



SANDS INVESTMENT GROUP



Taco Bell

2062 W Oaklawn Road  
Pleasanton, TX 78064

# EXCLUSIVELY MARKETED BY:



**WILL SCHUHMACHER**

Lic. # 629275

512.277.5924 | DIRECT  
will@SIGnnn.com



**TYLER RILEY**

Lic. # 02121412

424.265.5114 | DIRECT  
triley@SIGnnn.com



**MAX FREEDMAN**

Lic. # 644481

512.766.2711 | DIRECT  
max@SIGnnn.com



**ELAN SIEDER**

Lic. # 678407

512.649.5185 | DIRECT  
elan@SIGnnn.com

305 Camp Craft Rd, Suite 550  
Westlake Hills, TX 78746  
844.4.SIG.NNN

[www.SIGnnn.com](http://www.SIGnnn.com)



# TABLE OF CONTENTS

04

06

07

12

14

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

## AREA OVERVIEW

City Overview  
Demographics

## TENANT OVERVIEW

Tenant &  
Operator Profile

© 2022 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,500 SF Taco Bell Located at 2062 W Oaklawn Rd in Pleasanton, TX. This Deal Includes a Brand New 15 Years on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secured Investment.

## OFFERING SUMMARY

PRICE	\$1,111,111
CAP	4.50%
NOI	\$50,000
PRICE PER SF	\$444.44
GUARANTOR	Delect Foods, Inc

## PROPERTY SUMMARY

ADDRESS	2062 W Oaklawn Rd Pleasanton, TX 78064
COUNTY	Atascosa
BUILDING AREA	2,500 SF
LAND AREA	0.83 AC
YEAR BUILT	2013





# HIGHLIGHTS

- 
- Brand New 15 Year Absolute Triple Net (NNN) Lease
  - 10% Rent Increases Every 5 Years Allowing Investors to Hedge Against Inflation
  - Strong Sales Performance With Healthy Rent-to-Sales Ratio
  - Emerge Inc. is a Growing Operator With 124-Units Across Three Brands (28-Unit Guaranty)
  - Sustainable and Stabilized Rent at \$20/SF Providing Future Upside
  - Essential Use Tenant With Drive-Thru, Pandemic and Recession Resistant
  - Across From Major Traffic Drivers Such as Walmart Supercenter and Chevrolet Dealership
  - Next to Methodist Hospital Atascosa With 67 Beds and Patient Revenue of \$319,596,132
  - Target Demographic For Taco Bell With Limited Competition
  - Located on West Oaklawn Road Which Sees Nearly 19,920 VPD
  - Income Tax-Free State (Texas)
  - Nearby Tenants Include: Walgreens, Burger King, Wingstop, Chili's Bar & Grill, Circle K, Little Caesars, Golden Chick, Starbucks, Tractor Supply Co. and Whataburger





# LEASE SUMMARY

TENANT	Taco Bell
PREMISES	A Building of Approximately 2,500 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	15 Years Following COE
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	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

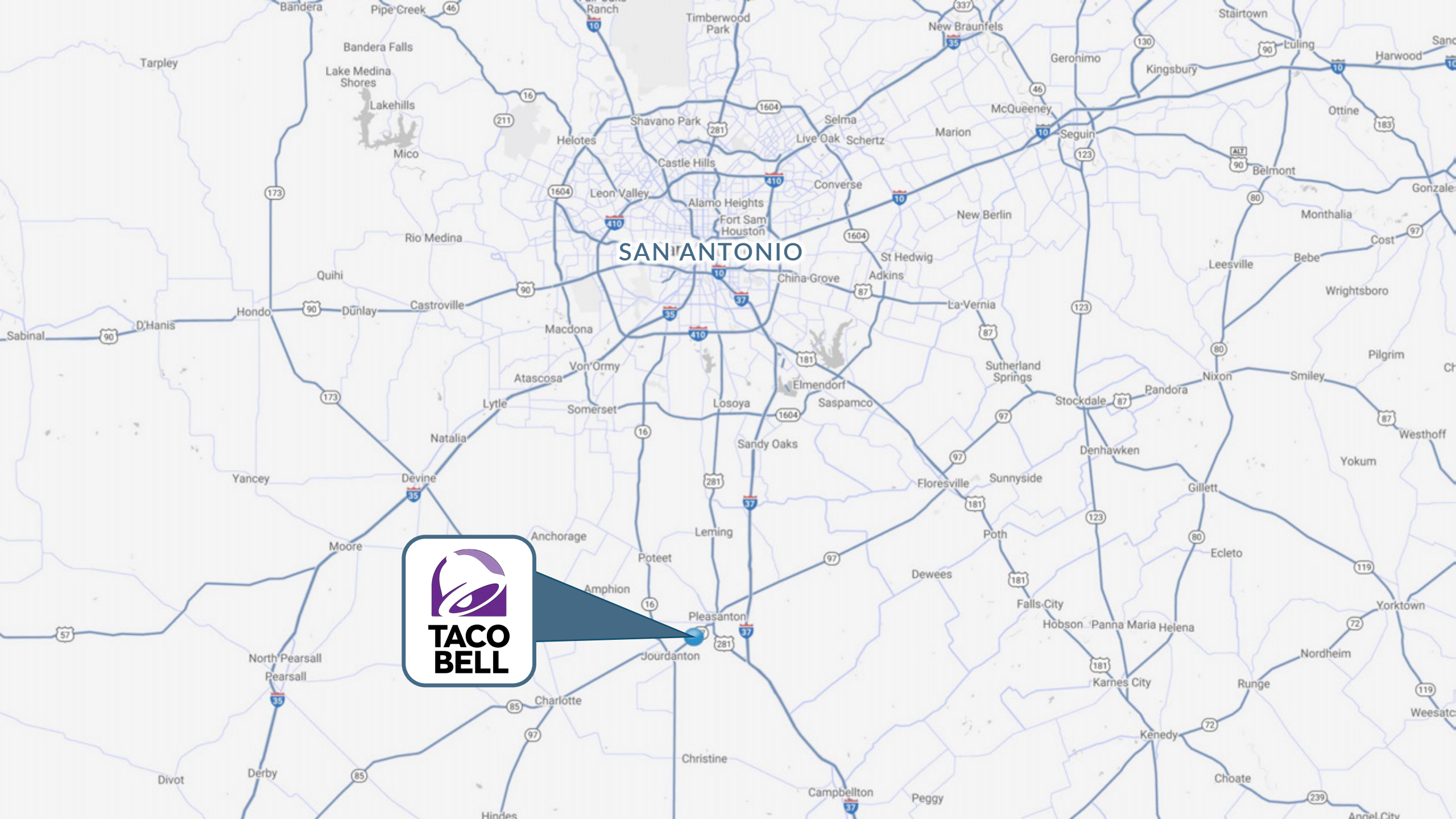
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
----------------	------------------	-------------

2,500 SF	\$50,000	\$20.00
----------	----------	---------









SAN ANTONIO



Pleasanton





LAQUINTA  
SLEEP INN & SUITES  
STUDIO INN & SUITES  
KITCHENETTES

Jourdanton High School

Grand Eagle Ford Lodge

Sunbridge Inn  
EXTENDED STAY

Argent Court  
ASSISTED LIVING

Atascosa County Livestock Show

Atascosa Livestock Exchange

Brush Country Supply

Pursch Motors Inc

FAIRFIELD INN & SUITES  
Marriott

BUICK  
GMC

Walmart  
Supercenter

WHATABURGER

VALERO

K

MURPHY USA

verizon

GameStop

Great Clips  
IT'S GONNA BE GREAT

DOLLAR TREE

CAT

Atascosa Liquor

Little Caesars

Kayla Nails

R&C

BURGER KING

97  
TEXAS

LendNation

EAST COAST WINGS+GRILL

QUALITY  
urgent care

REPUBLIC DENTAL  
& ORTHODONTICS

Hampton  
by HILTON

PRICE  
POWERSPORTS

Walgreens

W Oaklawn Rd

TACO BELL

AT&T

HIBBETT  
SPORTS



Pleasanton Junior High School

Pleasanton High School

The Church of Jesus Christ of Latter-day Saints

Kid Depot

metro cricket wireless  
EZ PAWN

NAPA

H-E-B

Domino's

Pizza Hut

PRIMO'S

Ingram Ready Mix Inc.

Starbucks

McDonald's

burkes OUTLET

TRACTOR SUPPLY CO.

BARMER

Vault

P&W Sales

COVENANT TESTING TECHNOLOGIES

LONE STAR STORAGE

MG BUILDING MATERIALS

Jose Diaz, MD, FACC

GOLDEN CHICK

GAP

MICROTEL BY WYNDHAM

H&R BLOCK

Aaron's

Super 8

Best Western

Borrego's Gold Creations

Plaza Tapatio Mexican Grill

PLEASANTON EXECUTIVE

LSA Sports

Lovett Car Wash

Texas South

U-HAUL

Stuff HOTEL

SAVANNAH Suites

Budget Truck Rental

CHEVROLET

FACTORY CONNECTION

WING STOP

AT&T

HIBBETT SPORTS

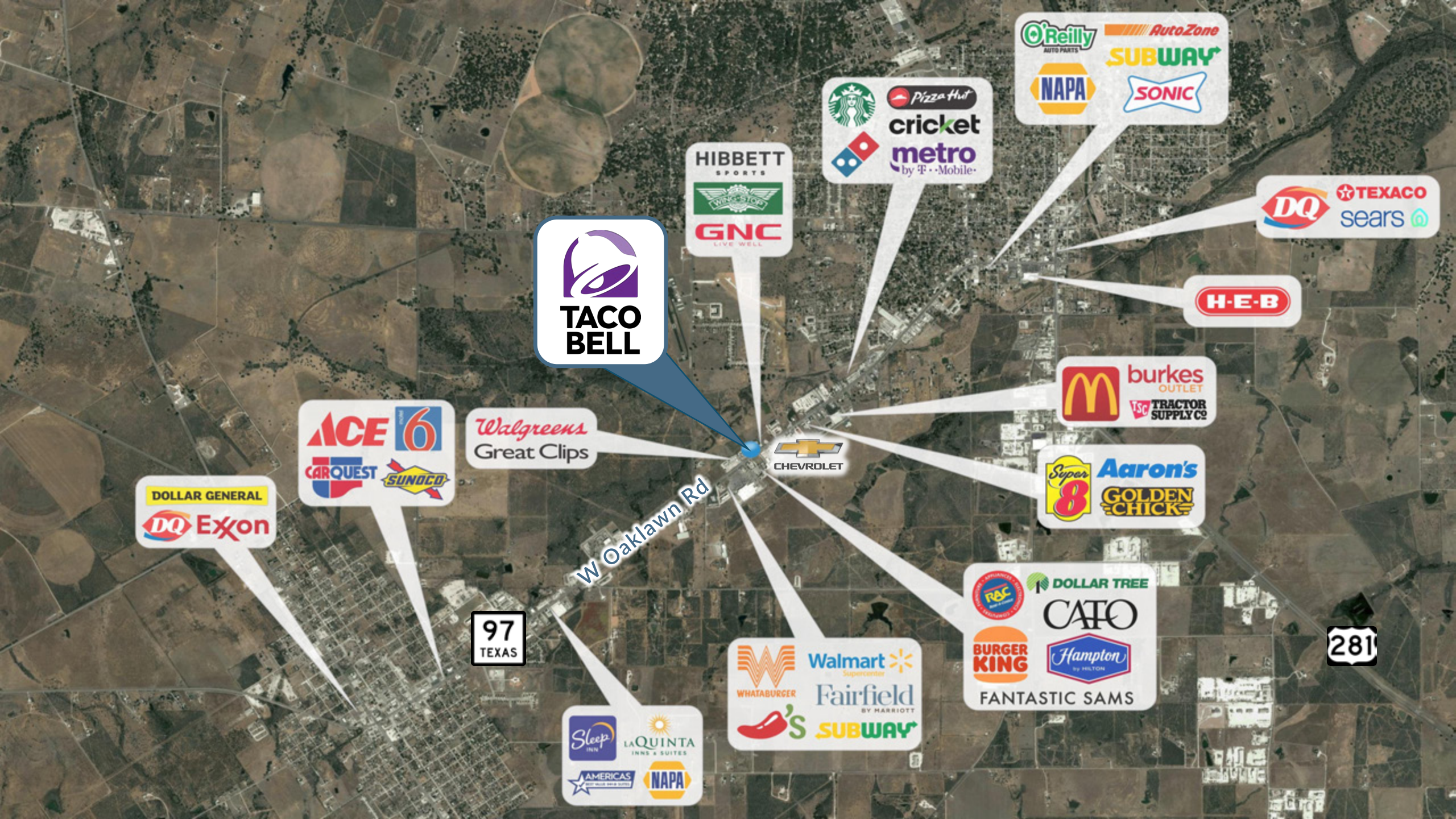
W Oaklawn Rd

PRICE POWERSPORTS

TACO BELL







W Oaklawn Rd

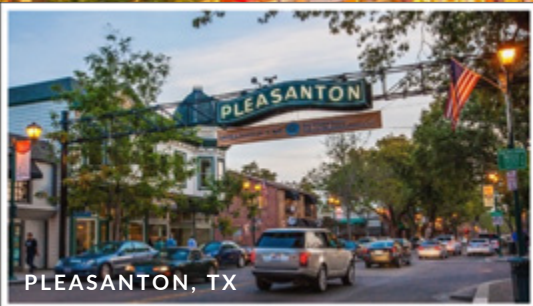




Pleasanton, Texas is one of the most beautiful sights in South Texas. Pleasanton is in Atascosa County and conveniently located on U.S. Highway 281, 30 miles south of San Antonio. Situated at the juncture of the Atascosa River and Bonita Creek, Pleasanton was founded in 1858. Pleasanton's official motto is "The City of Live Oaks and Friendly Folks." It is part of the San Antonio-New Braunfels Metropolitan Statistical Area. The City of Pleasanton had a population of 10,562 as of July 1, 2021. Pleasanton has been known as the birthplace of the Cowboy, and has long been home to "Live Oaks and Friendly Folks".

Pleasanton is a fantastic city to do business. Pleasanton offers a family-friendly environment, which makes our city a wonderful community to grow businesses. The largest industries in Pleasanton, TX are Health Care & Social Assistance, Mining, Quarrying, & Oil & Gas Extraction, and Accommodation & Food Services, and the highest paying industries are Utilities, Transportation & Warehousing, and Professional, Scientific, & Technical Services. San Antonio is indeed the closest large city for major services not found within the Pleasanton itself, such as the International Airport, larger and specialized medical facilities and hospitals, many professional services, and large volume and specialty retail sales. San Antonio's economy focuses primarily on military, health care, government-civil service, financial services, oil and gas, and tourism. Within the past twenty years, the city has become a significant location for American-based call-centers and has added a sizable manufacturing sector centered around automobiles.

Pleasanton has some really fascinating historical markers and structures for those interested in matters of historical import to explore. Lyons, Frederick and Sallie, House, Korus Farmstead, as well as Battle of Mine Creek Site, are within reach for the adventurous. Fairgrounds Ball Park is easily within reach and has a consistent roster of fun events. Texas State Aquarium or try SeaWorld San Antonio are major attractions around. Tourist can check out Lyons Park or maybe stop by Pan American Branch Library and borrow a copy of Defending Jacob by William Landay, or some more casual reads and enjoy some serenity at Atascosa City Park. While in Pleasanton those in the know advise experiencing scenic paths at Atascosa Cowboy Recreation Center. Just a drive away San Antonio is famous for the historical Spanish missions, Alamo, River Walk, Tower of the Americas and Valero Alamo Bowl. The city hosts the annual San Antonio Stock Show & Rodeo, one of the largest in the country.



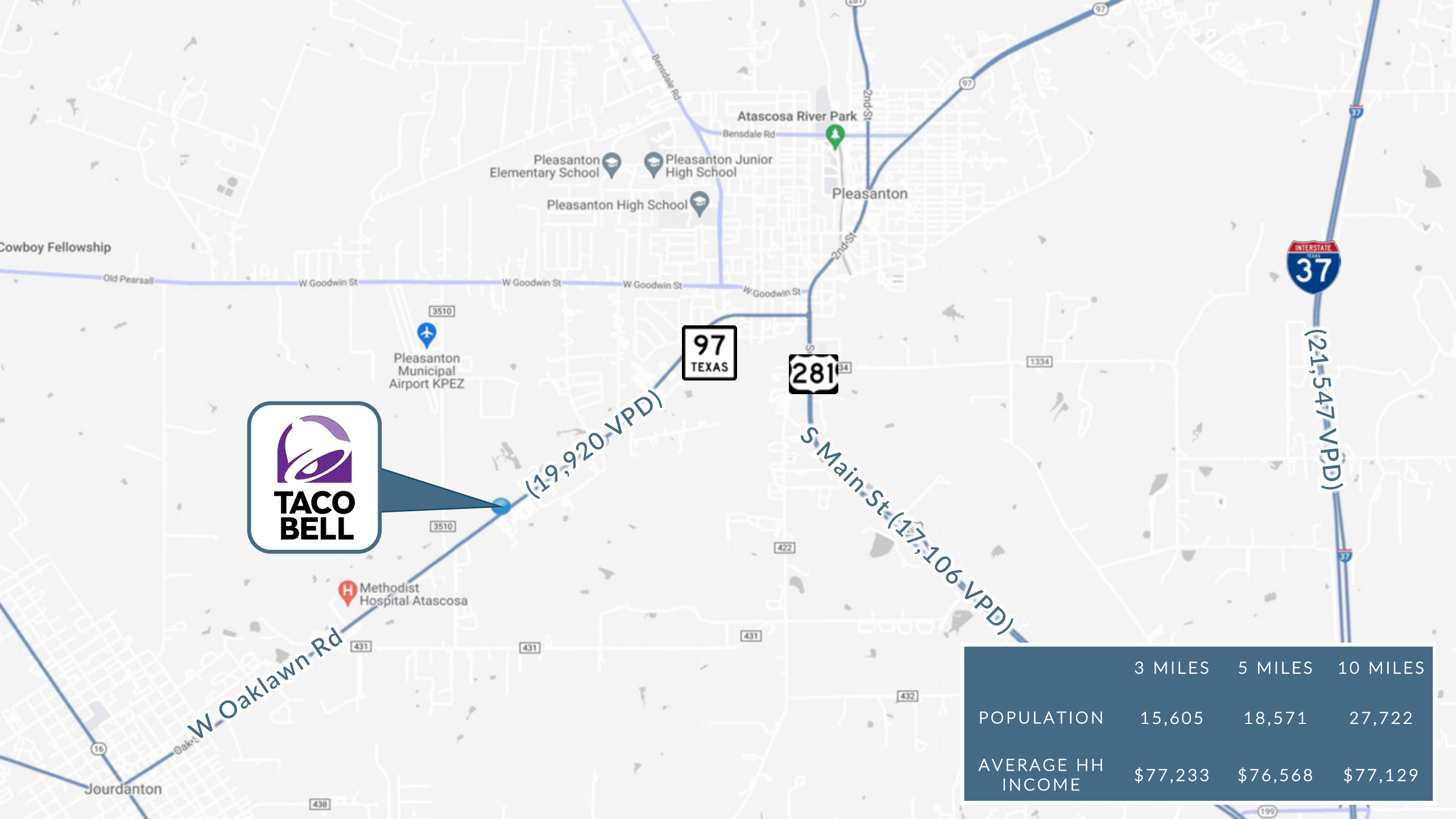
PLEASANTON, TX



VALERO ALAMO BOWL







(19,920 VPD)

S Main St (17,106 VPD)



(21,547 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	15,605	18,571	27,722
AVERAGE HH INCOME	\$77,233	\$76,568	\$77,129



# TENANT PROFILE

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the world's leading Mexican-inspired quick service restaurant (QSR) brand. Taco Bell serves made-to-order and customizable tacos and burritos and other specialties with bold flavours, quality ingredients, breakthrough value, and best-in-class customer service to over 40 million customers weekly across the globe. Under our parent company, Yum! Brands Inc. Taco Bell is part of a family of fast food powerhouses which include both KFC and Pizza Hut. The company and its franchisees operate more than 7,600 restaurants in the United States alone. There are currently more than 600 Taco Bell restaurants across 30 countries outside of the United States. Yum! Brands, Inc., based in Louisville, Kentucky, has nearly 44,000 restaurants in more than 135 countries and territories. The company's restaurant brands – KFC, Pizza Hut and Taco Bell – are the global leaders of the chicken, pizza and Mexican-style food categories. Worldwide, the Yum! Brands system opens over six new restaurants per day on average, making it a leader in global retail development.

Outside of the restaurants, fans can access Taco Bell through the mobile app, desktop on Ta.co and delivery through the partnership with Grubhub. Taco Bell became the first QSR to launch a mobile app in U.S. restaurants for both drive-thru and dining orders. In 2016, Taco Bell was named as one of Fast Company's Top 10 Most Innovative Companies in the World. We provide educational opportunities and serve the community through our nonprofit organization, the Taco Bell Foundation, and support fans and team members with their passions through programs such as the Live Más Scholarship. We provide access to sports, gaming and new music through our Feed The Beat program.



COMPANY TYPE  
Subsidiary



FOUNDED  
1962



# OF LOCATIONS  
7,600+



HEADQUARTERS  
Irvine, CA



WEBSITE  
[tacobell.com](http://tacobell.com)



T A C O B E L L

# OPERATOR PROFILE

Kamal Singh began his restaurant career in 2009 by acquiring a single unit in a regional sandwich chain, Lenny's Sub Shop. He grew that business by acquiring two additional Lenny's units before later selling all three units to purchase a portfolio of Auntie Anne's and Baskin Robins in high traffic shopping centers. In 2015, Kamal was approved to develop in the YUM franchise system. He has since aggregated a portfolio of 26 Kentucky Fried Chicken and Taco Bell restaurants.

In 2017, Kamal purchased 34 Sonic Drive-In restaurants from Sonic corporate in the Houston market. Kamal has organically grown his portfolio through new unit development among all three brands. In 2021, Kamal acquired a portfolio of 15 additional Sonic Drive-Ins, strategically located in the neighboring Galveston market. The Emerge Inc. portfolio of brands currently owns and operates 124 QSR restaurants.



# 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.





SANDS INVESTMENT GROUP

In Cooperation With  
Sands Investment Group Austin, LLC  
Lic. #9004706 BoR: Max Freedman Lic. # 644481



EXCLUSIVELY MARKETED BY:

**WILL SCHUHMACHER**

Lic. # 629275

512.277.5924 | DIRECT

will@SIGnnn.com

**TYLER RILEY**

Lic. # 02121412

424.265.5114 | DIRECT

triley@SIGnnn.com

**MAX FREEDMAN**

Lic. # 644481

512.766.2711 | DIRECT

max@SIGnnn.com

**ELAN SIEDER**

Lic. # 678407

512.649.5185 | DIRECT

elan@SIGnnn.com

Taco Bell

2062 W Oaklawn Road  
Pleasanton, TX 78064