



# CHURCH'S CHICKEN ABSOLUTE NNN LEASED OFFERING

915 US HWY 90 E, CASTROVILLE, TX 78009

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 **The Kase Group**

# TABLE OF CONTENTS



## TABLE OF CONTENTS

<b>PROPERTY INFORMATION</b>	<b>3</b>
Property Summary	
Property Description	
Neighboring Retailers	
<b>LOCATION INFORMATION</b>	<b>7</b>
Regional Map	
Location Map	
<b>FINANCIAL ANALYSIS</b>	<b>10</b>
Financial Summary	
<b>DEMOGRAPHICS</b>	<b>12</b>
Demographics Map & Report	
Back Page	





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MEAL



# PROPERTY INFORMATION

## SECTION 1

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- NEW 20 YEAR ABSOLUTE NNN LEASE
- ZERO LANDLORD OBLIGATIONS
- LOCATED IN A MAJOR RETAIL TRADE AREA
- SCHEDULED INCREASES IN RENT
- INCOME TAX FREE STATE
- STRONG OPERATOR

## OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	2,400 SF
NOI:	\$80,000
Cap Rate:	5.0%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	247	1,591	3,689
Total Population	636	4,412	10,648
Average HH Income	\$67,284	\$71,891	\$76,613



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

The Kase Group is pleased to present the rare opportunity to acquire an absolute NNN Church's Chicken in Castroville, Texas. The long-term lease features 7.5% increases every 5 years in the initial term and during the option terms and is absolute NNN with zero landlord responsibilities. This is a brand new location subject to a 20 year lease.

The site benefits from a strategically located near several retailers including McDonald's, Dairy Queens, Dollar Tree, True Value, and more.

## LOCATION DESCRIPTION

Castroville is a city in Medina County, Texas, United States. The population was 2,680 at the 2010 census. Prior to 1893, Castroville was the first county seat of Medina County. Castroville is known for its influential Alsatian-Texan architecture, people, and culture. Most Alsatians that came to Castroville spoke Alsatian (a dialect of German origin integrating Celtic, Yiddish, and French words). To say Castroville's ancestral influences are broadly French would not be true, as they are more strictly Alsatian, a culture and language still kept alive by its residents.



## NEIGHBORING RETAILERS







# LOCATION INFORMATION

## SECTION 2

# REGIONAL MAP





# LOCATION MAP



Google

Map data ©2022



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# FINANCIAL ANALYSIS

## SECTION 3



# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

PRICE	\$1,600,000
CAP Rate	5%
Net Operating Income	\$80,000
Lease Start	2/16/2022
Lease End	2/15/2042
Options	Four, 5 Year
Increases	7.5% Increases Every 5 Years

## RENT SCHEDULE

Years 1-5	\$80,000
Years 6-10	\$86,000
Years 11-15	\$92,450
Years 16-20	\$99,384
Option 1	\$106,838
Option 2	\$114,850
Option 3	\$123,464
Option 4	





# DEMOGRAPHICS

## SECTION 4

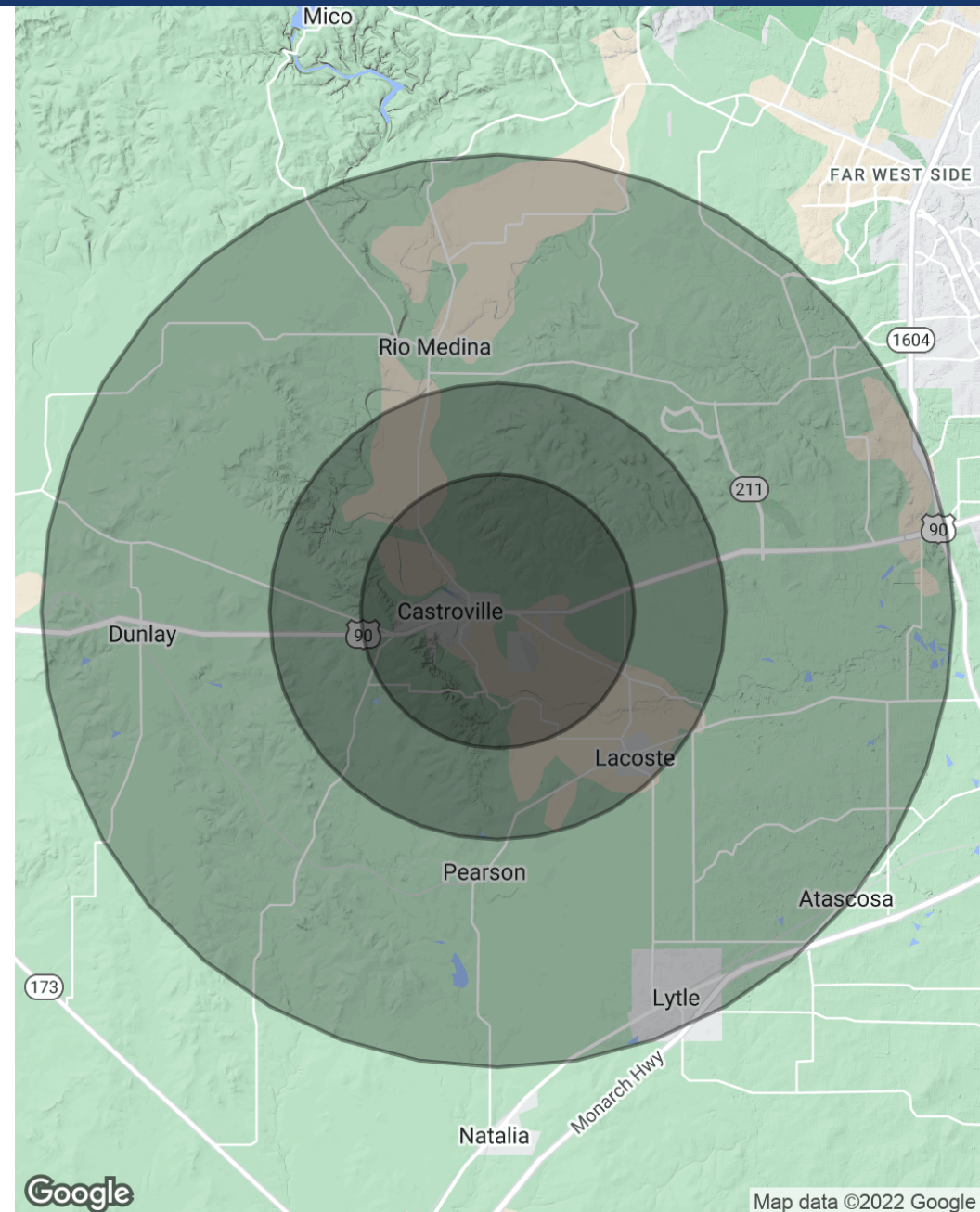


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	636	4,412	10,648
Average Age	46.4	42.7	40.3
Average Age (Male)	35.5	37.5	35.0
Average Age (Female)	48.4	44.0	41.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	247	1,591	3,689
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$67,284	\$71,891	\$76,613
Average House Value	\$197,318	\$201,292	\$186,230

\* Demographic data derived from 2020 ACS - US Census







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