



Actual Site

**LONG-TERM ABSOLUTE NNN
CORPORATE GUARANTEE**

HOOTERS

3902 TOWNE CROSSING BLVD | MESQUITE, TX
DALLAS MSA

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

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BROKER OF RECORD

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INTRODUCTION

Retail Investment Group is pleased to be the exclusive listing brokerage for this **Hooters** in **Mesquite, Texas**. Located within the **Dallas-Fort Worth-Arlington MSA** with over **7.6M** residents.

This opportunity features a **long-term absolute NNN** lease with approximately **14 years remaining** and a **corporate guarantee (52 Texas locations)**.

This **±4,250 square foot** building sits on a **±0.92 acre** lot. The building was **built in 1987**.

HOOTERS

\$4,498,000

PRICE

6.50%

CAP

\$292,408

NOI

±4,250 SF

BUILDING SIZE

±0.92 AC

LAND SIZE

1987

YEAR BUILT

HOOTERS

MESQUITE, TX

EXECUTIVE SUMMARY

ADDRESS	3902 Towne Crossing Blvd Mesquite, TX 75150
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	August 31, 2037
LESSEE	TW Restaurant Holder
GUARANTOR	Corporate Guarantee (52 Texas Locations)
OPTIONS	(3) 5-Year Options
INCREASES	10% Every 5 Years
ROFR	No

PROPERTY HIGHLIGHTS

- Located right off of the I-30 & I-635 interchange with approximately 200,000 vehicles per day
- Outparcel to Kroger Shopping Center
- Texas is an income tax-free state
- Corporate guarantee (52 Texas locations)
- Approximately a 15 minute drive from Dallas with over 1.2 million residents
- Nearby retailers include Office Depot, Petco, Burlington, Lowe's, Fitness Connection, Guitar Center, Olive Garden, Black Bear, TGIF, Urban Air and more

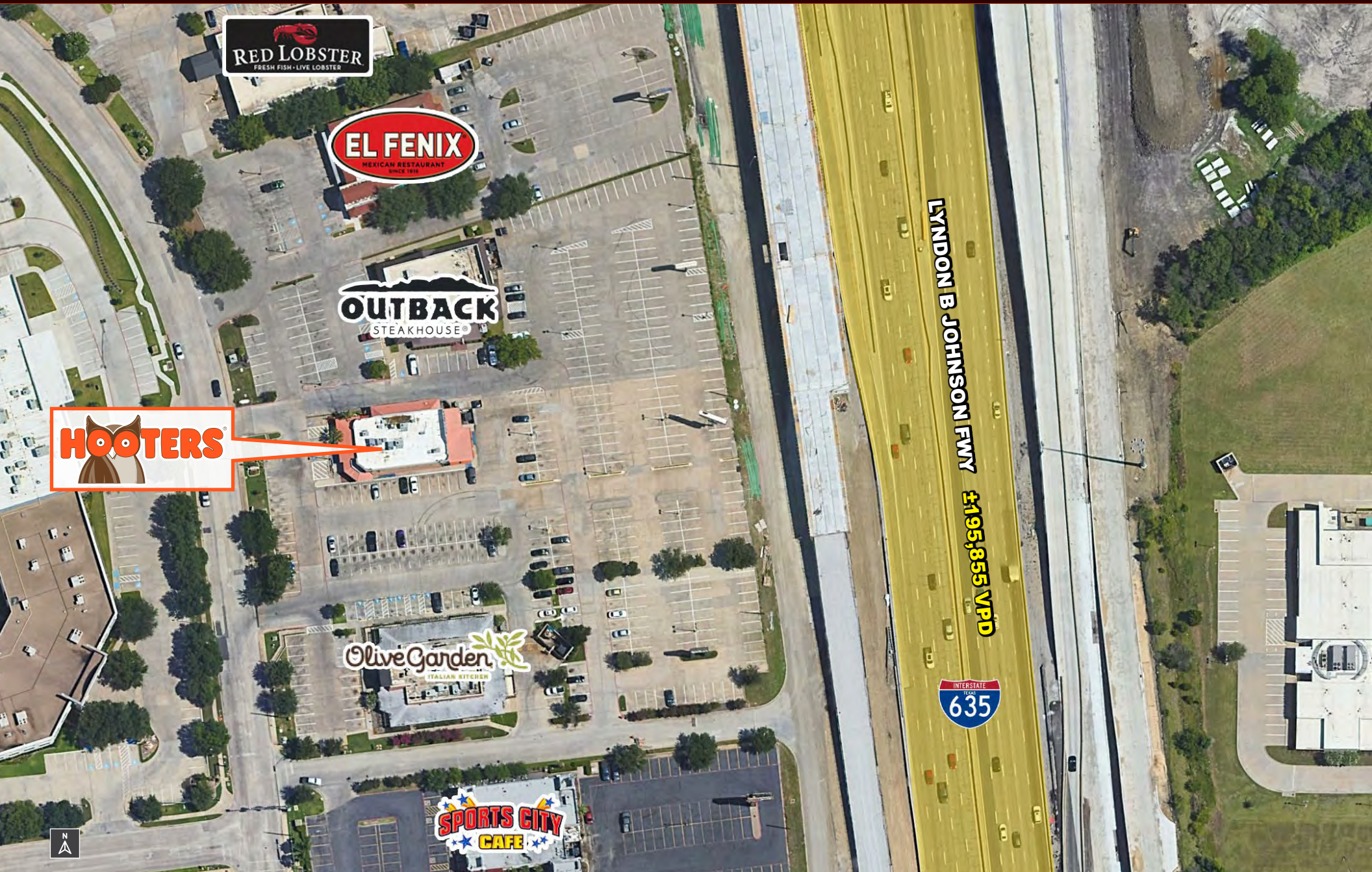


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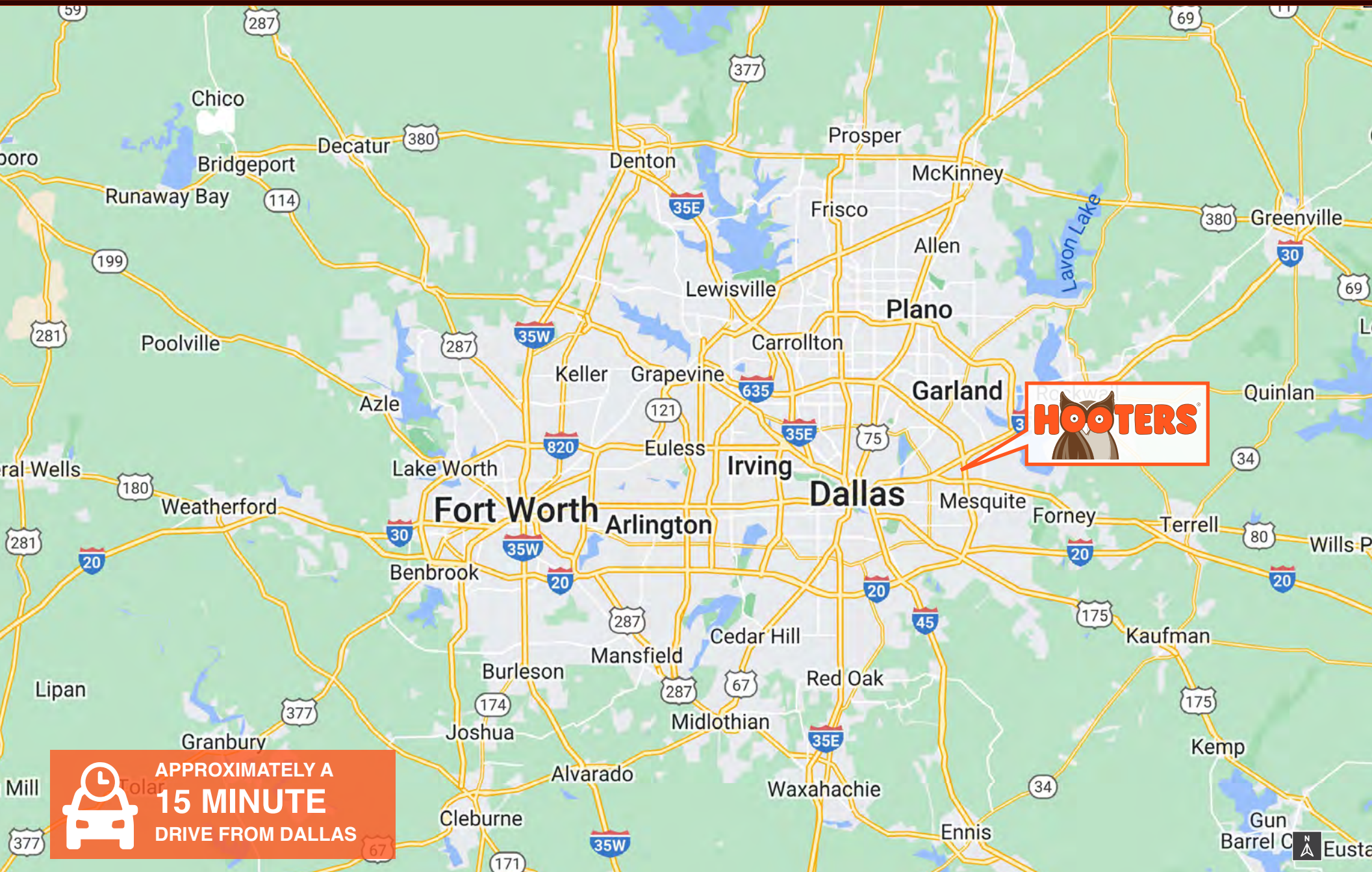
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Actual Site







HOOTERS

HOOTERS.COM
WEBSITE

1983
FOUNDED

±40 YEARS
IN BUSINESS

ATLANTA, GA
HEADQUARTERS

HOOTERS

MESQUITE, TX

TENANT PROFILE

Back in 1983 in Clearwater, Florida, six businessmen with no restaurant experience whatsoever got together to open a place they couldn't get kicked out of. True story.

More than three decades later, the Hooters brand has grown into an international sensation. Hooters of America, LLC, is the proud franchisor and operator of more than 420 Hooters restaurants in 42 states and 29 countries. Throughout the years, Hooters has been delighted to rescue millions from the ordinary with one-of-a-kind hospitality and consistently good food.

Hooters offers craveable food, cold beer, and all the sports you could possibly watch on wall-to-wall big screen TVs.



±420
Locations



±42 STATES
in the U.S.



±29 COUNTRIES
Worldwide



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QUICK FACTS

2020 POPULATION
±150,108

COUNTIES
**DALLAS,
KAUFMAN**

TOTAL AREA
±47.22 SQ MI

ABOUT MESQUITE, TX

Mesquite is a suburban city located east of the city of Dallas, Texas. Most of the city is located in Dallas County, though a small portion extends into Kaufman County. As of 2019 census estimates, the population was 140,937, making it the 22nd-most populous city in the U.S. state of Texas; in 2020, its population grew to 150,108. Mesquite is positioned at the crossroads of four major highways (Interstates 30, 635, 20, and U.S. Route 80), making locations such as downtown Dallas, Lake Ray Hubbard, Dallas Love Field, and DFW International Airport accessible.

Mesquite is located within the Dallas–Fort Worth–Arlington metropolitan statistical area which encompasses 11 counties. The Dallas–Fort Worth–Arlington metropolitan statistical area's population was 7,637,387 according to the U.S. Census Bureau's 2020 census, making it the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. In 2016, the Dallas–Fort Worth metroplex had the highest annual population growth in the United States.



Dallas, TX

DEMOGRAPHICS



POPULATION

2023 Population Est

2023 Median Age

1 Mile

12,587

33.5

3 Miles

128,363

33.8

5 Miles

303,327

34.2



INCOME

2023 Avg HH Income

2023 Med HH Income

1 Mile

\$65,396

\$55,418

3 Miles

\$66,440

\$54,210

5 Miles

\$73,058

\$56,892



HOUSEHOLDS

2023 Households Est

2023 Avg HH Size

1 Mile

4,701

2.7

3 Miles

46,177

2.7

5 Miles

106,487

2.8



DAYTIME DEMOS

2023 Employees

2023 Businesses

1 Mile

9,359

957

3 Miles

43,450

4,149

5 Miles

95,040

10,345

Source: Costar 2023

TRAFFIC COUNTS (2022)



I- 30 @ Towne Crossing Blvd S

I- 635 @ Towne Centre Dr Cross N

±8,494 VPD *

±195,855 VPD **

*Source: Costar

**Source: Realtors Property Resource. Daily traffic counts are a mixture of actual and estimates.



2023 FOOD AWAY FROM HOME
SPENDING OF OVER

\$333,000,000

WITHIN 5-MILES



2023 POPULATION
OF OVER

303,000

WITHIN 5-MILES



2023 AVG HH INCOME
OF OVER

\$73,000

WITHIN 5-MILES

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This Offering Memorandum is intended to provide a summary, unverified financial and physical 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. Retail Investment Group has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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