

Chipotle

15-YEAR NNN LEASE



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CONFIDENTIAL OFFERING MEMORANDUM





**THE LANDING
AT ROUND ROCK**
583 UNITS



331 LOTS

POINT AT 620



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StDavid's | **ROUND ROCK
MEDICAL CENTER**
171 BEDS

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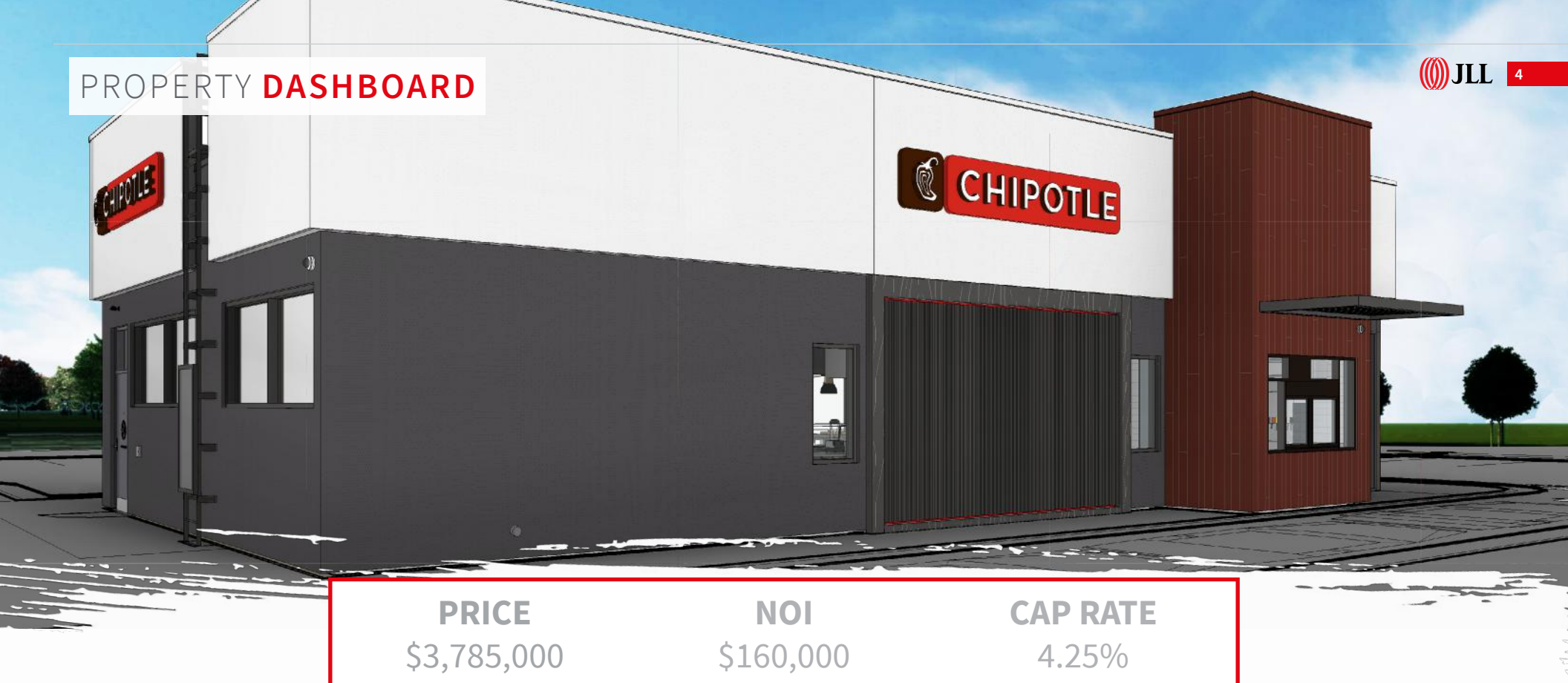
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This Brochure is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Brochure be deemed to create any legal obligation to enter into any transactions with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.



All property showings are by appointment only. Please consult your JLL Agent for more details.



PRICE
\$3,785,000

NOI
\$160,000

CAP RATE
4.25%

Property Summary

PROPERTY :	The Point at 620
TENANT:	Chipotle Mexican Grill, Inc.
RENT COMMENCEMENT:	June 2021
LOCATION:	N FM 620 & Smyers Ln. Round Rock, TX 78634
ZONING:	General Commercial - Limited (C-1a)
YEAR BUILT:	2021 (Under Construction)
LAND AREA:	1.65 Ac
BUILDING SIZE:	2,350 SF <i>(per plans)</i>
LEASE TYPE:	NNN
TRAFFIC COUNTS (CPD):	N FM 620: 40,781 Smyers Ln: 8,850

Rent Roll

(Based upon 2,338 SF -- Will be adjusted upon building completion and remeasurement)

	NET INCOME (ANNUAL)	NET INCOME (PER MONTH)
YEARS 1 - 5	\$159,942.60	\$13,328.55
YEARS 6 - 10	\$175,936.80	\$14,661.40
YEARS 11 - 15	\$193,530.48	\$16,127.54
YEARS 16 - 20 (OPTION I)	\$212,883.60	\$17,740.30
YEARS 21 - 25 (OPTION II)	\$234,171.96	\$19,514.33
YEARS 26 - 30 (OPTION III)	\$257,589.12	\$21,465.76
YEARS 31 - 35 (OPTION IIII)	\$283,348.08	\$23,612.34

INVESTMENT HIGHLIGHTS



15-Year NNN Lease to Chipotle Mexican Grill, Inc.

- \$5.59 Billion Annual Revenue in 2019

(SOURCE: [Dun & Bradstreet](#))



NNN Lease - Limited Landlord Responsibilities



Brand New Construction

- **Estimated Completion:** January 2021



Situated within South Round Rock's major retail hubs, near N FM 620, O'Connor Drive, and Smyers Lane

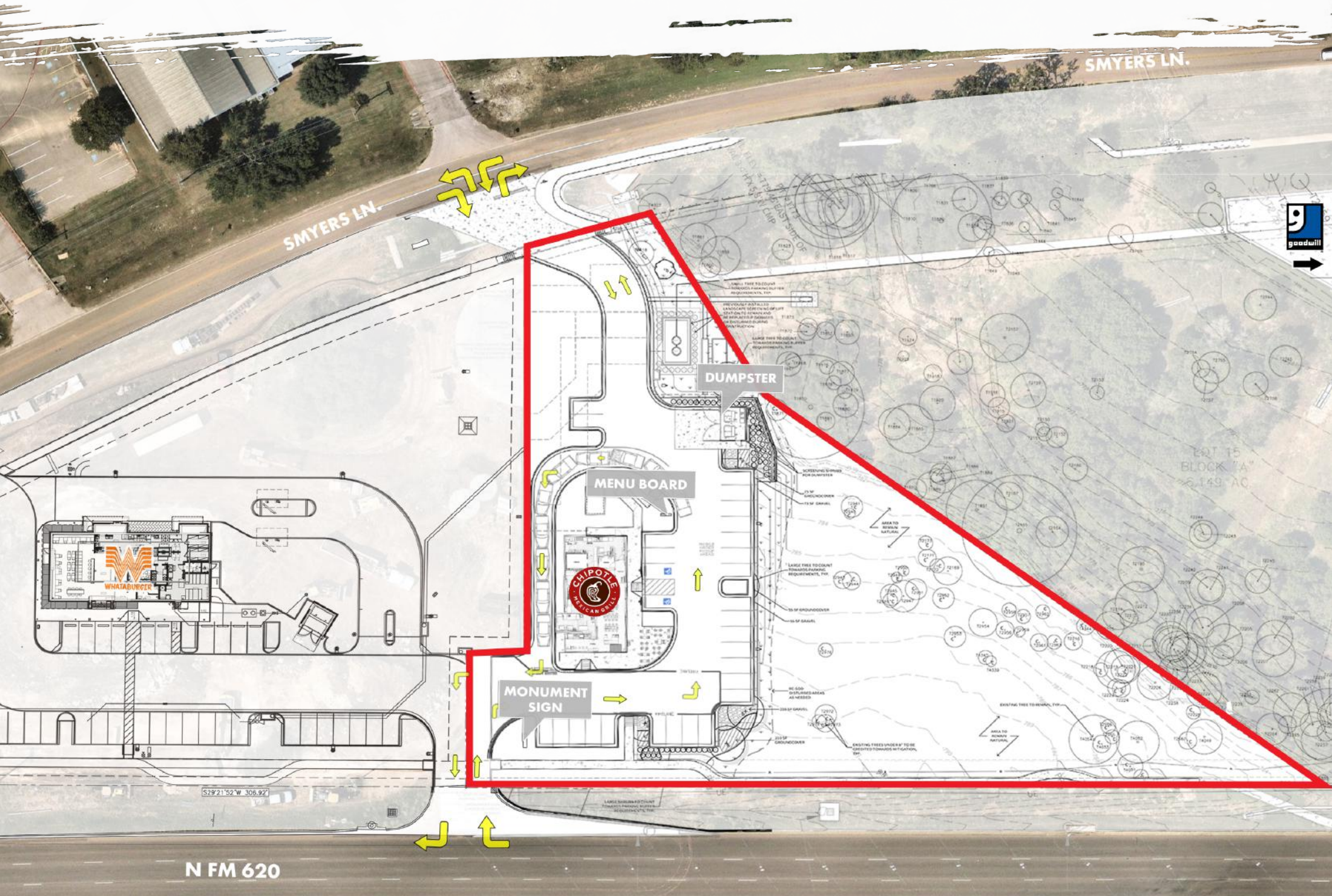
- Major area retailers include: H-E-B, St. David's Round Rock Medical Center, Black Rock Coffee, Goodwill, Walgreens, LA Fitness, Firestone, Starbucks, CVS, Castle Dental, LifeStorage, Chase Bank

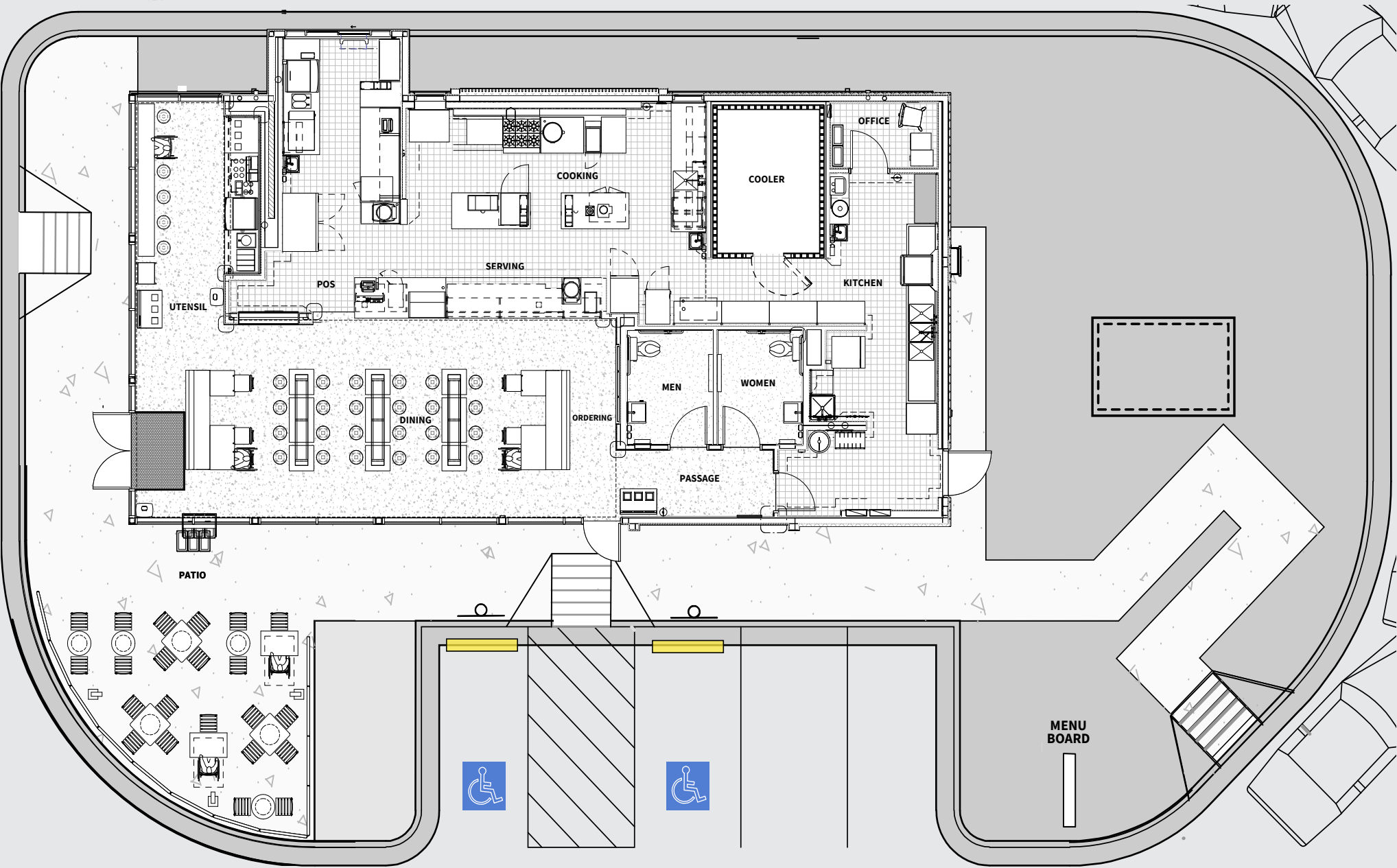


An Ideal Location:

- Adjacent to \$71.5 Million H-E-B and St. David's Medical Center (171 beds)
- Only 3 miles from Dell's Round Rock Headquarters (13,000 employees)
- Less than a mile to Round Rock High School (3,501 students) -- Open campus for seniors
- Over 40,000 vehicles per day on N FM 620
- Multiple access points along N FM 620 & Smyers Lane



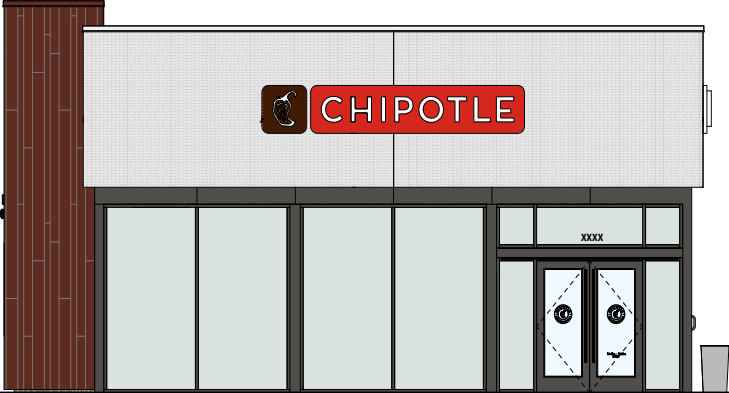




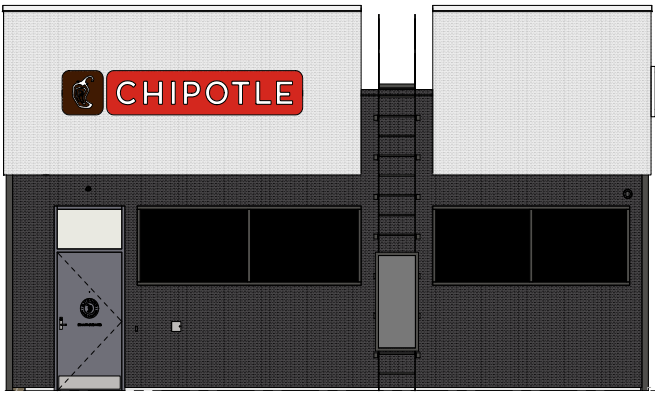
EAST



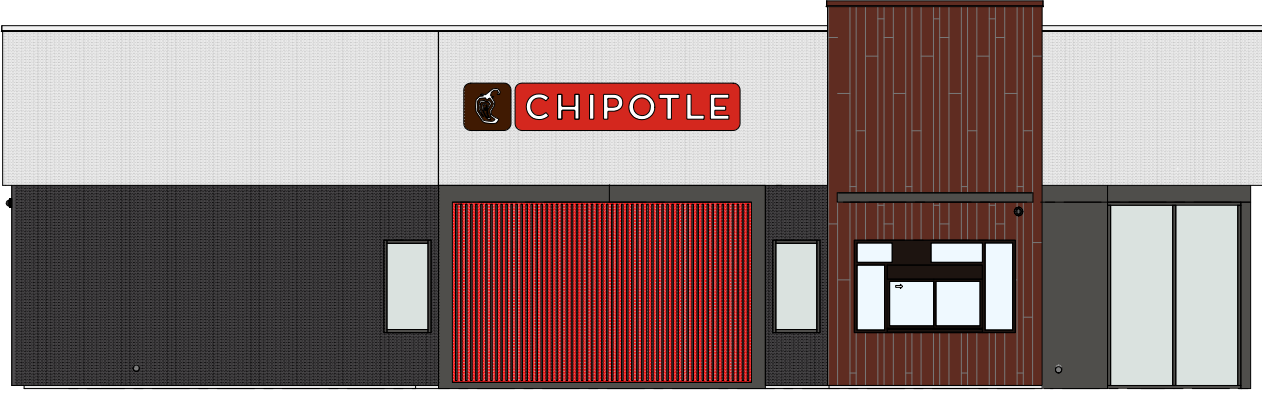
SOUTH



NORTH



WEST



LOCATION HIGHLIGHTS

Discover Austin/Round Rock

Located just fifteen miles North of Austin, Round Rock offers easy access to hospitals, colleges, world-class shopping, hotels, museums, and more. Round Rock is one of the most economically vibrant cities in America, showing that people not only want to work here, but want to live here as well.

It is a thriving city that has become a major center for economic development in Central Texas, while cultivating an excellent quality of life. Round Rock is home to global companies, thousands of innovative small businesses, award-winning schools, healthcare, and fine neighborhoods that really make Round Rock a great place to call home. Residents of Round Rock enjoy all the conveniences of a big city plus the closeness and atmosphere of a small town.

Market Growth

Greater Austin is a region defined by stunning growth, lower business and living costs, and a youthful, well-educated workforce. Because of its draw as a destination for migrating talent, metro Austin's population surpassed 2.0 million in 2015. The Austin MSA continues to rank as one of the fastest growing metro areas in the U.S.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2010 Census	8,107	63,877	176,612
2020 Estimate	9,398	76,524	226,011
2025 Projection	10,269	84,481	255,461
Projected Population Growth (2020 to 2025)	1.79%	2.00%	2.48%
Daytime Population	3,256	29,516	97,112
Bachelors Degree or Higher	35%	33%	32%
Average Household Income	\$133,181	\$124,846	\$106,070
Median Home Value	\$278,686	\$318,830	\$267,996
Average Age	37	36	34



FERN BLUFF
ELEMENTARY
609 Students

AREA DEVELOPMENT

THE RESERVE AT
WYOMING SPRINGS
73 Single-Family Homes

THE POINT AT 620
20 AC

Chipotle
THE POINT AT 620

ROUND ROCK
CENTER
Beds

COMMONS
SHOPPING CENTER
65,000 SF

CD FULKES
MIDDLE SCHOOL
770 Students

CLAUDE BERKMAN
ELEMENTARY
478 Students

ROUND ROCK
HIGH SCHOOL
3,501 Students

LAKE CREEK
CROSSING
48,600 SF

ROUND ROCK
WEST
131,800 SF

CHISHOLM TRAIL
MIDDLE SCHOOL
943 Students

DEEP WOOD
ELEMENTARY
393 Students

MAYS CROSSING
SHOPPING CENTER
64,000 SF

VOIGT
ELEMENTARY
586 Students

SUCCESS
HIGH SCHOOL
335 Students

ROBINSON
RANCH

SKY RIDGE
PLAZA
214,000 SF

RENAISSANCE
SQUARE
180,000 SF

BLUEBONNET
ELEMENTARY
408 Students

DELL TECHN
ROUND ROCK
55,200 Em

LA FRONTERA
330 AC MIXED-USE DEVELOPMENT
RETAIL: 930,000 SF
OFFICE: 800,000 SF
MULTI-FAMILY: 1,106 Units
HOTEL: 597 Rooms
PRIVATE UNIVERSITY: 42,000 SF

BOARDWALK
SHOPPING CENTER
400,000 SF

EMERSON
AUTOMATION SYSTEMS
855 Employees

ROUND ROCK
CROSSING
459,000 SF

65.5 A
M
FU



CHIPOTLE MEXICAN GRILL

Website: <https://www.chipotle.com/>

We believe that food has the power to change the world. We do it by being real. Chipotle was born of the radical belief that there is a connection between how food is raised and prepared, and how it tastes. Real is better. Better for You, Better for People, Better for Our Planet. It may be the hard way to do things, but it's the right way. **This isn't just food for thought - It's thought for food.**

Being real means...Making food fresh everyday. NO artificial flavors, colors, or preservatives. NO microwaves, freezers, or can openers.

Being real means...We only use 53 ingredients you can pronounce.

Being real means...Being Committed. One of the first national restaurant brands to commit to goals on local and organic produce. First national restaurant brand to commit to using only responsibly raised meat with some of the highest animal welfare standards. NO ADDED HORMONES. EVER.

Being real means...Fighting for our planet. We commit to divert 50% of our waste from landfills during 2020. Gloves-To-Bags: In 2018, we began a pilot program recycling our used plastic gloves into waste bags that we use in 43% of our very own restaurants.

Being real means...Treating our people right. Supporting people who live our values with real culinary training, career opportunities and great benefits.

It's our way to cultivate a better world. One meal might not change the world, but the way we make it might.

REAL INGREDIENTS. REAL PURPOSE. REAL FLAVOR.



CONTACT INFORMATION

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