

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



With Drive-Thru

BRAND NEW 15-YEAR LEASE | OPEN & OPERATING | NEW CONCEPT "MOBILE THRU" LANE EQUIPPED



5512 7th Street

**BAY CITY TEXAS**

ACTUAL SITE



NATIONAL  
NET LEASE  
GROUP

## EXCLUSIVELY MARKETED BY



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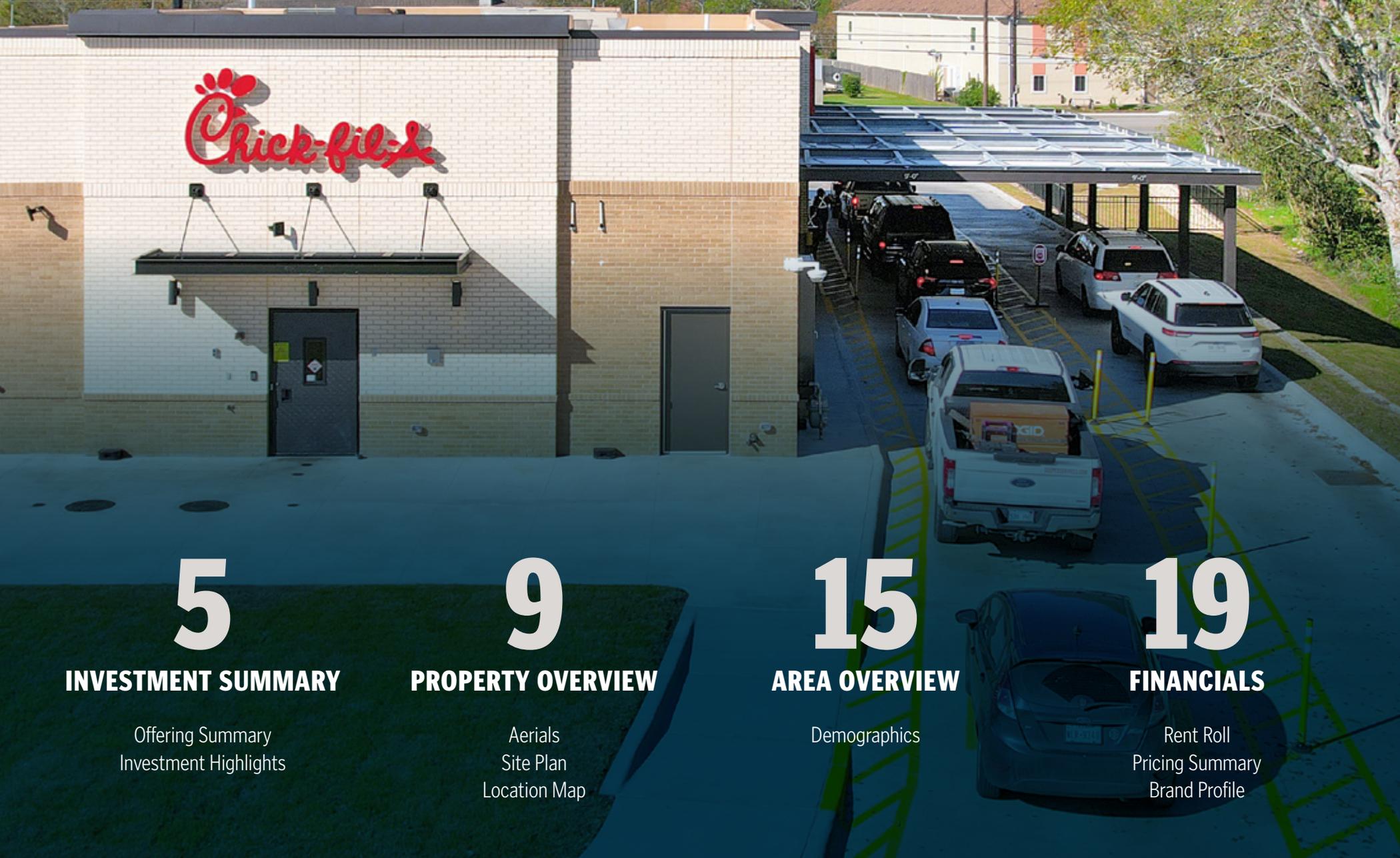
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# PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, drive-thru equipped Chick-fil-A investment property located in Bay City, Texas. The tenant, Chick-fil-A, Inc recently signed a brand new 15 year lease with 13 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for an out of state investor. Lastly, the property will be equipped with a “Mobile Thru” lane, a new concept / initiative from Chick-fil-A that adds an additional lane solely for customers who place their order ahead via the Chick-fil-A app. This feature will optimize the experience for customers and make processes more efficient for the restaurant.

Chick-fil-A is located along 7th St, which averages 29,600 vehicles passing by daily and is the major retail thoroughfare serving the city of Bay City. The property is positioned just down 7th St from a Walmart anchored center that also features national/credit tenants including Anytime Fitness, Hibbett Sports, and Sally Beauty Supply. The asset is located within a dense fast-food hot spot, with other notable tenants including Burger King, Pizza Hut, McDonald’s, Whataburger, Domino’s, and more. The property is in the center of a primary retail corridor with other nearby national/credit tenants including Dollar General, Tractor Supply Co, Bealls Outlet, H-E-B, O’Reilly Auto Parts, Dollar Tree, and more, further increasing consumer traffic to the site. The 5-mile trade area is supported by a population of over 21,600 residents and 6,900 Employees. Residents in a 1-mile radius have an average household income of \$77,020.

# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Price</b>	\$6,846,000
<b>Net Operating Income</b>	\$284,101
<b>Cap Rate</b>	4.15%
<b>Guaranty</b>	Corporate Signed
<b>Tenant</b>	Chick-fil-A, Inc.
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Sales Reporting</b>	No

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	5,173 SF
<b>Land Area</b>	2.00 Acres
<b>Property Address</b>	5512 7th Street Bay City, Texas 77414
<b>Year Built</b>	2023
<b>Parcel Number</b>	TBD
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

# INVESTMENT HIGHLIGHTS



## Brand New 15-Year Lease | Corporate Signed | Scheduled Rental Increases

- Recently signed a 15-year lease with 13 (5-year) option periods to extend
- Features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Walmart Anchored Center (194,000 SF) | New Concept “Mobile Thru” Equipped | Primary Retail Corridor

- Located just down 7th St from a Walmart Supercenter anchored center
- Property will be equipped with a “Mobile Thru” lane, a new concept / initiative from Chick-fil-A that adds an additional lane solely for customers who place their order ahead via the Chick-fil-A app
- This feature will optimize the experience for customers and make processes more efficient for the restaurant.
- Located in the center of a primary retail corridor with other nearby national/ credit tenants including Dollar General, Tractor Supply Co, Bealls Outlet, H-E-B, Dollar Tree, and more, further increasing consumer traffic to the site
- Strong tenant synergy promotes crossover shopping to the subject property

## Strong Demographics in 5-Mile Trade Area

- More than 21,600 residents and 6,900 employees support the trade area
- Residents in a 1-mile radius have an average household income of \$77,020



# PROPERTY OVERVIEW



## LOCATION



Bay City, Texas  
Matagorda County  
Houston MSA

## ACCESS



7th Street: 1 Access Point  
Turner Road: 1 Access Point

## TRAFFIC COUNTS



7th Street: 29,600 VPD  
State Highway 60: 14,200 VPD

## IMPROVEMENTS



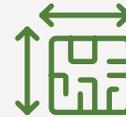
There is approximately 5,173 SF of existing building area

## PARKING



There are approximately 73 parking spaces on the owned parcel.  
The parking ratio is approximately 14.11 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: TBD  
Acres: 2.00  
Square Feet: 86,989

## CONSTRUCTION



Year Built: 2023

## ZONING



C1 - Commercial



29,600  
VEHICLES PER DAY

7TH ST./STATE HIGHWAY 35

FARM TO MARKET RD. 102

Chick-fil&





FARM TO MARKET RD. 102

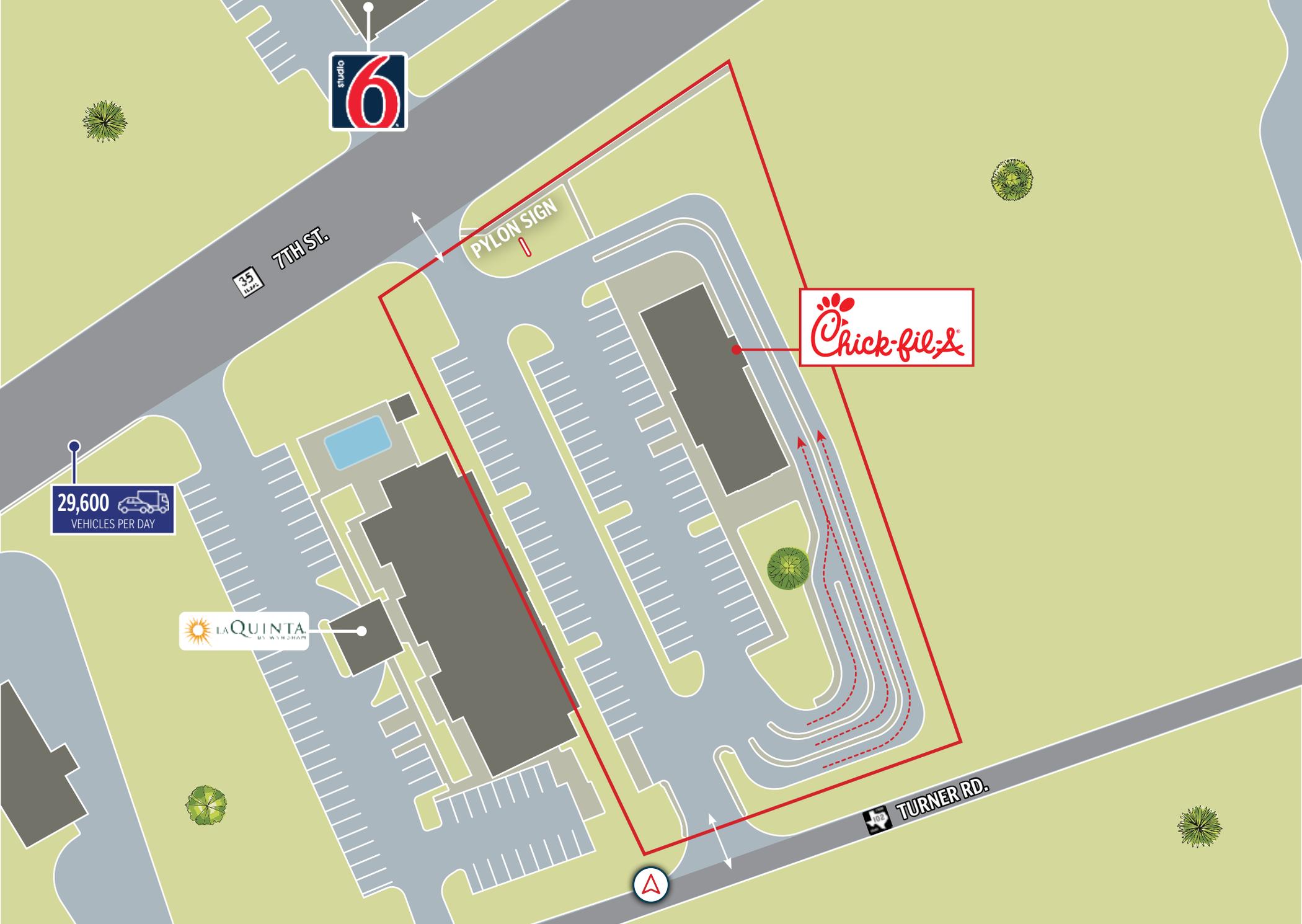
7TH ST./STATE HIGHWAY 35

29,600  
VEHICLES PER DAY

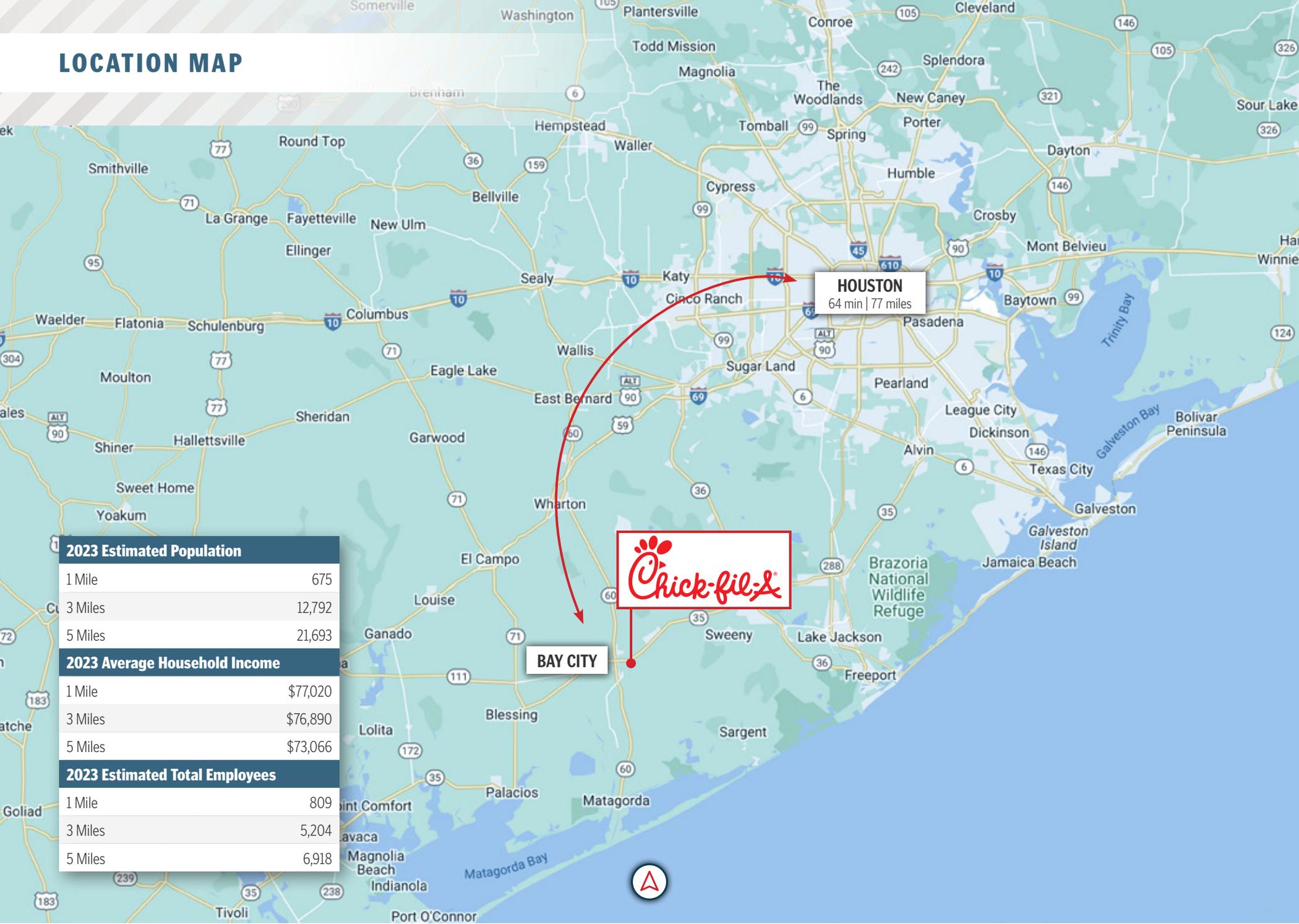
Chick-fil&







# LOCATION MAP



### 2023 Estimated Population

1 Mile	675
3 Miles	12,792
5 Miles	21,693

### 2023 Average Household Income

1 Mile	\$77,020
3 Miles	\$76,890
5 Miles	\$73,066

### 2023 Estimated Total Employees

1 Mile	809
3 Miles	5,204
5 Miles	6,918



## BAY CITY, TEXAS

Bay City, Texas, located in Matagorda county, is 48 miles SW of Sugar Land, Texas and 65 miles SW of Houston, Texas. The City of Bay City is in southeast Texas, near the Texas Gulf Coast. Bay City had a population of 17,915 as of July 1, 2022.

In 2017, Bay City became the site of a new \$1.8-billion Tenaris seamless-pipe mill, making tubular goods, such as drill pipe and casing, for the oil-drilling industry. Bay City formerly housed the headquarters of Stanley Stores, which made several donations to the Bay City Museum. The City of Bay City owns and operates its own water, wastewater and gas which is operated by the Bay City Gas Company. The largest industries in Bay City, TX are Health Care & Social Assistance, Manufacturing, and Construction, and the highest paying industries are Information, Utilities, and Transportation & Warehousing, & Utilities.

Bay City is home to the Matagorda County Birding Nature Center, a 35-acre expanse of gardens and wildlife along the Colorado River of Texas. Other attractions include the Matagorda County Museum and a variety of small shops and boutiques downtown. The Bay City Art League, also located here, has recently undergone major renovations and is currently working to revitalize the art scene in Matagorda County. In addition, the Bay City Community Theatre group (CAST) regularly produces shows at various local venues.

Bay City is served by the Bay City Independent School District, consisting of elementary, intermediate, junior high, and high schools. Wharton County Junior College, Alvin Community College and Houston Baptist University provide facilities for higher education.

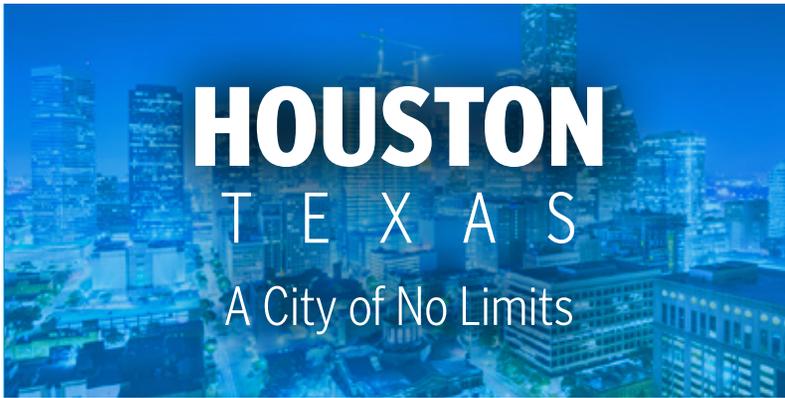


## HOUSTON, TEXAS

Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico. The City of Houston is the largest city in Texas with a population of 2,355,890 as of July 1, 2022. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live. For business and fun, for living and visiting, Houston is one of the dynamic frontiers on the world stage. With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities. As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. Houston is outstanding in oil and natural-gas production and is the energy capital of the world. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry. The Lyndon B. Johnson Space Center is the nation's headquarters for staffed spaceflight.

Southwest Houston is a primary business and residential hub of the city which includes the world-renowned Texas Medical Center to the vibrant Galleria area to dozens of terrific neighbourhoods in-between. Southwest Houston covers almost 60 square miles of charming neighbourhoods, thriving businesses districts, exciting entertainment venues, and world-class medical care and educational institutions. With over 14,000 business establishments Southwest Houston adds significantly to the Houston area economy. South Houston's convenient; close-in location is traversed by most major thoroughfares in the city.



 Home to 2,325,353  
ONE OF THE FASTEST GROWING REGIONS IN THE UNITED STATES

<p>AVERAGE HOUSEHOLD INCOME <b>\$84,179</b></p> 	<p>MEDIAN HOUSTON AGE <b>33</b></p> 	<p>NEW JOBS SINCE 2020 <b>300,000+</b></p> 	<p>MEDIAN HOUSE VALUE <b>\$171,800</b></p> 
<p>RETAIL VACANCY RATE <b>8.8%</b></p> 	<p>CITY OF BEND RETAIL INVENTORY: <b>\$305.5M SF</b></p> 	<p>ANNUAL RENTAL RATE GROWTH <b>5.6%</b></p> 	

HOUSTON IS A METROPOLITAN CITY MADE UP OF SEVEN NEIGHBORHOODS,  
**EACH UNIQUE IN ITS OWN WAY.**



NORTHWEST OF DOWNTOWN HISTORIC NEIGHBORHOOD THAT DATES BACK TO THE LATE 1800S  
**HOUSTON HEIGHTS**



THE CENTRAL BUSINESS HUB FOR THE NATION'S FOURTH LARGEST CITY  
**DOWNTOWN**



EXCLUSIVE AND PREMIER SHOPPING DISTRICT. OFFERING MORE THAN 700 RETAILERS, FINE DINING AND HOTELS  
**GALLERIA/UPTOWN**



NEAR THE CONVENTION CENTER AND PNC STADIUM KNOWN FOR ITS ART, MUSIC, RESTAURANTS, AND BREWERIES  
**EADO/EAST END**



CELEBRATE ART, CULTURE, FOOD AND NIGHTLIFE AT THE ECCENTRIC MONTROSE NEIGHBORHOOD JUST WEST OF DOWNTOWN  
**MONTROSE**



ADJACENT TO WILLIAM P. HOBBY AIRPORT, ONE OF THE CITY'S TWO PASSENGER AIRPORTS  
**THIRD WARD**



HOME TO HERMANN PARK, THE HOUSTON ZOO AND 19 WORLD-CLASS MUSEUMS  
**MUSEUM DISTRICT**

**HOUSTON**

# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	675	12,792	21,693
2028 Projected Population	689	12,819	21,698
2010 Census Population	639	12,898	21,289
<b>Households &amp; Growth</b>			
2023 Estimated Households	256	4,683	8,045
2028 Projected Households	264	4,754	8,150
2010 Census Households	239	4,792	7,986
Projected Annual Growth 2023 to 2028	0.62%	0.30%	0.26%
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	83.46%	72.49%	65.04%
2023 Estimated Black or African American	5.93%	10.52%	15.42%
2023 Estimated Asian or Pacific Islander	1.04%	0.81%	0.98%
2023 Estimated American Indian or Native Alaskan	0.89%	0.93%	0.93%
2023 Estimated Other Races	16.44%	21.74%	20.11%
2023 Estimated Hispanic	41.78%	50.65%	46.80%
<b>Income</b>			
2023 Estimated Average Household Income	\$77,020	\$76,890	\$73,066
2023 Estimated Median Household Income	\$59,710	\$53,510	\$51,586
2023 Estimated Per Capita Income	\$28,608	\$28,425	\$27,376
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	78	662	823
2023 Estimated Total Employees	809	5,204	6,918



# RENT ROLL



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES						
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Chick-fil-A, Inc.	5,173	11/2/2023	11/30/2038	Current	-	\$23,675	\$4.58	\$284,101	\$54.92	Absolute NNN	13 (5-Year)
(Corporate Signature)				Nov 2028	10%	\$26,043	\$5.03	\$312,511	\$60.41		10% Inc at Beg of Each Option
				Nov 2033	10%	\$28,647	\$5.54	\$343,762	\$66.45		

1) Minimum rent is based on Project Cost. Current rent is based on "Budget Estimate." Final rent will be based on "Final Project Cost."

## FINANCIAL INFORMATION

Price	\$6,846,000
Net Operating Income	\$284,101
Cap Rate	4.15%
Lease Type	Absolute NNN

## PROPERTY SPECIFICATIONS

Year Built	2023
Rentable Area	5,173 SF
Land Area	2.00 Acres
Address	5512 7th Street Bay City, Texas 77414



### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



## CHICK-FIL-A

**chick-fil-a.com**

**Company Type:** Private

**Locations:** 2,700+

Atlanta-based Chick-fil-A, Inc. is a family owned and privately held restaurant company founded in 1967 by S. Truett Cathy. Chick-fil-A, Inc. owns, operates, and franchises a chain of quick-service chicken restaurants in the United States. Its restaurant concepts include mall/in-line restaurants; stand-alone restaurants; drive-thru only outlets; full-service restaurants; non-traditional outlets; and satellite/lunch-counters. The company also includes a '50s diner-themed concept frill restaurant; and a restaurant concept that offers fresh seafood items, as well as other Hawaii-inspired dishes. In addition, it offers catering services. Devoted to serving the local communities in which its franchised restaurants operate, and known for its original chicken sandwich, Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada.



SRS

NATIONAL  
NET LEASE  
GROUP

## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

**255+**

RETAIL  
PROFESSIONALS

**25+**

OFFICES

**#1**

LARGEST  
REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

**2.3K+**

RETAIL  
TRANSACTIONS  
company-wide  
in 2022

**760+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2022

**\$2.9B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2022

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