



\*ACTUAL SITE PHOTOS



OFFERING  
MEMORANDUM

## RAISING CANE'S ABSOLUTE NNN LEASED OFFERING

3341 BOCA CHICA BLVD., BROWNSVILLE, TX 78520

OFFERING MEMORANDUM  
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# INVESTMENT OVERVIEW



This is an absolute NNN leased Raising Cane's in Brownsville, Texas. The property built in 2016, consists of 2,724 square-feet and includes a drive-thru. The lease calls for zero landlord obligations and increases in rent every 5 years. The site is just off US Highway 77 with 111,000 VPD. Raising Cane's sits on a highly visible hard corner with a signalized intersection. The property is also situated near The University of Texas Rio Grande Valley, Brownsville (Serving 12,000+ Students).

The site is also located between a Walmart Supercenter and The Home Depot. The property benefits from the growing trade area.

## INVESTMENT HIGHLIGHTS

15 YEAR ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT EVERY 5 YEARS

NEW 2016 CONSTRUCTION WITH A DRIVE-THRU

190,567 RESIDENTS IN GROWING TRADE AREA

LOCATED BETWEEN A WALMART SUPERCENTER WITH ESTIMATED SALES OF \$92 MILLION AND HOME DEPOT

HIGHLY VISIBLE TO 41,219 CARS/DAY, HARD CORNER AT SIGNALIZED INTERSECTION

## OFFERING SPECIFICATIONS

PRICE \$4,945,000

CAP RATE 5.00%

LEASE TYPE NNN

NET OPERATING INCOME \$247,250

SQUARE FOOTAGE 2,724

LOT SIZE 0.9 AC

YEAR BUILT 2016

# FINANCIAL SUMMARY

## RAISING CANE'S • ABSOLUTE NNN LEASE OFFERING

3341 BOCA CHICA BLVD., BROWNSVILLE, TX 78520

**\$4,945,000 • 5.00% CAP**

### SUMMARY

TENANT NAME	RAISING CANE'S
SQUARE FOOTAGE	2,724
LEASE START	10/15/2016
LEASE EXPIRATION	5/31/2031
ANNUAL RENT	\$247,250
INCREASES	10% Every 5 Years
OPTIONS	Five, 5-Year

### RENT SCHEDULE

TERM	ANNUAL RENT	MONTHLY RENT
YEARS 6-10	\$247,250	\$20,604
YEARS 11-15	\$258,800	\$21,567
OPTION 1	\$284,680	\$23,723
OPTION 2	\$313,148	\$26,096
OPTION 3	\$344,463	\$28,705
OPTION 4	\$378,909	\$31,576
OPTION 5	\$416,800	\$34,733

# TENANT OVERVIEW

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## RAISING CANE'S CHICKEN FINGERS

Raising Cane's is renowned for its fresh, never frozen chicken fingers, its crave-able – some say addictive – secret-recipe Cane's sauce, crinkle-cut fries, coleslaw, Texas toast, freshly brewed sweet tea and fresh-squeezed lemonade. The rapidly growing chain recently earned the distinction of being among the top four quick service restaurant chains in the nation in 2014, according to authoritative Sandelman & Associates Quick-Track study, based on food quality, customer service, cleanliness and other important factors.

The Plano, Texas (originally based in Baton Rouge, Louisiana) -based eatery opened its first restaurant in 1996 near the Louisiana State campus. Raising Cane's is continually recognized for its unique business model and customer satisfaction. Raising Cane's vision is to have restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture and active community involvement. There are now more than 500 restaurants in the U.S. with multiple new restaurants under construction.



**PRIVATELY HELD**

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**500+ LOCATIONS**

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**10,000+ EMPLOYEES**

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# LOCATION AERIAL

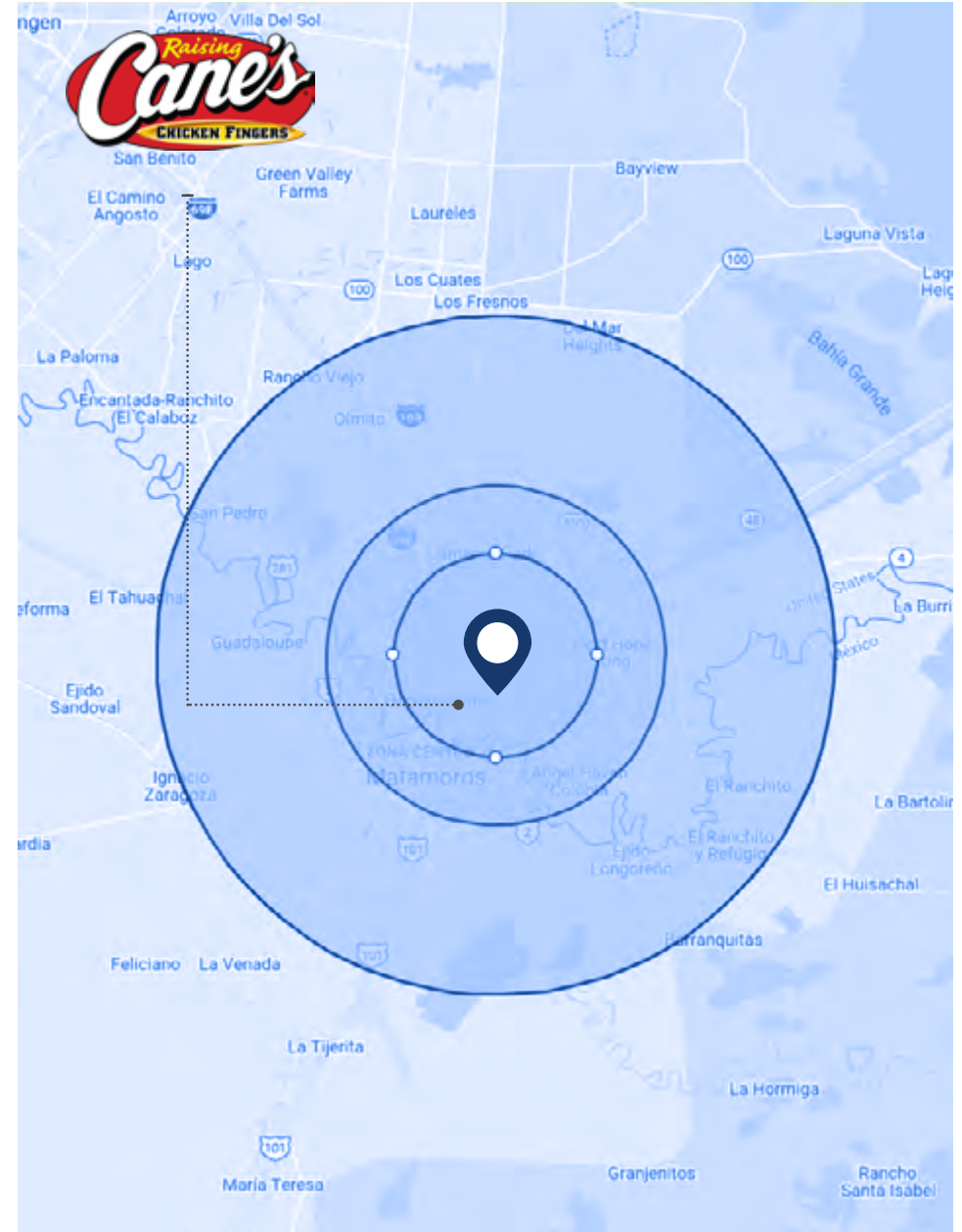
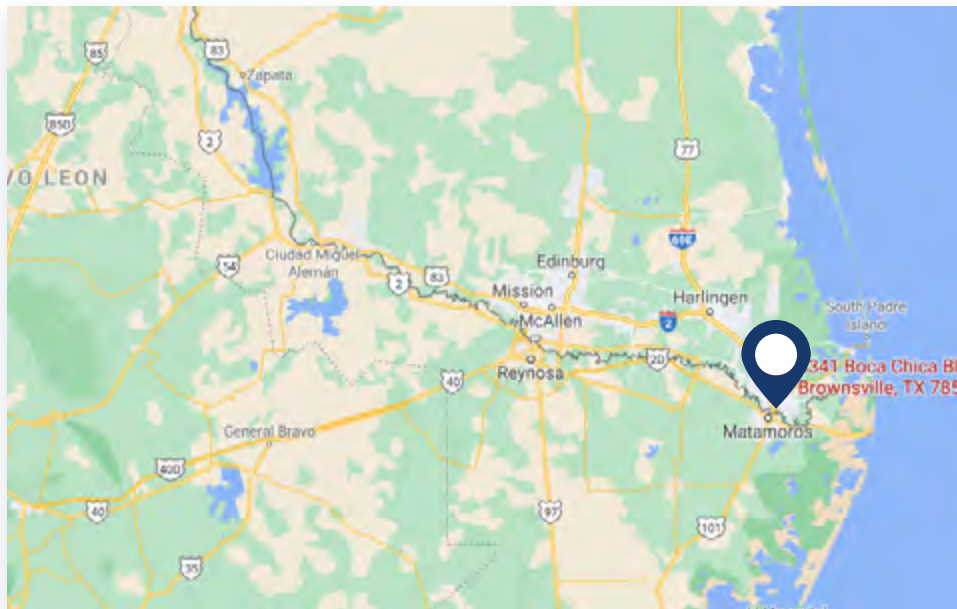
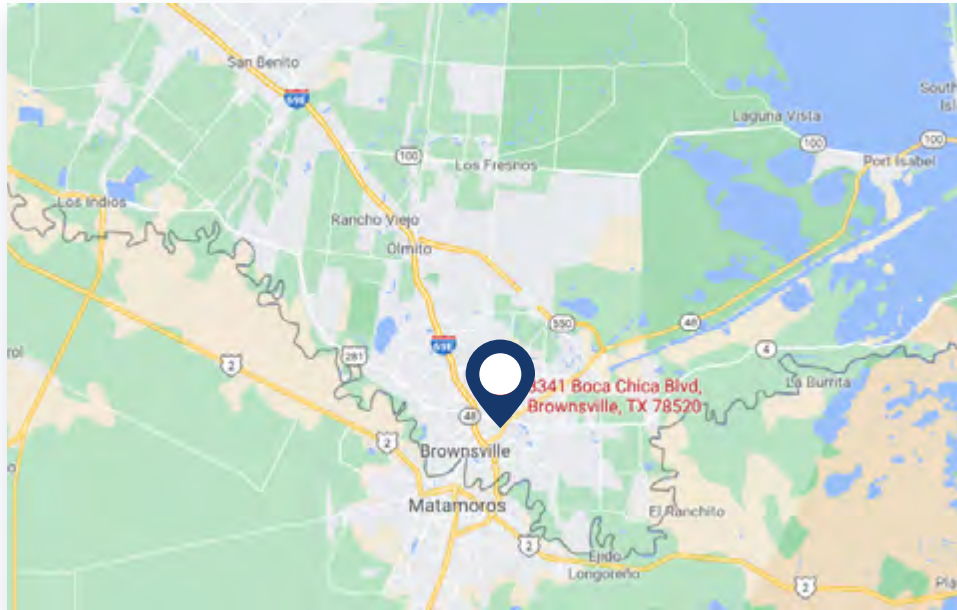








# REGIONAL OVERVIEW



# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,996	106,924	185,770
TOTAL HOUSEHOLDS	3,229	31,491	52,401
AVERAGE HOUSEHOLD INCOME	\$45,940	\$43,745	\$49,172
AVERAGE AGE	31.4	31.1	30.6



# AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,996	106,924	185,770
TOTAL HOUSEHOLDS	3,229	31,491	52,401
PERSONS PER HOUSEHOLD	2.20	2.00	2.20
AVERAGE HOUSEHOLD INCOME	\$45,940	\$43,745	\$49,172
AVERAGE HOUSE VALUE	\$79,211	\$75,376	\$79,520
AVERAGE AGE	31.4	31.1	30.6
WHITE	10,760	104,405	181,323
BLACK	54	677	1,175
AMERICAN INDIAN/ALASKAN NATIVE	64	555	995
ASIAN	56	693	1,241
HAWAIIAN & PACIFIC ISLANDER	8	56	119
TWO OR MORE RACES	55	538	918
HISPANIC ORIGIN	10,499	100,996	175,689

## BROWNSVILLE, TEXAS

Brownsville is the county seat of Cameron County, Texas. It is the sixteenth most populous city in Texas. Located at the southernmost tip of Texas on the northern bank of the Rio Grande, directly north and across the border from Matamoros, Tamaulipas, Mexico. An international bridge connects the city to Matamoros, Mexico. The Brownsville urban area is one of the fastest growing in the United States. The Port of Brownsville has become a major economic hub for South Texas. Located 2 miles from the city, the Port provides an important link between the road networks of nearby Mexico and the Gulf Intracoastal Waterway of Texas. Brownsville’s economy is mainly based on its international trade with Mexico through the North American Free Trade Agreement (NAFTA), and is home to one of the fastest growing manufacturing sectors in the nation.



**BROWNSVILLE, TEXAS**



**The Kase Group**

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