



6917 INDEPENDENCE PWKY  
DALLAS (PLANO), TEXAS 75023





# CONFIDENTIALITY AGREEMENT

---

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

# NET LEASED DISCLAIMER

---

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



## INVESTMENT HIGHLIGHTS



### JUST OVER 1 YEAR REMAINING ON LEASE WITH TENANT NOTIFYING LANDLORD THAT THEY WILL NOT BE RENEWING – RARE ATTRACTIVE DEVELOPMENT OR RE-TENANTING OPPORTUNITY

- \* Large 3,084 SF Building with Drive-Thru on 33,127 SF Parcel
- \* 1994 Construction with 35 Parking Spaces
- \* Anchored by Subzi Mandi, the Largest International Grocery Store in Dallas - Fort Worth
- \* Potential to Re-Tenant with another National Restaurant Chain or Convert the Building in a 2-3 Tenant Strip Center – Closest QSR is Over 1-Mile Away

### EXCELLENT LOCATION – DALLAS, TX MSA WITH OVER 315,000+ POPULATION IN 5-MILE RADIUS



- \* Located at the High-Traffic, Signalized Intersection of Legacy Drive and Independence Parkway | Ingress and Egress Points from Both Roads | Approximately 66,000 at Legacy Drive & Independence Parkway Intersection
- \* Located in a Densely Populated, Highly Affluent Area of North Plano | Population is more than 315,000 Residents within Five Miles | One-Mile Average Household Income is \$146,474 | Three-Mile Average Household
- \* Plano is Home to Many Regional Corporate Offices, Including Intuit, Ericsson, McAfee, Frito-Lay, Pizza Hut U.S., PepsiCo, DXC (Formerly Hewlett Packard Enterprise), Bank of America Home Loans, and Others
- \* New Construction Includes Headquarters for Toyota Motor North America and Regional Headquarters for Liberty Mutual Insurance Co. and JPMorgan Chase
- \* Within 1-Mile of Subject Property are 4 Different Schools with a Total Student Population of 2,500+ & 4 Different Religious Centers with a Total 3,700+ Active Congregation Members



Boston Market Corporation, originally known as Boston Chicken, was founded in 1985. The initial business concept was based on the premise that the public would buy hot, home style meals that could be purchased and carried out for dinner. The entree selections include chicken, turkey, ham, and meatloaf. Side dishes are available to suit every taste and salads, breads, and desserts are also top choices. Supplying home meal replacements is the primary objective of the revitalized chain. It also offers a convenient lunch time menu. The company enjoyed phenomenal success with its initial venture and soon attracted the attention of the business community. The founding partners sold the company to one of its executives after only three years.

Today the Boston Market Corporation is owned by Sun Capital and operates almost 700 company owned restaurants in 28 states.

- \* Headquartered in Golden, Colorado - Boston Market Corporation

- \* More than 450 U.S. Locations











**6917 INDEPENDENCE PWKY**  
Dallas (Plano), Texas 75023

## FINANCIAL SUMMARY

Price:	\$2,701,000
CAP Rate:	6.51%
Gross Leasable Area (GLA)	3,084 SF
Lot Size:	33,127 SF
Year Built:	1994
Ownership:	Fee Simple

## LEASE SUMMARY

Tenant:	Boston Market Corporation
Lease Type:	Absolute-Net
Lease Expiration:	October 31, 2020 / No Options to Extend

## ANNUALIZED OPERATING DATA

Rent	Annual Rent	Monthly Rent
Present - October 21, 2020	\$175,956	\$14,663



OFFERING PRICE

**\$2,701,000**



CAP RATE

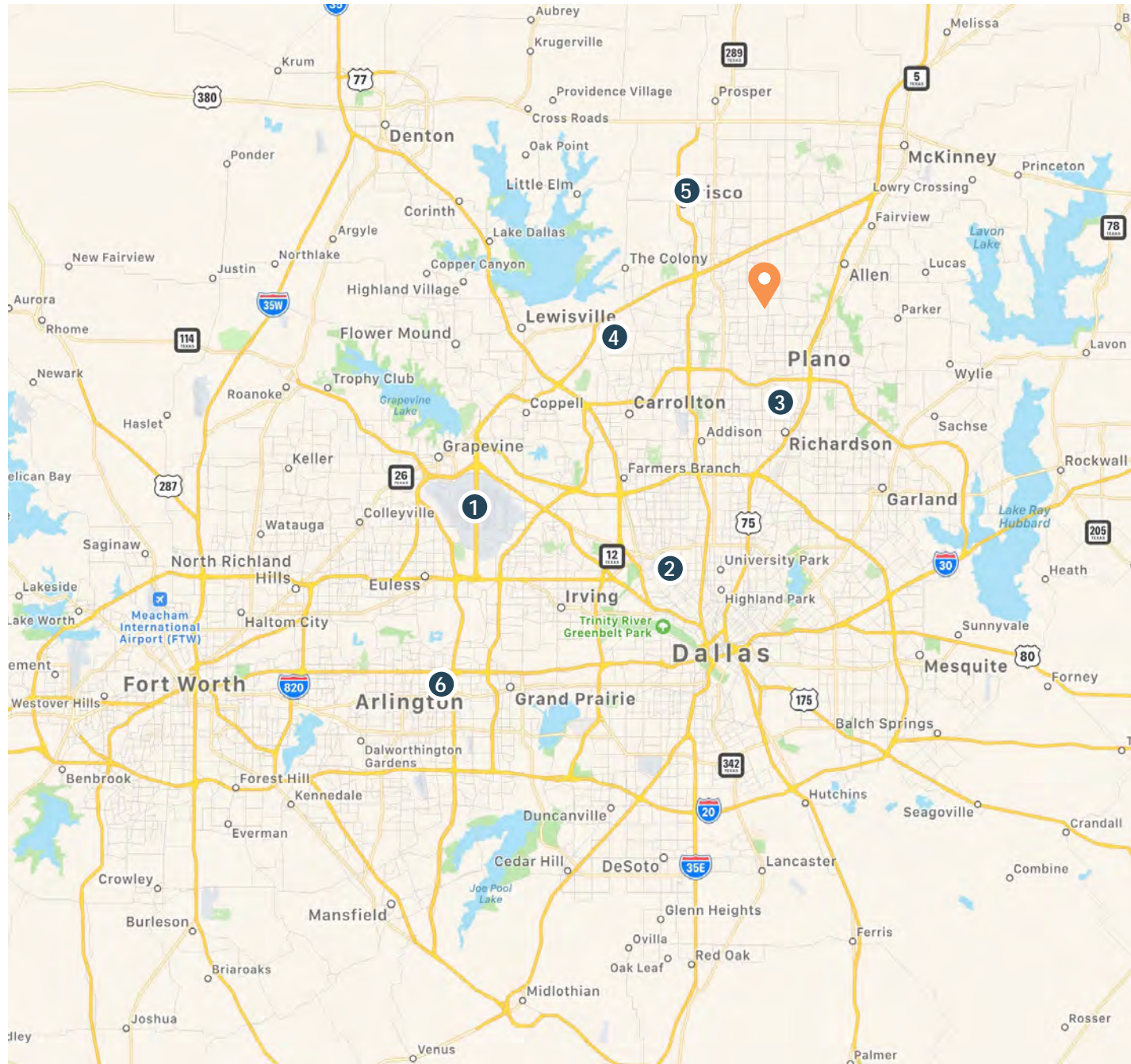
**6.51%**



NET OPERATING INCOME

**\$175,956**





## SUBJECT PROPERTY

Boston Market, Plano Texas

### 1 DFW International Airport

Fourth Busiest Airport in the US with 31,861,933 Passengers Annually / 25-Miles from Subject Property

### 2 Dallas Love Field Airport

16,229,151 Passengers Annually / 23-Miles from Subject Property

### 3 University of Texas Dallas

19,872 Undergraduates Located just 6.5-Miles from the Subject Property

### 4 Baylor Scott & White Medical

Level 1 Trauma Center with 1025 Total Beds / Located 12.7-Miles from Subject Property

### 5 Toyota Stadium

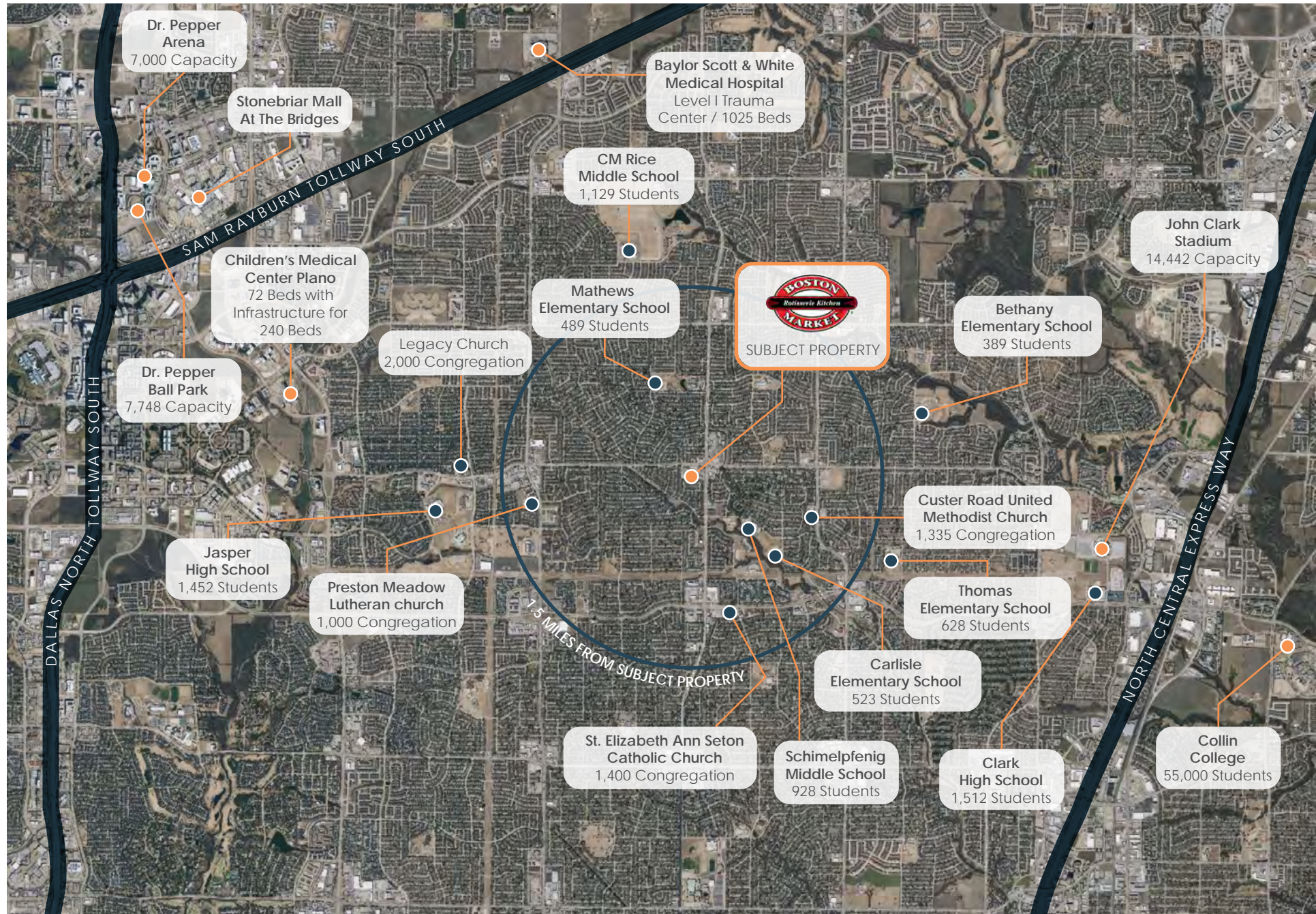
Soccer-specific Stadium with a 20,500-seat Capacity / Located 10 Miles from Subject Property

### 6 Dallas Cowboys / Texas Rangers

AT&T Stadium - 100,000 Capacity - 38-Miles from Subject Property

Globe Life Park in Arlington - 48,114 Capacity - 38-Miles from Subject Property











## DALLAS-FORT WORTH

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation with an aggregate of nearly 7.4 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 854,700 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries.



## METRO HIGHLIGHTS

### SUBSTANTIAL POPULATION GAINS

Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro.

### LARGE CORPORATE BASE

The Metroplex is home to 22 Fortune 500 companies and many regional headquarters, drawing workers and residents.

### MAJOR DISTRIBUTION CENTER

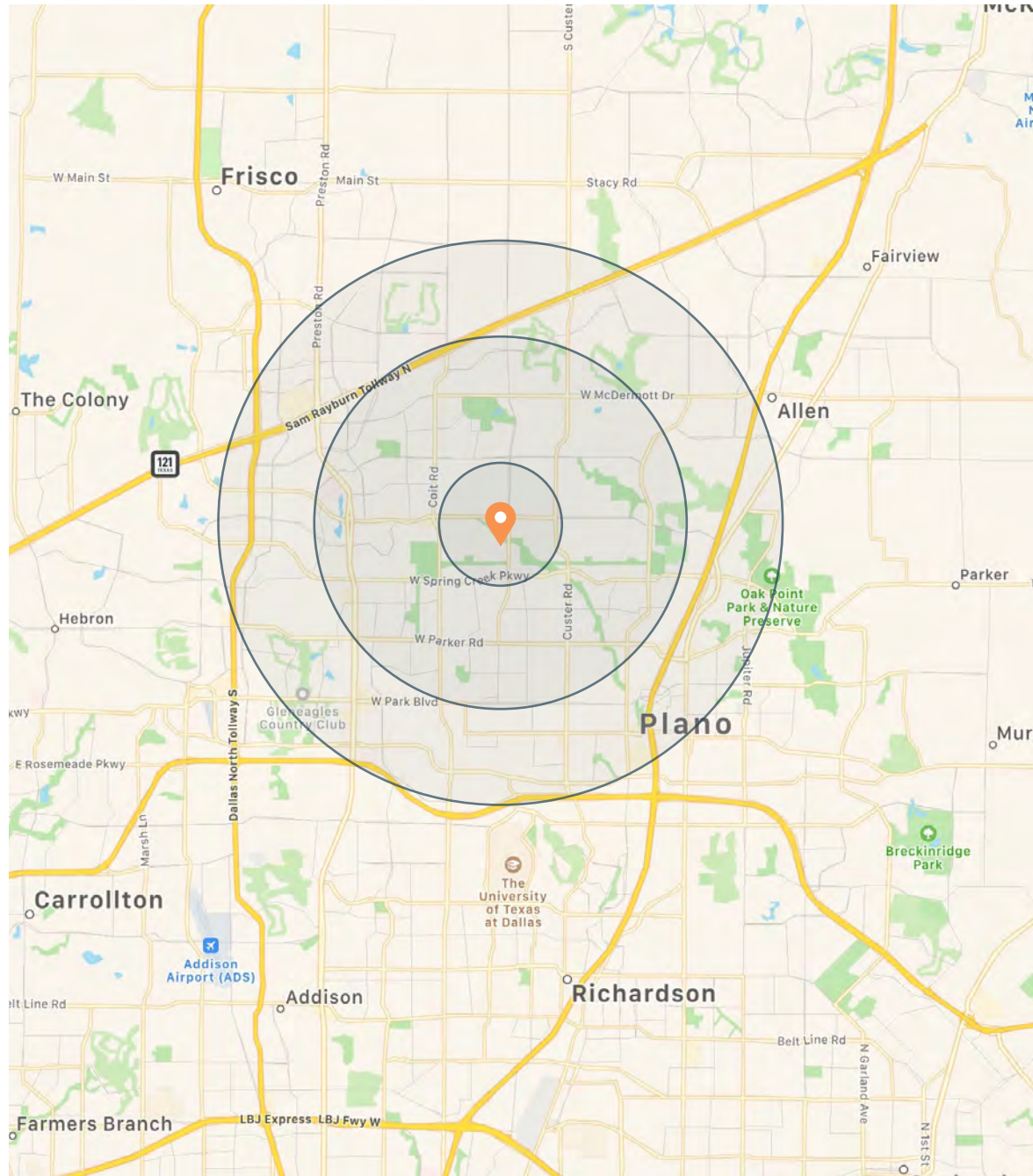
The area's extensive network of rail and highways along with the International Inland Port of Dallas ensure its status as a distribution hub.

## ECONOMY

- The Metroplex's temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas/Fort Worth is one of the nation's largest employment markets, with nearly 3.7 million jobs.
- The region is home to 22 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and J.C. Penney.
- The area is forecast to add jobs at an annual rate of 1.9 percent through 2022, well above the U.S. level.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.



# DEMOGRAPHICS SUMMARY



1 Mile 3 Miles 5 Miles

## POPULATION

2023 Projection	19,476	165,946	332,787
2018 Estimate	17,754	149,771	315,534
2010 Census	17,377	140,001	277,424
2000 Census	18,301	121,775	217,977

## INCOME

Average	\$146,474	\$134,991	\$131,972
Median	\$112,107	\$105,379	\$98,112
Per Capita	\$54,609	\$50,571	\$51,114

## HOUSEHOLDS

2023 Projection	7,245	62,093	130,562
2018 Estimate	6,617	56,092	122,130
2010 Census	6,398	51,637	105,415
2000 Census	6,241	43,591	79,301

## HOUSING

2018	\$282,424	\$273,863	\$276,723
------	-----------	-----------	-----------

## EMPLOYMENT

2018 Daytime Population	11,891	107,794	352,814
2018 Unemployment	3.95%	3.92%	3.82%
2018 Median Time Traveled	29	30	29

## RACE & ETHNICITY

White	64.63%	57.54%	60.67%
Native American	0.04%	0.06%	0.06%
African American	5.61%	7.61%	8.25%
Asian/Pacific Islander	25.13%	28.40%	22.67%





---

**6917 INDEPENDENCE PWKY**  
Dallas (Plano), Texas 75023

**EXCLUSIVELY LISTED BY:**

**PETER DELTONDO**

Senior Vice President Investments

Direct: (949) 419-3267

[pdeltondo@marcusmillichap.com](mailto:pdeltondo@marcusmillichap.com)

License: CA 01797033

**RICHARD WADE**

Associate

Direct: (949) 419-3244

[rwade@marcusmillichap.com](mailto:rwade@marcusmillichap.com)

License: CA 00641212

**BROKER OF RECORD:**

**TIM SPECK**

District Manager, Texas

License: 9002994