



REPRESENTATIVE IMAGE

# CHIPOTLE - GROUND LEASE

[VIEW OFFERING MEMORANDUM](#)

## INVESTMENT HIGHLIGHTS

- New 10-year Absolute NNN Corporate Ground Lease to Chipotle (NYSE: CMG)
- Location features New “Chipotlanes” drive-thru concept
- Zero Landlord responsibility and stabilized revenue stream - perfect for a 1031 Exchange
- Four (4) five-year renewal options with 10% increases.
- Located at the entrance to Corinth, Chipotle sits at a lighted intersection at the NEC of Interstate 35E & Swisher Road.
- Traffic counts in excess of 133,000 vehicles daily along I-35E and 21,000 vehicles along Swisher Road / FM 2181.
- Swisher Road is the primary exit to both northbound and southbound traffic exiting and accessing I-35E.
- Upscale neighboring communities and schools: Kensington Park (294 Units), Oxford at Lake View (240 Units), Mansions at Hickory Creek (190 Units), Steeplechase, Enclave of Hickory Creek, Lake Dallas High School (1,275 Students).
- Dense affluent market with 39,366 and 116,149 residents within a three and five mile radius.
- Average household income is a staggering \$113,498 to \$120,839 within the respective three and five mile radius.
- Daytime populations of 9,169 and 28,573 employees and 734 and 2,378 businesses within three and five miles of Chipotle.

## INVESTMENT SUMMARY

<b>PRICE:</b>	<b>\$2,777,778</b>
<b>NOI:</b>	<b>\$125,000</b>
<b>CAP RATE:</b>	<b>4.50%</b>
<b>GLA:</b>	<b>2,440 SF</b>
<b>OCCUPANCY:</b>	<b>Ground Lease</b>
<b>YEAR BUILT:</b>	<b>2019</b>
<b>LAND AREA:</b>	<b>1.044 AC</b>
<b>ZONING:</b>	<b>C-2</b>
<b>DEBT:</b>	<b>Free &amp; Clear</b>