



SANDS INVESTMENT GROUP



Sonic

1605 N Brazosport Boulevard
Freeport, TX 77541

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,712 SF Sonic Located at 1605 Brazosport Boulevard in Freeport, TX. This Deal Includes Over 14 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	\$1,563,100
CAP	5.00%
NOI	\$78,155
PRICE PER SF	\$913.03
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	1605 Brazosport Boulevard Freeport, TX 77541
COUNTY	Brazoria
BUILDING AREA	1,712 SF
LAND AREA	0.45 AC
BUILT	2008

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- Over 14 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 (15-Unit Guaranty)
- Pandemic Proof of Concept and Target Demographic For Sonic
- Down the Road From Brazosport College With Over 4,300 Students and Faculty Providing Consistent Consumer Base
- Adjacent to the Brazos River Which Attracts Many Outdoor Enthusiasts and is Home to Popular Recreational Activities Such as Camping, Fishing, Hunting, Canoeing, Picnicking, Boating and Paddle Boarding
- Texas is an Income Tax-Free State
- Outstanding Location in a Dense Retail Area of Town and Minutes From the Dow Chemical Plant, Shintech and SI Group Providing Ample Foot Traffic
- Strong Demographics For the Area With a Population of 32,820 Residents Making an Average Household Income of \$73,246 Within a 5-Mile Radius
- Freeport is a Seaport Located Near the Mouth of the Brazos River in the Gulf of Mexico; The Dow Chemical Company's Operations in This Area is the Company's Largest Integrated Site
- Nearby Tenants Include: Jack in the Box, Brazos Mobile RV Park, Days Inn, Rudy Roo's Seafood, Coastal Welding Supply, Little Caesars Pizza, General Wok, Dollar General, Texas Gulf Bank, Subway, AutoZone and Shipley Do-Nuts



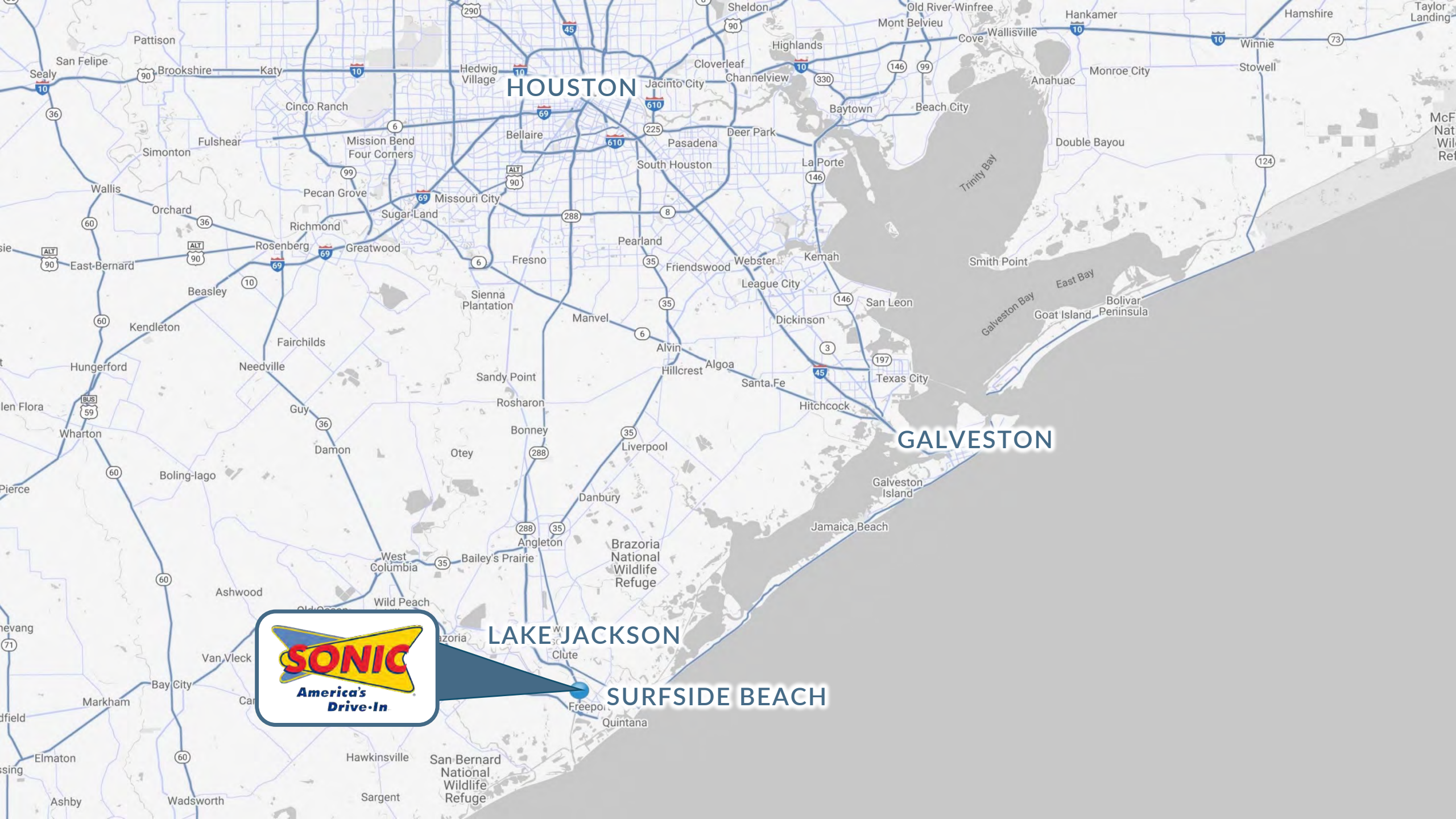
LEASE SUMMARY

TENANT	TaterToTexas Master, LLC
PREMISES	A Building of Approximately 1,712 SF
LEASE COMMENCEMENT	December 3, 2021
LEASE EXPIRATION	December 31, 2036
LEASE TERM	14+ 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
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1,712 SF	\$78,155	\$45.65
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HOUSTON

GALVESTON

LAKE JACKSON

SURFSIDE BEACH



Chemical Plant B



BASF Chemicals Division



Dorsett Brothers Concrete Supply



Memorial Child Care Center



Emmanuel Baptist Church



Peters' Cut Rate Liquor

Coastal

Eubanks And Company #2

Linda & Co Hair Salon



JVIC/ZACHRY

Camin Cargo Control



Royal SPA



288 TEXAS



Varner St



Gulf Crest Motel

Can Do Nutrition

TJ's Carwash

Billy's Donuts

Thrift Store



Mineral Research
& Development

PORT FREEPORT

Chiquita
Freeport, TX

REO
Logistics

Tenaris

Specialties
Company- Freeport

Velasco Elementary
School

Lanier Middle
School

First United
Methodist Church

DOLLAR
GENERAL

Brazosport
High School

Freeport
Intermediate School

DOLLAR TREE
FAMILY DOLLAR
snap fitness 24/7
Arlan's
MARKET
Pizza Hut

CVS
pharmacy

Hopper
Stadium

Freeport Police
Department

Taqueria
Daisy

Auto
Zone

McDonald's

BRONCA
APPAREL CONNECTING HUMANITY

7
ELEVEN

906 Tattoo
Studio

Community
Health Network

UNITED STATES
POSTAL SERVICE

SG&P, Inc.

IdentoGO

DOLLAR
GENERAL

FLNG Training
Center

Hammond
Engineering

Church's
CHICKEN

FARMERS
INSURANCE

sabekcarriers

Watermill
EXPRESS
Get A Better Water Habit!

metro
by T-Mobile

FREEPORT VETERINARY
MEDICAL CENTER

TEXAS GULF
BANK

Brazosport
Payroll Services

Taqueria Los
Gallitos #2

Frakey's Cleaners
& Laundry

Rudy Roo's
Seafood Restaurant

Rikos
Elotes

Words-Life
Outreach Ministry

NL Deposito
Bar & Grill

Community Building
Through Education

Play
Shakers Inc.
TEXAS CARIBBEAN

O'Reilly
AUTO PARTS

TACOS
ZAYRA

Billy's
Donuts

TJ's
Carwash

Gulf Crest
Motel

N Brazosport Blvd

288
TEXAS

Varner St

SONIC

BSC
Brazosport
SAFETY COUNCIL

Triplex, Inc.

THE
SALVATION
ARMY

Thrift
Store

H-E-B
T-Mobile
Chicken Express
Quick Lane
TIRE & AUTO CENTER

Dollar General
SONIC
O'Reilly
AUTO PARTS

Dollar General
Exxon
Chevron

SONIC
America's Drive-In

SI Group

SUNOCO
DOLLAR GENERAL
STRIPE'S
7-ELEVEN

332
TEXAS

6
76
ACE

FAMILY DOLLAR
CVS pharmacy
snap fitness 24/7
Pizza Hut
CIRCLE K
DOLLAR TREE
Valero

AutoZone
SUBWAY

McDonald's
Church's
CHICKEN

DOLLAR GENERAL
NAPA
metro
by T-Mobile

Little Caesars
DOLLAR GENERAL
Walgreens
OLLIE'S
GOOD STUFF CHEAP
Jack
in the box
NAPA

Jack
in the box

SHINTECH

288
TEXAS

LOWE'S
THE HOME DEPOT
Walmart
Supercenter
TRACTOR SUPPLY CO.
BEST BUY
BIG LOTS!
Chick-fil-Steak
PET SMART
KOHLS
HOBBY LOBBY
FIREHOUSE SUBS
PAPAJOHNS
DOLLAR GENERAL
SONIC
petco
BUFFALO WILD WINGS
Little Caesars
MURPHY USA
verizon
Office DEPOT
OfficeMax
BASKIN ROBBINS
Starbucks
Popeye's
DOLLAR TREE
maurices
Great Clips
SALLY BEAUTY
CALIBER COLLISION
AFFORDABLE DENTURES & IMPLANTS
cricket
Aaron's
MATTRESSFIRM

BURGER KING
Do it Best
McDonald's
SONIC
Firestone
AutoZone
WHATABURGER
POPEYES
TACO BELL
SHERWIN-WILLIAMS
cricket
SHIPLEY DO-NUTS
R&B

FREEPORT | BRAZORIA COUNTY | TEXAS

Freeport is a city in Brazoria County, Texas, located on the Gulf of Mexico. Freeport is located in southern Brazoria County near the mouth of the Brazos River in the Gulf of Mexico. Texas State Highway 288, the Nolan Ryan Expressway, leads north from Freeport 17 miles to Angleton, the county seat, and 61 miles to downtown Houston. Texas State Highway 36 leads northwest 15 miles to Brazoria. Freeport is a part of the Texas Independence Trail. This city is in the Brazoria metropolitan area. Freeport is home to the phrase "Where Fun Happens". According to the United States Census Bureau, Freeport has a total area of 17.1 square miles. The City of Freeport had a population of 12,756 as of July 1, 2021.

Surrounded by major industry and the shipping lanes in the Gulf of Mexico the City of Freeport is a diamond in the rough located in an area. The city is surrounded by industry that pays a living wage. Freeport is home to the Shrimp Capital of the World. Freeport is among the world's largest chemical complex. Port Freeport is a growing port located in deep water to attract the super Panamex shipping bring commerce to the city. We have railroad access and are located within a few short miles to the Brazoria County Airport. Major employers in the city are Dow Chemical USA (TX Op), U. S. Contractors, TX Dept of Criminal Justice, Brazosport ISD and Phillips 66 Company. Proximity to Houston is beneficial for the economy of the city. Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Leading in healthcare sectors and building oilfield equipment, Houston has the second most Fortune 500 headquarters of any U.S. municipality within its city limits. Houston's economy diversified as it became home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, where the Mission Control Center is located.

As a coastal city, Freeport has some of the best fishing in Texas. A number of offshore charter boat services are available for large and small groups, taking both day and overnight trips. For those who prefer surf fishing, Freeport maintains Bryan Beach. The Brazos River is another option for fishing and great for kayaking. Freeport is the departure point for charters to the Flower Gardens National Marine Sanctuary. This premier diving destination is about 100 miles off the coast of Freeport. The Freeport Wetlands Trail & Bird Observatory is the perfect place for bird watching year-round. RiverPlace, a convention center on the banks of the Brazos River, is surrounded by floor-to-ceiling windows and offers an unparalleled view of the water. It is at the Freeport Municipal Park Complex which is home to many community events including the Fishin' Fiesta and RiverFest. The downtown area consists of blocks of early 1900 buildings surrounding Memorial Park and The Freeport Historical Museum.

FREEPORT, TX



PORT FREEPORT





	3 MILES	5 MILES	10 MILES
POPULATION	12,610	32,820	69,876
AVERAGE HH INCOME	\$59,485	\$73,246	\$92,325



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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