

For Sale



SWC of Clay Road and Grand Parkway West
3815 W Grand Parkway
Katy, TX 77449



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
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SINGLE TENANT NNN INVESTMENT OPPORTUNITY

THE OFFERING

Hunington Properties presents an exceptional investment opportunity in Katy, Texas - a double tenant Dunkin Donuts and Baskin Robbins with a 40,075 SF space available for purchase. This property boasts a 10-year triple net lease.

Dunkin Donuts and Baskin Robbins will operate a triple net lease structure that features ten years of primary lease term, ten percent (10%) rental increases every five years, minimal landlord responsibilities, and four 5-year renewal options.

Property is adjacent to the Amazon Hub location at 22525 Clay Rd, Katy, TX 77449, making it an ideal location for investment. The strong economic growth make it an attractive option for investors seeking a lucrative and secure investment opportunity.

INVESTMENT HIGHLIGHTS

- 10 Year NNN Lease
- Frontage along Grand Parkway and access from Clay rd
- Ability to travel north/south on Grand Parkway with perfect on/off access to site
- Access on Clay Rd and Grand Parkway feeder
- Surrounded by explosive residential growth, less than a mile to 2 new Katy ISD schools.
- Property located in the heart of Katy, Texas, offering easy access to major highways, retail centers, and residential neighborhoods. It is situated on the west side of Grand Parkway, which is one of the busiest highways in the area.



3815 W Grand Pkwy W, Katy, TX 77449



Executive Summary

Sale Price	\$1,600,000.00
Annual Rent:	Yr 1- 5 \$80,000.00 Yr 6-10 \$88,000.00
Lease Term:	10 Yrs
Options:	Four (5) Yr Options 10% Increase
Lease Type:	NNN
Rent Commencement:	10/01/2022 - 9/30/2032
Land Size:	1.3 Acre
Ownership:	Fee Simple
Tenant:	Dunkin Donuts

Demographics



Population (2023)	3 mi. - 92,953 5 mi. - 273,109
Average HHI (2023)	3 mi. - \$106,790 5 mi. - \$106,712
Traffic Counts	Clay Rd: 20,576 vpd Grand Pkwy southbound feeder: 57,874 vpd



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Tenant Overview



Dunkin', also known as Dunkin' Donuts, is a chain of coffee shops and fast-food restaurants. It is primarily known for its coffee, donuts, and breakfast sandwiches, but also offers a range of other items such as bagels, muffins, and baked goods. The company operates as a franchise, with more than 11,300 locations in 42 countries worldwide. Dunkin' Brands Group, Inc., the parent company of Dunkin', is a publicly-traded company headquartered in Canton, Massachusetts, USA. In 2020, Dunkin' was acquired by Inspire Brands, a multi-brand restaurant company.

Company Type: Public (Nasdaq: DNKN)

2022 Employees 270,000

2022 Revenue: \$1.4 Billion USD

2022 Net Income: \$103.4 Million

2022 Assets: \$29.38 Billion

Credit Rating: BBB+

2022 Stores Globally: 11,300

dunkindonuts.com



Baskin-Robbins is the world's largest chain of ice cream stores. The company is known for having 31 flavors of ice cream at all of its locations, and has introduced over 1,300 flavors in its history. Baskin-Robbins also serves ice cream cakes and packaged ice cream in supermarkets. There are thousands of Baskin-Robbins locations in nearly 50 countries, including Australia, Japan and Egypt. Many Baskin-Robbins locations are co-branded with the coffee and donut franchise Dunkin'. In 2020, Inspire Brands acquired Baskin-Robbins and its parent company, Dunkin' Brands.

Company Type: Public (Nasdaq: DNKN)

2022 Employees 77,000

2022 Revenue: \$2.4 Billion USD

2022 Stores Globally: 7,700

baskinrobbins.com



For Sale

Site Plan



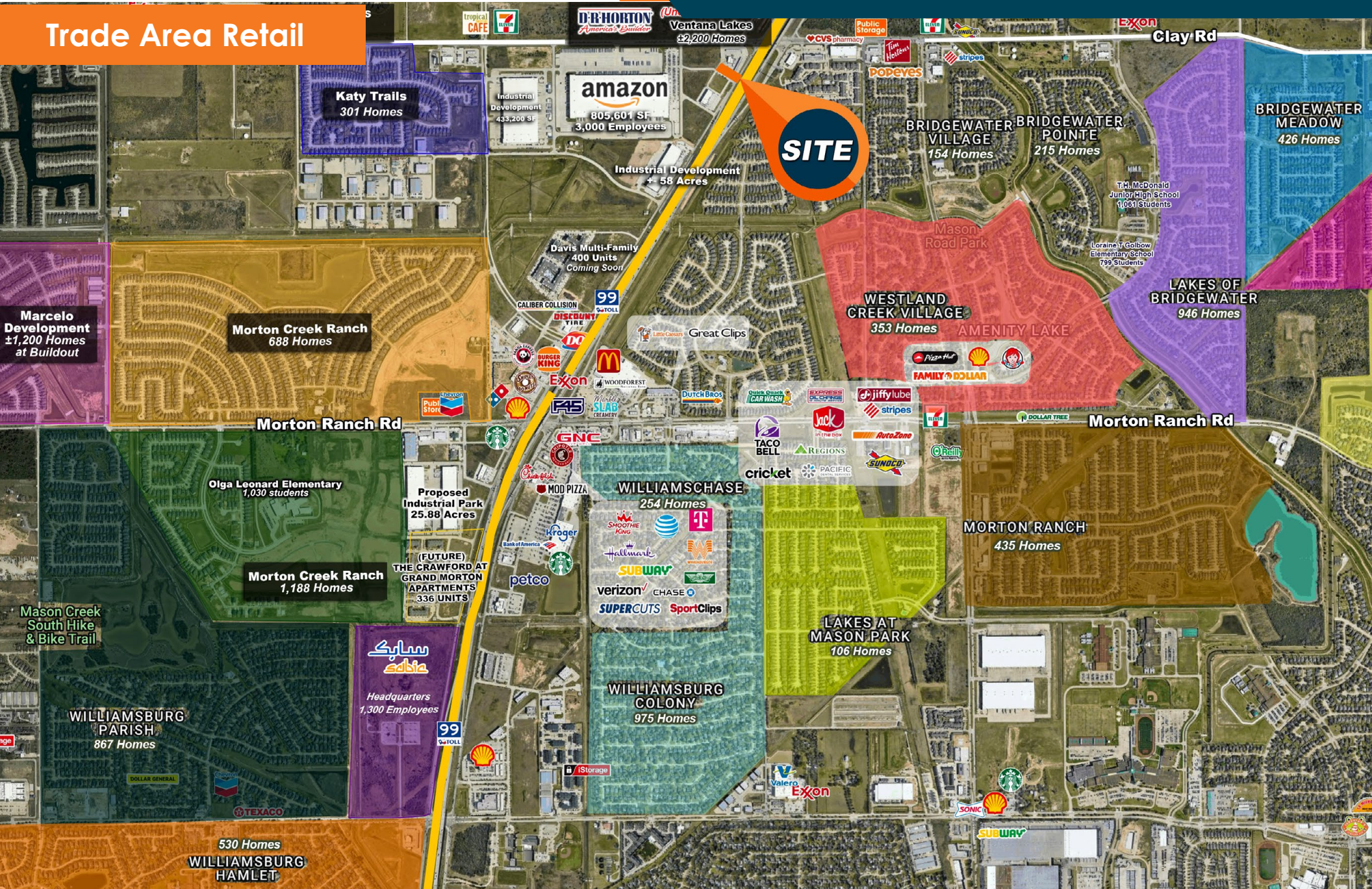
Site Aerial





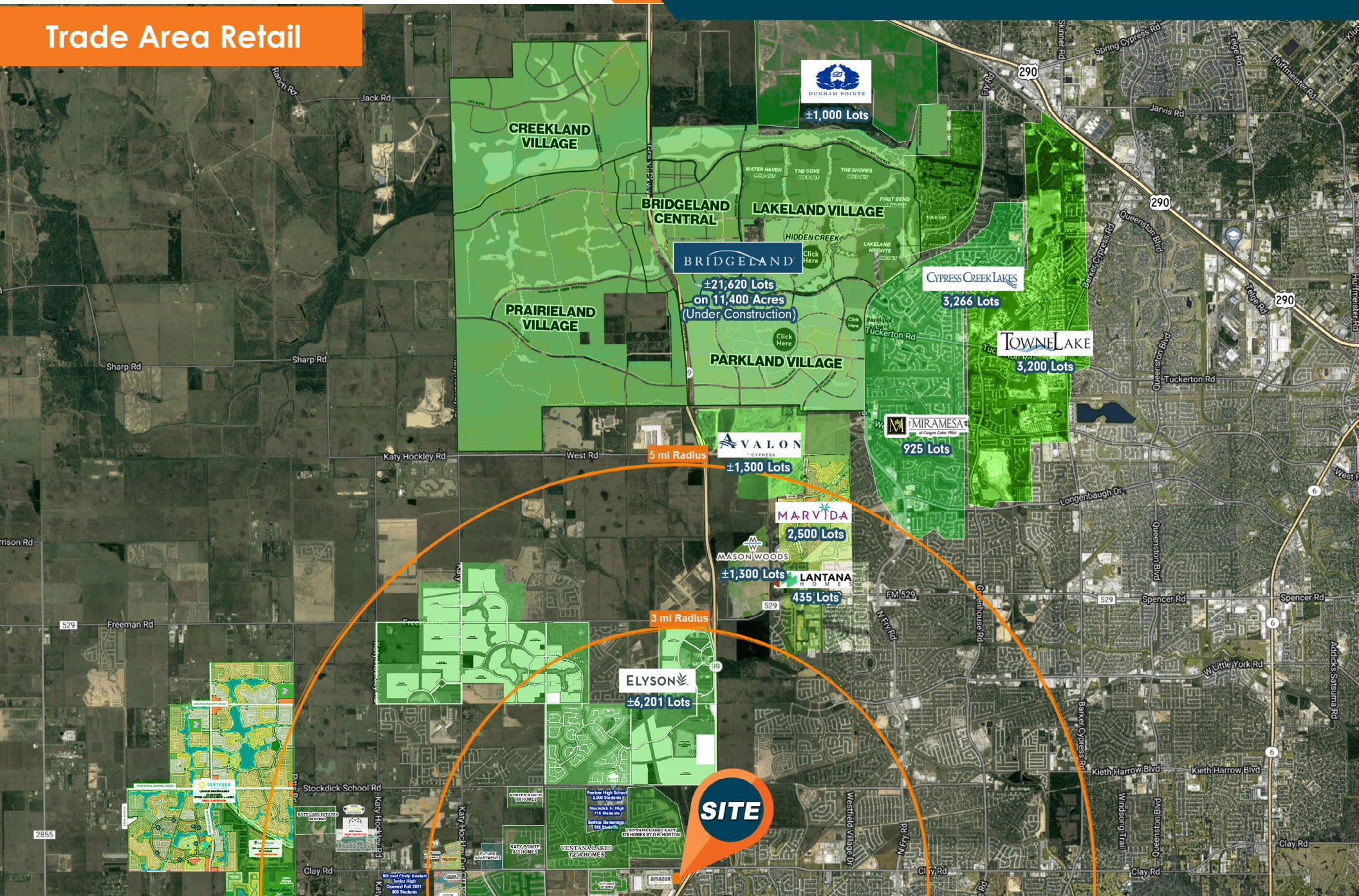


Trade Area Retail



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Trade Area Retail



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date