



305 N Interstate 35 | Gainesville, TX 76240

OFFERING MEMORANDUM

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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OFFERING MEMORANDUM

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease** – ZERO Landlord Responsibilities – Ideal for Passive Ownership
- **Rare Corporate Guaranty** – Lease is guaranteed by Brinker International, Inc. (NYSE: EAT)
- Founded in 1975, Brinker produces **\$2.9 billion in sales and owns, operates, or franchises more than 1,600 restaurants across 31 countries** and two territories under the names Chili's Grill & Bar and Maggiano's Little Italy
- **Income Tax-Free State** – Texas does not collect any income taxes
- **Excellent Visibility** – The subject property is strategically located on I-35, boasting over ±49,000 VPD
- **Close Proximity to College Campus** – North Central Texas College (NCTC) is located less than 1-mile to the Southwest
- **Billboard Income** – Providing additional cash flow and the lease term runs coterminous with Chili's lease
- **Large Lot Size** – Parcel is approximately 2.44 AC – Allows for flexibility in future repositioning scenarios
- **Gainesville, TX** – The city sits on the outer edge of the Dallas-Fort Worth- metroplex which is the most populous metropolitan area in Texas and the fourth largest in the United States





FINANCIAL OVERVIEW



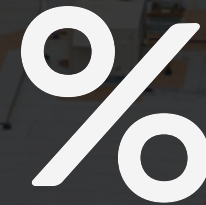
\$2,861,313

LIST PRICE



\$196,000

NOI



6.85%

CAP RATE

BUILDING INFO

Address	305 N Interstate 35 Gainesville, TX 76240
APN	0199841
Year Built	2003
GLA of Building	±5,861 SF
Lot Size	±2.44 Acres (±106,182 SF)

DEBT QUOTE

LTV: 65.00%

RATE: 4.000%

AMORTIZATION: 25

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

JESSE LILLARD

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TENANT SUMMARY

Tenant Trade Name	Chili's
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Guarantor	Corporate
(Roof/Structure)	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement	11/3/2005
Lease Expiration	11/30/2025
Term Remaining	4.75 Years
Increases	10% In Options
Options	2, 5 Year

CHILI'S - ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Rent/SF
Current - 11/30/2025	\$16,000.00	\$192,000.00	\$33.44
Option 1	\$18,400.00	\$220,800.00	\$37.67
Option 2	\$21,160.00	\$253,920.00	\$43.32

BILLBOARD - ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent
Current - 11/30/2025	\$333.33	\$4,000.00
Option 1	\$383.33	\$4,600.00
Option 2	\$440.83	\$5,290.00

*NOI includes billboard income

TENANT OVERVIEW



CHILI'S GRILL & BAR

Chili's Grill & Bar is an American casual dining restaurant chain that features Tex-Mex style cuisine. The company was founded by Larry Lavine in Texas in 1975 and is currently owned and operated by Brinker International. Chili's first location, a converted postal station on Greenville Avenue in the Vickery Meadows area of Dallas, Texas, opened in 1975. The founder's concept was to create an informal, full-service dining restaurant with a menu featuring different types of hamburgers offered at an affordable price. In addition to its regular menu, Chilis offers a nutritional menu, allergen menu, and vegetarian menu. Today, you can find Chili's in 32 different countries. Chili's happily celebrated 20 years in Mexico and are opening new locations in Asia and beyond.



1,610+
Locations



DALLAS
Headquarters



1975
Founded





THE LIBERTY LOFTS
MULTI FAMILY APARTMENTS



GOVERNMENT
SECTOR



W CALIFORNIA ST
± 15,000 VPD



± 49,000 VPD



Auto Body Concepts



± 49,000 VPD



AREA OVERVIEW

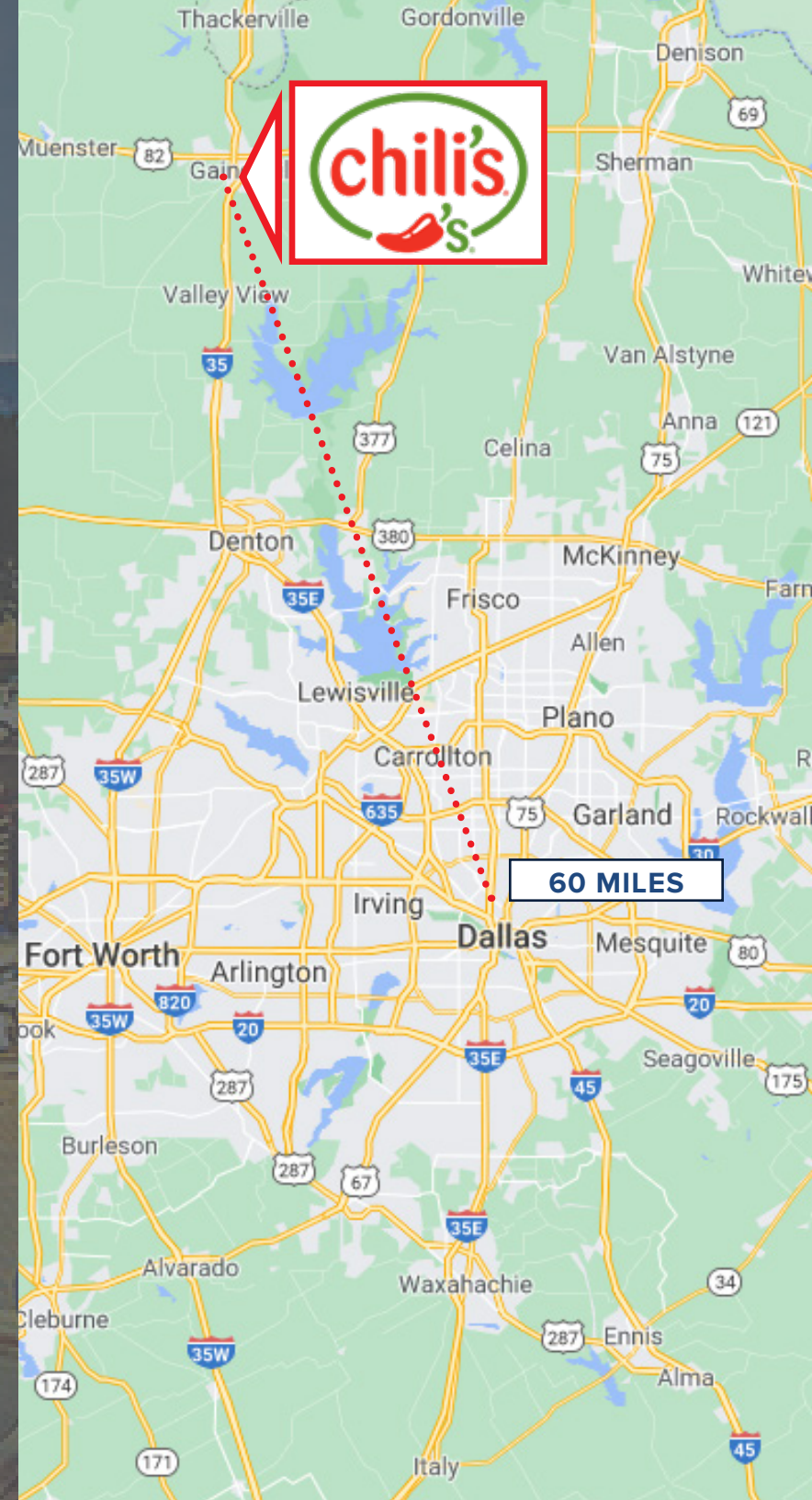
GAINESVILLE, TX OVERVIEW

Gainesville is a city in and the county seat of Cooke County, Texas. Gainesville is the headquarters of Zodiac Seats U.S. Established as Weber Aircraft, LLC, it became a division of Groupe Zodiac Aerospace based in Plaisir, France. ZSUS is now the largest manufacturer of airline seats in the world, as well as the holder of several notable patents for products created by its employees. With almost 2,000 employees, ZSUS is the largest single employer located within Gainesville/Cooke County.

Though most forms of gambling are not legal in Texas, Gainesville is commonly associated with the pastime due to its proximity to WinStar World Casino. The casino, located less than 10 miles north of Gainesville across the Red River in Thackerville, Oklahoma, has experienced exponential growth over the last decade and is now considered the largest casino in the world by total area. At over a mile long from end to end, the casino contains two hotel towers, a Global Events Center used for concerts and other events, and an 18-hole golf course. Until the construction of the Winstar World Casino Resort and Hotel, casino visitors typically stayed in Gainesville-area hotels. The casino has played host to numerous events over the years, and because of the soon to be constructed convention center, is expected to be the site for a Built Ford Tough Series competition of Professional Bull Riders. The convention center and/or the Winstar Global Events Center will also host World Series of Poker tournaments in the coming years.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	4,895	19,166	23,271
2020 Estimate	4,397	17,319	21,037
2010 Census	3,735	16,292	19,633
Growth 2020-2025	11.33%	10.67%	10.62%
Growth 2010-2020	17.72%	6.30%	7.15%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	1,622	6,529	7,903
2020 Estimate	1,551	6,277	7,602
2010 Census	1,342	6,050	7,266
Growth 2020-2025	4.62%	4.01%	3.96%
Growth 2010-2020	15.53%	3.76%	4.62%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg HH Income	\$61,817	\$65,807	\$74,232



AREA OVERVIEW

DFW

DALLAS-FORT WORTH

The Dallas–Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2020, Dallas–Fort Worth is home to 24 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the United States behind New York City and Chicago. In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas–Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019.



7.6M
DFW
MSA POPULATION



\$620.6B
GROSS METRO
PRODUCT



24
FORTUNE 50
COMPANIES



3rd Largest
U.S. METROPOLITAN
AREA



MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

Dallas is home of the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region:

- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- North Park Center is 2.3 million sq. ft. with over 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the second largest mall in Texas.

Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.



DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



DALLAS EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



TEXAS RANGERS

(Major League Baseball)



DALLAS COWBOYS

(National Football League)



DALLAS MAVERICKS

(National Basketball Association)



DALLAS STARS

(National Hockey League)

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.



INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms



COMPANIES HEADQUARTERED IN DFW

- » AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- » ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- » Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- » In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- » Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.
- » Southwest Airlines is headquartered in Dallas and has more than 58,000 employees.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Chilis** located at **305 N Interstate 35 | Gainesville, TX 76240** ("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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Information About Brokerage Services

11-2-2015

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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	<u>678067</u>	<u>kyle.matthews@matthews.com</u>	<u>(310) 919-5757</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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