



6131 HWY 6 | MISSOURI CITY, TX 77459

HOUSTON MSA

ABSOLUTE NNN LEASE
CORPORATE GUARANTEE



EXCLUSIVELY LISTED BY

PRIMARY CONTACT

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STEVEN DAVIS

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BROKER OF RECORD

Steven Kleiman
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\$2,898,000
PRICE

5.00%
CAP

\$144,900*
NOI

±4,823 SF
BUILDING SIZE

±1.26 AC
LAND SIZE

1998
YEAR BUILT

2015/2016
RENOVATED

EXECUTIVE SUMMARY

ADDRESS	6131 Hwy 6 Missouri City, TX 77459
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	September 21, 2027
LESSEE	Denny's Corporate
GUARANTOR	Denny's Corporate
OPTIONS	(4) 5-Year Options
INCREASES	5% in Each 5 Year Option
ROFR	Yes, 10 Days

**Future NOI as of September 2022 - Seller to Credit Buyer the Difference at Close of Escrow*

PROPERTY HIGHLIGHTS

- Rare corporate Denny's lease
- Absolute NNN with ZERO landlord responsibilities
- Houston MSA - Texas is an income tax free state
- Very busy commercial corridor with over 41,000 vehicles per day along Highway 6
- Part of the desirable Sugar Land market
- Huge population growth over 2% annual
- Population exceeding 78,000 people and average household income of nearly \$135,000 within 3 miles
- Surrounded by all major retailers including Lowe's, Home Depot, Walmart, Kohl's and Kroger



Retail Investment Group

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MISSOURI CITY, TX
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Taken March 2022



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DENNYS.COM
WEBSITE

"DENN"
NASDAQ

MISSOURI CITY, TX
HOUSTON MSA



TENANT PROFILE

Denny's was founded by Harold Butler and Richard Jezak, who opened Danny's Donuts in Lakewood, California in 1953. Originally opened as a coffee shop under the name Danny's Donuts, Denny's is now known for always being open and serving breakfast, lunch and dinner around the clock. Denny's started franchising in 1963, and most Denny's restaurants are now franchisee-owned.

Denny's is America's largest full service family-style restaurant chain (market share and number of units). As of March 31, 2021, Denny's had 1,649 franchised, licensed, and company restaurants around the world including 148 restaurants in Canada, Puerto Rico, Mexico, the Philippines, New Zealand, Honduras, the United Arab Emirates, Costa Rica, Guam, Guatemala, El Salvador, Indonesia, and the United Kingdom. Denny's restaurants are open 24 hours a day, 7 days a week. This "always open" operating platform is a distinct competitive advantage. Denny's provides high quality menu offerings, generous portions at reasonable prices with friendly and efficient service in a pleasant atmosphere.



+1,600
LOCATIONS



±50 STATES
IN THE U.S.



1953
FOUNDED



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QUICK FACTS

2019 POPULATION
±75,457

COUNTIES
**FORT BEND
& HARRIS**

ELEVATION
±75 FT

TOTAL AREA
±30.39 SQ MI

ABOUT MISSOURI CITY, TX

Missouri City is a city in the U.S. state of Texas, within the Houston–The Woodlands–Sugar Land metropolitan area. The city is mostly in Fort Bend County, with a small portion in Harris County. As of the 2010 census, the city had a population of 67,358, up from 52,913 in 2000. The population was estimated at 75,457 in 2019.

Missouri City is located in eastern Fort Bend County with a portion of the city extending north into Harris County. Missouri City is bordered by the city of Houston to the north and east, Stafford to the northwest, Sugar Land to the west, and Arcola to the southeast, as well as unincorporated communities such as Fifth Street to the north, Fresno to the east, and Sienna Plantation to the south. Downtown Houston is 17 mi to the northeast. Oyster Creek flows in a southerly direction through the municipality.

According to the United States Census Bureau, Missouri City has a total area of 29.8 square miles, of which 28.4 square miles are land and 1.4 square miles, or 4.65%, are covered by water.





DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2021 Population	10,205	106,394	212,509
2026 Proj Population	11,257	118,808	237,817



INCOME

	1 Mile	3 Miles	5 Miles
2021 Avg HH Income	\$152,700	\$134,733	\$129,378
2021 Med HH Income	\$122,512	\$108,957	\$102,063



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2021 Households	3,303	34,879	70,853
2026 Proj Households	3,630	38,845	79,109



DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2021 Employees	517	2,106	2,621
2021 Businesses	65	268	306



FOOD AWAY FROM HOME
SPENDING OF OVER

\$158,000,000
WITHIN 3-MILES



2021 AVERAGE HOUSEHOLD
INCOME OF NEARLY

\$135,000
WITHIN 3-MILES

TRAFFIC COUNTS



Highway 6 @ S University Blvd SE
Highway 6 @ Glenn Lakes Ln SE

Costar 2018/2020

±41,405 VPD

±54,481 VPD



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This Offering Memorandum is intended to provide a summary, unverified financial and physical 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. Retail Investment Group has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



Taken March 2022