

# Panera Bread Ground Lease

13000 N Interstate 35 Frontage Road Austin, Texas



## **\* SAFETY & SECURITY \*** **SINGLE TENANT GROUND LEASE**

- LAND UNDER PANERA BREAD
- ABSOLUTE NET - MANAGEMENT FREE
- HUGE BARRIERS TO ENTRY IN AUSTIN
  - BELOW MARKET GROUND RENT
  - DRIVE THROUGH WINDOW
- TEXAS IS AN INCOME-TAX FREE STATE

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**The Silver Group**  
[www.thesilver-group.com](http://www.thesilver-group.com)

**Tenant: Texas Restaurant Group, Inc.**

**Purchase Price: \$3,103,448**

**Initial Cap Rate: 4.35%**

## Lease Terms:

- **Approx. Ten Years on Primary Term**
- **ABSOLUTE NET LEASE**
- **Rent Increases 8% Every 5 Years**
- **Four x 5 Year Renewal Options**

## Annual Rent Schedule:

**\$135,000 Years 6 - 10** \* Current

**\$145,800 Years 11 - 15**

## Option Rent Schedule:

**\$157,464 Option 1**

**\$170,061 Option 2**

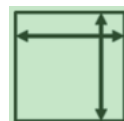
**\$183,666 Option 3**

**\$198,359 Option 4**

**Lease Commenced: February 1, 2017**



This investment offering consists of the fee simple interest in the **1.08 acre parcel of land under a single tenant Panera Bread** restaurant in Austin, Texas. The tenant is Texas Restaurant Group, Inc., a franchise operator with 20 Panera Bread locations between Austin and San Antonio. *The tenant constructed all improvements at their expense and retains ownership during their tenancy. In the event of a default, or upon lease expiration, all improvements will revert back to the landowner at no additional cost.* With current market rent exceeding the current ground rent, this offering provides an investor with great security. Panera selected our location at 13000 North Interstate 35 on an out-parcel to **Lowe's Home Improvement** and **Walmart Supercenter**. Enjoying visibility from Interstate 35 ( $\pm 180,000$  vpd), the property is surrounded by major employers, retailers, hotels and John Connolly High School. The original fifteen year lease began on February 1, 2017. There are no landlord obligations with this management-free investment. Texas Restaurant Group, Inc. has been in the Panera Bread system since 2006 and is based in the Austin area. Austin continues to attract corporate relocations including Apple Computer, Facebook, Oracle, Samsung and Tesla who are investing billions of dollars and creating thousands of new jobs. ***This is a rare opportunity to own a passive, income property in one of the Country's most desirable markets.***



Land Area:	$\pm 1.08$ Acres	( $\pm 47,061$ SF)
Building Area:	$\pm 4,500$ SF	w/ drive thru



	3 mile	5 mile
Population:	126,350	275,300
Average HH Income:	\$84,360	\$84,400

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group advises all interested parties to conduct their own independent due diligence and not to solely depend on this memorandum.



## Austin Facts

**2022 Population of 1,028,220**  
currently the 2nd fastest growing city  
in the United States, adding 171,000  
residents from 2010 - 2020

**Austin MSA**  
Population 2,295,000

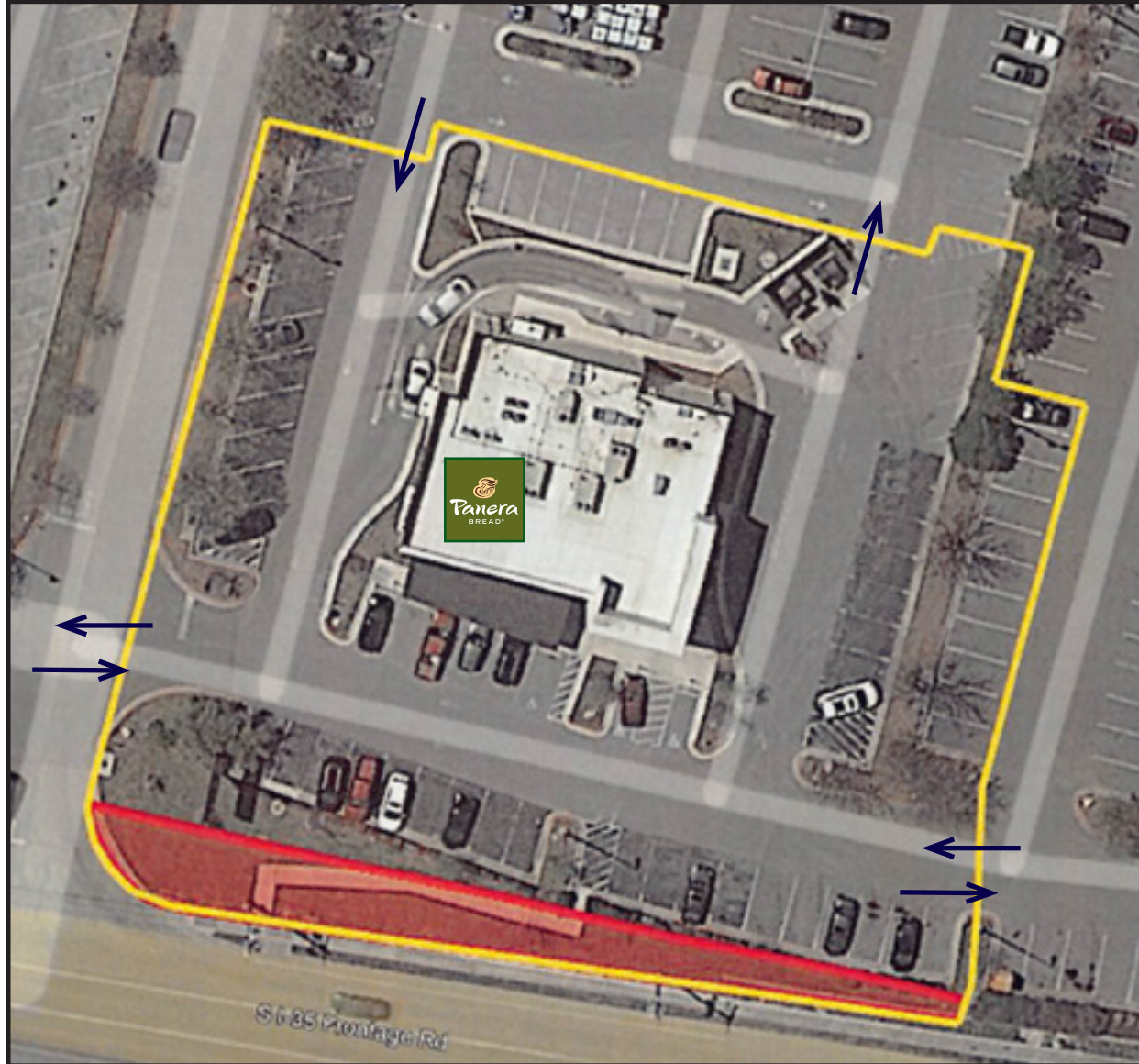
**State Capital**

**County Seat**  
Travis County

**Business Friendly**

**Live Music Capital of the World**  
6th Street  
South by Southwest

**University of Texas**  
40,000 undergraduate students  
11,000 graduate students



## Largest Employers in Austin

More than 6,000 employees

**Apple**  
**Ascension Seton Health**  
**Austin ISD**  
**City of Austin**  
**Dell Technologies**  
**Federal Government**  
**IBM Corp.**  
**Round Rock ISD**  
**Samsung Semiconductor**  
**St. David's HealthCare**  
**State of Texas**  
**University of Texas at Austin**

2000 - 5,999 employees

**Accenture**  
**Advance Micro Devices**  
**Amazon**  
**Applied Materials**  
**AT&T**  
**Charles Schwab**  
**General Motors**  
**Intel**  
**U.S. Internal Revenue Service**  
**National Instruments**  
**NXP Semiconductors**  
**Tesla**  
**Visa**  
**Whole Foods**





± 183,000 VPD


N Interstate Hwy 35





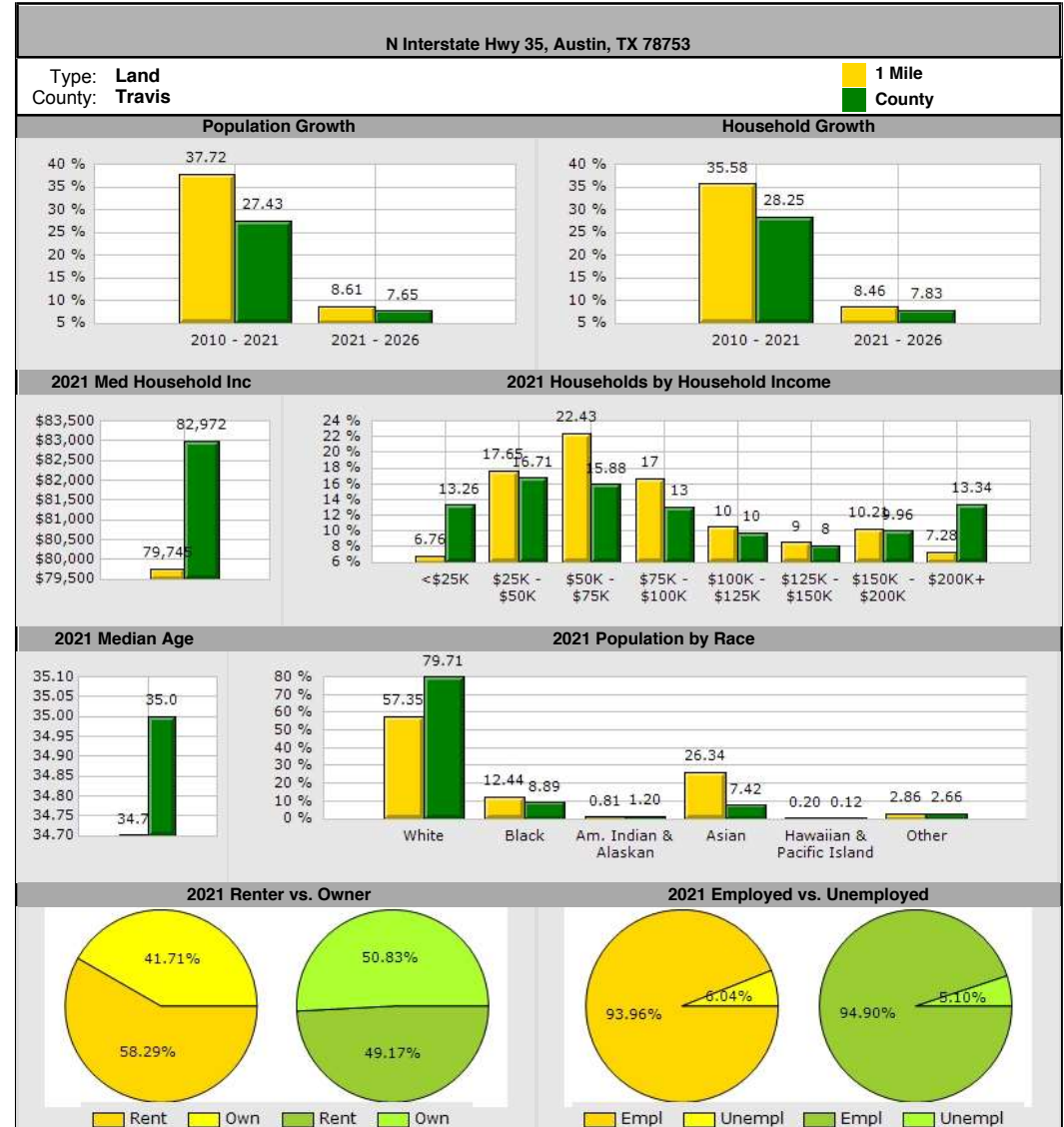


## Demographic Summary Report

N Interstate Hwy 35, Austin, TX 78753			
Building Type: <b>Land</b>	Total Available: <b>0 SF</b>		
Class: -	% Leased: <b>0%</b>		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2026 Projection	8,311	305,837	941,766
2021 Estimate	7,652	284,980	861,895
2010 Census	5,556	230,732	693,881
Growth 2021 - 2026	8.61%	7.32%	9.27%
Growth 2010 - 2021	37.72%	21.92%	24.21%
<b>2021 Population by Hispanic Origin</b>			
2021 Population	7,652	284,980	861,895
White	4,389 57.36%	206,165 72.34%	635,488 73.73%
Black	952 12.44%	34,330 12.05%	97,223 11.28%
Am. Indian & Alaskan	62 0.81%	3,549 1.25%	8,906 1.03%
Asian	2,016 26.35%	32,222 11.31%	93,624 10.86%
Hawaiian & Pacific Island	15 0.20%	415 0.15%	1,210 0.14%
Other	219 2.86%	8,300 2.91%	25,445 2.95%
U.S. Armed Forces	3	192	649
<b>Households</b>			
2026 Projection	3,513	124,470	367,204
2021 Estimate	3,239	115,904	336,902
2010 Census	2,389	94,706	271,938
Growth 2021 - 2026	8.46%	7.39%	8.99%
Growth 2010 - 2021	35.58%	22.38%	23.89%
Owner Occupied	1,351 41.71%	48,282 41.66%	170,219 50.52%
Renter Occupied	1,888 58.29%	67,622 58.34%	166,683 49.48%
<b>2021 Households by HH Income</b>			
Income: <\$25,000	219 6.76%	15,230 13.14%	44,556 13.23%
Income: \$25,000 - \$50,000	572 17.65%	23,857 20.58%	57,445 17.05%
Income: \$50,000 - \$75,000	727 22.43%	23,498 20.27%	57,639 17.11%
Income: \$75,000 - \$100,000	540 16.66%	16,435 14.18%	44,241 13.13%
Income: \$100,000 - \$125,000	340 10.49%	11,390 9.83%	34,720 10.31%
Income: \$125,000 - \$150,000	276 8.52%	8,996 7.76%	26,916 7.99%
Income: \$150,000 - \$200,000	331 10.21%	9,912 8.55%	34,318 10.19%
Income: \$200,000+	226 7.28%	6,585 5.68%	37,068 11.00%
<b>2021 Avg Household Income</b>	<b>\$100,152</b>	\$88,912	\$104,831
<b>2021 Med Household Income</b>	<b>\$75,145</b>	\$69,290	\$79,979

## Demographic Market Comparison Report

1 mile radius



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information 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 subagency 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 that 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.

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)