



SANDS INVESTMENT GROUP



Sonic

22363 Bellaire Blvd
Richmond, TX 77407

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,608 SF Sonic Located at 22363 Bellaire Blvd in Richmond, TX. This Deal Includes Brand New 5 Years on an Absolute Triple Net (NNN) Lease, Providing For a Secured Investment

OFFERING SUMMARY

PRICE	\$1,500,000
CAP	6.00%
NOI	\$90,000
PRICE PER SF	\$932.83
GUARANTOR	TatertoTexas LLC

PROPERTY SUMMARY

ADDRESS	22363 Bellaire Blvd Richmond, TX 77407
COUNTY	Fort Bend
BUILDING AREA	1,608 SF
LAND AREA	0.83 AC
BUILT	2018



HIGHLIGHTS

- Brand New 5 Year Absolute Triple Net (NNN) Lease
- 10% Rent Increases Every 5 Years Allowing Investors to Hedge Against Inflation
- Emerge Inc. is a Growing Operator With 124-Units Across Four Brands (45-Unit Guaranty)
- This is an Excellent 1031 Exchange Property at a Low Price Point in an Affluent TX Market
- Densely Populated in a 3-Mile Radius (87,243) With an Above Average Household Income of \$148,213 Within a 3-Mile Radius
- Richmond Has Made Progress on Several Improvement Projects Including a Comprehensive Park and Recreation Plan and Future Hike and Bike Trails
- Property is Located in an Affluent Market Surrounded By Multiple Country Clubs
- Located Directly Off the Grand Parkway Toll Road Which Sees Over 44,400 VPD
- Near Seven Lakes High School With Over 3,800 Students Providing Ample Foot Traffic
- Income Tax-Free State (Texas)
- Across From Major Traffic Drives Such as Sam's Club, Walmart Supercenter, Kohl's, Best Buy, Etc
- Nearby Tenants Include: Sam's Club, Popeyes Louisiana Chicken, Kids Are Kids Learning Academy, Discount Tire, Smoothie King, Chick-fil-A, Taco Bell and Walmart MoneyCenter



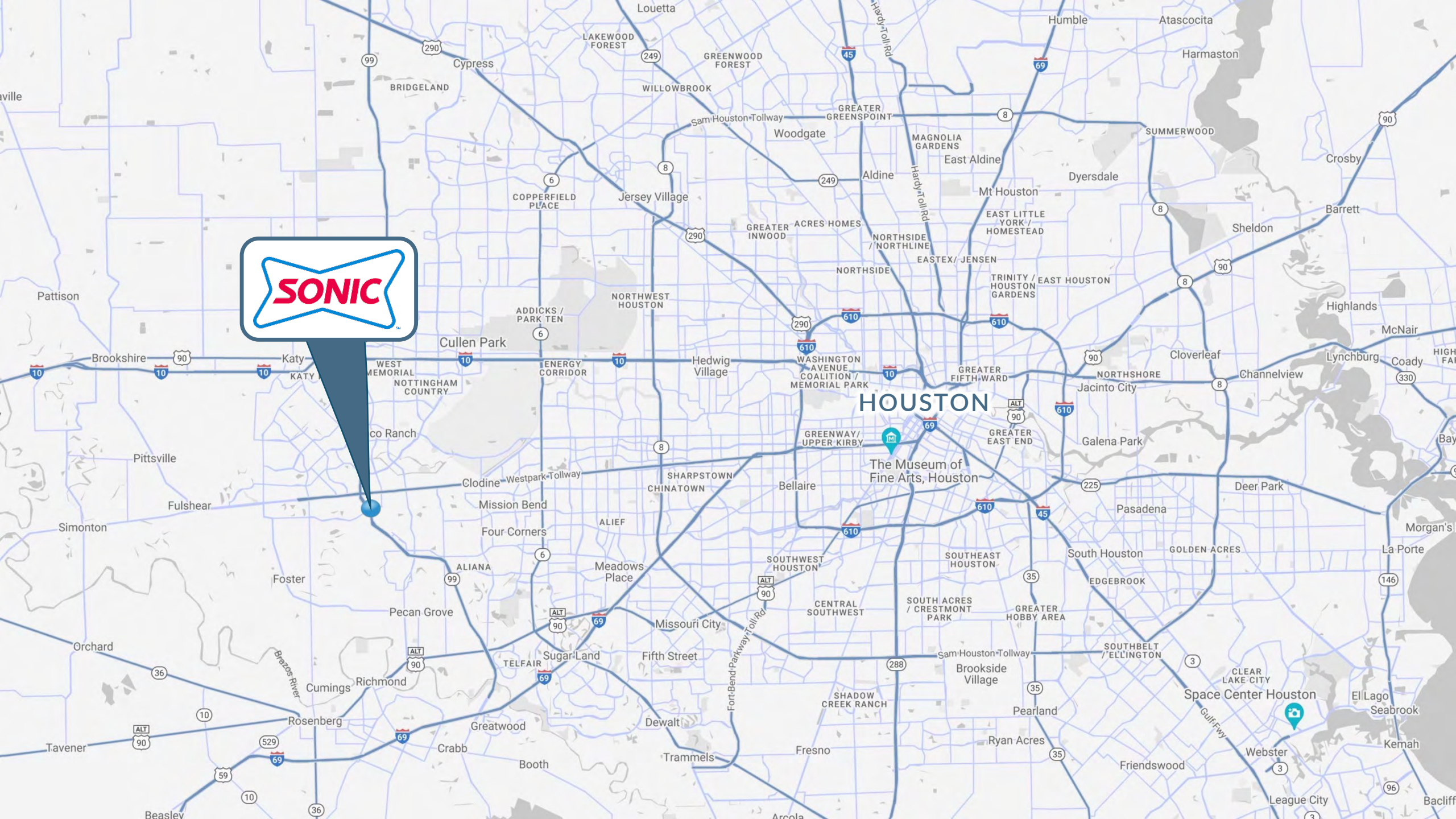
LEASE SUMMARY

TENANT	Sonic
PREMISES	A Building of Approximately 1,608 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	5 Years From Close of Escrow
LEASE TERM	5 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 Responsibility
INSURANCE	Tenant Responsibility
COMMON AREA	Tenant Responsibility
ROOF & STRUCTURE	Tenant Responsibility
REPAIRS & MAINTENANCE	Tenant Responsibility
HVAC	Tenant Responsibility
UTILITIES	Tenant Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
1,608 SF	\$90,000	\$55.97

ACTUAL PROPERTY IMAGES





HOUSTON

The Museum of Fine Arts, Houston

Space Center Houston



Lakes of Bella Terra by
Partners in Building

Hubenak
Elementary School

H-E-B

Gramich Braids
& Weaves Salon

Lowe's
Walgreens

Kroger
Academy
Sports + Outdoors
petco
SPEC'S
WINES • SPORTS • FINEER FOODS

enterprise

Grand Fountain
Apartments

Allora
Bella Terra

DEVON
SELF-STORAGE

Bonnie Holland
Elementary School

Walmart

GameStop
power to the players

WHATABURGER

ihop

JAMES AVERY
artisan jewelry

Chick-fil-A

TACO BELL

T-Mobile

MATTRESS FIRM

AT&T

BUFFALO WILD WINGS

Smile Studio
ORTHODONTICS

BEST BUY

Radio Shack

24
HOUR FITNESS

Public Storage

SONIC

Grace
Place 2

sam's club

Grand Pkwy

99
TEXAS

MAYWEATHER
BOXING + FITNESS

Best Dental
Family & Orthodontics

SMOOTHIE KING

POPEYES

DISCOUNT
TIRE

Auto Zone

Bellaire Blvd

ELT

apple
car wash & lube



Mc Neill
Elementary School

Moroccan
Mama Imports

Lakemont's
Tahir Park

David Crockett
Middle School

BUGEQ
We Make the Bugs Go

M&M

CACTUS COMMERCIAL
GENERAL CONTRACTORS
SERVING ALL OF TEXAS

Harmony School of
Innovation Katy High School

Delaney
Parkway Lakes

OR Logistics
LLC

Regocare
Associates

Amaryllis
Travel

Em Concept
Design & Marketing

XL Parts **VENERATE**
BEAUTY SUPPLY

Kiddie Academy
of Richmond

Thuniel's
Headquarters

Pool Construction, Repair
& Cleaning Services Sugarland

The Lab Basketball
Training LLC

J & C
Transport Services

SONIC

ELITE

apple
car
wash lube

**Auto
Zone**

Kids R Kids
Learning Academy

**DISCOUNT
TIRE**

sam's club

Bellaire Blvd

**SMOOTHIE
KING** **POPEYES**

MAYWEATHER
BOXING + FITNESS

Best Dental
Family & Orthodontics

**99
TEXAS**

Grand Pkwy

LOWE'S
BIG FROG
CUSTOM T-SHIRTS & MORE
PNC Great Clips

Kroger petco
Walgreens Academy
SPORTS+OUTDOORS

THE HOME DEPOT
H-E-B
HOBBY LOBBY
Firestone Walgreens

WHOLE FOODS MARKET
WORLD MARKET
Great Clips
DCA Dental Care Alliance
CARRABBA'S ITALIAN GRILL

sam's club <>

SONIC

BEST BUY **ROSS** Walmart
DRESS FOR LESS Supercenter
KOHL'S Total Wine & MORE **PET SMART**
Party City five BELOW 24 FITNESS
TACO BELL FAMOUS footwear Chick-fil-z ULTA BEAUTY

Arby's **H-E-B**
ROSATI'S CHICAGO PIZZA

Bellaire Blvd

99 TEXAS

REGAL
snap fitness 24/7
WING STOP

DISCOUNT TIRE SMOOTHIE KING
AutoZone

at home
LA FITNESS
Academy
SPORTS+OUTDOORS

Target **Marshall's**
Burlington
OLD NAVY **H-E-B**
Michael's five BELOW
HOBBY LOBBY PET SMART

ALDI **9** goodwill **Kroger**

ANYTIME FITNESS **Advance Auto Parts**
DOLLAR TREE Walgreens

RICHMOND | FORT BEND COUNTY | TEXAS

RICHMOND, TX

Richmond incorporated in 1837 as one of the first three cities in the Republic of Texas, is located in Fort Bend County at the site of Stephen F. Austin's original colonies in Texas and currently occupies a land area of 4.47 square miles. The city is located within the Houston–The Woodlands–Sugar Land metropolitan area. Richmond, county seat of Fort Bend County, whose namesake is Richmond, England, is actually noteworthy in and of itself. With a civic personality that combines artistic culture with a bit of Texas cowboy, Richmond and its many historic landmarks, are becoming a popular destination for people seeking a pleasant place to live, work, play and learn. The City of Richmond had a population of 11,982 as of July 1, 2021.

Richmond, located in the center of one of the nation's fastest growing large counties, is well positioned for business. Richmond has the available land, talented workforce, and business environment required for businesses to succeed. The City of Richmond is home to a diversified group of industries, including: healthcare, metals, oil and gas services, higher education, hospitality and a variety of general retail operations. Richmond's strategic position in the center of fast growing Fort Bend County offers numerous prime commercial and industrial locations. Richmond has many strategic strengths, including frontage on or close access to major transportation networks that include U.S. 59, U.S. 90 A, and SH-99 The Grand Parkway. These major transportation networks help to bring visitors to Richmond with ease and enables goods to be quickly transported throughout the region efficiently. Richmond has a young and highly skilled workforce. Richmond's many cultural and historic sites mixed with its collection of unique restaurants and stores make it an ideal location for regional tourism. Major employers include: Lamar Consolidated ISD, Fort Bend County, Richmond State School, Oak Bend Medical Center and Oak Bend Hospital.

Residents also have access to numerous entertainment options. The city is the home of the beautifully renovated Fort Bend County Courthouse, Fort Bend Museum, Moore Home, Morton Cemetery, as well as the George Ranch Historical Park, Long Acres Ranch Nature Center and 134 historical landmarks. Richmond, with over 5-miles of Brazos River frontage, offers a unique, historic setting, and is the cultural center of Fort Bend County, one of the fastest growing counties in the US. It also has the Houston Museum of Natural Science at Sugar Land, and the Atlantic League of Professional Baseball's Constellation Field. Primera Iglesia Bautista de Richmond Church is well known for its magnificent architecture and is frequented by tourists. Morton Cemetery is another location popular for its serene ambience. Davis Memorial Park provides the option of taking a walk in the midst of nature or participating in various other recreational activities.

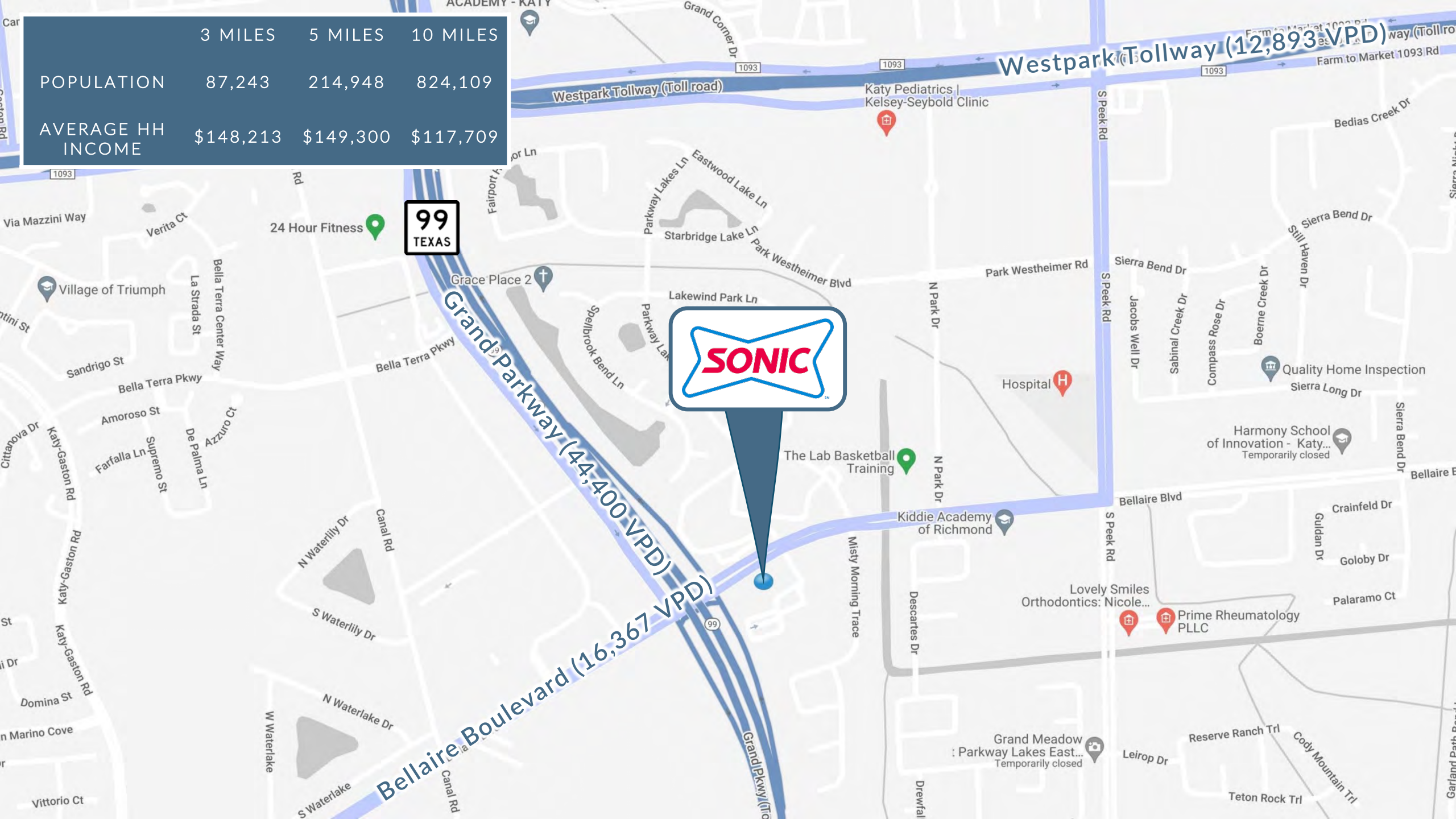


FORT BEND COUNTY COURTHOUSE



OAK BEND MEDICAL CENTER

	3 MILES	5 MILES	10 MILES
POPULATION	87,243	214,948	824,109
AVERAGE HH INCOME	\$148,213	\$149,300	\$117,709



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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