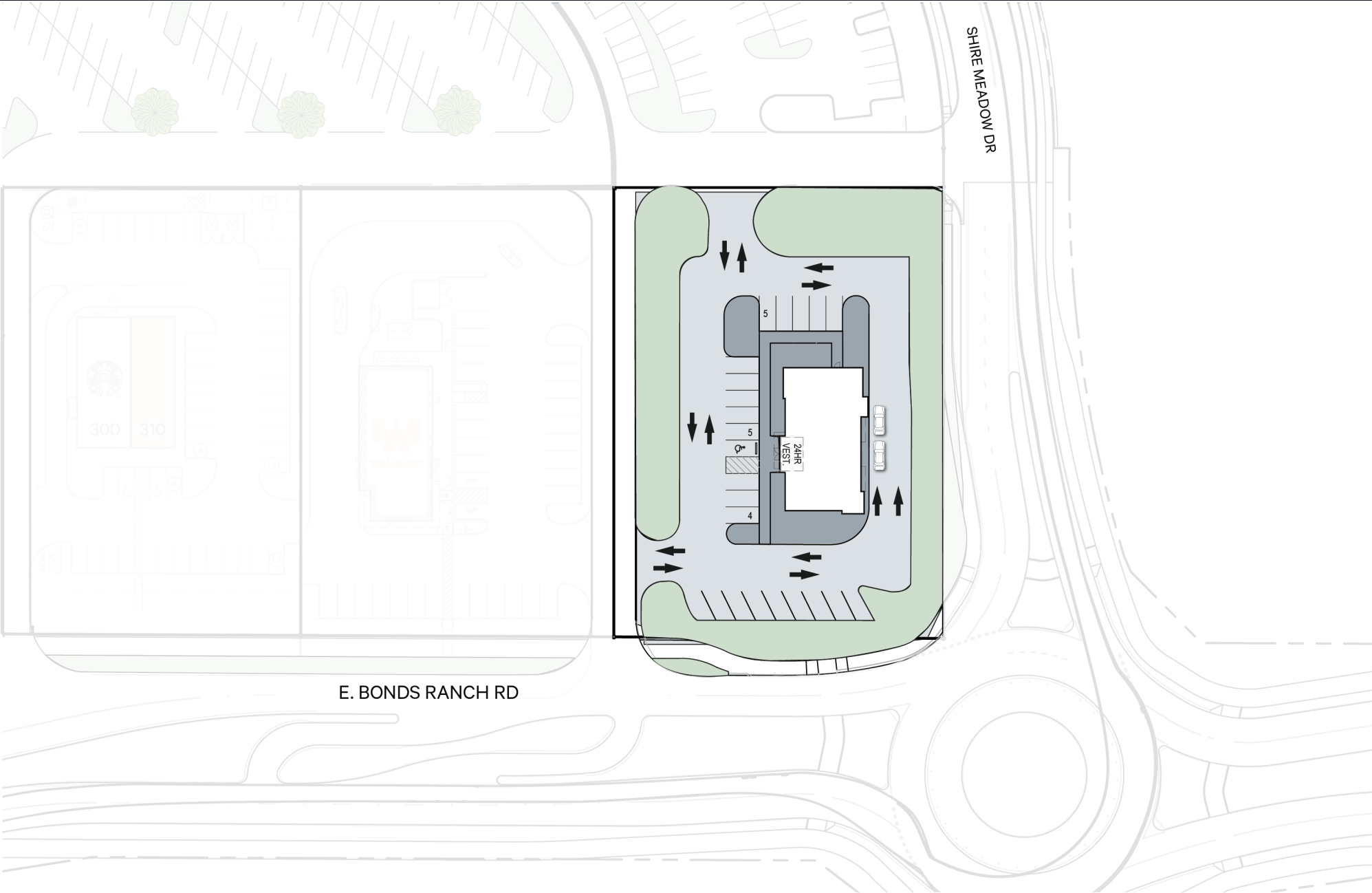
OBLIQUE AERIAL















MACRO AERIAL



SITE PLAN



DEMOGRAPHICS

1 MILE	3 MILE	5 MILE
 8,600 POPULATION	 63,452 POPULATION	 202,673 POPULATION
 2,725 TOTAL HOUSEHOLDS	 20,677 TOTAL HOUSEHOLDS	 65,583 TOTAL HOUSEHOLDS
 \$131,782 AVERAGE HH INCOME	 \$131,580 AVERAGE HH INCOME	 \$ 128,576 AVERAGE HH INCOME
 26.6% 5 YEAR POPULATION GROWTH	 17.1% 5 YEAR POPULATION GROWTH	 18.2% 5 YEAR POPULATION GROWTH

2023 (Source: ESRI)



GRETCHEN MILLER

SENIOR VICE PRESIDENT

[gmiller@weitzmangroup.com](mailto:gmill@weitzmangroup.com)

214.720.6678

MICHELLE CAPLAN

EXECUTIVE VICE PRESIDENT

mcaplan@weitzmangroup.com

214.720.6661

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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Michelle Weitzman Caplan

Sales Agent/Associate's Name

464232

License No.

mcaplan@weitzmangroup.com

Email

(214) 720-6661

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Gretchen Elise (Frankenthal) Miller

Sales Agent/Associate's Name

630575

License No.

gmiller@weitzmangroup.com

Email

(214) 720-6687

Phone

Buyer/Tenant/Seller/Landlord Initials

Date