



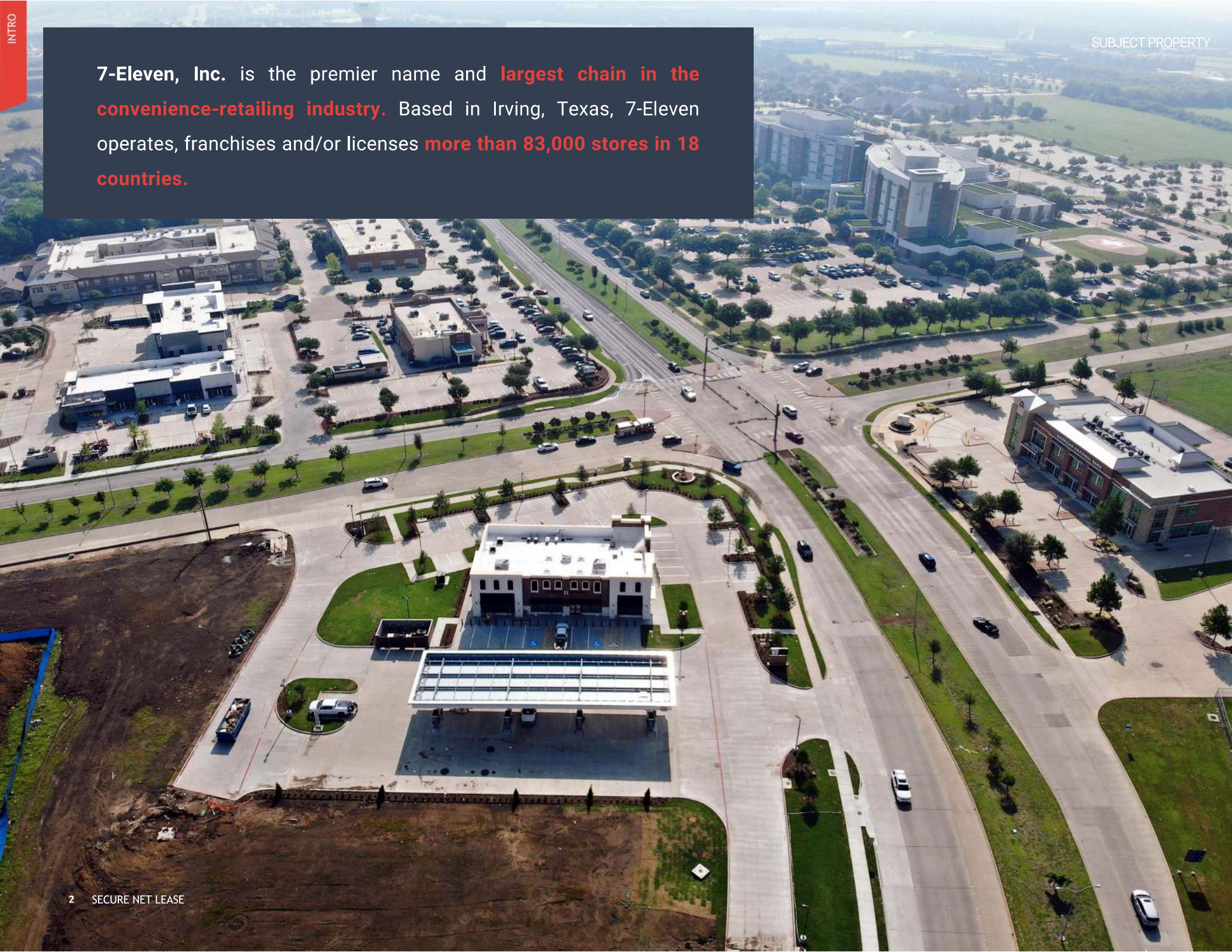
7-Eleven (S&P Rated A)

Rare 10% Rent Increases Every 5 Years

\$7,737,000 | 4.75% CAP

NWC Broad & Matlock, Mansfield, TX (Dallas-Fort Worth) 76063

- ✓ **Brand New 15 Year Absolute NNN Lease** w/ (4) 5 Year Options to Renew
- ✓ **Signalized, Hard Corner Location** off of E Broad St (20,300 VPD)
- ✓ **Adjacent to Methodist Mansfield Medical Center** (Over 1,400 Employees)
- ✓ **Strong Income Demographics** with a Median HH Income of Over \$140,000 Within One Mile of the Subject Property
- ✓ **7-Eleven is the World's Largest** Convenience Store Chain with Over 83,000 Locations



7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses **more than 83,000 stores in 18 countries**.

INVESTMENT OVERVIEW

7-ELEVEN MANSFIELD, TX

SUBJECT PROPERTY

\$7,737,000

4.75% CAP

NOI

\$367,509.00

Building Area

±4,650 SF

Land Area

±1.71 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, in both primary term and options.
- ✓ **Excellent Signalized, Hard Corner Location** at the intersection of E Broad St (20,300 VPD) and Matlock Rd (10,700 VPD).
- ✓ **Located Near the Newly Announced H-E-B Store in Mansfield** that is currently under construction and set to open in Spring 2024. This store will feature a full-service Pharmacy with a drive-thru, a Texas Backyard department, a home décor department, and a True Texas BBQ restaurant.
- ✓ **Subject Property is Located Next to Several New Developments** including the Reserve Townhomes (Single Family Residences) and several acres of future retail sites.
- ✓ **Adjacent to Methodist Mansfield Medical Center**, the third largest employer in the city with over 1,400 employees. The Center has been continually recognized as one of the best hospitals in Arlington by Living Magazine and features several advanced specialists.
- ✓ **Strong Income Demographics Within the Immediate Trade Area.** The median household income is over \$140,000 within one mile of the subject property, which is significantly above the median household income for the city and indicates an affluent surrounding community.
- ✓ **7-Eleven is the Largest Chain in the Convenience-Retailing Industry** with over 83,000 stores world-wide. They won several awards in 2022, including being named the #1 C-Store Chain by Convenience Store News.
- ✓ **Mansfield is located within the DFW Metroplex**, which is home to more than 7.6 million residents and is the fourth largest MSA in the U.S. Subject Property is located in Tarrant County, which has a population of 2,110,640 and is the third-most populous county in Texas.

CONTACT FOR DETAILS

Matthew Scow

Executive Vice President
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mscow@securenetlease.com

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SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN MANSFIELD, TX

7-Eleven

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada, while also serving over 83,000 stores in 18 countries & regions.

REVENUE
\$36.1 B

CREDIT RATING
A

LOCATIONS
83,000+

STOCK TICKER
SVNDY



[7-eleven.com](https://www.7-eleven.com)

7-Eleven won several awards in 2022, including being named the **#1 C-Store Chain** by Convenience Store News. Their annual list compiles the industry's top performing chains throughout the year and acts as a tool that highlights trends in the industry. As the **largest chain** in the C-Store industry, 7-Eleven continued to lead in 2022. 7-Eleven also earned the **number one spot** in **2019** and 2020.

As proud founders of the world's first convenience store, 7-Eleven's **top priority** has always been to give customers the **most convenient experience** possible to consistently meet their needs. 7-Eleven aims to be a one-stop shop for consumers – a place people can always rely on to deliver what they want, when, where and how they want it. This **goal continues** to shape 7-Eleven's ethos, driving **7-Eleven's expansion** into operating Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits, with locations, as well as proprietary products and services including 7NOW®, 7Rewards®, Speedy Rewards® and 7-Eleven Fleet™, throughout the U.S.



SUBJECT PROPERTY

IN THE NEWS

7-ELEVEN MANSFIELD, TX

7-Eleven, Inc. Launches New Electric Vehicle Charging Network, 7Charge

MARCH 16, 2023 (7-ELEVEN CORPORATE)

Today 7-Eleven, Inc. announced 7Charge, its new, proprietary EV charging network and app that delivers a convenient and reliable fast-charging experience at select 7-Eleven® stores in the U.S., and coming soon to Canada.

7-Eleven intends to build one of the **largest** and most **compatible electric vehicle (EV)** fast-charging networks of any retailer in North America with the launch of 7Charge, which is already delivering **fast-charging services** to customers in several locations in Florida, Texas, Colorado, and California.

"For over 95 years, 7-Eleven has innovated to meet our customers' needs – delivering convenience where, when and how they want it," said Joe DePinto, President and Chief Executive Officer at 7-Eleven. "Now, we are innovating once again to meet our customers' where they are by expanding our business to provide EV drivers convenience of the future...today."

The 7Charge network will offer EV drivers 7-Eleven's trademark convenience and accessibility. 7Charge **sites allow customers** to charge any EV make and model compatible with common CHAdeMO or Combined Charging System (CCS) plug types*, and the 7Charge app offers a **new level of convenience** and coordination to customers looking for a seamless charging and payment experience. The 7Charge app can be downloaded from the App Store or Google Play, or by visiting **7-Eleven.com/7charge**.

The 7Charge network will deliver on the growing consumer need for EV charging infrastructure. By expanding the 7Charge network, while continuing to **utilize third-party fast-charging network** options, 7-Eleven will have the ability to grow its network to match consumer demand and make EV charging available to neighborhoods that have, until now, lacked access.

EXPLORE ARTICLE



7-Eleven Tops Best Grocery Store List

MATTHEW STERN, DECEMBER 12, 2022 (RETAILWIRE)

These days, the favorite grocery store in the U.S. is not even a supermarket, a new survey says. Based on research from YouGov, Convenience store chain 7-Eleven is the most popular place for people in the U.S. to get their groceries, according to Eat This, Not That.

With a **62 percent popularity rating**, the retailer beat out discounter Aldi and supermarket giant Kroger (which both had a **61 percent** rating). Trader Joe's and Whole Foods came in **fourth and fifth** on the list (at 58 percent and 53 percent, respectively). Albertsons and Piggly Wiggly also made an appearance, as well as other **convenience stores** including Circle K and 7-Eleven-owned Speedway.

Convenience stores have become a more popular meal destination at a time when inflation is driving people to be more cost conscious, as a PYMNTS article explores. Low-income consumers have been turning to food pickup from c-stores rather than pricier delivery.

Foodservice is a point of emphasis at 7-Eleven, but has not been its sole focus. The chain recently opened its ninth "Evolution" store in the country and **fifth in the Dallas-Fort Worth** area. This particular location features an in-store Laredo Taco Company restaurant, custom beverages and even a premium cigar humidor. 7-Eleven Evolution stores are meant as testing grounds for **new technologies** and offerings, and gives the retailer an **opportunity** to tweak product and design in response to customer feedback.

The convenience store giant has also improved its technological positioning, introducing features like **app-based home delivery** as well as delivery through DoorDash and Instacart. These features have become table stakes in the convenience vertical, with 57 percent of operators having some sort of last-mile fulfillment solution in place.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN MANSFIELD, TX

Initial Lease Term	15 Years, Plus (4) 5 Year Options to Renew
Projected Rent Commencement	June 2023
Projected Lease Expiration	May 2038
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$367,509.00
Annual Rent YRS 6-10	\$404,259.00
Annual Rent YRS 11-15	\$444,684.96
Option 1	\$489,153.96
Option 2	\$538,068.96
Option 3	\$591,876.00
Option 4	\$651,063.96

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POTENTIAL BONUS DEPRECIATION

7-ELEVEN MANSFIELD, TX

| Tax Saving Benefits Through Cost Segregation

A Cost Segregation Study will in many cases provide you with significant benefits by accelerating depreciation deductions in the early years of ownership. The Tax Cut and Jobs Act of 2017 provided for Bonus Depreciation to be applied to any acquired property for assets that had a tax recovery period of 20 years or less. The rate of Bonus Depreciation was at 100% until the end of 2022 and has been reduced to 80% for 2023 and will

continue to reduce by 20% each year. A convenience store that recognizes more than 50% of its gross receipts from petroleum sales is assigned a tax recovery period of 15-years, making it eligible for bonus depreciation treatment. Due to certain state depreciation rules, a Cost Segregation Study should still be considered to identify 5-year property as well. If the convenience store does not meet the revenue test for petroleum sales, the

starting point for the recovery period is 39-years. The Cost Segregation study will identify 5 and 15-year property that will support taking accelerated depreciation deductions, including Bonus Depreciation. It should be noted that any unused Bonus Depreciation deductions can be carried forward to future tax years. The benefits related to either scenario are illustrated below:

Cost Segregation

| Benefits

Greater than 50% Petro

Less than 50% Petro

Purchase Price	\$6M	\$7M	\$8M	\$9M	\$10M
Year One Additional Deduction	\$3.9M	\$4.6M	\$5.2M	\$5.9M	\$6.5M
Year One Tax Savings	\$1.5M	\$1.8M	\$2.0M	\$2.3M	\$2.5M
5 Year PV	\$1.5M	\$1.8M	\$2.0M	\$2.3M	\$2.5M
Year One Additional Deduction	\$2.0M	\$2.2M	\$2.6M	\$2.9M	\$3.2M
Year One Tax Savings	\$771K	\$900K	\$1.0M	\$1.2M	\$1.3M
5 Year PV	\$790K	\$922K	\$1.1M	\$1.2M	\$1.3M

Illustration assumes 20% or purchase allocated to land, 40% blended tax rate. Estimates of benefit provided by Source Advisors www.sourceadvisors.com and are for illustrative purposes. Contact your CPA or tax advisor for usability of deductions.

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Waffle House
Schlotzsky's
IT'S A MOUTHFUL

DOLLAR TREE
five BEL'W
CINEMARK
petco
Marshall's
HomeGoods

SKECHERS
LANE BRYANT
Michaels
carter's

Applebee's
Olive Garden
BEST BUY

ASA LOW INTERMEDIATE SCHOOL
(746 STUDENTS)

JERRY KNIGHT STEM ACADEMY
(300 STUDENTS)

WESTER MIDDLE SCHOOL
(1,233 STUDENTS)

MATTRESS FIRM
SONIC
ihop
LOWE'S
LESLIE'S
Sam's Club
Panera BREAD
Cane's
CHIPOTLE

Allstate
CVS pharmacy
FARMERS INSURANCE
ACE Hardware

MARTHA REID LEADERSHIP ACADEMY
(511 STUDENTS)

KFC
287
BUFFALO WILD WINGS

J.L. BOREN ELEMENTARY SCHOOL
(545 STUDENTS)

DOLLAR GENERAL
Advance Auto Parts
TSC TRACTOR SUPPLY CO

Party City
PET SMART
BED BATH & BEYOND
jiffy lube

TARGET
STAPLES
SUBWAY
ROSS
FAMOUS footwear
chili's
PAPA JOHN'S
BOOT BARN
THE HOME DEPOT
Wendy's

CUBE SMART self storage

WHATABURGER
SHERWIN WILLIAMS
24 FITNESS

SUBWAY
Tom Thumb
BP
TEXAS ROADHOUSE
THE SALVATION ARMY

Matlock Road
±07,000 VPD

Kroger
Chick-fil-A
WHATABURGER
Starbucks

LEGACY HIGH SCHOOL
(2,378 STUDENTS)

Alice Ponder Elementary School
(573 STUDENTS)

BIG LOTS!
Walgreens
Walmart Supercenter
Chick-fil-A
goodwill

WILLIE E. BROWN ACADEMY OF YOUNG SCHOLARS
(577 STUDENTS)

Walgreens
Market Street
Cane's

ROGENE WORLEY MIDDLE SCHOOL
(978 STUDENTS)

U-HAUL
UNITED STATES POSTAL SERVICE

Walmart Supercenter
Chick-fil-A
goodwill
Holiday Inn Express
AN IHG HOTEL
Comfort Inn & Suites

WILLIE E. BROWN ACADEMY OF YOUNG SCHOLARS
(577 STUDENTS)

MANSFIELD HIGH SCHOOL
(2,527 STUDENTS)

Little Caesars

U-HAUL
IN-N-OUT BURGER
DISCOUNT TIRE
Domino's
TACO BELL

ERMA NASH ELEMENTARY SCHOOL
(639 STUDENTS)

H-E-B
UNDER CONSTRUCTION

WILLIE E. BROWN ACADEMY OF YOUNG SCHOLARS
(577 STUDENTS)

MARY ORR INTERMEDIATE SCHOOL
(901 STUDENTS)

AutoZone
SONIC
CHIPOTLE
Chick-fil-A

MANSFIELD INDEPENDENT SCHOOL DISTRICT ADMINISTRATION OFFICE
(35,127 STUDENTS)

THE PHOENIX ACADEMY
(83 STUDENTS)

DOLLAR GENERAL
SONIC

HOBBY LOBBY
KOHL'S
Public Storage

TJ-maxx
Academy Sports + Outdoors
at home
belk
Fieldhouse USA
Starbucks

METHODIST MANSFIELD MEDICAL CENTER
(262 BEDS)

CUBE SMART self storage

Allstate
287
BUSINESS

287
Highway 287
±31,324 VPD

7-Eleven
the y

360 TOLL

SUBJECT PROPERTY
NWC BROAD & MATLOCK

ERMA NASH
ELEMENTARY SCHOOL
(639 STUDENTS)

HOBBY LOBBY
KOHL'S

H-E-B
UNDER
CONSTRUCTION

EXPEDIAN
URGENT CARE
THE ATWELL

Holiday Inn Express
AN IHG HOTEL
Comfort
INN & SUITES

WING STOP

TJ-maxx belk
Academy
SPORTS+OUTDOORS
at home
The Home Decor Superstore
TORCHES TACOS
McALISTER'S
PUBLIC
STARBUCKS
MOD
FIRST WATCH
THE DAYTIME CAFE

WILLIE E. BROWN ACADEMY
OF YOUNG SCHOLARS
(577 STUDENTS)

THE RESERVE TOWNHOMES
(UNDER CONSTRUCTION)

7
ELEVEN

E BROAD STREET
(20,300 VPD)

MALLOCK ROAD
(10,700 VPD)

Orangetheory
FITNESS

Market
STREET

Cane's

Andy's

Little Caesars

Walgreens

Denny's

Wendy's

Jordy Mike's

Kroger

Chick-fil-A

Starbucks

TACO CASA

MOOYAH

AutoZone

Chick-fil-A Express

Jack

Sonic

Davita
Kidney Care

MANSFIELD
HIGH SCHOOL
(2,527 STUDENTS)

FARMERS
INSURANCE

MARY ORR
INTERMEDIATE SCHOOL
(901 STUDENTS)

METHODIST MANSFIELD
MEDICAL CENTER
(262 BEDS)

tropical CAFE

Rosa's Cafe

E BROAD STREET
(20,300 VPD)

MATLOCK ROAD
(10,700 VPD)

7
ELEVEN

THE RESERVE TOWNHOMES
(UNDER CONSTRUCTION)

SITE OVERVIEW

7-ELEVEN MANSFIELD, TX



Year Built

2023



Building Area

±4,650 SF



Land Area

±1.71 AC



Pumps

8

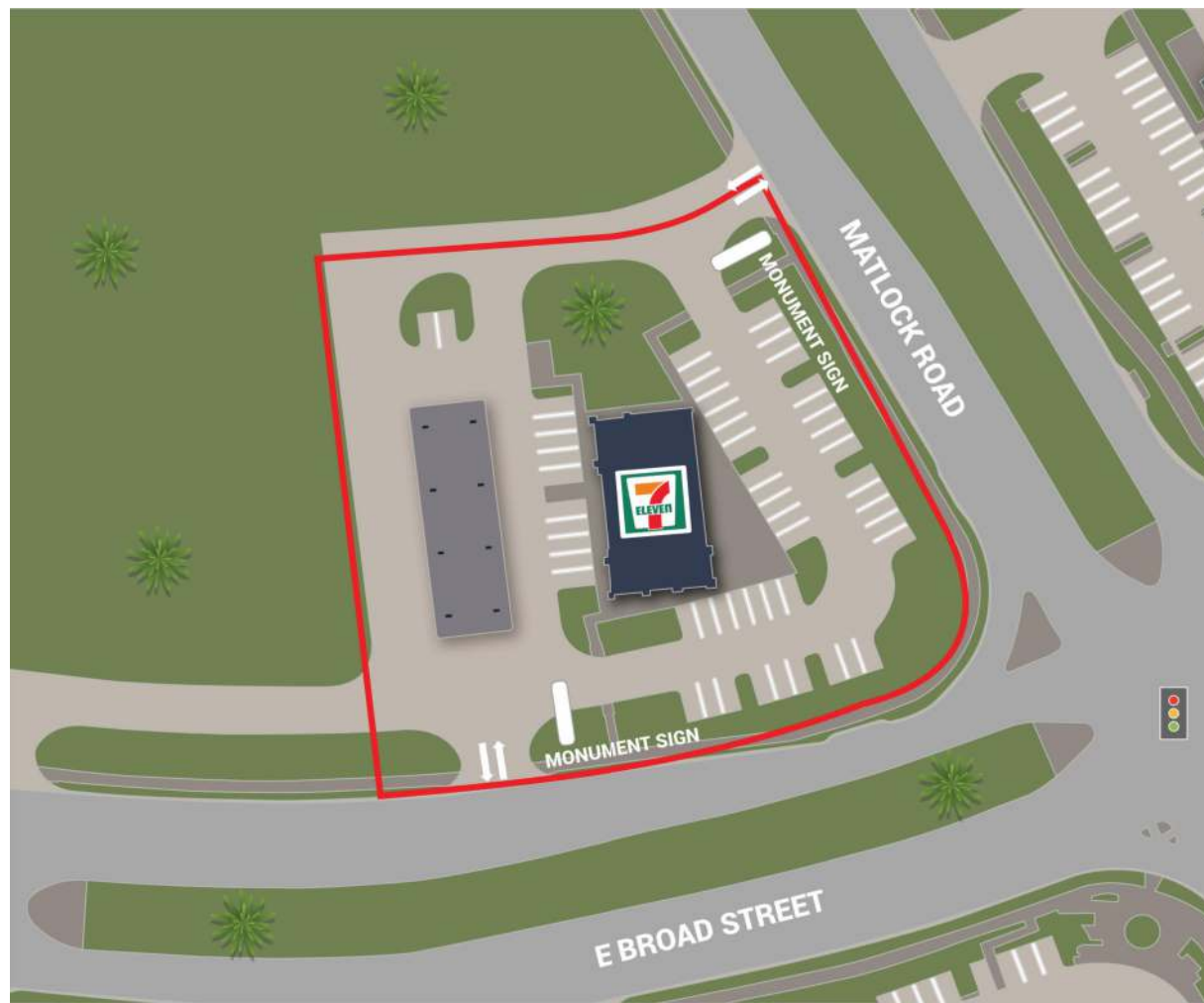


Fueling Positions

16

NEIGHBORING RETAILERS

- Target
- H-E-B (Under Construction)
- Lowe's
- The Home Depot
- Big Lots!
- Best Buy
- Walmart Supercenter
- Kroger
- Sam's Club
- Marshalls
- ROSS Dress For Less



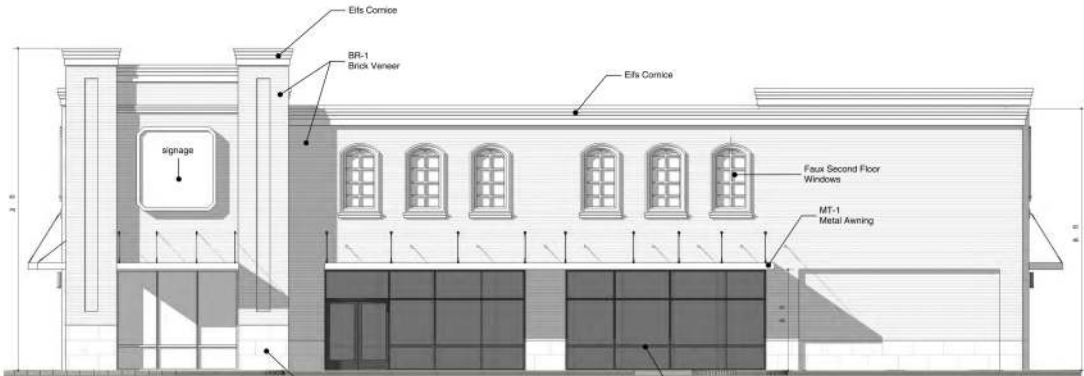
SUBJECT PROPERTY

RENDERINGS

7-ELEVEN MANSFIELD, TX

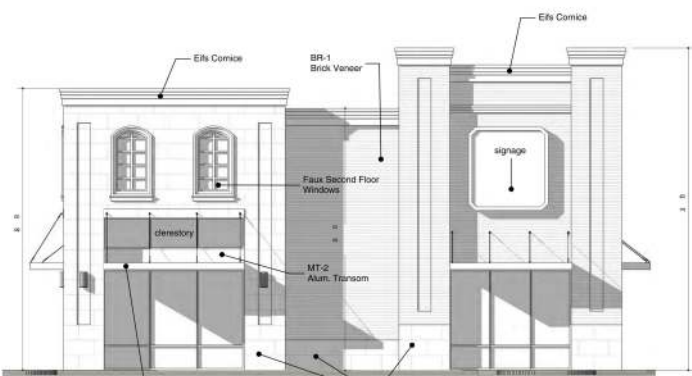
Total Building Calculations:

TOTAL ELEVATION AREA:	8,229	
GLASS	2,890	35%
BRICK	5,717	69%
CUT STONE	1,943	24%
EIFS	549	7%



4 Rear (East) Elevation
SCALE: 3/16" = 1'-0"

TOTAL ELEVATION AREA:	Area	Percentage
GLASS	617	24%
BRICK	1697	65%
CUT STONE	146	6%
EIFS	156	8%



3 Right (South) Elevation
SCALE: 3/16" = 1'-0"

TOTAL ELEVATION AREA:	Area	Percentage
GLASS	338	21%
BRICK	714	45%
CUT STONE	449	28%
EIFS	96	6%



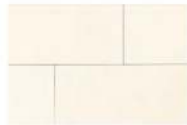
Painted Metal - Doors, Awnings, coping etc. to match SW 7048 - Urbane Bronze
"Or Approved Equal"



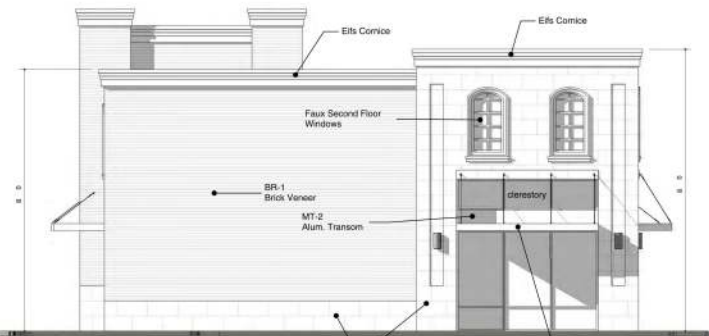
EIFS System - Dryvit Color - "Porcelain" Texture - "Sandblast" "Or Approved Equal"



ACME Brick - Heritage Texture Color - "Highland Gray" "Or Approved Equal"



Eldorado Stone - Longitude24 Color - "Snowdrift" "Or Approved Equal"



2 Left (North) Elevation
SCALE: 3/16" = 1'-0"

TOTAL ELEVATION AREA:	Area	Percentage
GLASS	215	15%
BRICK	608	46%
CUT STONE	404	32%
EIFS	89	6%



1 Front (West) Elevation
SCALE: 3/16" = 1'-0"

TOTAL ELEVATION AREA:	Area	Percentage
GLASS	916	35%
BRICK	362	22%
CUT STONE	894	34%
EIFS	228	9%

EXHIBIT C - SUP#20-019
The DIMENSION GROUP

10755 Sandhill Road, Dallas TX 75238

Kevin@dimensiongroup.com O: 214.343.9400 Kevin Sanborn Page 1 of 4

RENDERINGS

7-ELEVEN MANSFIELD, TX



4 Rear (East) Elevation

SCALE: 3/16" = 1'-0"



3 Right (South) Elevation

SCALE: 3/16" = 1'-0"



2 Left (North) Elevation

SCALE: 3/16" = 1'-0"



1 Front (West) Elevation

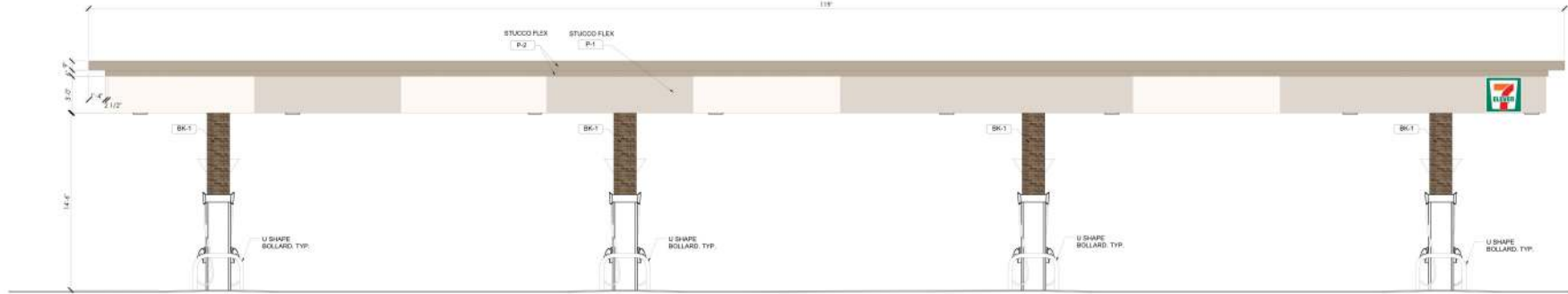
SCALE: 3/16" = 1'-0"

EXHIBIT C - SUP#20-019

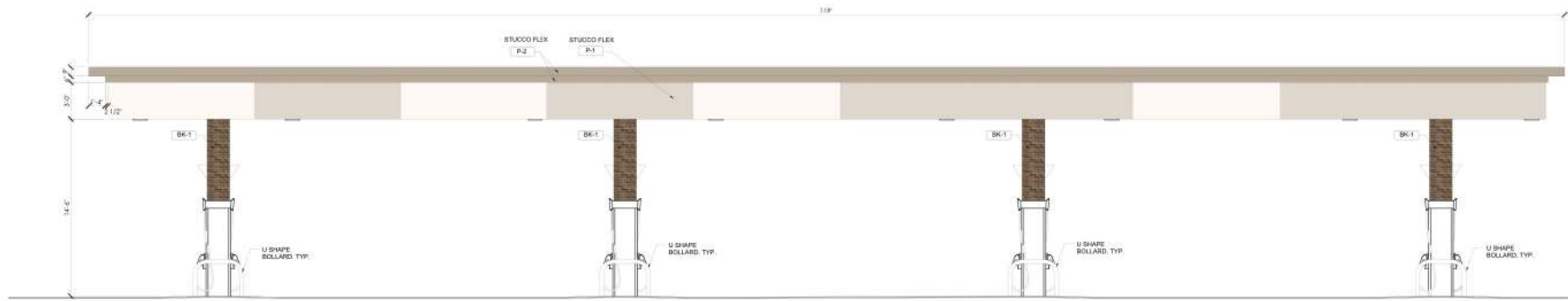
The DIMENSION GROUP
10755 Sandhill Road, Dallas TX 75238
O: 214.343.9400

RENDERINGS

7-ELEVEN MANSFIELD, TX



4 CANOPY REAR ELEVATION (WEST)
SCALE 1/4" = 1'-0"



3 CANOPY FRONT ELEVATION (EAST)
SCALE 1/4" = 1'-0"

MATERIAL SCHEDULE



BK-1
ACME BRICK
HERITAGE TEXTURE -
HIGHLAND GREY
OR APPROVED EQUAL



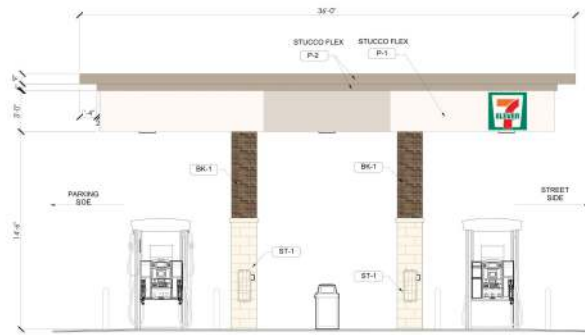
P-1
FLEX STUCCO
PAINT AESTHETIC
WHITE (SW 7035)



P-2
FLEX STUCCO
PAINT BALANCED BEIGE
(SW 7037)



ST-1
ELDORADO STONE
LONGITUDE24
"SNOWDRIFT" OR
APPROVED EQUAL



2 CANOPY RIGHT ELEVATION (SOUTH)
SCALE 1/4" = 1'-0"



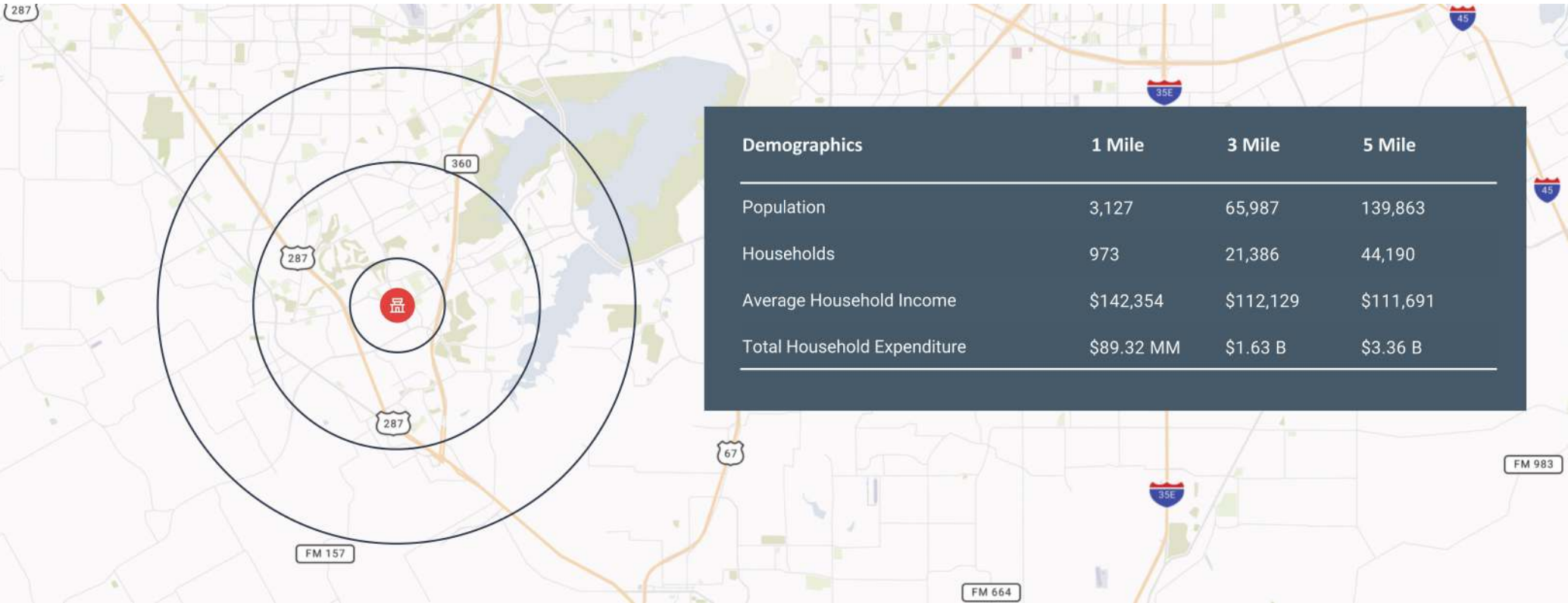
1 CANOPY LEFT ELEVATION (NORTH)
SCALE 1/4" = 1'-0"

EXHIBIT C - SUP#20-019

The DIMENSION GROUP
10755 Sandhill Road, Dallas TX 75238
O: 214.343.9400

LOCATION OVERVIEW

7-ELEVEN MANSFIELD, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Mansfield Independent School District (4,609)

2. Mouser Electronics (2,067)

3. Methodist Mansfield Medical Center (1,428)

4. Klein Tools (733)

5. Hoffman Cabinets (502)

6. City of Mansfield (<500)
7. BCB Transport (<500)

8. R1 (<500)

9. SJ Louis Construction (<500)

10. Conveyors, Inc. (<500)

11. Walmart (<500)

12. Target (<500)
13. Lifetime Fitness (<500)

14. Walnut Creek Country Club (<500)

LOCATION OVERVIEW

7-ELEVEN MANSFIELD, TX



Mansfield
Texas

71,419
Population

\$102,388
Median Household Income

Percentage of
population increase
from 2019 and 2020

2.68%

Headquartered in Mansfield
and is the 7th Largest
Electronic Component
Distributor in the World

Mouser Electronics

Mansfield is a suburban city in the U.S. state of Texas, and is part of the Dallas–Fort Worth metroplex area.

The city is located mostly in Tarrant county. Its location is approximately 30 miles from Dallas and 20 miles from Fort Worth, and is adjacent to Arlington.

In 2020, Mansfield, TX had a population of 71.4k people with a median age of 36.3 and a median household income of \$102,388.

Mansfield is a center for arts and culture. Established in 1917, the Farr Best Theater is the city's historical venue for concerts, musical revue and live performances.

The theater still stands today and now presents movies, music, theater, and more in its intimate 158-seat venue. The town also hosts several annual festivals such as the Hot Beats and Cold Brew Festival, the Hometown Holiday Parade, and the St. Patrick's Day Pickle Parade. The family fun doesn't stop there, though. The Hawaiian Falls Water Park was built in 2008 and is a popular family destination featuring slides, rides, wave pools, and a lazy river.

IN THE NEWS

7-ELEVEN MANSFIELD, TX

DFW's Commuter Towns Become Fertile Grounds for Commercial Development

JIM MOLIS, MARCH 14, 2022 (DALLAS BUSINESS JOURNAL)

The rapid growth of commuter towns is fueling commercial real estate development far from the core of the Dallas-Fort Worth metroplex. Communities that once seemed distant and sparse have become relatively close and increasingly populated.

"Commuter towns are seeing tremendous development," said Eric Hawk, a partner at Archway Properties. "Two or **three years ago**, people didn't have any interest in building **speculative space** but there's **millions of square feet** of spec being developed now because the land is there."

Developers have found that land outside of the urban core is more affordable. They can also complete projects without the additional costs and complexities that are more common with infill sites, which tend to be smaller or require additional prep work or engineering.

The dwindling availability of land within Dallas-Fort Worth proper is driving the region's outward expansion. Dallas-Fort Worth area land prices **rose 28%** in a year, reaching an average of **\$6,294** per acre as of the third quarter of 2021, according to Research Economist Dr. Charles Gilliland with the **Texas Real Estate Research Center (TRERC)** at Texas A&M University.

"Waves of demand in the Dallas-Fort Worth metroplex meant strong activity in the region," Gilliland said in releasing his research of **third quarter annualized** land sales. "Buyers eagerly purchased any properties for sale. Many of those buyers were investors, with a number of them subdividing **large acquisitions** and selling smaller tracts."

"These commuter communities have made **significant investments** in infrastructure. They've encouraged people to come out by installing roads and utilities that make the cost of **development easier** for developers," Hawk said.

EXPLORE ARTICLE



Dallas-Area Business Aces the Test as the 4th Fastest-Growing U.S. Company, Inc. Says

JOHN EGAN, AUGUST 17, 2022 (CULTURE MAP DALLAS)

As one of the country's largest providers of COVID-19 testing, Mansfield-based eTrueNorth has witnessed a whirlwind of activity since the 2020 onset of the pandemic. That whirlwind has contributed to explosive growth for the business.

Aside from being fourth in revenue growth among **U.S. private companies**, eTrueNorth **ranks** first among Texas companies on the list and **second** among health care companies on the list.

Founded in 2013, eTrueNorth ranks fourth on Inc. magazine's new list of the country's 5,000 fastest-growing private companies. From 2018 to 2021, eTrueNorth saw explosive growth in revenue, posting a 42,428 percent growth rate.

The company specializes in providing point-of-care testing at pharmacies across the U.S. "Our hard work to make health care more accessible is paying off for the American people. Patients value the convenience, while health plans appreciate the novel opportunity for addressing gaps in care," Coral May, co-founder and CEO of eTrueNorth, says in a news release about the Inc. **5000 recognition**.

"The accomplishment of building one of the **fastest-growing** companies in the U.S., in light of recent economic roadblocks, cannot be overstated," says Scott Omelianuk, editor in chief of Inc. "Inc. is thrilled to honor the companies that have established themselves through innovation, hard work, and rising to the challenges of today."

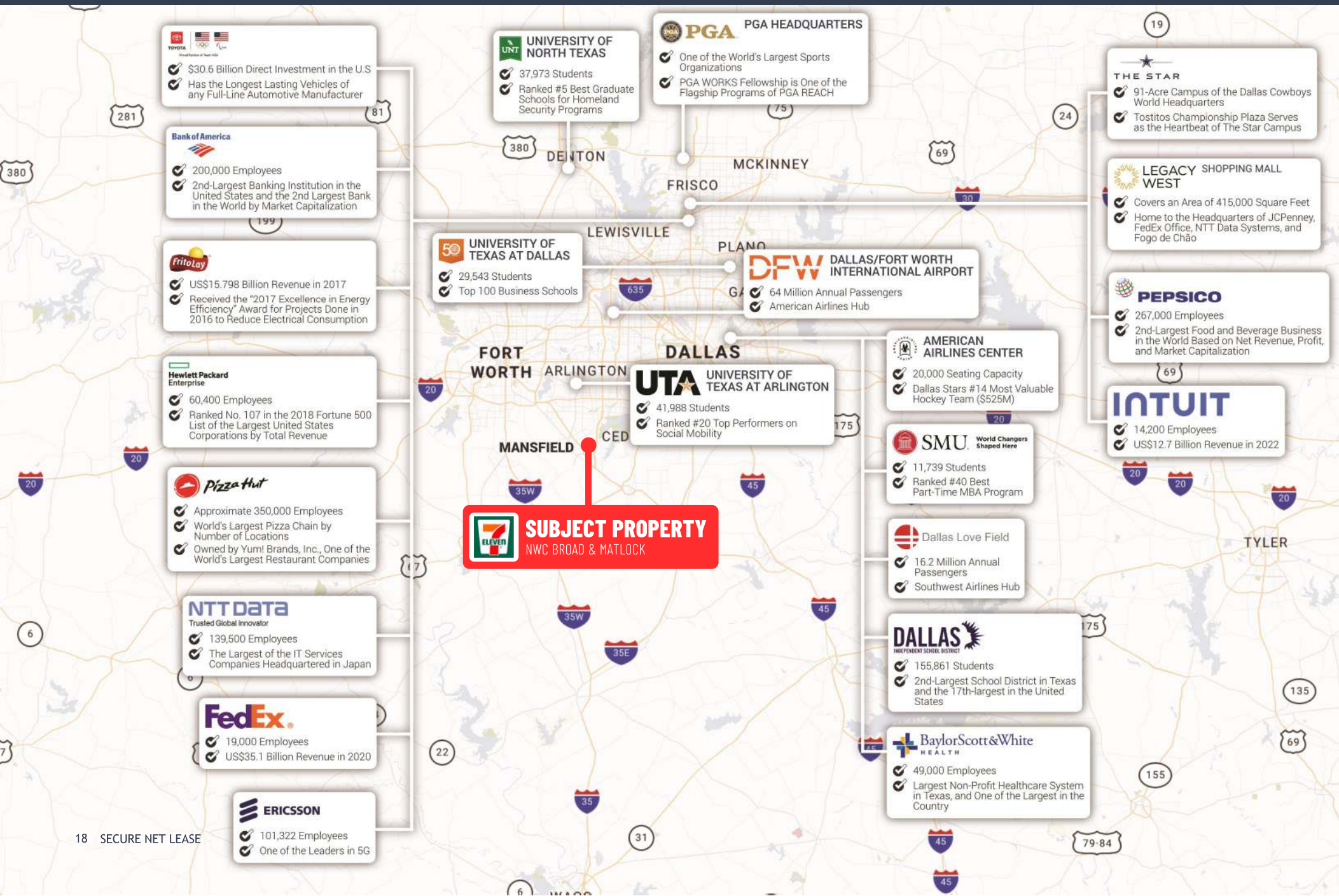
Companies on the **2022 Inc. 5000** are ranked by percentage **growth in revenue** from 2018 to 2021. To qualify for the list, a company must have been founded and been generating revenue by **March 31, 2018**. The company also must have been U.S.-based, privately held, for-profit, and independent as of December 31, 2021. The minimum revenue required for 2018 was \$100,000; the minimum for 2021 was **\$2 million**.

EXPLORE ARTICLE



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TEXAS DISCLAIMER

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who **will** pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner **will** accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer **will** pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.