

OFFERING MEMORANDUM



SONIC DRIVE-IN

3219 FM 1960 Humble, Texas 77338

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

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EXECUTIVE OVERVIEW

GREAT DEMOGRAPHICS

- 74,000 people in a 3-mile radius and 198,000 people in a 5-mile radius
- Expected Population growth of 10% over the next 5 years
- Over 20,000 VPD on FM 1960 Rd

EXCELLENT SITE POSITIONING IN A RETAIL CORRIDOR

- Strategically located as an outparcel to a strip center
- In a retail corridor that includes: McDonald's, Taco Bell, Popeyes, Starbucks, Whataburger, Walgreens, Papa Johns, and Dairy Queen
- Directly across the street from a new construction Luxury Apartment Complex

OPPORTUNITY FOR DEVELOPER, PROFESSIONAL INVESTOR, OR OWNER OPERATOR

- 29,000 SF Lot in a well-traveled area of North Houston
- With the growing population and visibility along the main road the site is positioned well for a redevelopment opportunity
- Advance Auto Parts recently completed construction on a new site directly adjacent to subject property
- 1-Year Remaining on the lease with an annual income of \$72,000

FINANCIAL OVERVIEW



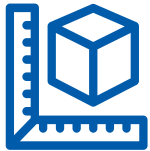
LIST PRICE

\$900,000



YEAR BUILT

1998



LOT SIZE

± 0.67 ACRES



GLA

± 1,850 SF



SURROUNDING TENANTS



AREA OVERVIEW



HUMBLE, TX

Humble, Texas is located within the Houston metropolitan area, just 19 miles from Downtown. Freeway access easily connects this neighborhood to the Heart of Downtown Houston, where sports teams like the Rockets, Astros and Texans play.

Humble is a growing community with a friendly, quaint neighborhood feel-an escape from the hustle and bustle of Downtown Houston but also in close proximity to the wide array of amenities the large city has to offer. The cost of living is 6.40% lower than the United States average, making it a desirable location to both work and live.

Since the beginning, Petroleum has been a large part of Humble's economy, and the city was the namesake for Humble Oil and Refining Company, which later became known as the Exxon corporation. Today the city thrives as a commercial, economic, and social hub for Northeast Harris County.

AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2018 Population Estimate	8,296	74,179	198,507
2023 Population Projection	9,263	81,236	218,012
Population Change 2018 to 2023	11.66%	9.51%	9.83%
2018 Households Estimate	2,842	24,578	69,104
2023 Households Projection	3,178	27,000	76,026
Households Change 2018 to 2023	11.82%	9.85%	10.02%
Average Household Income	\$76,970	\$73,538	\$71,385

Humble is located just outside of Houston, Texas which is in the southeastern part of the state near the Gulf of Mexico. Houston is the most populous city in Texas and the fourth most populous city in the United States. Known as the Bayou City for its waterway system, Houston thrives as a great place to work, live and play. Alive with energy and rich in diversity, Houston is a dynamic mix of imagination, talent, and first-class attractions that make it a world-class city. The city has a cosmopolitan and down-home vibe while being nicknamed the “Space City” because it is home to NASA’s Manned Spacecraft Center. With more than 2.2 million residents, Houston attracts visitors and transplants with a wonderful mix of arts, booming business, professional sports and award-winning cuisine.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the **Subject Property** located at **3219 FM 1960 Humble, TX 77338 (“Property”)**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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 detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date