



TRINITY

REAL ESTATE INVESTMENT SERVICES



# LOGAN'S ROADHOUSE

5912 QUEBEC ST, FORT WORTH, TX 76135

**\$4,382,933**

7.5% CAP

TRINITYREIS.COM

Actual Property



## FORT WORTH, TX

**\$4,382,933 | 7.5% CAP**

- 10.5+ Years Remaining on 20 Year Absolute Net Lease
- Corporate Guarantee from Logan's Roadhouse, Inc. (Recently acquired by CraftWorks, Inc. +/- 450 units)
- 10% Rent Increases Every 5 Years, Next in December 2019
- Built in 2009
- Corner Lot near Interstate 820 and SH 199 (110,000 VPD)
- Lowe's-Anchored Pad Next to In-N-Out

## EXCLUSIVELY MARKETING BY:

**BRAD MOTLEY**

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## PROPERTY DETAILS:

Building Area:	6,600 SF
Land Area:	1.66 AC
Year Built:	2009
Guarantor:	Logan's Roadhouse Inc
Price (Psf):	\$664.08

## LEASE OVERVIEW:

Remaining Lease Term:	10.5+ Years
Rent Commencement:	11/9/2009
Lease Expiration:	11/30/2029
Lease Type:	NNN
Scheduled Rent Increases:	12/1/2019
Options & Increases:	Three (3), 5-Year; 10%
Base Annual Rent:	\$328,720*
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

\*Rent as of December 2019, Seller to credit rent difference at closing.

- Dallas/Fort Worth is the fastest growing MSA in the United States according to US Census Data
- The Dallas/Fort Worth MSA has a population of more than 7.1 million people as of 2015, which ranks as the 4th largest MSA in the United States
- The Average Household Income in Dallas/Fort Worth is \$61,644, which exceeds the national average by 11%.
- 22 Fortune 500 Companies are headquartered in Dallas/Fort Worth, which ranks as 3rd most in the United States.
- The Dallas/Fort Worth MSA produces a GDP of more than \$500 billion, which would rank 24th in the World.
- Fort Worth, Texas has a population of approximately 800,000 and a growth of 42% since 2000 is the highest in the US.

## KEY DEMOGRAPHICS = 5 MILE RADIUS



161,667

2018 Total  
Population



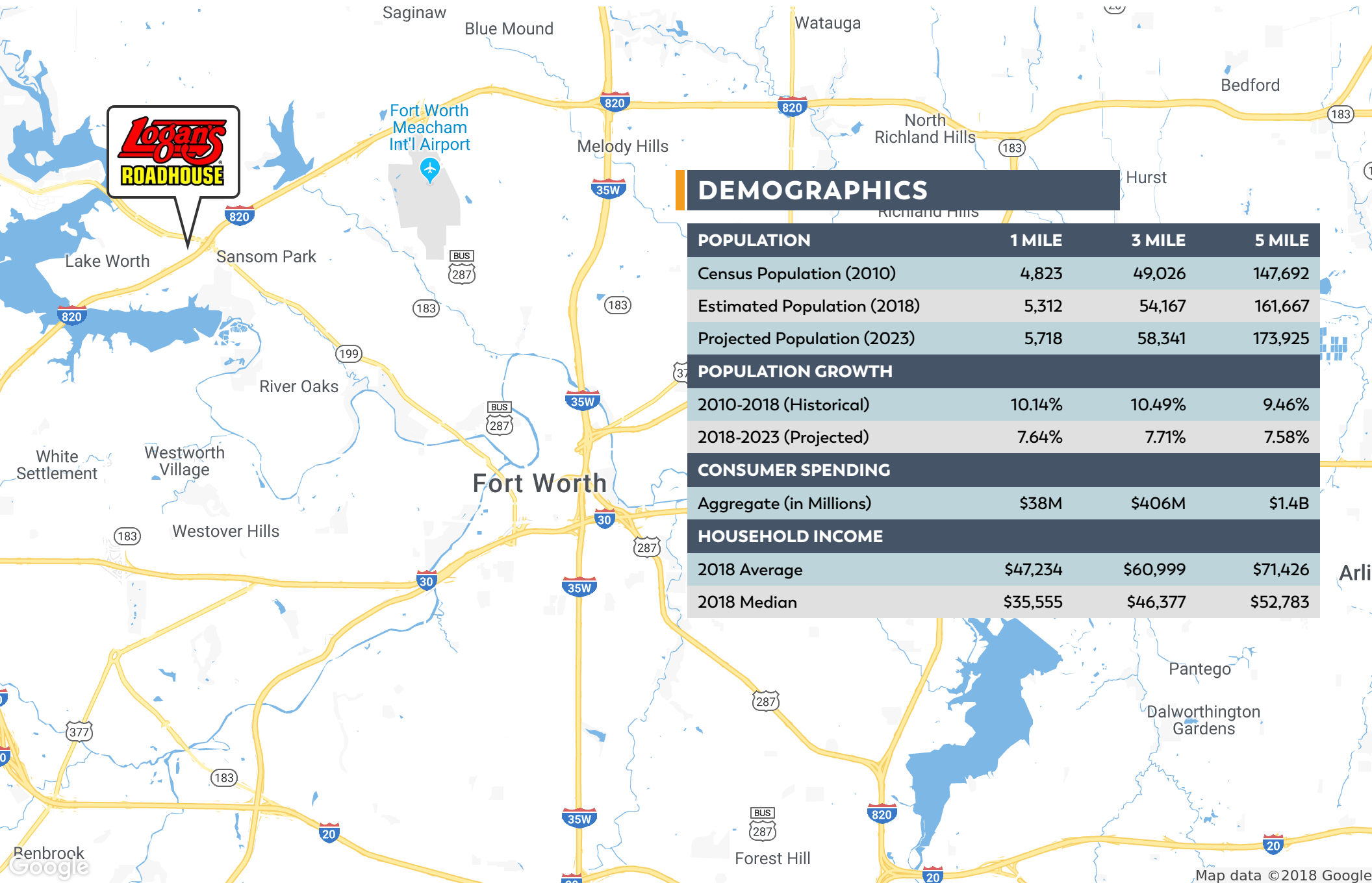
\$71,426

2018 Average  
Household Income



9.46%

2018-2023  
Population Growth



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	4,823	49,026	147,692
Estimated Population (2018)	5,312	54,167	161,667
Projected Population (2023)	5,718	58,341	173,925
POPULATION GROWTH			
2010-2018 (Historical)	10.14%	10.49%	9.46%
2018-2023 (Projected)	7.64%	7.71%	7.58%
CONSUMER SPENDING			
Aggregate (in Millions)	\$38M	\$406M	\$1.4B
HOUSEHOLD INCOME			
2018 Average	\$47,234	\$60,999	\$71,426
2018 Median	\$35,555	\$46,377	\$52,783

# RETAILER MAP

5912 QUEBEC ST | FORT WORTH, TX

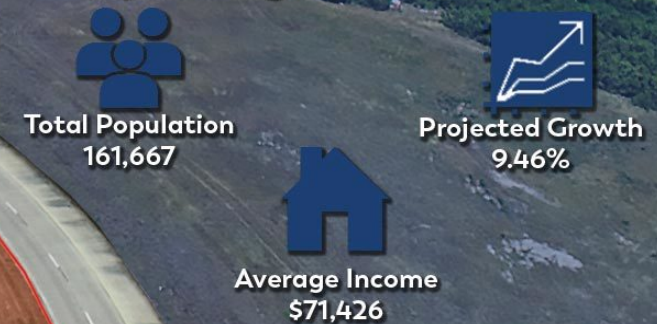


# RETAILER MAP

5912 QUEBEC ST | FORT WORTH, TX



## Key Demographics - 5 Miles





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# 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.

**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.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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