



2025 E FM 1960 Road W  
Houston, TX 77090

Investar Real Estate Services, Inc.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT JIM BAYNE at (713) 273-1363 or [jbayne@investarinc.com](mailto:jbayne@investarinc.com) FOR MORE DETAILS.





Actual Location

## Investment Summary

Investar Real Estate Services is pleased to offer for sale to qualified investors an opportunity to own a Taco Cabana located in Houston, Texas. Taco Cabana has recently vacated the property but remains obligated for the remaining 13 years of the Lease term.

Located in the 4th largest city in the country, Houston has a population of 2.16 million (37% population growth since 2010). The subject property sits on Cypress Creek Parkway (117,094 VPD) with a population of over 300,000 and an average household income of over \$60,000 within a 5-mile radius.

Price \$1,520,000

Cap Rate 5.5%

## Property Highlights

**Outstanding Location** – This property has strategic positioning within its area. Located in a heavy retail corridor, with over 117,000 VPD, Taco Cabana has great visibility.

**Superior Demographics** – Within a 5-mile radius, the population exceeds 310,000 with an average household income over \$60,000

**Strong Corporate Guaranty**- Guarantor has over 180 locations Statewide and 43 Houston area locations.

# Lease Abstract

Tenant:	Taco Cabana
Guarantor:	Texas Taco Cabana, LP
Property Address:	2025 E FM 1960 Road W Houston, TX 77090
Rentable Building Area:	+/- 3,793 SF
Land Area:	1.5952 acres
Parking:	83 spaces concrete lot 21.88 spaces/1000 SF
Lease Commencement:	12/31/2012
Lease Expiration:	12/31/2032
Lease Term:	20 Years
Lease Term Remaining:	13 Years
Current Annual PSF:	\$21.89
Lease Type:	NNN
Rent Increases:	Starting in the 11 <sup>th</sup> Year
Renewal Options:	Various option lengths




# Rent Schedule

Years		Annual	Monthly	PSF
1 thru 10	Current- 12/22	\$83,025	\$6,918.75	\$21.89
11	1/23- 12/23	\$83,855.25	\$6,987.94	\$22.11
12	1/24- 12/24	\$84,693.80	\$7,057.82	\$22.33
13	1/25- 12/25	\$85,540.74	\$7,128.40	\$22.55
14	1/26- 12/26	\$86,396.15	\$7,199.68	\$22.78
15	1/27- 12/27	\$87,260.11	\$7,271.68	\$23.01
16	1/28- 12/28	\$88,132.71	\$7,344.39	\$23.24
17	1/29- 12/29	\$89,014.04	\$7,417.84	\$23.47
18	1/30- 12/30	\$89,904.18	\$7,492.01	\$23.70
19	1/31- 12/31	\$90,803.22	\$7,566.93	\$23.94
20	1/32- 12/32	\$91,711.25	\$7,642.60	\$24.18

# Location Overview

Houston is a city in the state of Texas. It is the county seat of Harris county and with a population of 2.16 million it is the largest city in Texas and the 4th largest in the country. The greater metropolitan area has a population of over 6 million people. Houston has two major bayous running through the city, the Buffalo Bayou and the Houston Ship Channel, which has three tributaries. The city has a flourishing art scene, with both visual arts and performing arts going on year round. Houston has a reputation for being a strong economic city. The Houston region posted a GDP of \$449 billion in 2012, the 4th largest of any U.S city. The city is known for its energy industry, specifically oil and natural gas, but is also emerging as a leader in the renewable energy sector. Houston is also recognized as the largest concentration of healthcare and research institutions. International companies such as Sysco, Phillips66, ConocoPhillips, and Halliburton are based in Houston. The city also has the 10th largest port in the world, and the largest in America, making it an important trading hub for the southwestern part of the country.

Demographic Summary Report

Taco Cabana									
2025 E FM 1960 Rd W, Houston, TX 77090									
Building Type: <b>General Retail</b>		Total Available: <b>0 SF</b>							
Secondary: <b>Restaurant</b>		% Leased: <b>100%</b>							
GLA: <b>3,793 SF</b>		Rent/SF/Yr: <b>-</b>							
Year Built: <b>1994</b>									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2024 Projection		14,532		141,392		339,802			
2019 Estimate		13,462		131,313		316,690			
2010 Census		10,414		103,718		257,126			
Growth 2019 - 2024		7.95%		7.68%		7.30%			
Growth 2010 - 2019		29.27%		26.61%		23.17%			
<b>2019 Population by Hispanic Origin</b>		5,149		44,597		113,192			
<b>2019 Population</b>		13,462		131,313		316,690			
White		8,622 64.05%		72,881 55.50%		191,190 60.37%			
Black		3,727 27.69%		44,547 33.92%		90,016 28.42%			
Am. Indian & Alaskan		122 0.91%		1,146 0.87%		2,779 0.88%			
Asian		678 5.04%		9,755 7.43%		25,647 8.10%			
Hawaiian & Pacific Island		14 0.10%		238 0.18%		506 0.16%			
Other		298 2.21%		2,745 2.09%		6,552 2.07%			
U.S. Armed Forces		0		0		43			
<b>Households</b>									
2024 Projection		5,614		52,694		120,821			
2019 Estimate		5,194		48,762		112,207			
2010 Census		3,987		37,511		88,876			
Growth 2019 - 2024		8.09%		8.06%		7.68%			
Growth 2010 - 2019		30.27%		29.99%		26.25%			
Owner Occupied		2,602 50.10%		23,392 47.97%		65,124 58.04%			
Renter Occupied		2,592 49.90%		25,370 52.03%		47,083 41.96%			
<b>2019 Households by HH Income</b>		5,195		48,763		112,206			
Income: <\$25,000		1,106 21.29%		11,119 22.80%		21,174 18.87%			
Income: \$25,000 - \$50,000		1,202 23.14%		12,446 25.52%		27,035 24.09%			
Income: \$50,000 - \$75,000		1,126 21.67%		9,081 18.62%		21,998 19.61%			
Income: \$75,000 - \$100,000		588 11.32%		5,535 11.35%		14,196 12.65%			
Income: \$100,000 - \$125,000		417 8.03%		3,473 7.12%		9,696 8.64%			
Income: \$125,000 - \$150,000		235 4.52%		2,070 4.25%		5,483 4.89%			
Income: \$150,000 - \$200,000		340 6.54%		2,792 5.73%		6,229 5.55%			
Income: \$200,000+		181 3.48%		2,247 4.61%		6,395 5.70%			
<b>2019 Avg Household Income</b>		\$72,419		\$72,149		\$78,727			
<b>2019 Med Household Income</b>		\$55,872		\$51,818		\$57,882			



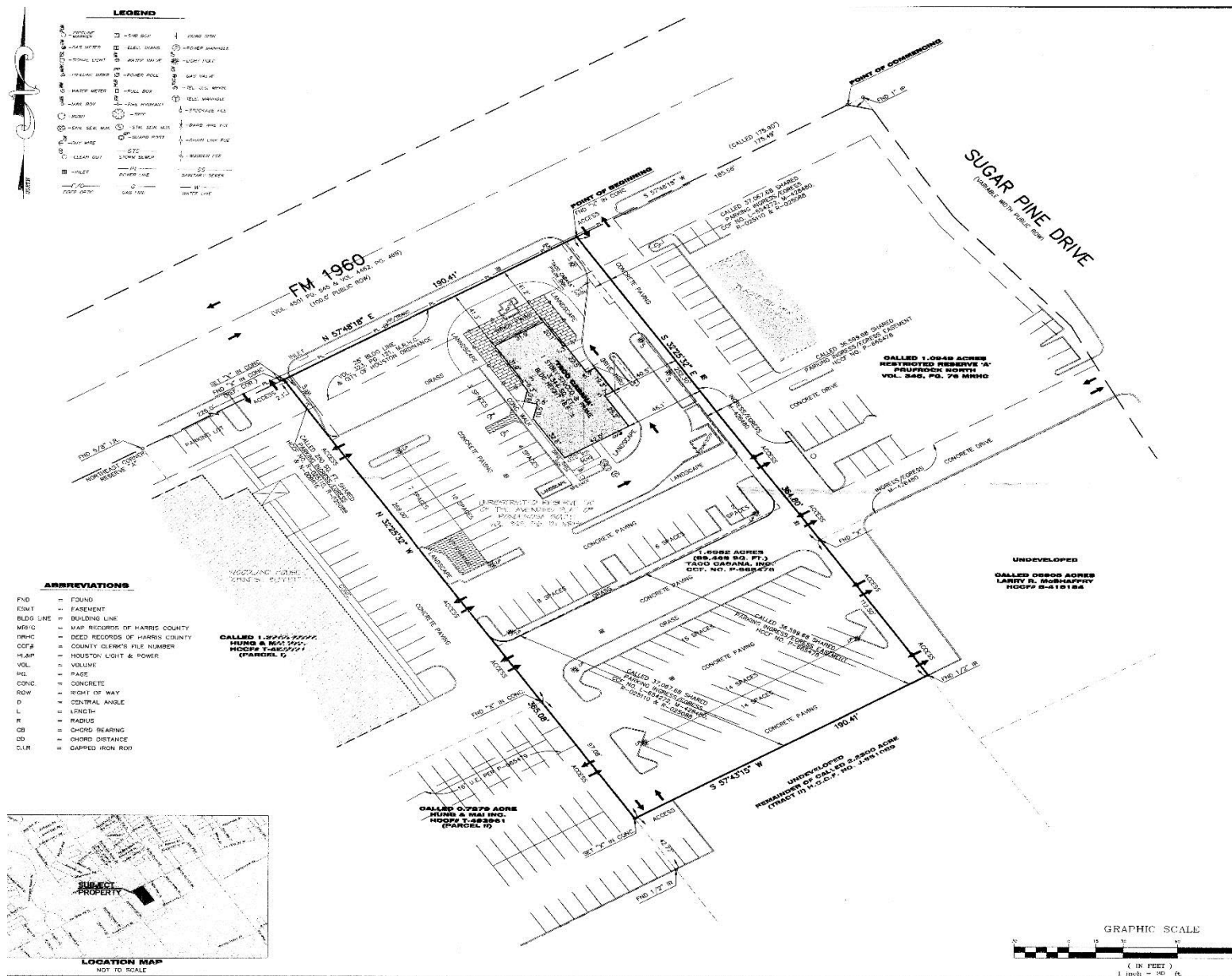
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10/16/2019











# 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.*

11-2-2015



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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