



Offering Memorandum



Stacy Green | Allen, Texas

OFFERED EXCLUSIVELY BY

LINDSAY SCHLUETER

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Dallas, Texas 75205
214.617.4000



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STACY GREEN



1995 N CENTRAL EXPRESSWAY
ALLEN, TEXAS 75013

PREPARED BY

Lindsay Schlueter

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Confidentiality and Restricted Use Agreement

This Confidential Offering Memorandum ("MEMORANDUM") is provided by Glaser Retail Partners, solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This Memorandum may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Glaser Retail Partners.

This Memorandum does not constitute or pertain to an offer of a security or an offer of any investment contract. This Memorandum contains descriptive materials, financial information and other data compiled by Glaser Retail Partners for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Glaser Retail Partners has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Glaser Retail Partners.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS MEMORANDUM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Glaser Retail Partners relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Glaser Retail Partners, all or any part of this Memorandum or the Information; (3) upon request by Glaser Retail Partners at any time, you will return and/or certify your complete destruction of all copies of this Memorandum and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Glaser Retail Partners all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this Memorandum and/or any other Information concerning the Property; (5) you will not provide this Memorandum or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Glaser Retail Partners shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

FOR INFORMATION CONTACT

GLASER RETAIL PARTNERS

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Dallas, Texas 75205

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Demographics

Stacy Green | Allen, Texas



Population	1mile	3 miles	5 miles
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2022 Population	10,335	111,640	264,547
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2027 Population	11,322	121,725	289,515
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2010-2022 Annual Growth Rate	9.1%	4.1%	3.2%
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2022-2027 Annual Growth Rate	1.9%	1.8%	1.9%
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Households

2022 Total Households	3,595	40,362	95,729
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2027 Total Households	4,188	46,682	111,050
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2010-2021 Annual Growth Rate	9.7%	4.9%	3.6%
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2022-2027 Annual Growth Rate	3.3%	3.1%	3.2%
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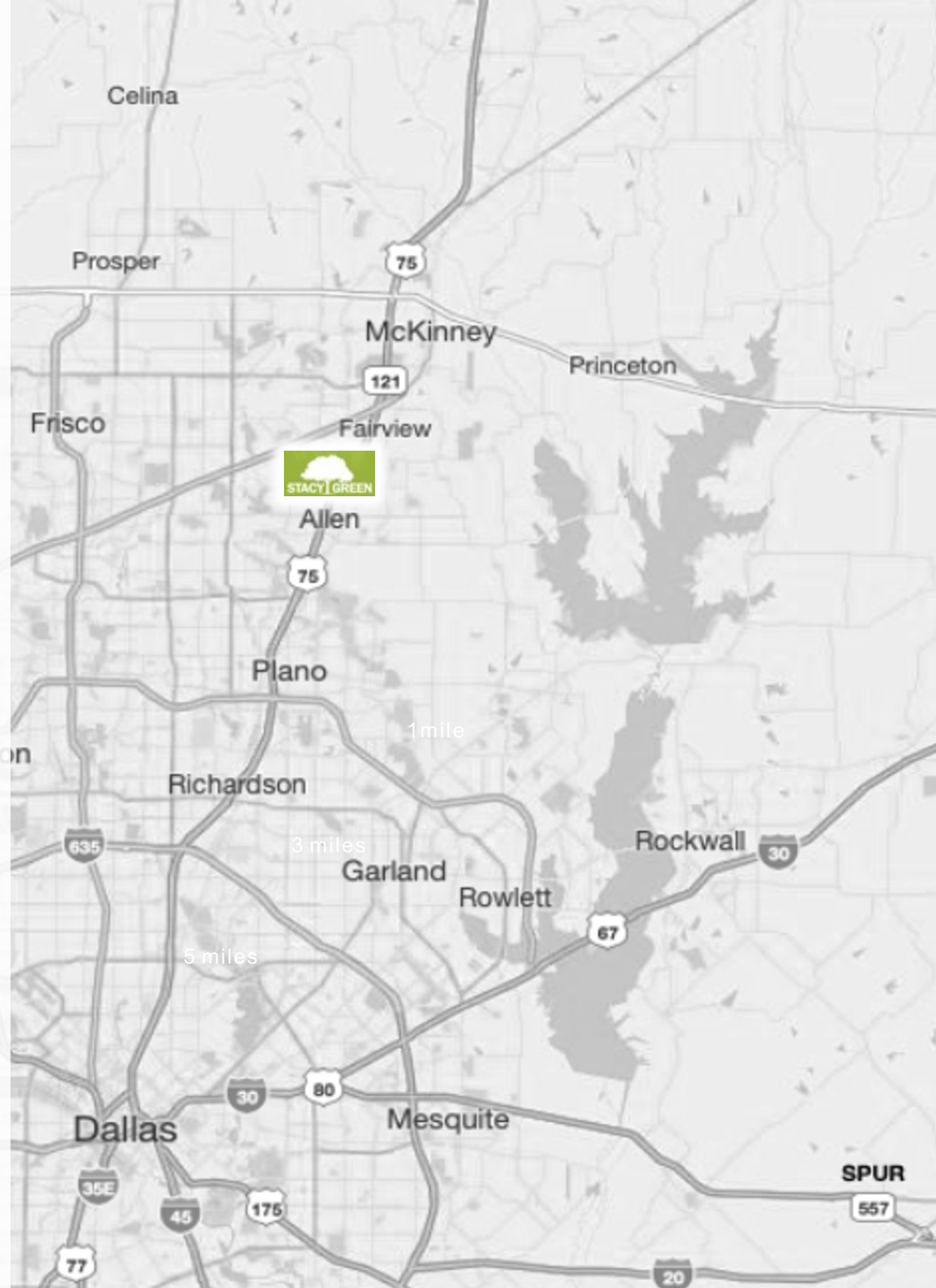


Household Income

2022 Average Household Income	\$128,410	\$117,087	\$124,144
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264K
population
(5 miles)


\$128K
avg. HH income
(1 miles)



Location Overview

Known for being one of America's fastest growing cities, Allen, Texas is situated northeast of the Dallas/Fort Worth metroplex. The Stacy Green development is located on US Hwy 75 North at Stacy Road.

Stacy Green is a mixed-use, master-planned community under construction. Once complete this project will include a 150,000 square foot office building, multi- and single-tenant retail and restaurant sites, 625-unit Class-A multi-family development, 88 townhomes and a full-service hotel.

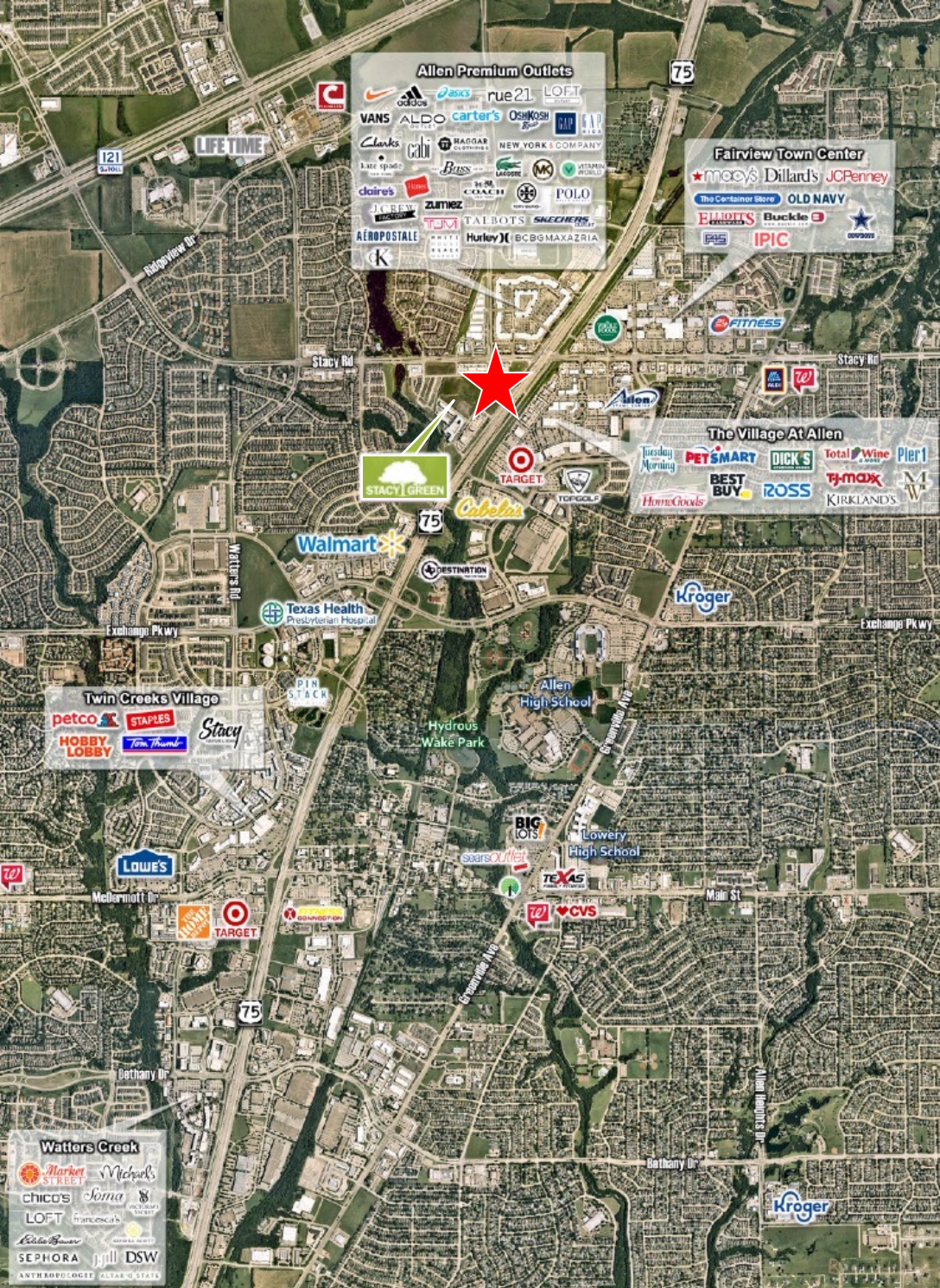
Stacy Road & US 75 represents a critical mass of more than 2,800,000 square feet within Simon's Allen Premium Outlets, The Village at Allen and the Village at Fairview. At completion, Stacy Green will add 1,000,000 square feet of Class A mixed-use product. North of Stacy Green, Allen Premium Outlets draws consistent traffic to the corridor from across North Dallas and currently constructing additional space for 30 more stores, additional parking, and pads for restaurants and a hotel.

TENANTS IN STACY GREEN

Lazy Dog	Portillo's (under construction)	Spec's
Starbucks	Rosa's Café	Wendy's
Lupe Tortilla	LoveSac	PNC Bank
Original Chop Shop	Total Men's	Jamba Juice
Flirty Girl Lash Studio	Chipotle	Crumbl
Navy Federal Credit Union	MOD Pizza	Restore
7-Eleven		

TENANTS IN THE IMMEDIATE AREA

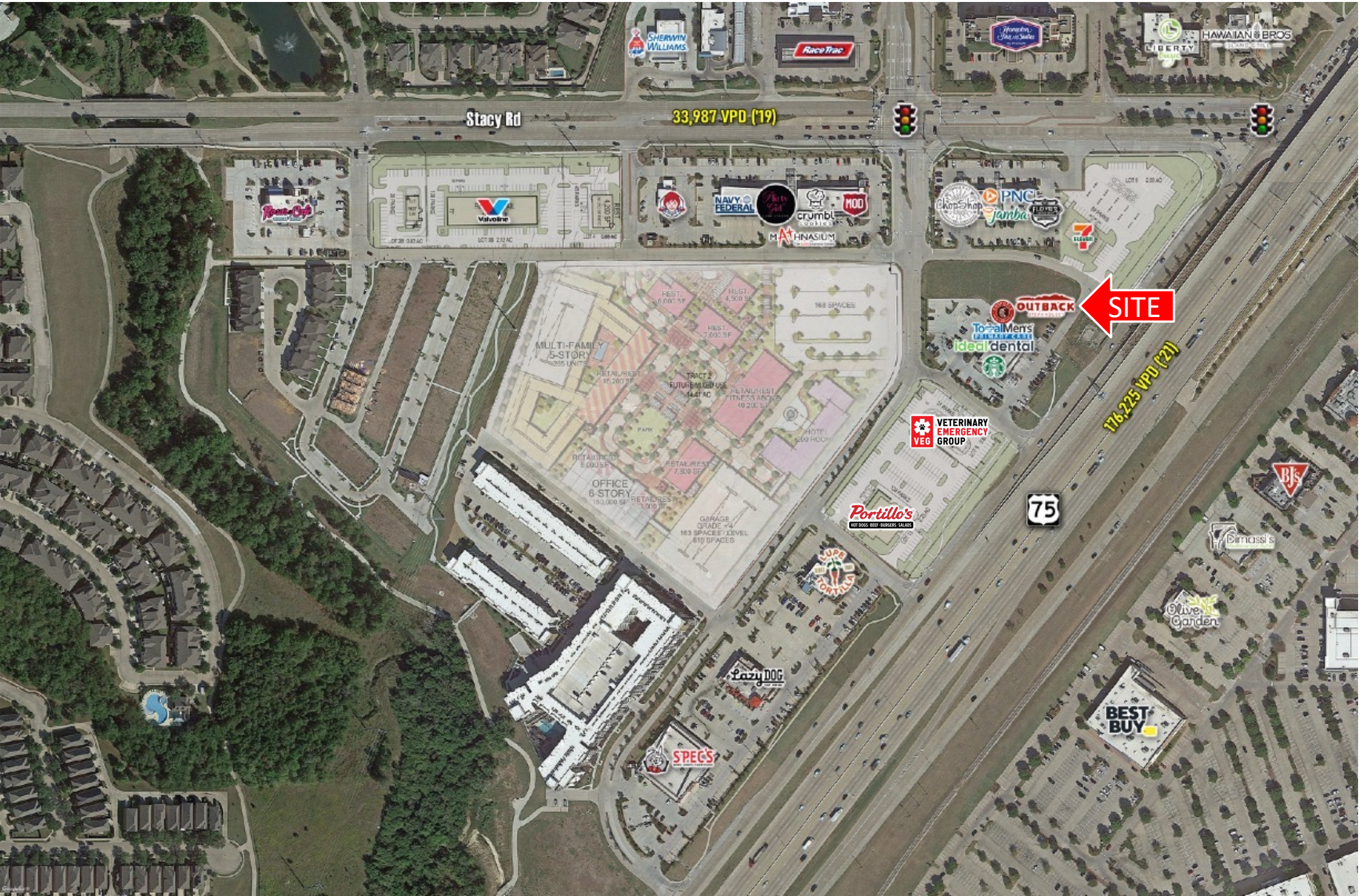
Top Golf	Super Target	Dillard's
Macy's	Whole Foods	Old Navy
Lupe Tortilla	IPIC	Bowlero
24-Hour Fitness	JCPenney	BoomerJack's Grill & Bar
The Container Store	Cabela's	BJ's Brewhouse
HomeGoods	Courtyard by Marriott	In-N-Out Burger
Residence Inn by Marriott	Dick's Sporting Goods	Best Buy
Bonefish Grill	Uncle Julio's	Pet Smart
Haverty's	Cheddar's	Bar Louie
Home-2-Suites by Hilton		



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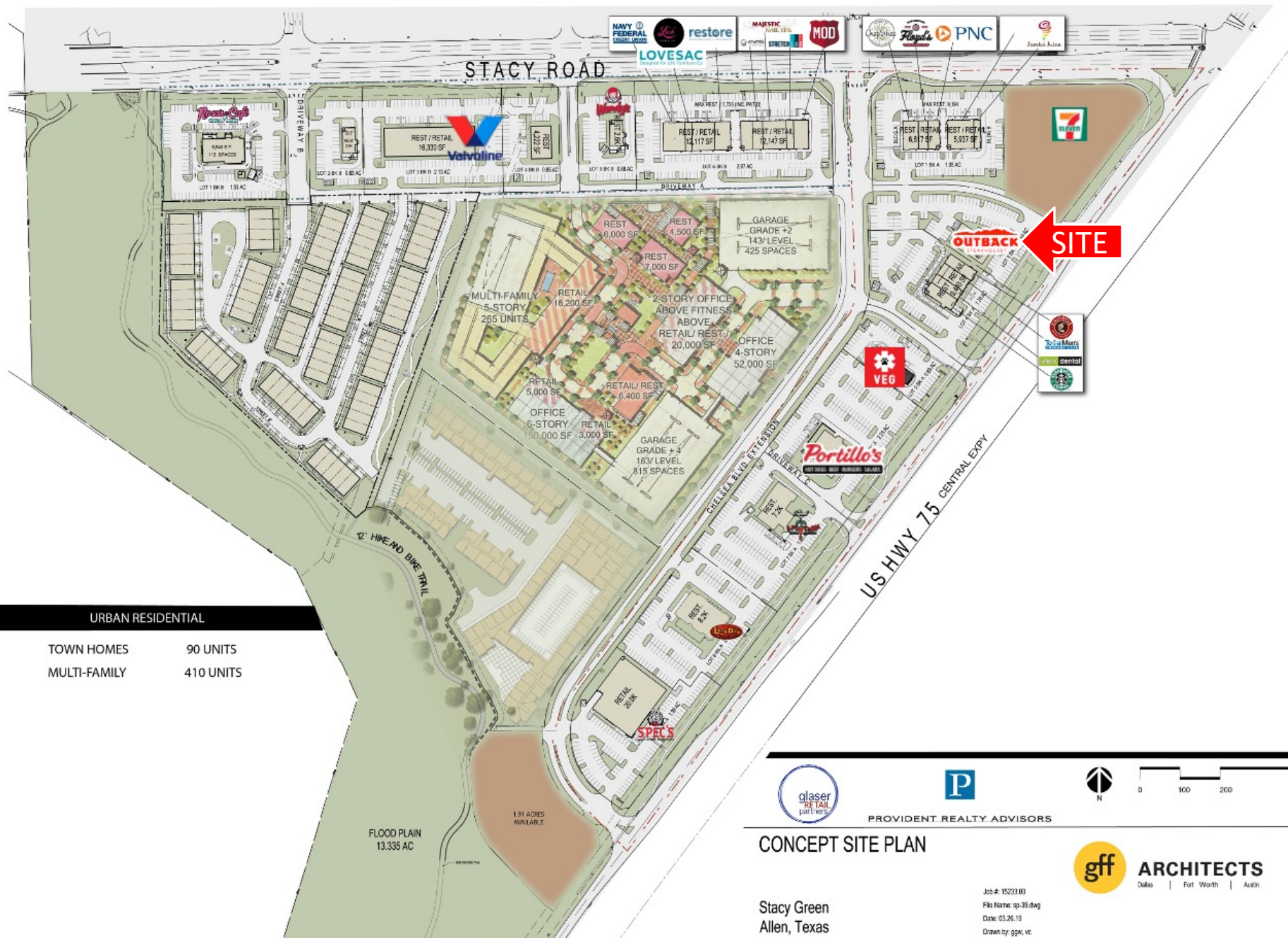


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glaser RETAIL partners

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PROVIDENT REALTY ADVISORS

0 100 200 400 Feet

CONCEPT SITE PLAN

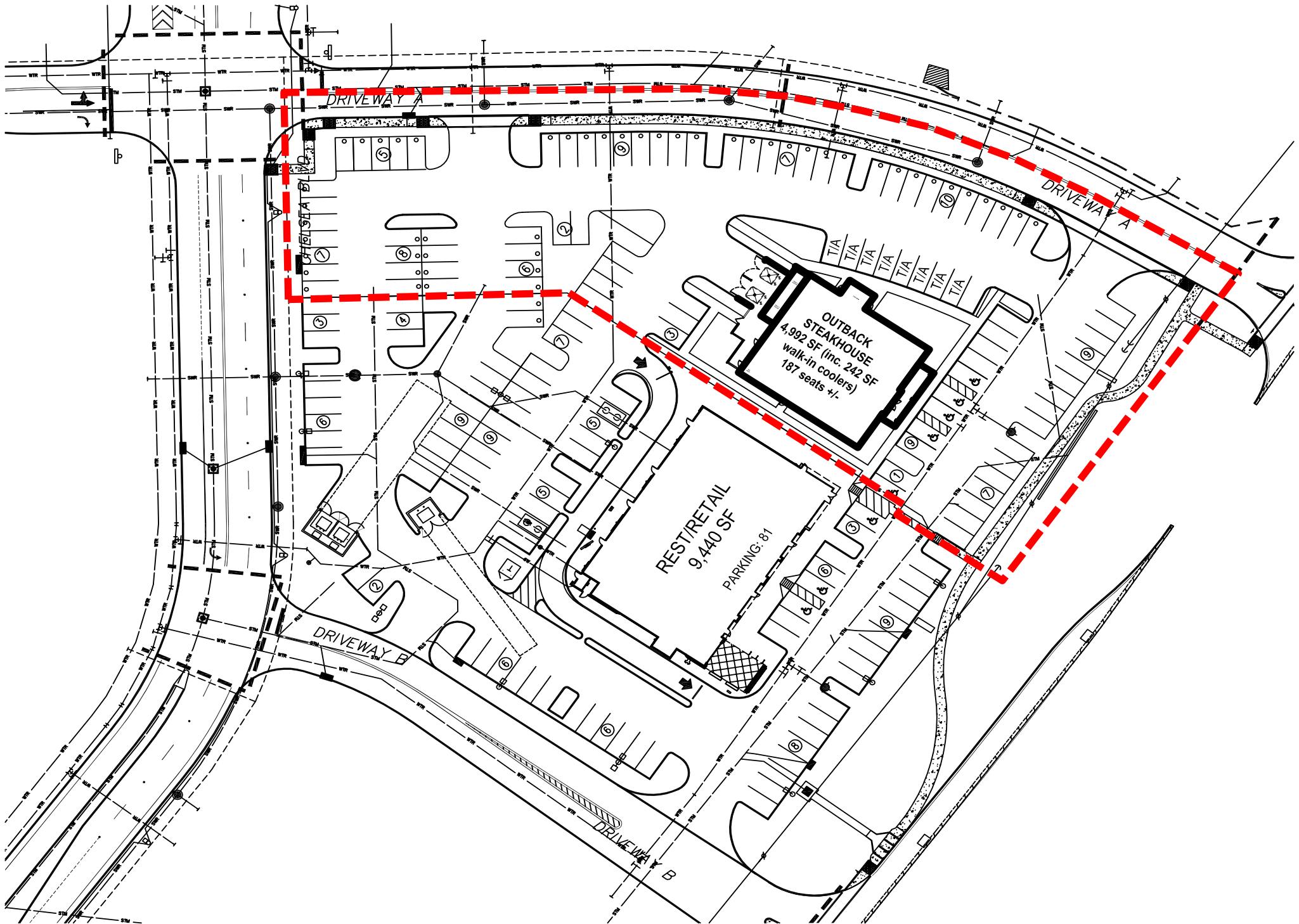
Stacy Green
Allen, Texas

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Date: 03.26.19
Drawn by: gga, vc

gff ARCHITECTS
Dallas | Fort Worth | Austin



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The Offering

Glaser Retail Partners is pleased to present to qualified investors the opportunity to acquire a NNN Ground Lease in Outback Steakhouse (the "Property") located in Allen, Texas

Famous for their Bloomin' Onion, Outback Steakhouse, Inc. is one of the largest casual steakhouse chains in the United States. It is a subsidiary of Bloomin' Brands (BLMN) and consists of 697+ restaurants that span across 47 states. Bloomin' Brands is based in Tampa, Florida and owns and operates Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill and Fleming's Prime Steakhouse & Wine Bar. The very first Outback Steakhouse opened in March 1988 in Tampa. They've stood by their "No Rules, Just Right" mentality: Outback Steakhouse's team takes food seriously, without forgetting any of the fun, knowing that nothing stands in the way of making you happy.

Purchase Price: \$4,125,000
Avg Cap Rate Years 1-5: 5.0%

Investment Highlights

Lease Term

The Property has a Lease Term of 15 years, with an approximate rent commencement date of September 25th, 2023.

Ideal Interstate Exit Location

The Property is visible from Hwy 75 (>175,000 VPD) and is accessible from Stacy Road, which receives 51,260 VPD. Highway 75 is the primary north-south commercial and logistic corridor in the region.

Significant Demographics

The Property benefits from an average household income in excess of \$124K and a population of over 264K within a five-mile radius.

Strong Retail Trade Area

The site is directly across from The Village at Allen and Allen Premium Outlet Center, as well as the Allen Event Center, Cabela's, Whole Foods, Top Golf, Super Target and many additional well-know national tenants.



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Lease Abstract

Tenant: Outback Steakhouse of Florida, LLC

Address: 1995 N Central Expressway, Allen, Texas 75013

Building Size (SF): 7,500

Land Area (Acres): 1.57

Building Use: Retail: Restaurant

Term: 15 Years

Lease Term Remaining: 15 Years

Rent Commencement: September 25th, 2023

NOI: \$198,000

Rent Increases: 2.00% increases annually in lease term
2.00% increases annually in option period(s)

Renewal Option(s): Four (4), Five (5) year options

Expenses: Absolute NNN

Taxes: Tenant

CAM: Tenant

HVAC: Tenant

Insurance: Tenant

Utilities: Tenant

Roof: Tenant

Structure: Tenant

Rent Schedule

	Monthly Base Rent	Base Annual Rent
Lease Year 1	\$16,500.00	\$198,000.00
Lease Year 2	\$16,830.00	\$201,960.00
Lease Year 3	\$17,166.60	\$205,999.20
Lease Year 4	\$17,509.93	\$210,119.18
Lease Year 5	\$17,860.13	\$214,321.57
Lease Year 6	\$18,217.33	\$218,608.00
Lease Year 7	\$18,581.68	\$222,980.16
Lease Year 8	\$18,953.31	\$227,439.76
Lease Year 9	\$19,332.38	\$231,988.56
Lease Year 10	\$19,719.03	\$236,628.33
Lease Year 11	\$20,113.41	\$241,360.90
Lease Year 12	\$20,515.68	\$246,188.12
Lease Year 13	\$20,925.99	\$251,111.88
Lease Year 14	\$21,344.51	\$256,134.12
Lease Year 15	\$21,771.40	\$261,256.80
Renewal Term Base Rent		
Lease Year 16	\$22,206.83	\$266,481.93
Lease Year 17	\$22,650.96	\$271,811.57
Lease Year 18	\$23,103.98	\$277,247.80
Lease Year 19	\$23,566.06	\$282,792.76
Lease Year 20	\$24,037.38	\$288,448.62
Lease Year 21	\$24,518.13	\$294,217.59
Lease Year 22	\$25,008.49	\$300,101.94
Lease Year 23	\$25,508.66	\$306,103.98
Lease Year 24	\$26,018.84	\$312,226.06
Lease Year 25	\$26,539.21	\$318,470.58
Lease Year 26	\$27,070.00	\$324,839.99
Lease Year 27	\$27,611.40	\$331,336.79
Lease Year 28	\$28,163.63	\$337,963.53
Lease Year 29	\$28,726.90	\$344,722.80
Lease Year 30	\$29,301.44	\$351,617.25
Lease Year 31	\$29,887.47	\$358,649.60
Lease Year 32	\$30,485.22	\$365,822.59
Lease Year 33	\$31,094.92	\$373,139.04
Lease Year 34	\$31,716.82	\$380,601.82
Lease Year 35	\$32,351.15	\$388,213.86

