



TRINITY



## TEXAS COLLEGE TOWN PIZZA HUT - NNN LEASE

550 E AMBLER AVE. ABILENE, TX 79601

**\$716,705**

7.0% CAP

Actual Property

TRINITYREIS.COM



## ABILENE, TX

**\$716,705 | 7.0% CAP**

- Low Price Point Absolute NNN Lease Pizza Hut - Annual Rental Increase
- Ideal College Town Location - Located Across the Street From Abilene Christian University (ACU) - 5,000+ Undergrad Enrollment
- Ideal Customer Base - Surrounded by Student Dorms and Residences
- New ACU Football Stadium (\$50M Project) Across the Street - Generates Tremendous Traffic in Front of Subject Property on Gamedays
- Reporting Healthy Sales - Less Than 5% Rent to Sales Ratio
- Abilene has a Population Over 110,000 and is a Regional Hub for West/Central Texas

## EXCLUSIVELY MARKETING BY:

**CHANCE HALES**

806.679.9776 | Chance@trinityreis.com

**MATT DAVIS**

325.513.6406 | Matt@trinityreis.com

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

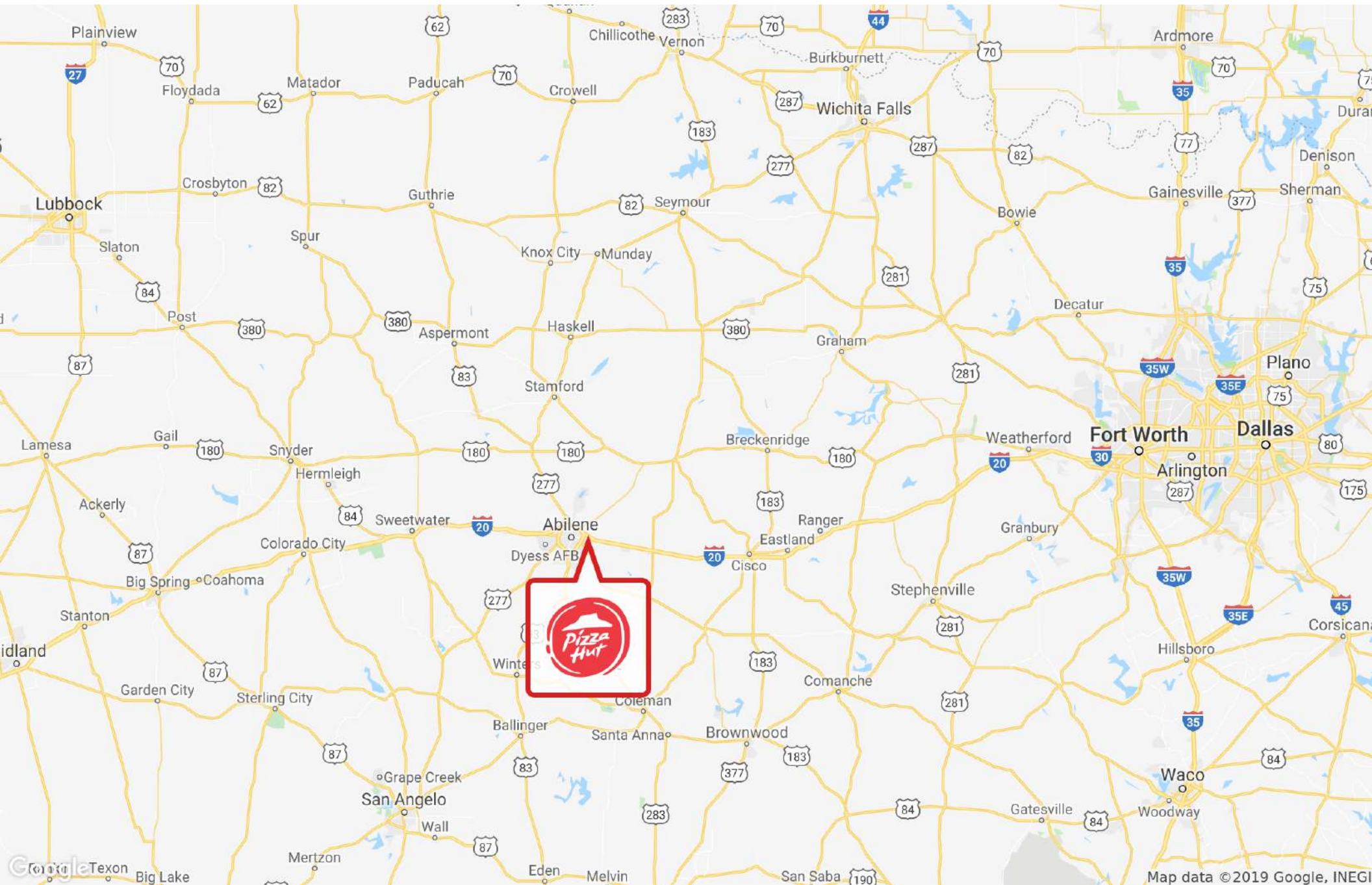
## PROPERTY DETAILS:

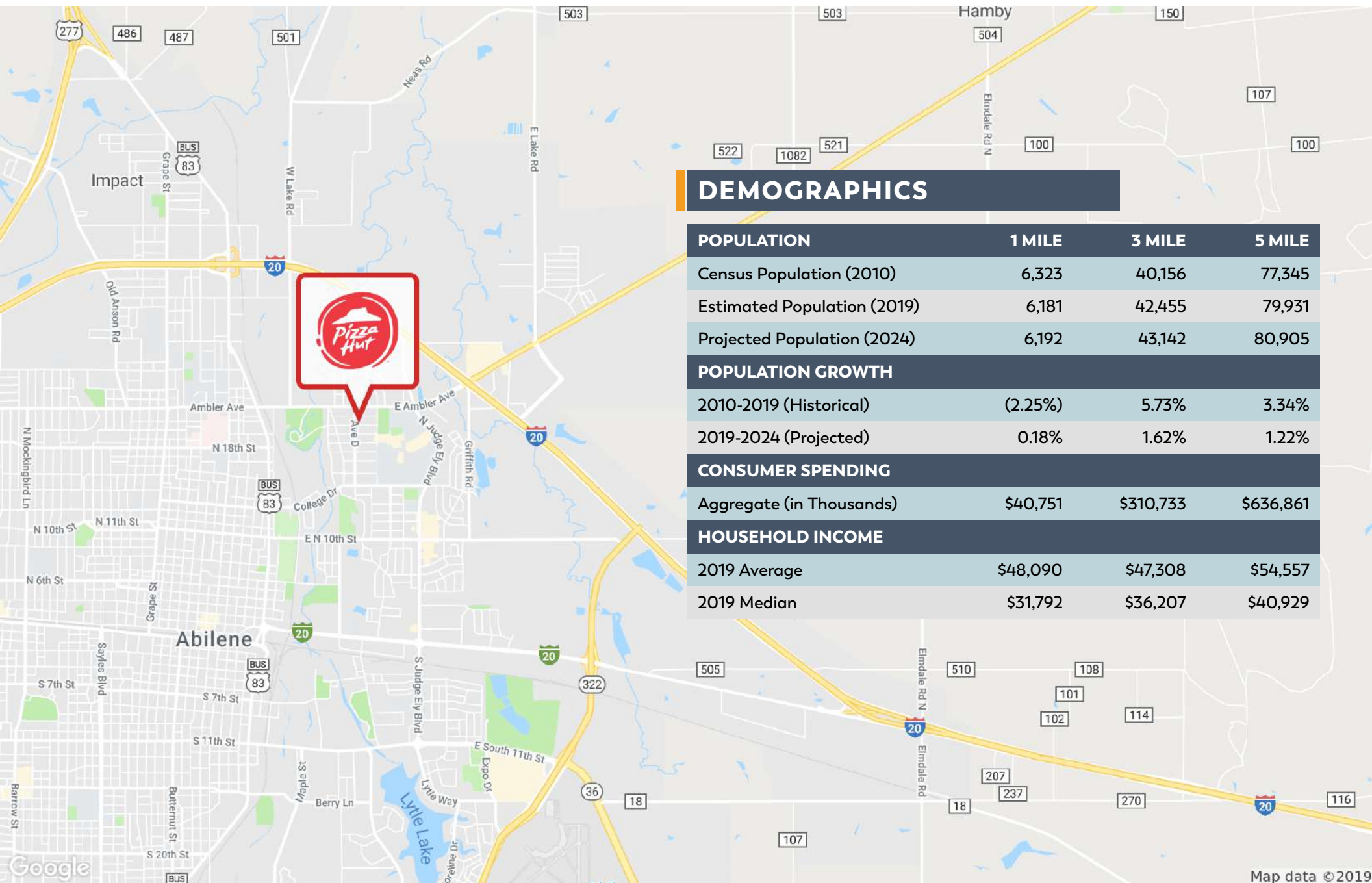
Building Area:	<b>2,887 SF</b>
Land Area:	<b>.78 AC</b>
Year Built:	<b>1976</b>
Guarantor:	<b>10 Unit Operator</b>
Price (Psf):	<b>\$248.25</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>5 Years</b>
Rent Commencement:	<b>9/5/2005</b>
Lease Expiration:	<b>9/30/2024</b>
Base Annual Rent:	<b>\$50,169</b>
Lease Type:	<b>NNN</b>
Scheduled Rent Increases:	<b>1% Annually</b>
Options & Increases:	<b>Four (4), 5-Year; 10%</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Tenant</b>
HVAC:	<b>PAID BY Tenant</b>







## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	6,323	40,156	77,345
Estimated Population (2019)	6,181	42,455	79,931
Projected Population (2024)	6,192	43,142	80,905
POPULATION GROWTH			
2010-2019 (Historical)	(2.25%)	5.73%	3.34%
2019-2024 (Projected)	0.18%	1.62%	1.22%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$40,751	\$310,733	\$636,861
HOUSEHOLD INCOME			
2019 Average	\$48,090	\$47,308	\$54,557
2019 Median	\$31,792	\$36,207	\$40,929

Map data ©2019



- Abilene, TX is home to Dyess Air Force Base and several universities, the largest of which is Abilene Christian University.
- Dyess AFB spans almost 6,500 acres and is home to over 13,000 military and civilians.
- Abilene Christian University was founded in 1906 and boasts a student body of over 5,000 full-time student body.
- Abilene is home to the Hendrick Health System which was the first hospital to permanently serve midwest Texas when it opened in 1924 and currently provides employment to over 3,000 Abilenians.
- Abilene is the principle city in the Abilene MSA which boasts a total population of approximately 170,000.

## ABILENE **5 MILE RADIUS** KEY DEMOGRAPHICS



79,931

2019 Total  
Population



\$54,557

2019 Average  
Household Income



1.22%

2019-2024  
Growth/Yr:  
Population



# RETAILER MAP

550 E AMBLER AVE | ABILENE, TX



Coca-Cola



New Retail Development  
Set to Open Spring 2020



ACU Sports Complex  
& Football Stadium

Hillcrest  
church of Christ



Laundromat



Children of  
Light Preschool



E Ambler Avenue - 15,390+ VPD

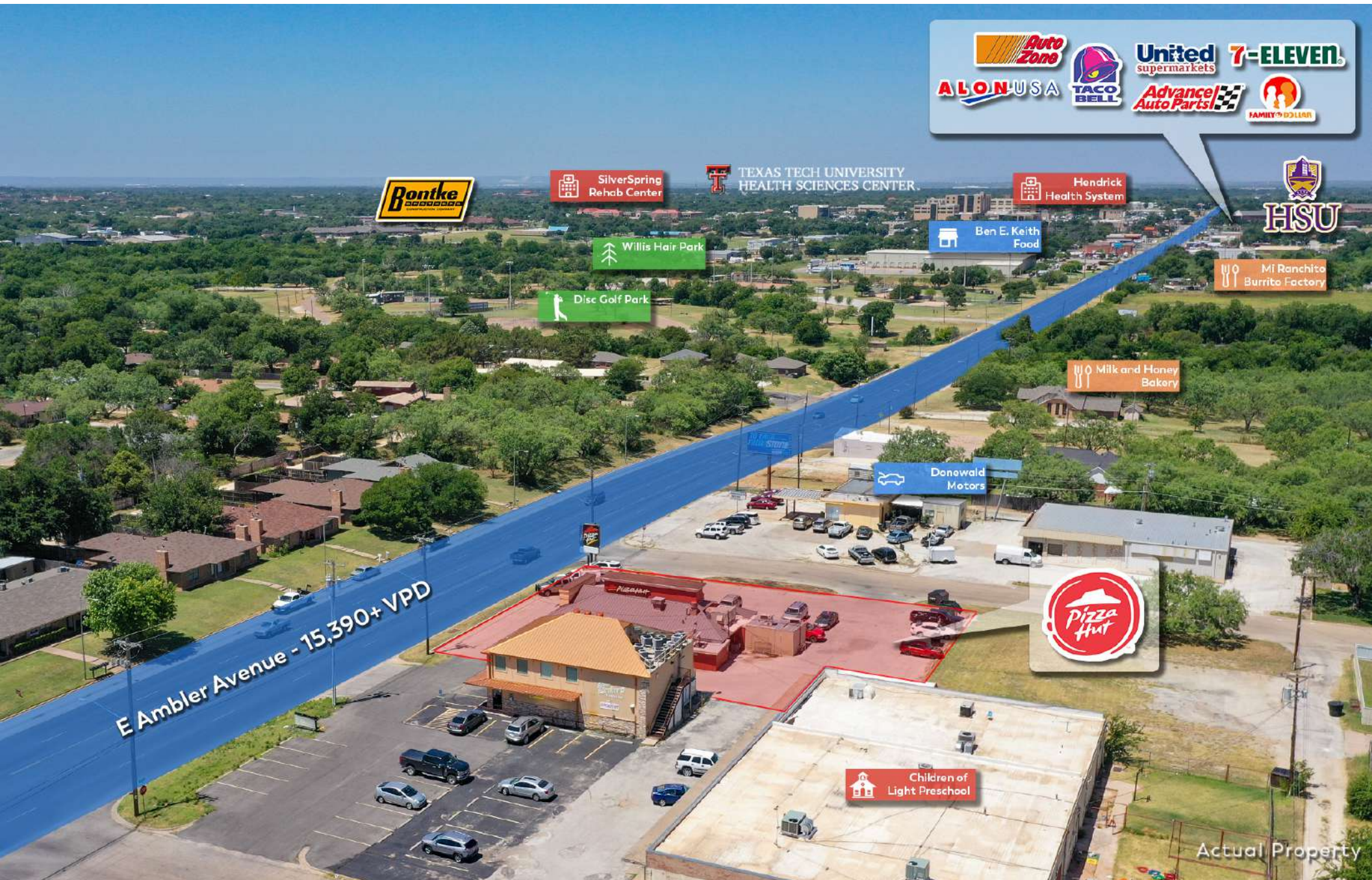
Donewald  
Motors

Actual Property



# RETAILER MAP

550 E AMBLER AVE | ABILENE, TX





## Key Demographics 5 Miles



Total Population  
2019  
79,931



Total Households  
2019  
30,475



Actual Property





Actual Property









Actual Property





Actual Property





Actual Property



## TENANT SUMMARY

Pizza Hut is an American restaurant chain and international franchise which was founded in 1958 in Wichita, Kansas by Dan and Frank Carney. The company is known for its Italian-American cuisine menu, including pizza and pasta, as well as side dishes and desserts. Pizza Hut has 18,431 restaurants worldwide as of December 31, 2018, making it the world's largest pizza chain in terms of locations. Pizza Hut is owned by Yum! Brands, one of the world's largest restaurant companies. Other concepts under Yum! Brands include KFC and Taco Bell.

## STRATEGY

Pizza Hut is committed to breakthrough innovation and the success of their employees. From its world class operations to their passionate customer mania philosophy and an incredible franchise system, they pride themselves on their workplace! So come see what it's like to be with a global leader in the restaurant industry. You'll find a fun, fast paced and supportive culture, where all of their success comes from their belief in people, and investing in you is their top priority.



REPRESENTATIVE PHOTO

## TENANT DETAILS:

Tenant Name:	<b>Pizza Hut</b>
Tenant Type:	<b>Restaurants</b>
Guarantor:	<b>10 Unit Operator</b>
Ownership:	<b>Public Company</b>
No. of Locations:	<b>18,431 (as of December 2018)</b>
Website:	<b><a href="https://www.pizzahut.com/">https://www.pizzahut.com/</a></b>
Year Founded:	<b>1958</b>
Credit Rating (S&P):	<b>BB</b>
No. of Employees:	<b>300,000+</b>
Headquartered:	<b>Plano, TX</b>



All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property



# 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)  
IABS 1-0 / 11-2-2015



# TRINITY

REAL ESTATE INVESTMENT SERVICES

**EXCLUSIVELY MARKETING BY:**

**CHANCE HALES**

806.679.9776

Chance@trinityreis.com

**MATT DAVIS**

325.513.6406

Matt@trinityreis.com

**CODY CRIST**

817.584.2000

cody@trinityreis.com

Actual Property