



SANDS INVESTMENT GROUP



Sonic

17518 State Highway 6
Manvel, TX 77578

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,879 SF Sonic Located at 17518 State Highway 6 in Manvel, 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	\$2,223,180
CAP	5.00%
NOI	\$111,159
PRICE PER SF	\$1,183.17
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	17518 State Highway 6 Manvel, TX 77578
COUNTY	Brazoria
BUILDING AREA	1,879 SF
LAND AREA	1.585 AC
BUILT	2005

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 Recession Resistant
- Texas is an Income Tax-Free State
- High Visibility Location at the Intersection of Highway 288 and Highway 6 with a Combined Traffic Count of 117,924 Vehicles Per Day
- Next to Manvel High and Junior High School With Over 3,000 Students Providing Ample Foot Traffic and a Consistent Consumer Base
- Strong Demographics With a Population of 35,996 Residents Making an Above Average Household Income of \$91,380 Within a 5-Mile Radius
- Manvel is Part of the Great Houston Metro Area That Has Over 7 Million Residents and is Only 25 Minutes Into Downtown; NRG Stadium is Just 20 Minutes North and is Home to the NFL Houston Texans
- Nearby Tenants Include: Jack in the Box, Simply Self Storage, Burger King, Exxon, Dairy Queen, Taco Bell, Unique Glassworks, Subway, Valero, U-Haul and Coastal Boat & RV Storage

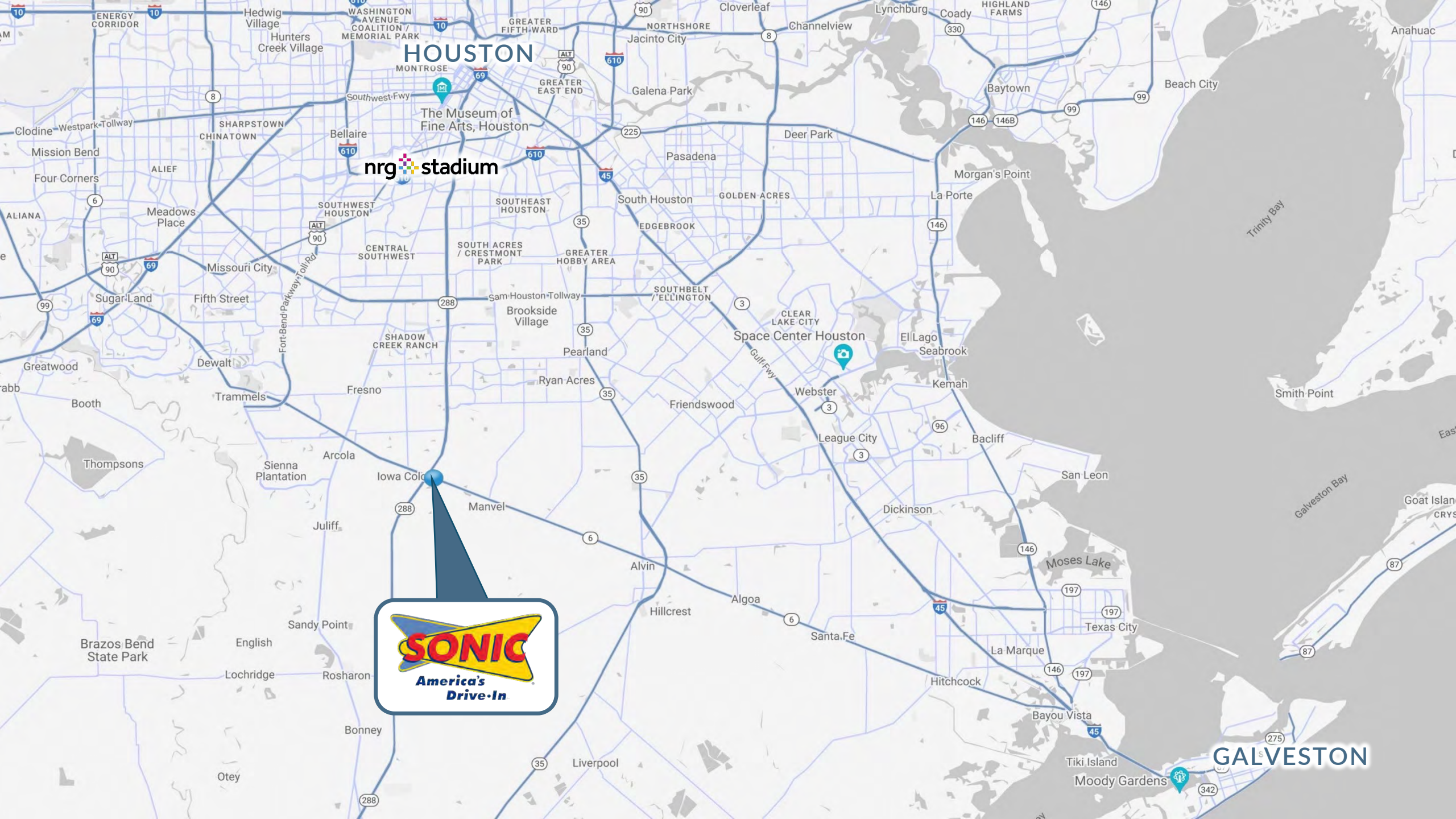


LEASE SUMMARY

TENANT	TaterToTexas Master, LLC
PREMISES	A Building of Approximately 1,879 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
1,879 SF	\$111,159	\$59.16





Heritage Rose
Elementary School

TOMAX

**TIDAL
POWER
SERVICES, LLC**

ALATAS

ALS Industrial
Services

Boat & RV
Storage

Sacred Heart of Jesus
Catholic Community

Tm
Tire

288
TEXAS



Unique
Glassworks, LLC



SUBWAY



Manvel Food
Court



Exxon

Handi-
Stop



Alvin Sugarland Rd

6
TEXAS



DOLLAR
GENERAL
O'Reilly
AUTO PARTS
Best Western.
BW

Manvel Junior
High School

Manvel High
School

The
Burger Barn

MANVEL
DENTAL & IMPLANT CENTER

M&M
Hardware

Redeemer
Church

Serenity at Meridiana
an Epcon Community

6
TEXAS

Alvin Sugarland Rd

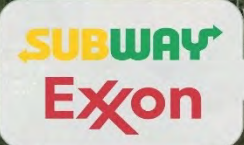
SONIC
America's
Drive-In

VALERO

Manvel Food
Court

SUBWAY

TACO
BELL



Alvin Sugarland Rd



Manvel is a city in Brazoria County, Texas, United States. Iowa Colony is to the west, Pearland is to the north, and Alvin is to the east. According to the United States Census Bureau, the city has a total area of 23.6 square miles. City of Manvel is located in northern Brazoria County at the intersections of State Highway 288 and State Highway 6, and State Highway 6 and Farm to Market Road 1128, just 18 miles south of downtown Houston. With the rapid pace of growth occurring in the Houston metropolitan region, Manvel is a desirable place to locate, given its convenient, easy access to the Medical Center, Hobby Airport, and downtown Houston. Manvel is a suburb of Houston. Like many of the other municipalities in Brazoria County, much of the City's development is linked to that of the region. The City of Manvel had a population of 11,796 as of July 1, 2021.

The largest industries in Manvel, TX are Health Care & Social Assistance, Other Services, Except Public Administration and Administrative & Support & Waste Management Services. Situated within minutes of downtown Houston in northern Brazoria County, Manvel is in a dynamic growth area. Manvel's proximity to Houston offers easy access to all parts of the Metroplex. 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. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the "Space City", Houston is a global city, with strengths in culture, medicine, and research. Houston's employment base has become increasingly diverse. Today nearly half of all jobs are in non-energy fields, such as business services, technology, aerospace, medicine and manufacturing.

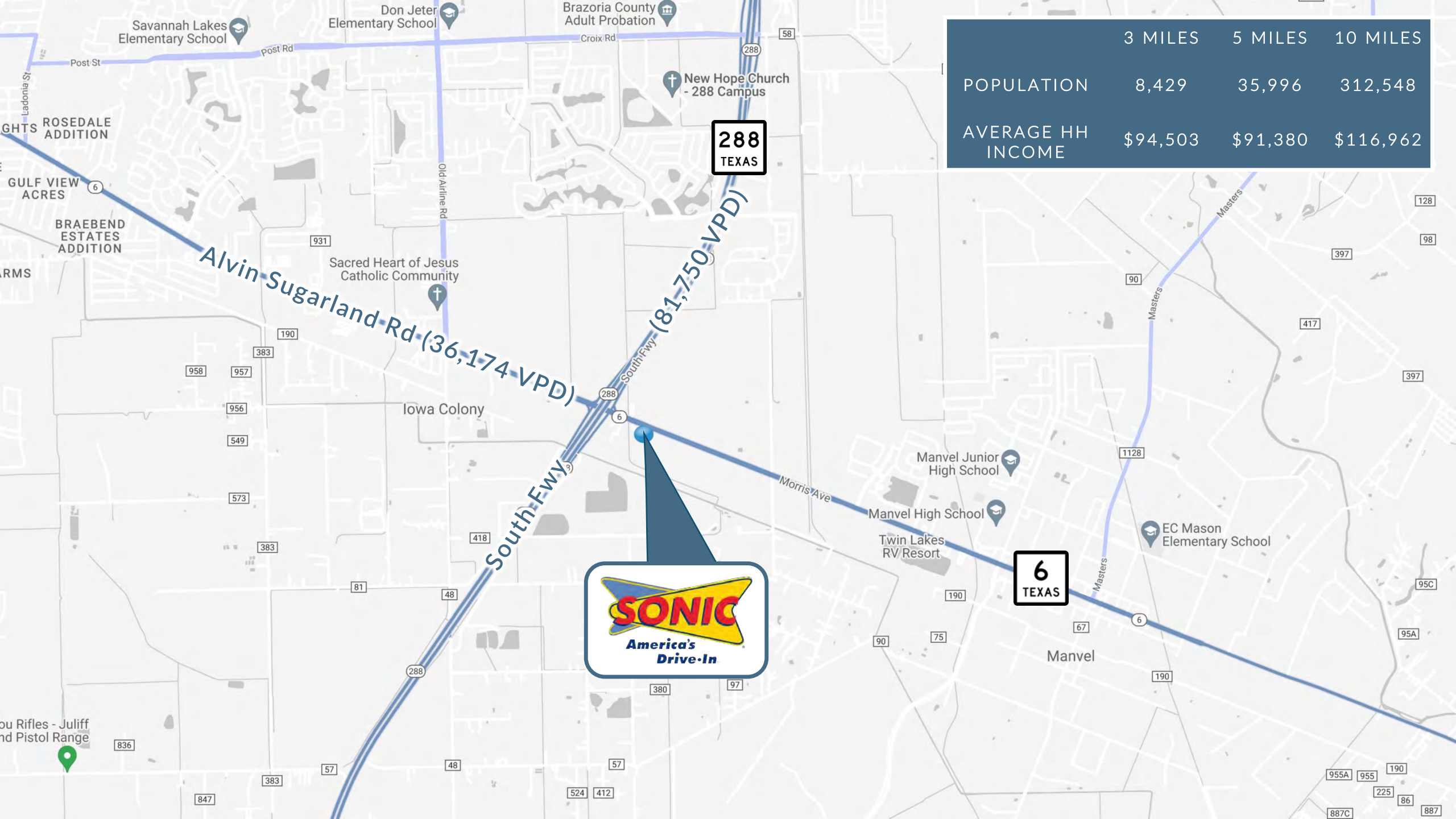
Galveston County Fair & Rodeo is not a bad drive and has been consistently enjoyed by the locals. While in Manvel visit Cajun Cowboys, Friendly Inn, or West 518 Entertainment Group I. Nearby Houston provides various attractions. Houston is home to the Theater District which is a 17-block area in Downtown Houston that is home to the Bayou Place entertainment complex, restaurants, movies and parks. The city has the Space Center which is the official visitors' center of NASA and has interactive exhibits including moon rocks and a shuttle simulator. Other tourist attractions include the Galleria, Old Market Square, the Downtown Aquarium, and Sam Houston Race Park. Houston is home to 337 parks, including Hermann Park, Terry Hershey Park, Lake Houston Park, Memorial Park, Tranquility Park, Sesquicentennial Park, Discovery Green, Buffalo Bayou Park and Sam Houston Park. Within Hermann Park are the Houston Zoo and the Houston Museum of Natural Science.

TEXAS MEDICAL CENTER



HOUSTON ZOO





	3 MILES	5 MILES	10 MILES
POPULATION	8,429	35,996	312,548
AVERAGE HH INCOME	\$94,503	\$91,380	\$116,962



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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