



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Black Bear Diner

3867 N Expressway 77
Brownsville, TX 78520

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

06

LEASE ABSTRACT

Lease Summary
Rent Roll

07

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

13

AREA OVERVIEW

City Overview
Demographics

15

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,500 SF Black Bear Diner Located at 3867 N Expressway 77 in Brownsville, TX. This Deal Includes a Brand New Construction on a 10 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure investment.

OFFERING SUMMARY

PRICE	\$3,895,238
CAP	5.25%
NOI	\$204,500
PRICE PER SF	\$708.23
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3867 N Expressway 77 Brownsville, TX 78520
COUNTY	Cameron
BUILDING AREA	5,500 SF
YEAR BUILT	2021



HIGHLIGHTS

- Brand New Construction on a 10 Year Triple Net (NNN) Corporate Guaranteed Lease With Zero Landlord Responsibilities
- COVID Addendum - Rent to Commence June 1, 2021, With the Opening Scheduled For September 20, 2021
- Sale Subject to Post-October 1, 2021 Closing Assigned to New Seller Entity
- Strategically Positioned Along Hwy 83 in a Heavy Retail Area With Traffic Counts Exceeding 114,030 VPD
- Dense Residential Area With a Population of 154,726 Residents Making an Average Household Income of \$61,135 Within a 5-Mile Radius
- Located 7-Miles From the University of Texas at Rio Grande Valley Which Serves Over 32,200 Students and Staff
- Texas is a State Income Tax Free State
- Located 30 Minutes Away From Matamoros, Mexico With a Population of 450,000 Residents
- Located 45 Minutes Away From the New, Revolutionary SpaceX Launch Site, Which is Expected to Create Over 500 Jobs, Bring in Over \$85 Million in Capital Investment to Brownsville and Generate Over \$51 Million in Annual Salaries
- Today, Brownsville is the Largest City in the Rio Grande Valley With a Population of 183,823 and it Covers Nearly 150 Square Miles and Has 350-Miles of Paved Streets; With an Assessed Valuation of More Than \$5 Billion, the City Has Nearly Quadrupled Its Wealth in the Past 15 Years; Brownsville Hosts Thousands of Tourists Each Year
- Strong National Retailers Nearby Include: Home Depot, Target, Academy, McDonald's, Starbucks, PetSmart, Burlington, Texas Roadhouse, Best Buy, Ross, Hobby Lobby and Many More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Bear Tracks Holdings, LLC (Corporate)
PREMISES	A Building of Approximately 5,500 SF
LEASE COMMENCEMENT	June 1, 2021
LEASE EXPIRATION	May 31, 2031
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years, Including Options
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
5,500 SF	\$204,500	\$37.18





SPACEX

Las Palomas
Wildlife
Management
Area - Boca...

Massey's Gun
Shop and Range

La Burrita

BROWNSVILLE

The University of Texas
Rio Grande Valley

MATAMOROS

BRO
Brownsville
South Padre Island
International Airport

Angel Haven
Colonia

South Point

El Ranchito

La Esperanza

Playa Bagdad

Barranquitas

Aeropuerto
Internacional
General



TJ-MAXX

Office DEPOT

ULTA

Michaels



SPEC'S
MATTRESS FIRM



Burlington
FIRST COMMUNITY BANK

PET SMART

HOME 2
SUITES BY HILTON

Galaxy
Bowling
Center



Fairfield
HOTELS BY MARRIOTT

Bella Terra

enterprise

Volkswagen



DENVER MATTRESS CO.

verizon



DISCOUNT
TIRE



PURELINE
NUTRITION



Ashley
HOMESTORE

Party City

Sport Clips
HAIRCUTS



Safelite
AutoGlass

Residence INN
BY MARRIOTT

COURTYARD
BY MARRIOTT

RODRIGUEZ
TILE GROUP

Lin's Buffet

BEST BUY

BED BATH & BEYOND

SHOE CARNIVAL

ROSS
DRESS FOR LESS

Marshalls

AMERICA'S BEST
CONTACTS & EYEGLASSES

CHUCK E.
CHEESE'S

Rudy's

Old Highway 77



Frontage Rd

Black Bear Diner

Baaxten Imaging

verizon
sleep number

Olive Garden
ITALIAN KITCHEN

Brownville Event Center

Brownsville Golf Center

Vista Monterrey

STAYBRIDGE SUITES

Marshall's

ROSS DRESS FOR LESS

OLD NAVY

five BELOW

carter's

HOBBY LOBBY Super Savings. Super Selection!

STAPLES

ihop

BEST BUY

AMERICA'S BEST CONTACTS & EYEGLASSES

SALLY BEAUTY

NOTHING BUTT CAKES

LESLIE'S

chili's

Johnny Carino's

CHUCK E. CHEESE'S

Rudy's

Lin's Buffet

INTERSTATE TEXAS 69E

Walmart Supercenter

H-E-B plus!

SKECHERS

CINEMARK

ALDO EXPRESS

Dillard's

JCPenney

GameStop

rue21

DICK'S SPORTING GOODS

RACK ROOM SHOES

Bath & Body Works

GAP

H&M

Olive Garden ITALIAN KITCHEN

verizon sleep number

HOMewood SUITES BY HILTON

Baaxten Imaging

RODRIGUEZ TILE GROUP



Black Bear Diner

Old Highway 77



Triumph Public High School

Stell Middle School

Brownsville Raul Yzaguirre STEM Scholars Preparatory

Valley International Country Club

James Pace Early College High School

Brownsville International Church

Royal Event Center

Kidsville USA

LOWE'S

SecurityFirst

NISSAN

MOVE IT STORAGE

HOMESWOOD SUITES BY HILTON

Olive Garden ITALIAN KITCHEN

Baaxten Imaging

Sinai Living Stone Church AG

verizon sleep number

Old Highway 77

RODRIGUEZ TILE GROUP



INTERSTATE 69E

Frontage Rd

CHASE IBC BANK

BURGER KING Kwik's Fried Chicken Exxon

W SUBWAY Pollo Loco

QUINTA SUNDOL stripes 7 ELEVEN

sam's club Walmart

FIT BODY BOOT CAMP claire's

DOLLAR TREE Cnn's THE HOME DEPOT

cicis pizza KOHL'S Academy

Arby's SUPERCUTS stripes cricket



Black Bear Diner.

Residence Inn Marriott COURTYARD

HOMWOOD SUITES Olive Garden

LOWE'S BDVA Compass WELLS FARGO TACO BELL

cricket CINEMARK Cheddar's

T 6 Freddy's 7 ELEVEN VALERO

Pizza Hut Firestone WELLS FARGO SONIC

W IBC BANK SUBWAY Foot Locker

6 RED LOBSTER Exxon

Michael's PETSMART Target

TJ-maxx Office DEPOT OfficeMax

CVS pharmacy Burlington ULTA

The Vitamin Shoppe MATTRESS FIRM

verizon TEXAS Starbucks

Quick Lane GNC

DENVER MATTRESS CO. H

HOME2 MAMA JOE'S

E Alton Gloor Blvd

city lights tropical CAFE COOLD STONE

Orange theory 9ROUND CRUNCH

CHUCK E. CHEESES DISCOUNT TIRE Ashley

OLD NAVY ROSS BEST BUY

ihop Marshalls BED BATH & BEYOND

SHOE CARNIVAL Staples Party City

cricket SALLY BEAUTY FIVE BEE'W

NEW YORK & COMPANY ALDO Dillard's

EXPRESS Luby's JCPenney

SEPHORA H&M CHARLEY'S

CINEMARK Bath & Body Works GNC

claire's aerie AEROPOSTALE rue21

O'Reilly CVS pharmacy

CHASE DOLLAR TREE

Little Caesars Starbucks 9

O'Reilly cricket

metro PIZZA PATRON

Morrison Rd

Walgreens Walmart

SUBWAY MURPHY USA

ihop W SUPERCUTS

AutoZone HEB Jack

McDonald's stripes 7 ELEVEN BDVA Compass

BROWNSVILLE | CAMERON COUNTY | TEXAS

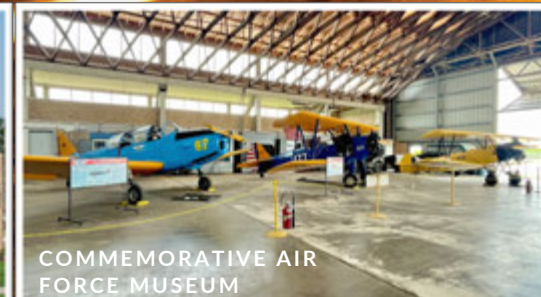
The City of Brownsville is the largest city in the Rio Grande Valley with a population of approximately 185,000. It covers nearly 150 square miles and has some 350 miles of paved streets. Incorporated in 1853, Brownsville is the county seat of Cameron County. Its location on the river helped establish Brownsville as a trade center for southern Texas. The city prospered and steamboat traffic on the river further enhanced Brownsville's status as an economic center. The city is located about 17 miles inland from the Gulf of Mexico on the north bank of the Rio Grande River. Known as the "Crossroads of the Hemisphere," it is the only city on the border that offers 5 methods of international transportation: water, rail, highway, air and space.

Situated where the Rio Grande and the Gulf of Mexico meet, a strategic location and status as the only Texas border city with a deepwater port, gives Brownsville, Texas a competitive edge, especially in the logistics and transportation cluster. The area stands out for its import-export operations; Brownsville's largest trading partners being the United States, Canada, Mexico, and Europe. The city is also known for being a fast-growing manufacturing place with solid infrastructure and logistics, valuable resources, a young and skilled workforce on both sides of the border, and low labor costs. Brownsville and its sister city just across the border, Matamoros, Tamaulipas, comprise one of the most dynamic regions in North America: a region uniquely positioned as a hub for international trade. Other existing industries include aerospace, business support and services, health and life, production and startups. At the core of the Rio Grande Valley health and life sciences industry is a myriad of institutions such as the University of Texas Rio Grande Valley and the UT School of Public Health.

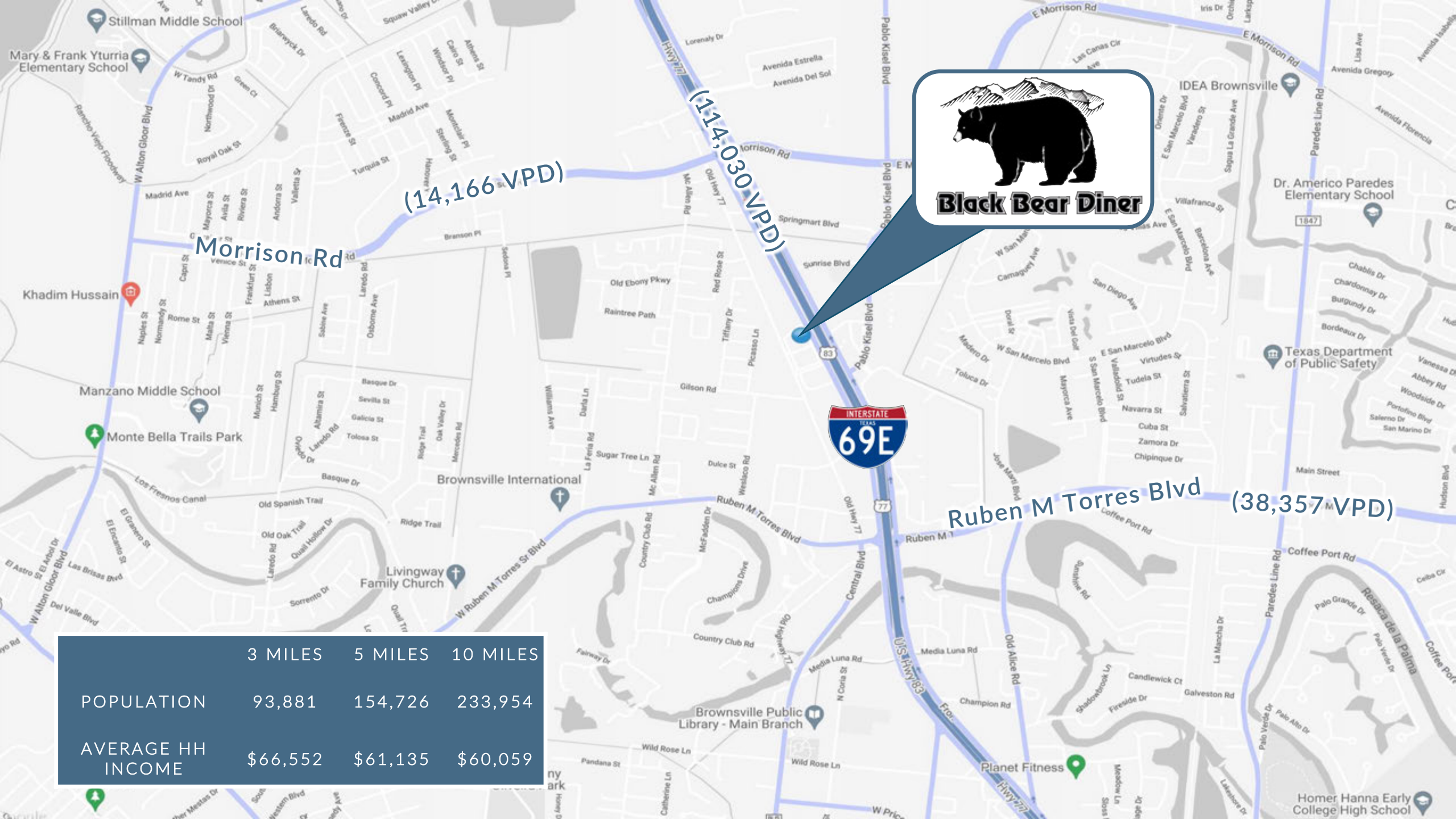
The city's location is attractive, since it is the closest to the major tourism and business travel attractions of the area: South Padre Island, Mexico, and the Gladys Porter Zoo, rated as one of the best zoos in the United States. The Gladys Porter Zoo is a visitor-oriented zoological and botanical park, dedicated to the preservation of nature through education, conservation and research. Also in the city is the Children's Museum of Brownsville and right next door, the Americas Museum, featuring costumes and indigenous dress from throughout all of the Americas. The Commemorative Air Force Museum showcases vintage military aircraft and presents an annual Air Fiesta every March. Annual events in town include the Brownsville International Birding & Nature Festival (held in February), the Charro Days Fiesta (also in February), and October's Latin Jazz Festival. Rich in history, Brownsville is one of the States' most historic cities, featuring battlefields, historic homes and sites listed on the National Register of Historic Places.



UNIVERSITY OF TEXAS
RIO GRANDE VALLEY



COMMEMORATIVE AIR
FORCE MUSEUM



TENANT PROFILE

Black Bear Diner, the family dining concept that offers a one-of-a-kind experience and home-style comfort food classics in a friendly, bear-themed atmosphere, announces it has opened its newest diner in El Cajon, California. The opening marks the 64th California unit, and contributes to the company's nationwide expansion, marking its 130th diner. In addition to this opening, the Company has opened two other diners this month, with another one in Black Bear Diner's home state of California and the other in Texas.

Black Bear Diner has been recognized as one of the fastest-growing franchises in the country, having already opened ten new diners in 2019 to date and 15 locations in 2018. The company has also been acknowledged as a disruptor in the family-dining segment for its growth and performance and will continue to focus on serving home-style comfort food classics to communities nationwide as the brand expands.



COMPANY TYPE
Private



FOUNDED
1995



OF LOCATIONS
143+



HEADQUARTERS
Redding, CA



WEBSITE
blackbeardiner.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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