

# PANERA BREAD

*Prototype Building w/ Drive Thru*

# FOR SALE

8203 Louetta Road | Spring, TX | 77379



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# PROPERTY DETAILS



## OVERVIEW

Purchase Price	\$4,572,000
Cap Rate	4.50%
Base Rent	\$17,145/Month   \$205,740/Year
Tenant	Panera Bread
Guarantor	The Cain Holding Group, LLC & The Cain Holding Group Operations, LP
Lease Type	Absolute NNN
Lease Date	August 26, 2015
Lease Expiration	August 31, 2030
Lease Term	15 Years
Term Remaining	9 Years
Options	Three 5-Year
Increases	8% Every 5 Years
Building Sq. Ft.	4,284 SF
Building Type	General Retail





# SUBJECT PROPERTY OVERVIEW





# COMMERCIAL AERIAL OVERVIEW





# DEMOGRAPHIC REPORT



2021 Households by HH Income	38,252	106,921	333,707
Income: <\$25,000	3,496 9.14%	11,306 10.57%	46,172 13.84%
Income: \$25,000 - \$50,000	6,442 16.84%	19,306 18.06%	70,155 21.02%
Income: \$50,000 - \$75,000	7,159 18.72%	19,914 18.62%	61,374 18.39%
Income: \$75,000 - \$100,000	5,379 14.06%	15,374 14.38%	43,878 13.15%
Income: \$100,000 - \$125,000	3,464 9.06%	10,427 9.75%	31,577 9.46%
Income: \$125,000 - \$150,000	3,101 8.11%	8,244 7.71%	22,866 6.85%
Income: \$150,000 - \$200,000	3,956 10.34%	10,135 9.48%	26,660 7.99%
Income: \$200,000+	5,255 13.74%	12,215 11.42%	31,025 9.30%
2021 Avg Household Income	\$113,418	\$105,920	\$95,620
2021 Med Household Income	\$84,430	\$79,772	\$70,027



# POPULATION REPORT



Radius	3 Mile	5 Mile	10 Mile
Population			
2026 Projection	102,280	304,046	992,769
2021 Estimate	99,550	295,077	958,554
2010 Census	85,200	247,362	786,228
Growth 2021 - 2026	2.74%	3.04%	3.57%
Growth 2010 - 2021	16.84%	19.29%	21.92%
2021 Population by Hispanic Origin	21,021	81,320	337,904
2021 Population	99,550	295,077	958,554

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