



3218 E BUSINESS 83, WESLACO, TX | OFFERING MEMORANDUM

TABLE OF CONTENTS

03 EXECUTIVE OVERVIEW

04 FINANCIAL OVERVIEW

06 TENANT OVERVIEW

08 AREA OVERVIEW

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EXECUTIVE OVERVIEW



CHURCH'S CHICKEN
3218 E BUSINESS 83
WESLACO, TX 78596



\$1,806,336
LIST PRICE



6.25%
CAP RATE



\$112,896
ANNUAL RENT

INVESTMENT HIGHLIGHTS

Premier Store & Corporate Guaranty

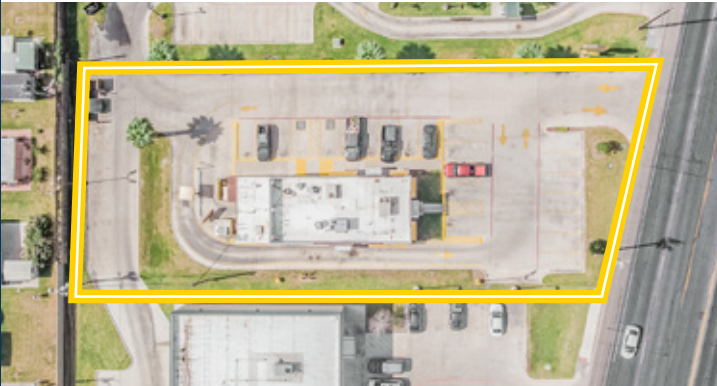
- » **Extensive Upscale Remodel** - Corporate remodel to newest prototype design
- » **Long-Term Tenant** - Ideal operating location - see broker for details and early extension
- » **Attractive 12% Rent Increases** - Allows an investor to grow return greater than the market average
- » **Corporate Guaranteed Lease** - Offers peace of mind and maximum security

Excellent Real Estate Fundamentals & Demographics

- » **5-Mile Radius** - Home to over 105,000 people (7% population growth)
- » **1-Mile Radius** - Incredible (44%) population growth
- » **Daily Traffic Counts (Vehicles Per Day)** - Business 83/S International Blvd (27,000 VPD)
- » **Visibility and Access** - Main thoroughfare of US-83, less than a mile from Weslaco High School (2,500 enrolled) and Knapp Medical Center (250 beds)
- » **Upwards of half a Billion (USD)** in consumer spending within 5-mile radius
- » **International Trade & Commerce, Agriculture, Healthcare, Retail, and Tourism**
- » **International Trade bridge of Hidalgo County:** sales tax revenues 10% year-over-year spending

FINANCIAL OVERVIEW

PARCEL MAP



CHURCH'S CHICKEN
3218 E BUSINESS 83
WESLACO, TX 78596



± 2,200 SF
GLA



± 0.60 Acres
LOT SIZE



1998 / R 2017
YEAR BUILT

CHURCH'S CHICKEN LEASE SUMMARY

LEASE TYPE	NNN Ground Lease
LEASE GUARANTOR	Corporate
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Twenty (20) Years
COMMENCEMENT DATE	4/21/06
EXPIRATION DATE	4/20/26
LEASE TERM REMAINING	6.00
RENTAL INCREASES	12% Every 5 Years
OPTIONS	Four, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	ANNUAL INCREASE	CAP RATE
4/21/2016 - 4/20/2021	\$9,408	\$112,896	12%	6.25%
4/21/2021 - 4/20/2026	\$10,537	\$126,444	12%	7.00%

TENANT MAP





TENANT OVERVIEW

For more than 60 years, Church's Chicken has been serving freshly cooked, quality fried chicken at value prices. Founded in Texas by George W. Church, Sr., in 1952, Church's Chicken is now an international brand and one of the fastest growing chicken franchises worldwide. In addition to its famous fried chicken, Church's offers a diverse menu that includes chicken wings and sandwiches as well as fried okra and jalapeno cheese bombers as side dishes. A big hit with customers is Church's unique Honey Butter Biscuits, which are hand-made from scratch. With their dedication to providing affordable and flavorful home-style chicken meals in a business model proven to be efficient and profitable, Church's Chicken offers highly attractive franchise opportunities for entrepreneurs.

±1,009
LOCATIONS

±1,800
EMPLOYEES

ATLANTA, GA
HEADQUARTERED

WWW.CHURCHS.COM



AREA OVERVIEW



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	3,841	46,430	101,483
2020 Estimate	3,633	44,676	96,133
2010 Census	3,284	42,683	86,975
Growth 2020-2025	5.72%	3.93%	5.57%
Growth 2010-2020	10.63%	4.67%	10.53%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	1,416	14,879	29,363
2020 Estimate	1,326	14,231	27,735
2010 Census	1,160	13,321	24,825
Growth 2020-2025	6.79%	4.55%	5.87%
Growth 2010-2020	14.31%	6.83%	11.72%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$55,595	\$54,576	\$54,089

WESLACO, TX

Weslaco, the logistic center of the Rio Grande Valley, is just 15 minutes to the east of McAllen and 15 minutes to the west of Harlingen on U.S. Expressway 83. Different from other cities in the Rio Grande Valley, Weslaco combines the growth and commerce of a thriving metropolis with the charm and relaxed feel of a small community. Weslaco is quickly becoming the economic center of the Rio Grande Valley and local, regional, national and international investors are taking notice.

Downtown Weslaco retains the charm and beauty that gives a true heart and soul to the city, which attracts locals and visitors for shopping and dining. Along Expressway 83, you will find major retail chains creating the perfect blend of small-town and big-city shopping. Every month, enjoy live jazz music, art displays and delicious food at Alfresco Weslaco, right on Texas Blvd. Stop by the farmers' market every Thursday for locally grown produce and all kinds of delicious food.



WESLACO TOURISM

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Weslaco is the center of the Valley's nature tourism, with three prominent nature parks. The World Birding Center at Estero Llano Grande State Park, located at 3301 S. International Blvd., is a 230-acre refuge that attracts a spectacular array of birds, butterflies, dragonflies and South Texas wildlife. Frontera Audubon, in the middle of town, is 15 acres of restored native habitat once part of the historic Skaggs estate. The Valley Nature Center, also in the heart of Weslaco, is six acres of nature featuring lush vegetation, a cactus garden, bog ponds and a butterfly garden. All three nature parks are home to a myriad of migrating birds in the fall, winter and spring seasons.

History and culture are two more of Weslaco's rich resources. The downtown Weslaco Museum features an exhibit on the city's history, local heroes and traveling exhibits throughout the year. The Tower Theater and Mayor Eugene A. Braught Memorial Theater host a variety of plays year-round. The historic Villa de Cortez, which opened in the late 1920s, is one of Weslaco's oldest buildings and features beautiful Spanish architecture.

Texas Onion Fest celebrates the sweet Texas onion, which was developed in Weslaco at the Texas A&M University Extension Service. Held every year at the end of March, Texas Onion Fest features live entertainment, dancing horses, recipe contests, cooking demonstrations, delicious food, including the popular blooming onion, and so much more!

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Church's Chicken** located in **3218 E Business 83, Weslaco, TX** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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KYLE MATTHEWS

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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES



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.

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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