

Kentucky Fried Chicken

785 Texas Avenue
Bridge City, TX 77611



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,058 SF KFC Located at 785 Texas Avenue in Bridge City, 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	\$1,400,000
CAP	5.00%
NOI	\$70,000
PRICE PER SF	\$457.82
GUARANTOR	Delect Foods, Inc

PROPERTY SUMMARY

ADDRESS	785 Texas Avenue Bridge City, TX 77611
COUNTY	Orange
BUILDING AREA	3,058 SF
LAND AREA	0.71 AC
YEAR BUILT	2021



KENTUCKY FRIED CHICKEN

HIGHLIGHTS

- New 15 Year Absolute Triple Net (NNN) Lease
- Brand New 2021 Construction
- 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 Four Brands (28-Unit Guaranty)
- Sustainable and Stabilized Rent at \$22.93/SF
- New, High-Quality, Build-to-Suit Construction of KFC's Newest "American Showman" Prototype in 2021
- Outparcel to a Walmart Anchored Center
- High Traffic Location on Main Retail Corridor With Over 29,716 VPD
- Outstanding Location Right Off of Texas State Hwy 87, 15-Miles From the Louisiana Border
- Main Attractions: Sabine Lake and the Texas Point National Wildlife Preserve
- An Affluent Population of 11,022 Earning an Average Household Income of \$103,860
- Texas is an Income Tax Free State
- Nearby Tenants Include: Walmart, McDonald's, Taco Bell, Sonic, Subway and Dairy Queen

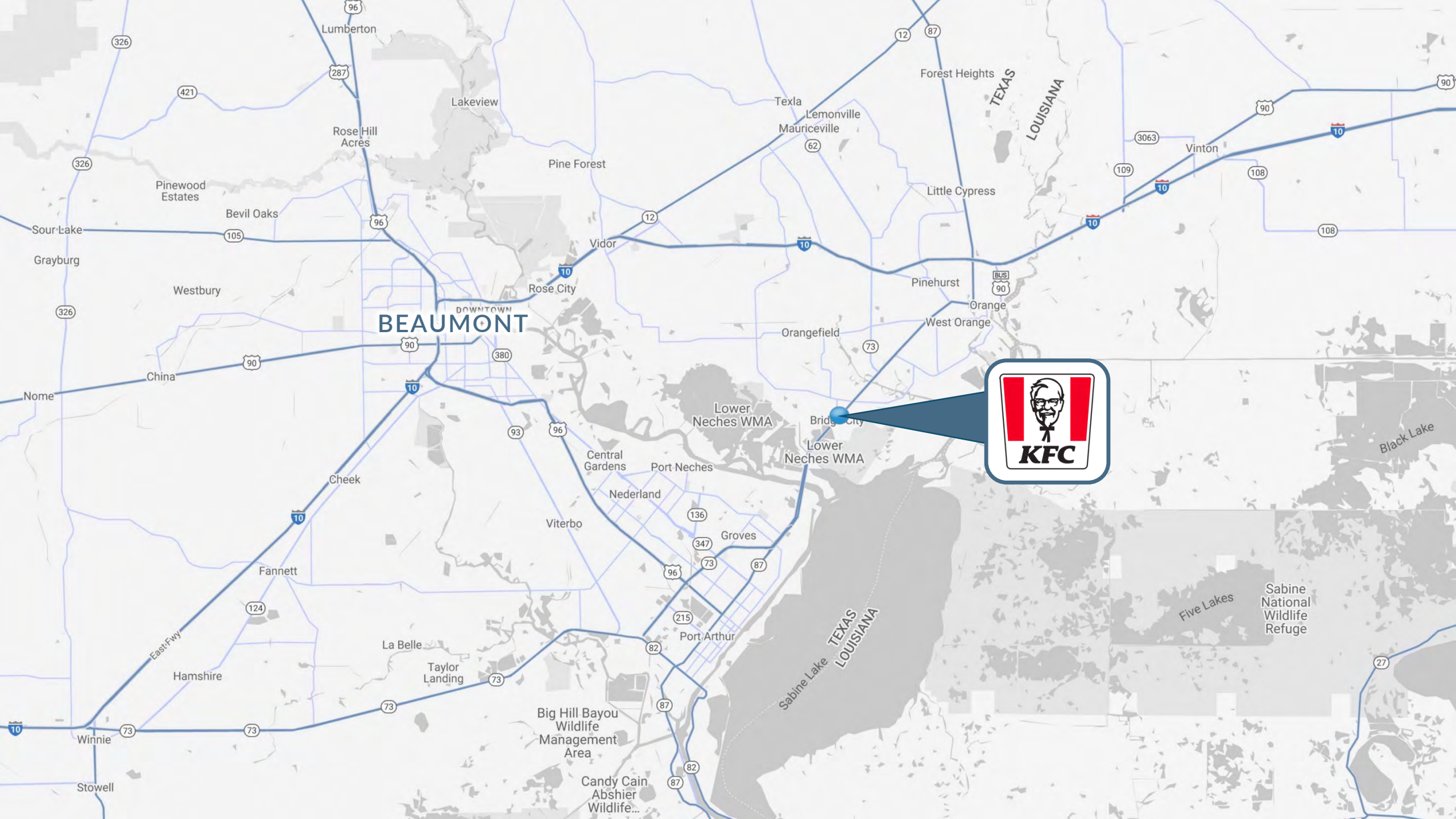


LEASE SUMMARY

TENANT	Kentucky Fried Chicken
PREMISES	A Building of Approximately 3,058 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	15 Years Following Close of Escrow
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
3,058 SF	\$70,000	\$22.89







Rising Perspective Media

ST. Henry Catholci Church

Jerry Hughes Realty, American Real Estate, ERA

DuBose John P. CPA

First Baptist Church of Bridge City

Pool Doctor

Dishon Surveying & Drafting



MARKET BASKET



Life Insurance



Bridge City High School

Bridge City Middle School

West Orange Stark High School



Walgreens



SUBWAY



Citrus Cove Apartments

Circle Drive Baptist Church

Bridge City Volunteer Fire and Rescue Central Station

First Assembly of God

Circle Drive Baptist Church

Tipsy Teeque

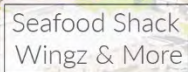
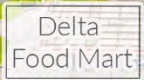
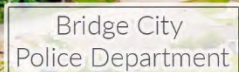
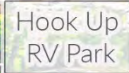


Mucas Tires & Services



73 TEXAS







ANYTIME FITNESS
SUBWAY

SONIC

Walmart
McDonald's
TACO BELL

Texas Ave

Church's
WHATABURGER
Shell

KFC

DQ
Market Basket
DOLLAR TREE
Walgreens
Mobil

73
TEXAS

Quality
DOLLAR GENERAL
CVS pharmacy

target
Dillard's
T.J. maxx
BED BATH & BEYOND
JCPenney
SHOE DEPT. HIBBETT
ENCORE SPORTS

BEST BUY
ROSS
petco
DOLLAR TREE

LOWE'S
Walmart
Academy
Office DEPOT
OfficeMax
PET SMART
Party City

Conn's HOME 2
HARBOR FREIGHT
BOOT BARN

BIG LOTS!
planet fitness
Walmart
FAMILY DOLLAR

TRACTOR SUPPLY CO

BRIDGE CITY | ORANGE COUNTY | TEXAS

Bridge City is located in Orange County in South East Texas on Texas Highway 87, between Orange and Port Arthur, near the Neches River and Cow Bayou. It is 100 miles east of Houston, near the Gulf of Mexico. The area is mostly known for its association with the petroleum products (oil) industry. According to the United States Census Bureau, the city has a total area of 5.4 square miles. Bridge City, Texas is 9 miles NE of Port Arthur, Texas and 92 miles E of Houston, Texas. The City of Bridge City had a population of 9,065 as of July 1, 2021. It is part of the Beaumont-Port Arthur Metropolitan Statistical Area. The City of Beaumont had a population of 118,346 as of July 1, 2021. GSU's Edison Plaza headquarters remains the tallest building in Beaumont.

The largest industries in Bridge City, TX are Manufacturing, Retail Trade, and Educational Services. The largest oil refinery in the United States, the Motiva Refinery, is located in Port Arthur. Due to its proximity to Beaumont, TX the city's economy affects Bridge City. Beaumont is part of the "Golden Triangle" petrochemical and industrial complex. The petrochemical industry is Beaumont's primary economic sector. Rice processing and shipbuilding are significant economic elements for the region. In addition, federal, state and local prisons provide a large number of jobs. Beaumont's leading job providing segments are healthcare, educational services, construction, accommodation and food services, chemicals, professional, scientific and technical services; and the government. A significant element of the region's economy is the Port of Beaumont, one of the largest seaports by tonnage in the United States. Top employers in Beaumont include: ExxonMobil Corporation, Beaumont Independent School District, Christus St Elizabeth Hospital, Memorial Hermann Baptist Hospital and City of Beaumont

W.H. Stark House is a museum built at the former residence of famous industrialist William Henry Stark and dates back to the late 19th century. The Stark Museum of Art has a collection of western American painting from the 19th and 20th century. The Museum of the Gulf Coast and Heritage House Museum have artifacts from early 20th century on display. Camping, fishing, boating, hiking opportunities are available at Sam Houston Jones State Park while Sea Rim State Park allows canoeing and kayaking. The Big Thicket National Preserve is a living testimony of the complex biological diversity that coexists in the region. The Rainbow Bridge is a through truss bridge crossing the Neches River in Southeast Texas just upstream from Sabine Lake. The Beaumont Botanical Gardens is located near the entrance to the 500 acre Tyrrell Park. On its 23.5 acre grounds, it includes over ten themed gardens, the 10,000 sq ft Warren Loose Conservatory and a large collection of bromeliads.

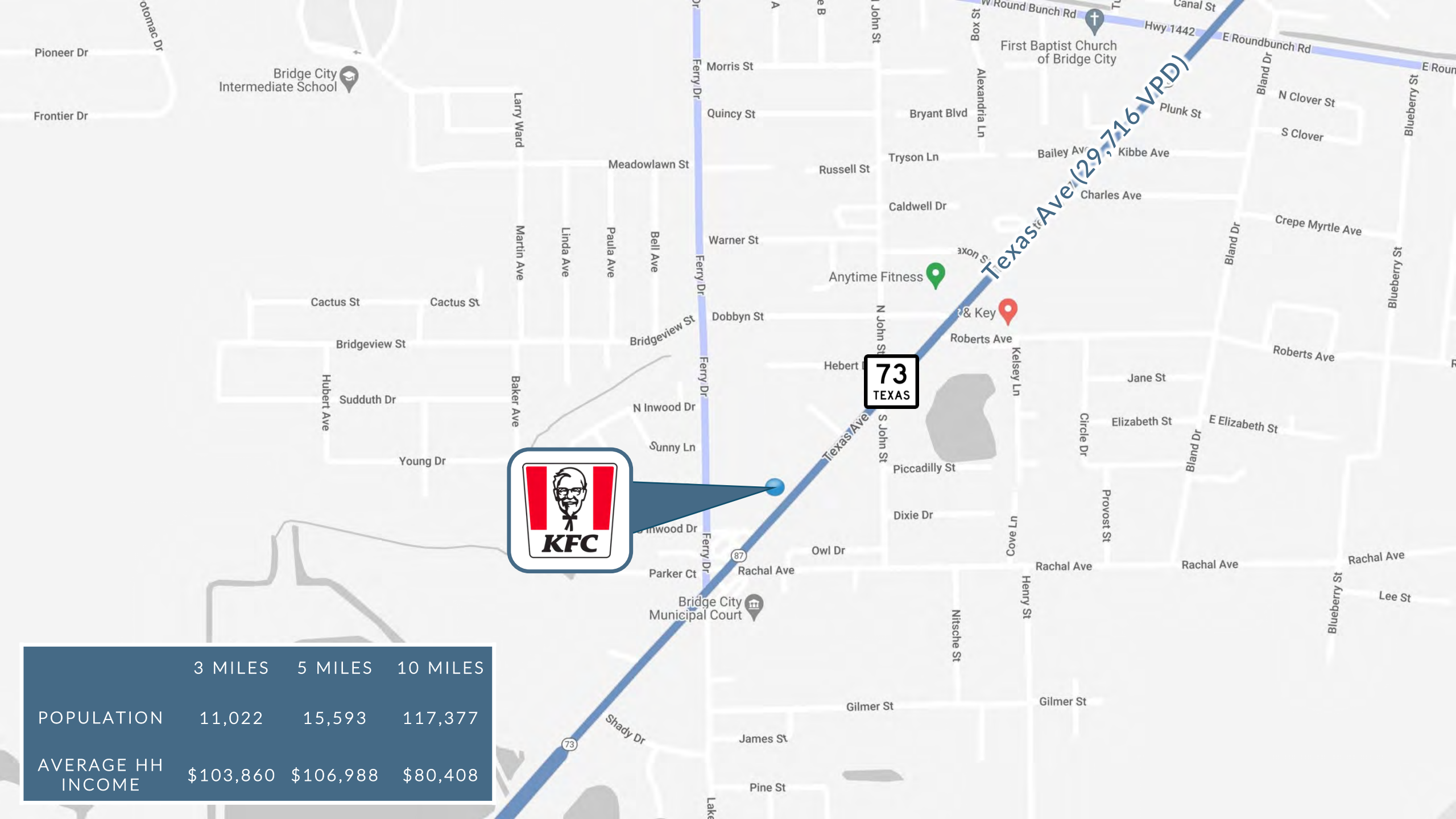


RAINBOW BRIDGE



CHRISTUS ST ELIZABETH HOSPITAL





	3 MILES	5 MILES	10 MILES
POPULATION	11,022	15,593	117,377
AVERAGE HH INCOME	\$103,860	\$106,988	\$80,408

TENANT PROFILE

KFC Corporation, based in Louisville, KY., is the world's most popular chicken restaurant chain. KFC specializes in Original Recipe, Extra Crispy, Kentucky Grilled Chicken and Extra Crispy Tenders, Hot Wings, KFC Famous Bowls, Pot Pies, freshly hand prepared chicken sandwiches, biscuits and homestyle side items. There are more than 26,000 KFC restaurants in over 145 countries and territories around the world. KFC Corporation is a subsidiary of Yum! Brands, Inc., Louisville, KY. (NYSE: YUM). KFC was founded by Colonel Harland Sanders, an entrepreneur who began selling fried chicken from his roadside restaurant in Corbin, Kentucky in 1930.

KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. 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.



COMPANY TYPE
Subsidiary



FOUNDED
1930



OF LOCATIONS
26,000 +



HEADQUARTERS
Louisville, KY



WEBSITE
kfc.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
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