



SANDS INVESTMENT GROUP



Sonic

209 Highway 332 West
Lake Jackson, TX 77566

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,518 SF Sonic Located at 209 Highway 332 West in Lake Jackson, TX. This Deal Includes Approximately 15 Years Remaining on an Absolute Triple Net (NNN) Lease With 10% Rent Increases Every 5 Years With Additional Bonus Rent (7% of Gross Sales Over Base Rent), Providing For a Secured Investment.

OFFERING SUMMARY

PRICE	\$3,142,884
CAP	4.75%
NOI	\$149,287
PRICE PER SF	\$2,070.41
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	209 Highway 332 West Lake Jackson, TX 77566
COUNTY	Brazoria
BUILDING AREA	1,518 SF
LAND AREA	0.64 AC
BUILT	1994

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- Approximately 15 Years Remaining on an Absolute Triple Net (NNN) Lease
- 10% Rent Increases Every 5 Years With Additional Bonus Rent (7% of Gross Sales Over Base Rent)
- Strong Sales Performance With Healthy Rent-to-Sales Ratio
- Emerge! Inc. is a Growing Operator With 124-Units Across Four Brands (45-Unit Guaranty)
- Pandemic Proof of Concept
- Strong Demographics in an Affluent Neighborhood With a Population of 29,040 Residents Making an Above Average Household Income of \$112,423 Within a 3-Mile Radius
- Outstanding Location in a Dense Retail Area of Town and Sees Combined Traffic Counts Over 40,550 VPD
- Texas is an Income Tax-Free State
- Lake Jackson is Part of the Great Houston Metro Area That Has Over 7 Million Residents; It is Also Home to the Dow Chemical Company, Buc-ee's, and the Sea Center Texas Which Features an Aquarium, Education Center and the World's Largest Redfish Hatchery
- Nearby Tenants Include: Planet Fitness, Tractor Supply, Kohl's, Hobby Lobby, TJ Maxx, Best Buy, Home Depot, Goodwill, Lowe's, CVS, Walmart Supercenter, Urban Air Trampoline and Adventure Park, Chick-fil-A, Raising Cane's, Whataburger, BWW, IHOP and More

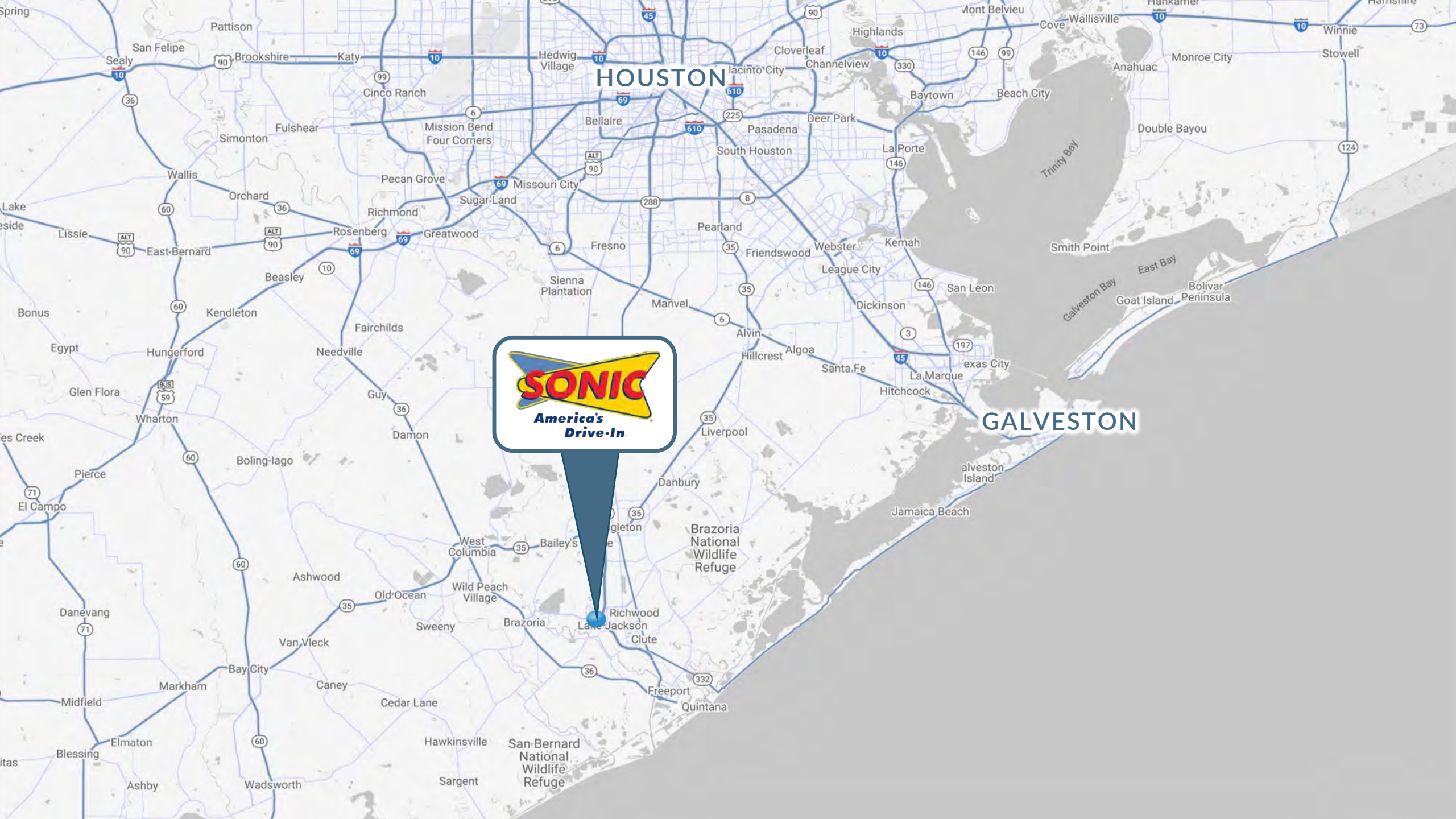


LEASE SUMMARY

TENANT	TaterToTexas Master, LLC
PREMISES	A Building of Approximately 1,518 SF
LEASE COMMENCEMENT	December 3, 2021
LEASE EXPIRATION	December 31, 2036
LEASE TERM	~15 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Fast Food
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	Yes (15 Days)

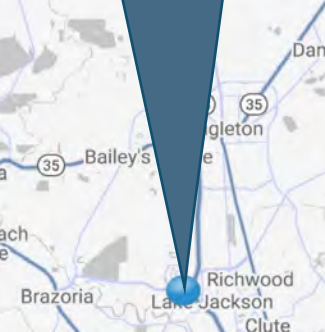
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
1,518 SF	\$149,287	\$98.34





HOUSTON

GALVESTON





Goodwill
Aaron's
DOLLAR GENERAL

Chemical Plant B

DOW

DOW

Comfort
SUITES

Amstate Self
Storage

St. Luke's Health

Lake Jackson
Recreation Center

Texas
House

Hope Fellowship
Church

Bottenfield Pediatric
Associates

Family
Life Church

CVS
pharmacy

Congressman
Randy Weber

Lake Jackson
Massage

Pizza
Hut

ALDI

LOWE'S

SWAMP SHACK

FedEx

SOUTHWEST
Endodontics

PET SMART

Office
DEPOT

BEST
BUY

ups

MATTRESS
FIRM

petco

verizon

Chick-fil-A

GameStop

Great Clips

cricket

DOLLAR TREE

CALIBER
COLLISION

HOBBY LOBBY

BIG LOTS!

VALERO

K

Lake Rd

AT&T

TACO BELL

CherryBerry
self-serve yogurt bar

SALLY
BEAUTY

THE
HONEY BAKED
Ham CO

TSC TRACTOR
SUPPLY CO

SONIC
America's
Drive-In

HONDA

Kwik-Kar
Lake Jackson's Neighborhood Auto Shop

332
TEXAS

SMOOTHIE
KING

JOHN'S
JJ



Bess Brannen
Elementary School

JCPenney HomeGoods Dillard's
claire's TJ-maxx KAY JEWELERS
T Mobile ULTA BEAUTY
HIBBETT SPORTS JOURNALS C&O
Foot Locker SPENCER'S Bath Body Works
SHOE DEPT. rue21

COURTYARD
BY MARRIOTT

288
TEXAS

STAYBRIDGE
SUITES
ANIHG HOTEL

TDEC
YOUR CREDIT UNION

BOOT BARN
State Farm



Academy
SPORTS+OUTDOORS

DISCOUNT
TIRE



jiffy lube



RED LOBSTER
FRESH FISH-LIVE LOBSTER

GameStop
power to the players

Great Clips
IT'S GONNA BE GREAT



BIG LOTS!



TARGET

JAMES AVERY
artisan jewelry

SMOOTHIE
KING



332
TEXAS



AT&T



Lake Rd



CherryBerry
self-serve yogurt bar

SALLY
BEAUTY

THE HONEY BAKED
Ham CO

SONIC
America's Drive-In

Kwik Kar
Lake Jackson's Neighborhood Auto Shop

TSC TRACTOR
SUPPLY CO



Workforce
Solutions

332
TEXAS

288
TEXAS

Nolan Ryan Expy



BASF
We create chemistry
CHEMICALS DIVISION



LAKE JACKSON | BRAZORIA COUNTY | TEXAS

Lake Jackson is part of Texas history. The City of Lake Jackson encompasses 18 square miles and has produced an orderly, well planned residential community. Lake Jackson is located 50 miles south of Houston, 45 miles southwest of Galveston and 8 miles north of the Gulf of Mexico. The city is readily accessible via State Highway 332, State Highway 288, FM 2004, and the Port Freeport. The city is part of a larger community of cities known as the Brazosport Area. This area represents a population of over 70,000 and includes: Lake Jackson, Clute, Freeport, Oyster Creek, Quintana, Angleton and Brazoria. According to the United States Census Bureau, Lake Jackson has a total area of 20.9 square miles. The City of Lake Jackson had a population of 30,079 as of July 1, 2021.

As the state's first master-planned community, Lake Jackson has become a Texas Gulf Coast jewel with a beautiful, family-friendly city and vibrant economy. As a result, the city is the chosen residential and business hub for the nearby Brazosport area. Lake Jackson serves as the main retail, medical and commercial center for this portion of the county. Since 1940, when the Dow Chemical Company made the decision to build its first chemical plant in southern Brazoria County, the area has been a major center for a variety of petrochemical plants and the manufacturing of critical chemicals used in the day-to-day lives of people in the U.S. and worldwide. Businesses and residents enjoy seaside resort living 50 miles south of Houston. Just 10 minutes away, the Gulf of Mexico makes Lake Jackson a seaside getaway with fishing, beaches and water sports. This natural amenity also makes Lake Jackson a strategic location for business. We are within miles of a deep-water port, a major railroad connection, the Texas Gulf Coast Regional Airport, and State Highway 288. Major employers in the city include Various Industrial Contractors, The Dow Chemical Company, Texas Dept of Criminal Justice, Brazosport ISD aOlin Corp and CHI St. Luke's Health Brazosport.

Buffalo Camp Bayou Reservoir provides visitors with boating facilities. Lake Jackson Library allows visitors to spend some quiet time with a good book or two. Sports events are frequently hosted at Lake Jackson Intermediate School Football Field. Residents and tourists can attend these tournaments as spectators. Saint Michaels Church is famous for its gorgeous architecture. Restwood Memorial Park is a cemetery well known for its peaceful ambience. Lake Jackson City-Municipal City Court is visited by many tourists. Wetlands boardwalk at Sea Center Texas is in Lake Jackson. Built in 1996, the center features an aquarium, education center, and the world's largest redfish hatchery. In addition to putting on a lineup of theater, art, and musical productions, this Clute Center for Arts and Sciences houses the BASF Planetarium and Brazosport Museum of Natural Science.

LAKE JACKSON, TX



SEA CENTER TEXAS





332
TEXAS

(23,740 VPD)

THE
WILDERNESS
LAKE JACKSON, TEXAS

URBAN CREST
APARTMENTS



RESIDENCE
AT LAKE JACKSON

288
TEXAS

Lake Rd (16,817 VPD)

St. Luke's Health -
Brazosport Hospital...

A.A. MacLean Park

Lake Jackson

Brazosport Museum
of Natural Science

Richwood

Brazosport
College

Brazoswood High School

Clute

	3 MILES	5 MILES	10 MILES
POPULATION	29,040	50,808	96,441
AVERAGE HH INCOME	\$112,423	\$101,250	\$90,789

SONIC

TENANT PROFILE

SONIC, America's Drive-In, is the nation's largest chain of drive-in restaurants. Founded in 1953 in Oklahoma City, Oklahoma, SONIC has delighted guests with signature menu items, more than 1.3 million drink combinations, friendly service by iconic Carhops. SONIC is part of the Inspire Brands family of restaurants and Inspire Brands is the Subsidiary company of Roark Capital Group.

As the largest national chain of drive-in restaurants the iconic SONIC style is hard to duplicate, but SONIC's distinct brand differentiation goes far beyond the drive-in format. SONIC's one-of-a-kind menu offers a variety of options unavailable from other brands, including Real Ice Cream desserts, TOASTER® sandwiches, Molten Cake Sundaes, breakfast all day, tasty Tots, premium hot dogs and more than 1 million unique drink combinations.



COMPANY TYPE
Subsidiary



FOUNDED
1953



OF LOCATIONS
3,552



HEADQUARTERS
Oklahoma City, OK



WEBSITE
sonicdrivein.com

OPERATOR PROFILE

In 2009, the Operator gained approval to be a franchisee of Lenny's Sub shop and purchased his first unit. He was a multi-unit operator in 2010 with the purchase of 2 additional Lenny's Sub Shops and 1 Bullritos restaurant in the Houston DMA. By 2012 he diversified into Auntie Anne's, Nestle and Baskin Robbins, taking him to 7 units. In 2015 he ventured with Yum Brands to expand his portfolio to 23 units, including Kentucky Fried Chicken and Taco Bell.

In 2017 he made a major move with Sonic Restaurants and purchased and successfully transitioned the corporate Houston market, which included 34 units. In 2019, he added a 3rd major brand to the portfolio and entered the Taco Bell system through the purchase of 6 units. The next 2 years were full of New Builds and Remodels, and then in 2020, in the middle of a pandemic, he expanded to Arizona by adding another major brand through the purchase of 30 Pizza Hut stores. In 2021, Emerge continued with strategic new builds, relocations, and remodels and forecasts ending the year with 131 units.

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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In Cooperation With
Sands Investment Group Austin, LLC
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