

ken March 2022



6131 HWY 6 | MISSOURI CITY, TX 77459

HOUSTON MSA ABSOLUTE NNN LEASE CORPORATE GUARANTEE



## **EXCLUSIVELY LISTED BY**

#### **PRIMARY CONTACT**

#### MARK McLOONE

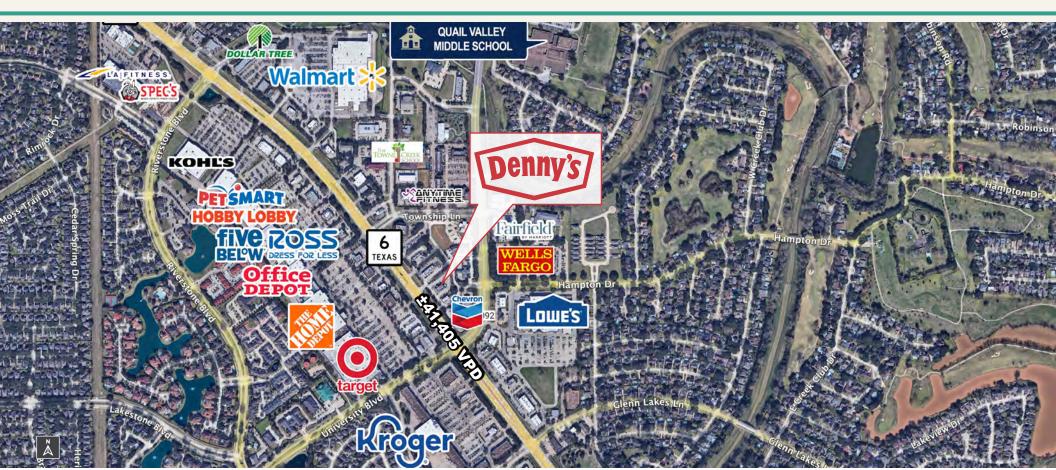
Managing Partner AZ Lic: BR673250000 602.790.1526 mark@retail1031.com

### STEVEN DAVIS

Managing Partner AZ Lic: BR101032000 602.625.8338 steven@retail1031.com

#### **BROKER OF RECORD**

Steven Kleiman TX Lic: 492577



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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**





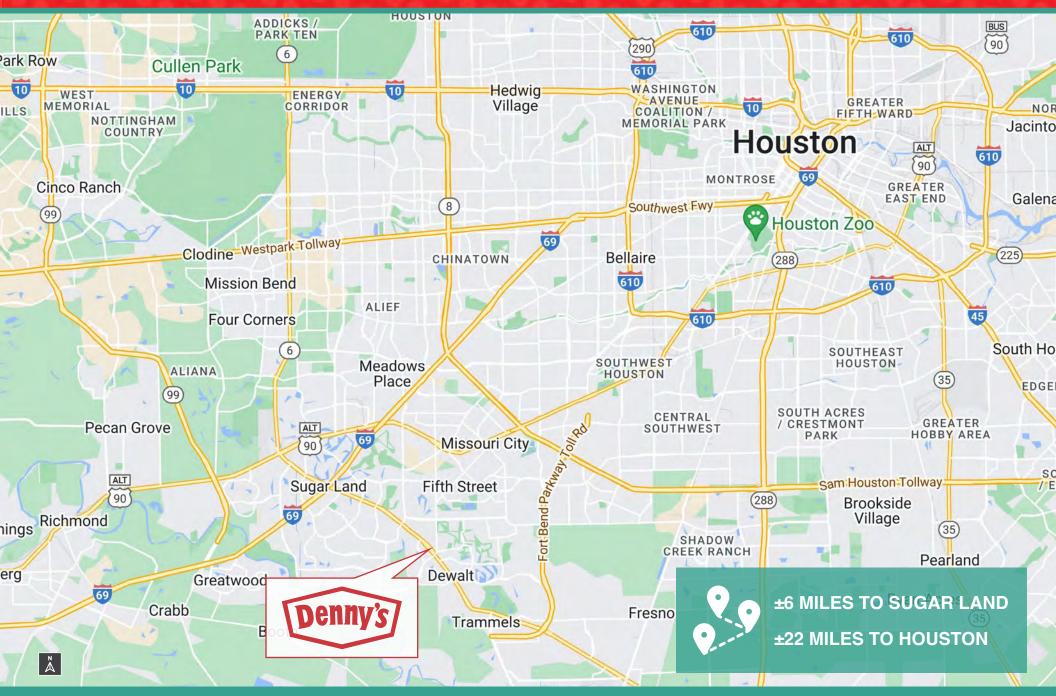
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MISSOURI CITY, TX HOUSTON MSA



**Retail Investment Group** 



# **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.



# **Retail Investment Group**

480.429.4580 | retail1031.com

DENNYS.COM WEBSITE

Denny's

**"DENN"** NASDAQ



### 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.



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## **DEMOGRAPHICS**

<b>POPULATION</b> 2021 Population 2026 Proj Population	<b>1 Mile</b> 10,205 11,257	<b>3 Miles</b> 106,394 118,808	<b>5 Miles</b> 212,509 237,817	
\$ INCOME 2021 Avg HH Income 2021 Med HH Income	<b>1 Mile</b> \$152,700 \$122,512	3 Miles \$134,733 \$108,957	5 Miles \$129,378 \$102,063	
HOUSEHOLDS 2021 Households 2026 Proj Households	1 Mile 3,303 3,630	<b>3 Miles</b> 34,879 38,845	5 Miles 70,853 79,109	
DAYTIME DEMOS 2021 Employees 2021 Businesses	<b>1 Mile</b> 517 65	<b>3 Miles</b> 2,106 268	5 Miles 2,621 306	





# **TRAFFIC COUNTS**



Highway 6 @ S University Blvd SE	±41,405 VPD
Highway 6 @ Glenn Lakes Ln SE	±54,481 VPD

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Costar 2018/2020



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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.

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