



TRINITY

REAL ESTATE INVESTMENT SERVICES



NNN DAIRY QUEEN - DALLAS-FORT WORTH MSA

2000 LONG PRAIRIE ROAD, FLOWER MOUND, TX 75022

\$2,074,285

7.0% CAP

TRINITYREIS.COM

Actual Property



FLOWER MOUND, TX

\$2,074,285 | 7.0% CAP

- Long-Term Absolute NNN Lease - +/- 16 Years Remaining
- All Brick Upgraded Construction
- 10% Rental Increases Every 5 Years
- Great Real Estate – Shares Access with Walgreens on Great Corner that Features; Chick Fil-A, Walmart, McDonalds, Chili's, Wells Fargo, as Adjacent Tenants
- Rapidly Growing Area - 18% Population Growth Since 2010 in 3 Mile Radius
- Flower Mound is an Affluent City in Dallas/Fort Worth MSA – Average Household Income for City is Over \$150,000 – 5 Mile Population Over 200,000
- Hard Corner With Combined Daily Traffic Counts Over 60,000

EXCLUSIVELY MARKETED BY:

ERIC NORREGAARD

817.262.9945 | eric@trinityreis.com

MATT DAVIS

325.513.6406 | Matt@trinityreis.com

PROPERTY DETAILS:

Building Area:	2,661 SF
Land Area:	1.47 AC
Year Built:	2015
Guarantor:	Dairy Queen Franchisee
Price (Psf):	\$779.51

LEASE OVERVIEW:

Remaining Lease Term:	+/- 16 Years
Rent Commencement:	7/1/2015
Lease Expiration:	6/30/2035
Lease Type:	NNN
Scheduled Rent Increases:	10% Increases Every 5 Years
Options & Increases:	Four (4), 5-Year; 10%
Base Annual Rent:	\$145,200*
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

*Pricing/Rent based on Rental Increase Effective June 2020

- Flower Mound is a city in the Dallas/Fort Worth area centrally located 3 miles north of Dallas/Fort Worth International Airport.
- The Dallas/Fort Worth, TX 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.
- Dallas/Fort Worth average household income is \$61,644, which exceeds the United States average by 11%.
- 24 Fortune 500 Companies are headquartered in the Dallas/Fort Worth area, 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.
- Flower Mound reported population growth of 13.7% from 2010 to 2016.
- There are more than 1,250 businesses located in the 45 square miles of Flower Mound.
- Total reported retail sales in Flower Mound exceeded \$625 million

FLOWER MOUND **3 MILE RADIUS** KEY DEMOGRAPHICS



79,286

2019 Total
Population



\$137,540

2019 Average
Household Income



13.43%

2019-2024 Growth/Yr:
Population

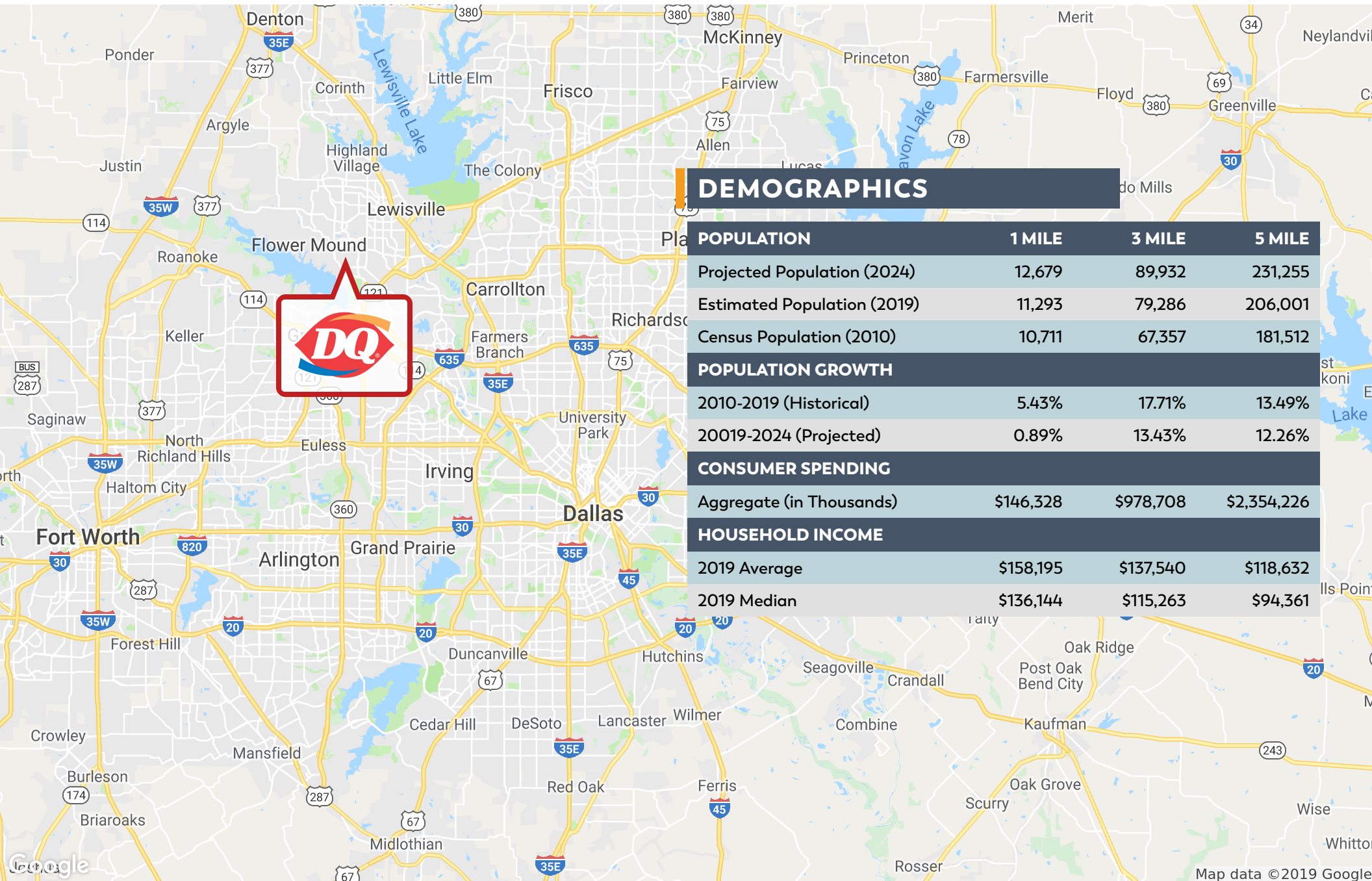


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DEMOGRAPHICS OVERVIEW

2000 LONG PRAIRIE ROAD | FLOWER MOUND, TX



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Projected Population (2024)	12,679	89,932	231,255
Estimated Population (2019)	11,293	79,286	206,001
Census Population (2010)	10,711	67,357	181,512
POPULATION GROWTH			
2010-2019 (Historical)	5.43%	17.71%	13.49%
20019-2024 (Projected)	0.89%	13.43%	12.26%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$146,328	\$978,708	\$2,354,226
HOUSEHOLD INCOME			
2019 Average	\$158,195	\$137,540	\$118,632
2019 Median	\$136,144	\$115,263	\$94,361

ADDITIONAL PHOTOS

2000 LONG PRAIRIE ROAD | FLOWER MOUND, TX







Actual Property

TENANT SUMMARY

American Dairy Queen Corporation is a subsidiary of Berkshire Hathaway, Inc. DQ® operators have been providing consumers with crave-satisfying treats and food since 1940. The founders of the Dairy Queen® system were men and women who introduced a new kind of dessert treat and, in the process, developed the foundation of the franchising industry. The history of the DQ® system is a story of a unique product that created an industry. For more than 70 years, the DQ® system's recipe for success has been simple. It's been a combination of hardworking people who own and operate restaurants, and great-tasting food and tempting treats served in our establishments.

STRATEGY

Although much has changed in the world and in the DQ® system through the years, one constant has remained: DQ® restaurants are still, and always have been, the place to find kids' sports teams celebrating a victory, business people on their lunch break and families taking time out to enjoy great food and soft serve treats. And success for the DQ® system is as simple today as it was in 1940. Satisfied customers lead to successful restaurants. Each owner of our independently owned and operated establishments worldwide is committed to nothing less than the "Fan Food not Fast Food" slogan.



TENANT DETAILS:

Tenant Name:	Dairy Queen
Tenant Type:	Net-Leased Restaurant
Parent Company Trade Name:	Berkshire Hathaway (BRK)
Ownership:	7-Unit Franchisee 10 Year Personal Guaranty
No. of Locations:	6,000+ (as of August 2017)
Website:	dairyqueen.com
Year Founded:	1940
Credit Rating (S&P):	AA
No. of Employees:	30,000+/-
Headquartered:	Edina, Minnesota

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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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
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