



REPRESENTATIVE PHOTO

TACO BELL

SEC LOOP 288 & SHERMAN DRIVE | DENTON, TX 76207

CBRE

A close-up photograph of two burritos on a light-colored wooden surface. The burrito in the foreground is cut in half, revealing a filling of rice, beans, tomatoes, cheese, and guacamole. The burrito behind it is also cut in half, showing a similar filling. The background is a green wall with white grid lines.

EXCLUSIVE MARKETING ADVISORS

JARED AUBREY

Senior Vice President

+1 214 252 1031

jared.aubrey@cbre.com

MICHAEL AUSTRY

Vice President

+1 214 252 1115

michael.austry@cbre.com

OFFERING SUMMARY

PRICE: \$1,765,000
CAP RATE: 4.25%

NET OPERATING INCOME	\$75,000
YEAR BUILT	2020
GROSS LEASEABLE AREA	1,950 SF
LOT SIZE	0.96 ACRES
LEASE TERM	25 YEARS
LEASE COMMENCEMENT	JANUARY 2021*
LEASE EXPIRATION	DECEMBER 2045*
REMAINING TERM	25 YEARS
LEASE TYPE	NNN
ROOF & STRUCTURE	TENANT
RENT INCREASES	10% EVERY 5 YEARS
OPTIONS	4 X 5 YEARS
OPTIONS TO PURCHASE	NONE
GUARANTOR	FRANCHISEE

* ESTIMATED DATES

SEC LOOP 288 & SHERMAN DRIVE
DENTON, TX



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INVESTMENT HIGHLIGHTS

Extremely Rare 25 Year Primary Term, Absolute NNN Lease

– Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

Brand New 2020 High Quality Construction with Drive-Thru

Essential Business and COVID-19 Resistant – Taco Bell has been designated as an “Essential Business” and locations across the country have remained open throughout the pandemic

Strong Lease Guarantee – North Texas Bells is an award-winning franchisee that operates 57 Taco Bell locations nationwide and produced over \$46 million in revenue last year

Densely Developed Residential Market with Strong Demographics – There are over 142,000 people in the 7-mile demographic ring with average household income exceeding \$100,000 within 1-mile of the property

Positioned Along Area’s Major Retail & Traffic Corridor – Over 20,169 vehicles travel on Loop 288 and over 9,820 vehicles per day travel along Sherman Drive

Close Proximity to CH Collins Athletic Complex & Water Works Park – Significant traffic generator for the surrounding area

Texas has NO State Income Tax

TENANT OVERVIEW

TACO BELL

TYPE:	Restaurant
YEARS IN BUSINESS:	58
NO. OF LOCATIONS:	7,072
HEADQUARTERS:	Irvine, CA
WEBSITE:	www.tacobell.com

Taco Bell is an American chain of fast food restaurants based out of Irvine, California and a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Tex-Mex foods that include tacos, burritos, quesadillas, nachos, novelty and specialty items, and a variety of “value menu” items. As of 2018, Taco Bell serves more than 2 billion customers each year at 7,000 restaurants, more than 80 percent of which are owned and operated by independent franchisees and licensees.



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FRANCHISEE OVERVIEW

NORTH TEXAS BELLS

North Texas Bells (NTB) is an award winning franchisee of the Taco Bell Corporation. The company was founded on December 21, 2011 and has continued to grow its portfolio to over 57 units and has created opportunities for its employees. The owners, Troy Morrison and Al Dossani, have partnered to aggressively grow the Taco Bell Brand through organic and acquisition growth. At NTB, our goal is simple; “Consistently, Best On Block. That means taking care of our guests and the employees as if they were family. We pride ourselves on building “know-how” and intentionality around exceeding expectations.

North Texas Bells was named in the TOP 200 Franchisees in 2018. In 2019, North Texas Bells ranked #171.

– Franchise Time

[Click here to read more about North Texas Bells](#)



**DELIVERING
HAPPINESS**
in your neighborhood

57

TACO BELL RESTAURANTS

27,838

MEALS SERVED EACH DAY

1,250

TACO BELL TEAM MEMBERS

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TACO BELL & COVID-19

Taco Bell's newest restaurant design emphasizes the drive-thru and limits human interaction, making it more suitable for the coronavirus era.

The “evolved restaurant is specifically designed for guests to order ahead through the brand’s mobile app and enjoy the Taco Bell experience in a frictionless way,” the company said in a release Thursday.

The design is in response to the changing ways consumers began ordering fast food since the pandemic’s start. Digital orders and drive-thrus exploded in popularity for basically every chain, including Chipotle (CMG), McDonald’s (MCD) and Starbucks (SBUX).

**CLICK HERE FOR
FULL ARTICLE**

SOURCE: <https://www.cnn.com>



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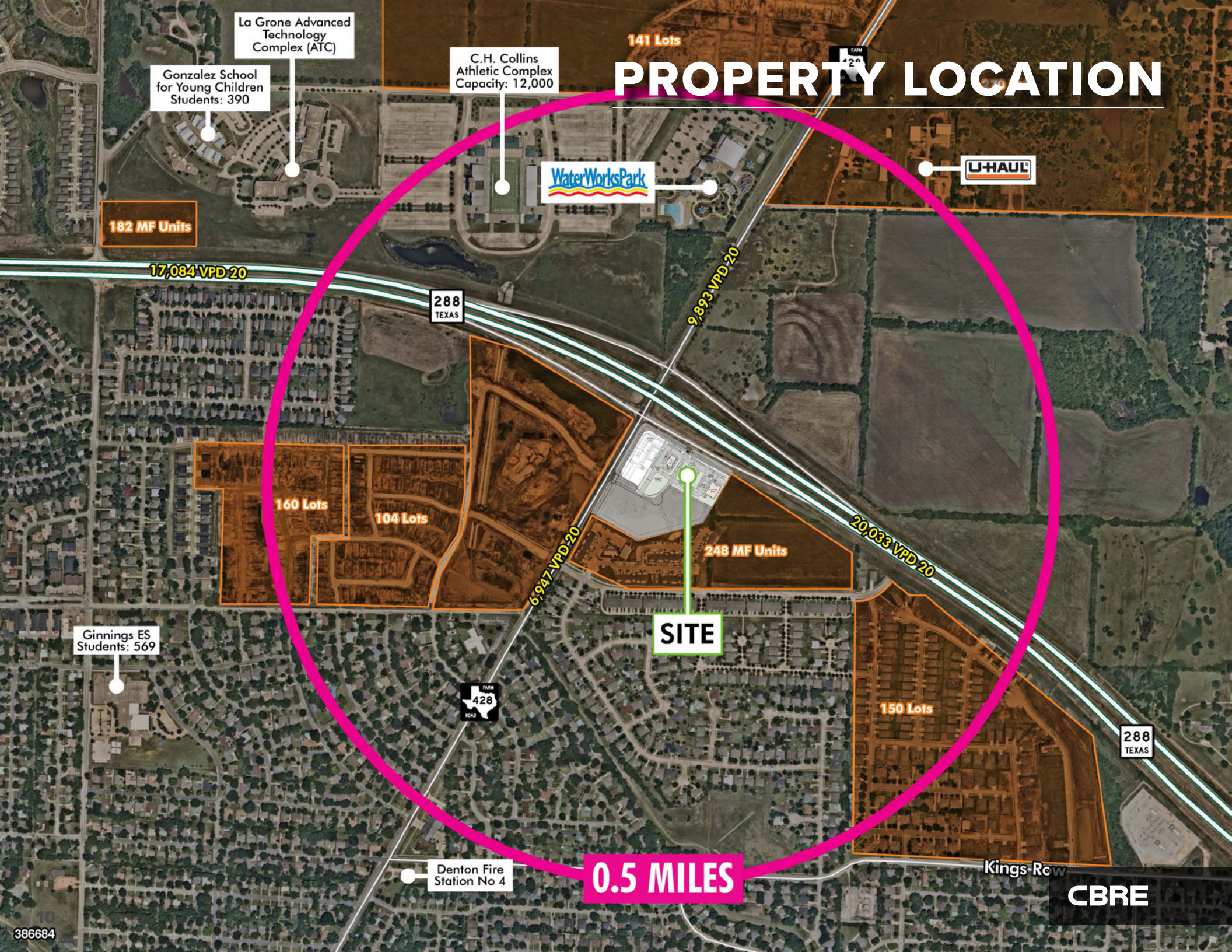
PROPERTY LOCATION



PROPERTY LOCATION

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PROPERTY LOCATION



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DEMOGRAPHICS

POPULATION (2020)

1 MILE	7,079
3 MILES	45,300
5 MILES	98,712
7 MILES	142,760

HOUSEHOLDS (2020)

1 MILE	2,628
3 MILES	17,332
5 MILES	38,045
7 MILES	53,506

AVG HH INCOME (2020)

1 MILE	\$100,133
3 MILES	\$72,848
5 MILES	\$61,552
7 MILES	\$76,041

ANNUAL POPULATION GROWTH RATE (7 MILES)

2010 - 2020	2.08%
2020 - 2025	2.67%

TRAFFIC COUNTS (VPD)

SHERMAN DRIVE	9,820
LOOP 288	20,169



WHY DALLAS - FORT WORTH?

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

**DFW HAS THE MOST DIVERSE
ECONOMY IN TEXAS**

**4TH BUSIEST AIRPORT IN THE
U.S. (DFW INTERNATIONAL)**

**ONE OF THREE HIGH-TECH
JOBS IN TEXAS ARE LOCATED
IN DFW**

**90 MEMBER HOSPITALS IN
THE DFW HOSPITAL COUNCIL,
20,000+ HOSPITAL BEDS**

**DFW COST OF LIVING IS 22.5%
BELOW THE LARGE U.S. METRO
AVERAGE**

**15 MAJOR UNIVERSITIES,
380,880 STUDENTS ENROLLED**

SOURCE: FORBES, DALLAS NEWS, CENSUS BUREAU, WORLD POPULATION REVIEW, REAL CAPITAL MARKETS

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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First Vice President
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michael.austry@cbre.com



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