

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



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



1161 U.S. Highway 290 E

**BRENHAM** TEXAS

ACTUAL SITE PHOTO



NATIONAL  
NET LEASE  
GROUP



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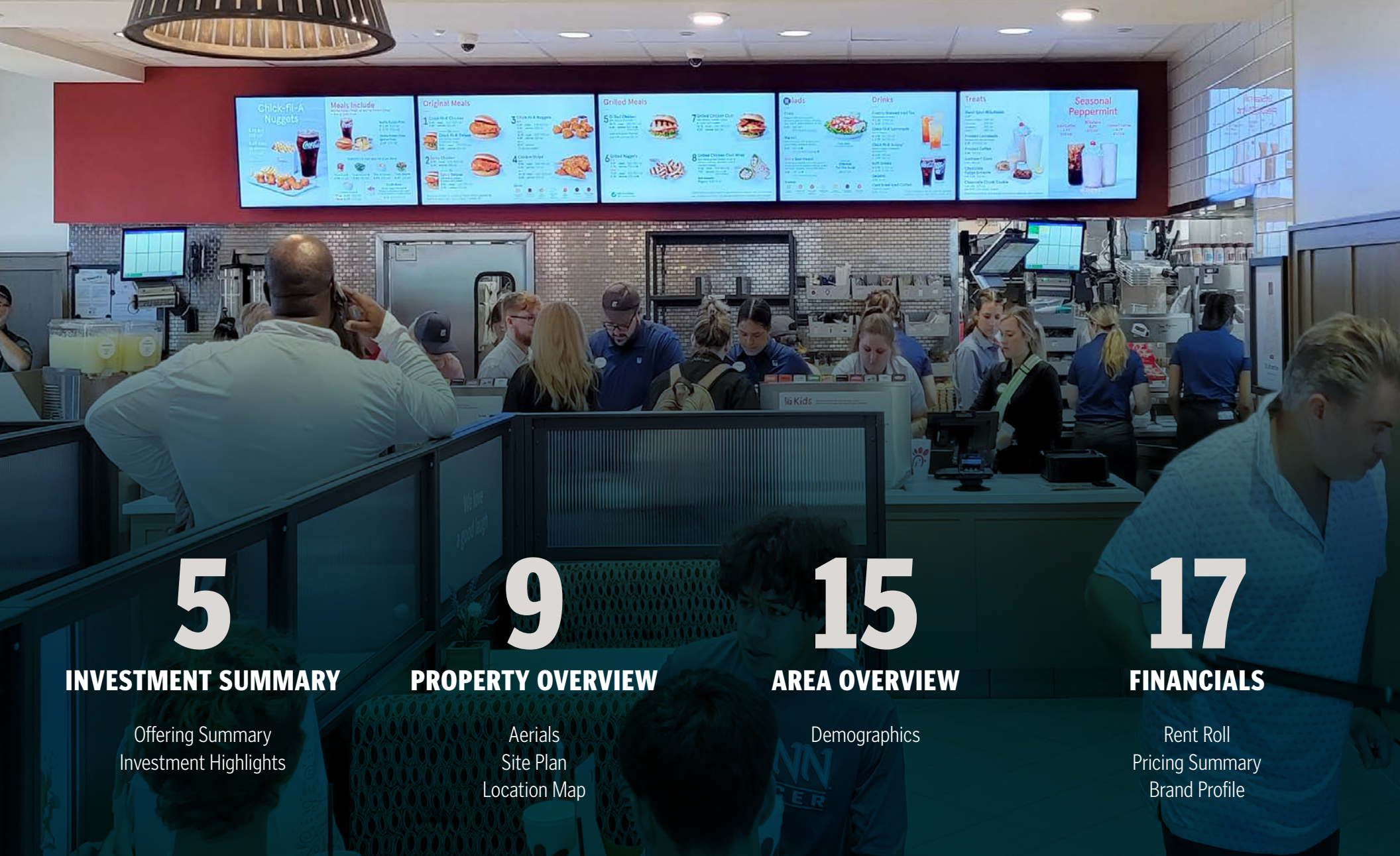
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PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, corporate signed, drive-thru equipped, Chick-fil-A investment property located in Brenham, Texas. The tenant, Chick-fil-A, Inc. recently signed a brand new 15-year lease with 13 (5-year) options to extend, demonstrating their long-term 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, growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor in an income tax free state. Founded in 1967, Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada. The site features brand new construction, a modern design, and first-class amenities. 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.

The subject property is strategically located along U.S. Highway 290, a major thoroughfare serving 45,600 vehicles per day. Furthermore, the asset is ideally situated near a dense, regional retail corridor featuring numerous national/credit tenants including Walmart Supercenter, The Home Depot, Marshalls, H-E-B, Hobby Lobby, Lowe's, Petsmart, Tractor Supply Co., and many more. In addition, the property is located within a hospitality cluster comprised of more than 6 hotels including Hampton Inn & Suites Brenham, Holiday Inn Express & Suites Brenham South, and Best Western Inn of Brenham, further increasing consumer traffic to the site. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The 5-mile trade area is supported by approximately 22,700 residents and 18,550 employees, providing a direct consumer base from which to draw. Residents within 5 miles of the subject property boast a stable average household income of \$95,638.

## PROPERTY PHOTOS



## OFFERING SUMMARY



## OFFERING

Price	\$6,304,000
Net Operating Income	\$277,384
Cap Rate	4.40%
Guaranty	Corporate Signed
Tenant	Chick-fil-A, Inc.
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

## PROPERTY SPECIFICATIONS

Rentable Area	4,930 SF
Land Area	1.80 Acres
Property Address	1161 U.S. Highway 290 E Brenham, Texas 77833
Year Built	2023
Parcel Number	TBD
Ownership	Fee Simple (Land & Building Ownership)



### **Brand New 15-Year Lease | Scheduled Rental Increases | Well-Known & Established Tenant | Corporate Signed**

- The tenant, Chick-fil-A, Inc. recently signed a brand new 15-year lease with 13 (5-year) options to extend, demonstrating their long-term 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, growing NOI and hedging against inflation
- Founded in 1967, Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada

### **Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | Income Tax-Free State**

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

### **Direct Consumer Base | Strong Demographics in 5-Mile Trade Area**

- The 5-mile trade area is supported by approximately 22,700 residents and 18,550 employees, providing a direct consumer base from which to draw
- Residents within 5 miles of the subject property boast a stable average household income of \$95,638

### **Located Along U.S. Highway 290 (45,600 VPD) | Excellent Visibility & Access | Newly-Constructed QSR | Open & Operating | “Mobile Thru” Equipped**

- The subject property is strategically located along U.S. Highway 290, a major thoroughfare serving 45,600 vehicles per day
- The site benefits from excellent visibility along the highway
- The newly-constructed building, features state-of-the-art design and high-quality materials
- 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.

### **Dense, Regional Retail Corridor | Hospitality Cluster | Strong National/Credit Tenant Presence**

- The asset is ideally situated near a dense, regional retail corridor featuring numerous national/credit tenants including Walmart Supercenter, The Home Depot, Marshalls, H-E-B, Hobby Lobby, Lowe’s, PetSmart, Tractor Supply Co., and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- In addition, the property is located within a hospitality cluster comprised of more than 6 hotels including Hampton Inn & Suites Brenham, Holiday Inn Express & Suites Brenham South, and Best Western Inn of Brenham, further increasing consumer traffic to the site

## PROPERTY OVERVIEW



### LOCATION



Brenham, Texas  
Washington County

### ACCESS



Nolan Street: 2 Access Points

### TRAFFIC COUNTS



U.S. Highway 290: 45,600 VPD

### IMPROVEMENTS



There is approximately 4930 SF of existing building area

### PARKING



There are approximately 74 parking spaces on the owned parcel.  
The parking ratio is approximately 15.01 stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: TBD  
Acres: 1.80  
Square Feet: 78,234

### CONSTRUCTION



Year Built: 2023

### ZONING



Commercial



45,600  
VEHICLES PER DAY

U.S. HIGHWAY 290

S. CHAPPELL HILL ST.

MARKET SQUARE  
SHOPPING CENTER

ALTON  
ELEMENTARY  
SCHOOL

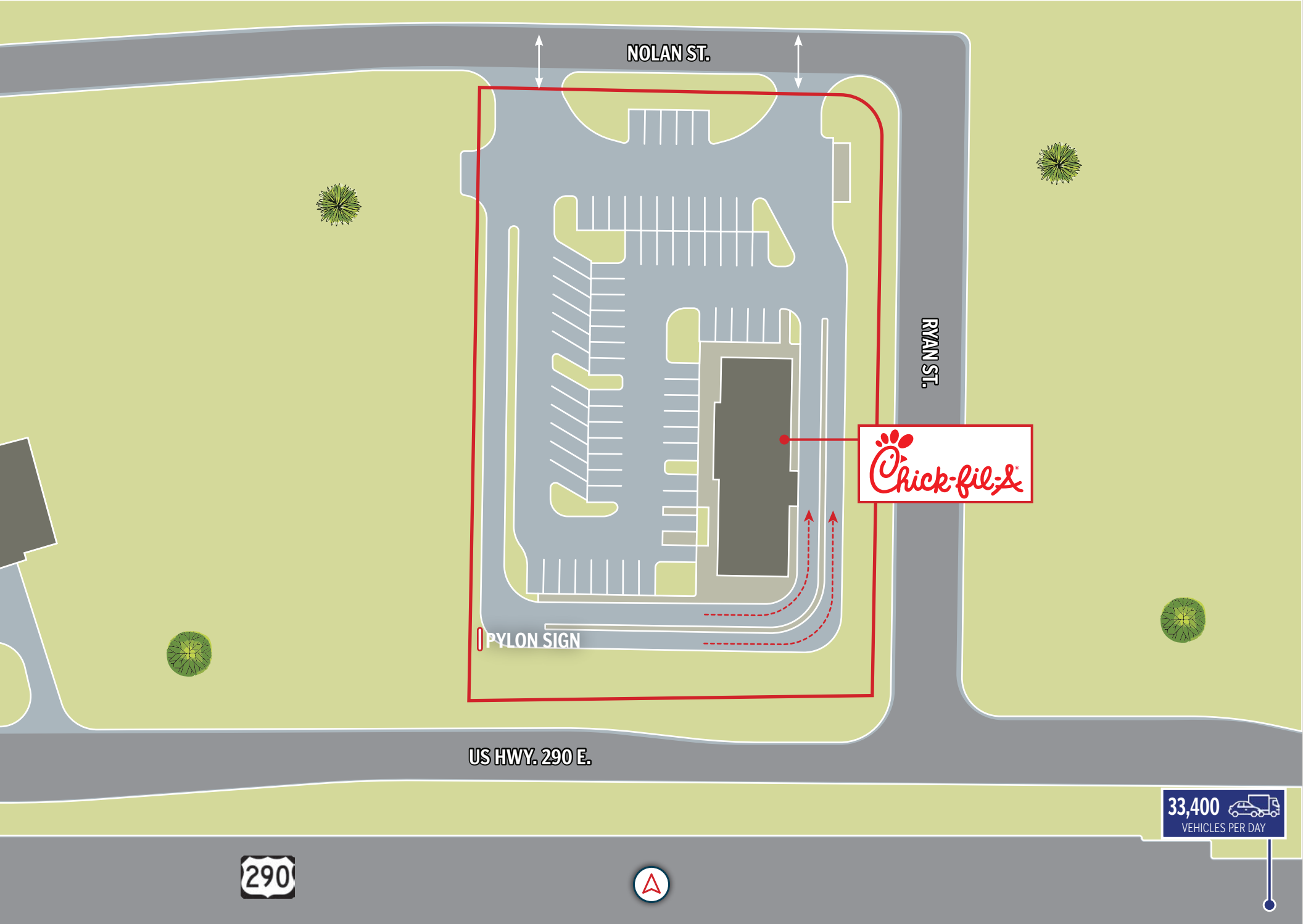
BRENHAM  
JUNIOR HIGH  
SCHOOL

Chick-fil&

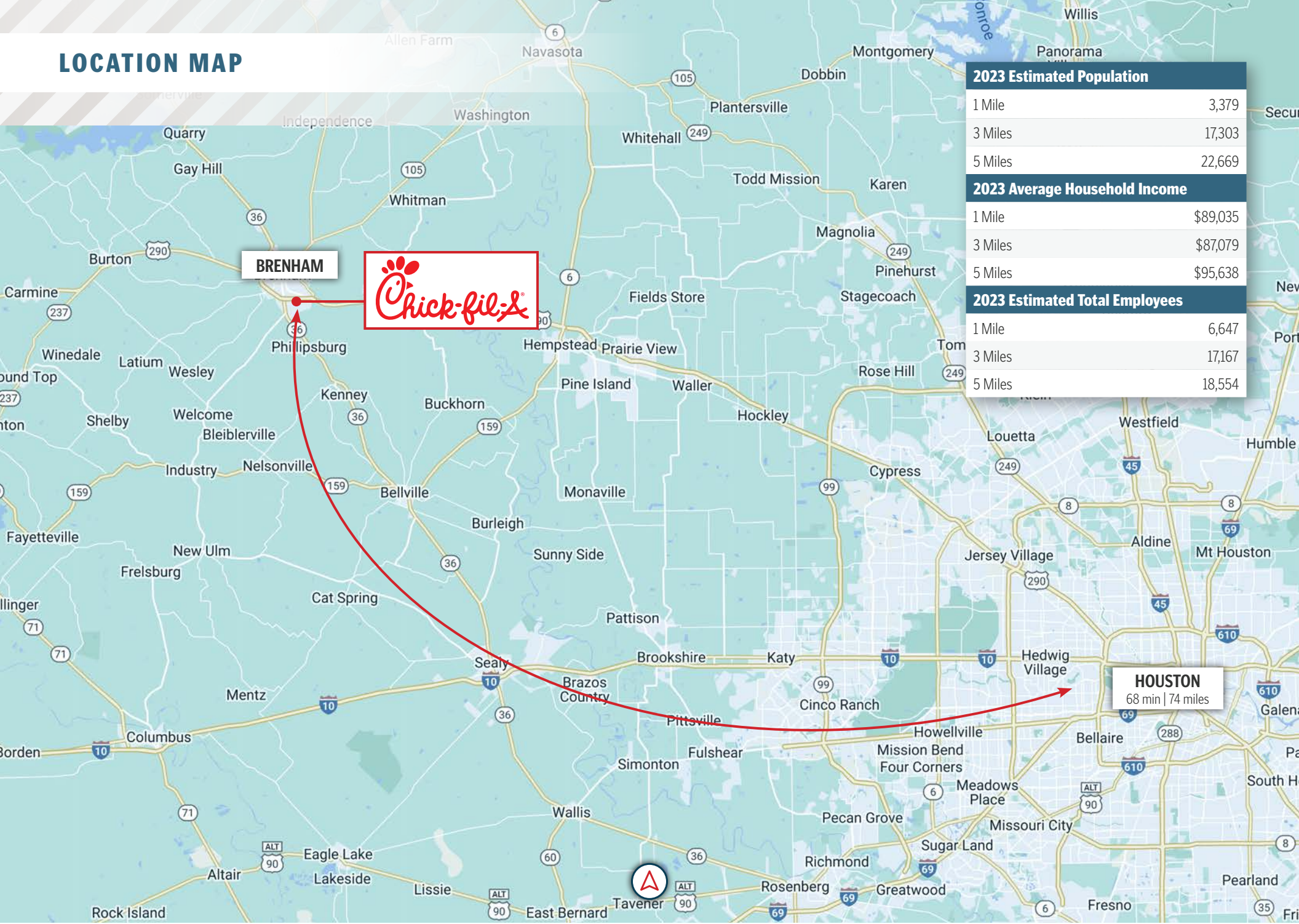




2023 Estimated Population	
1 Mile	3,379
3 Miles	17,303
5 Miles	22,669
2023 Average Household Income	
1 Mile	\$89,035
3 Miles	\$87,079
5 Miles	\$95,638
2023 Estimated Total Employees	
1 Mile	6,647
3 Miles	17,167
5 Miles	18,554



LOCATION MAP



## AREA OVERVIEW



## BRENHAM, TEXAS

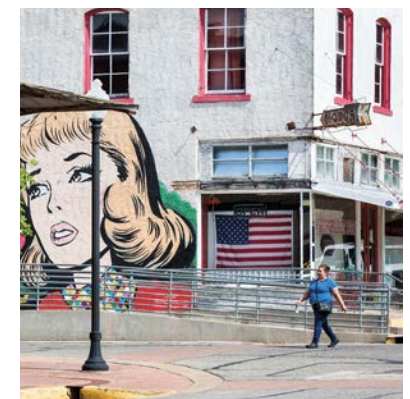
The city of Brenham, Texas is located in Washington County, just 72 miles northwest of Houston. As of July 1, 2022, the city had a population of 17,746. Brenham, the county seat of Washington County, is well-known for its annual German heritage festival that takes place each May called Maifest, similar to Volksfest. Brenham is also the Home of “The World’s Largest BBQ Pit” on 290 West. The city was incorporated in 1858.

Brenham is the home of and headquarters for Blue Bell Creameries. Blue Bell is the 4th best-selling ice cream brand in the United States, and is sold in 16 states. Brenham is also home to a large Valmont Industries industrial plant, where metal poles are manufactured. The city is the site of the Brenham State Supported Living Center, the largest facility in Texas for providing housing and care to intellectually disabled persons. The Texas Department of Aging and Disability Services operates the Brenham State Supported Living Center.

Residents and visitors of Brenham can enjoy a wide range of local attractions including the Blue Bell Creamery, Brenham Heritage Museum, Washington on the Brazos, Horseshoe Junction, Lake Somerville, and Blue Bell Aquatic Center. The city of Brenham offers easy access to several historic sites. The recreation department of the city organizes a wide variety of events and programs for people of all ages throughout the year.

## AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	3,379	17,303	22,669
2028 Projected Population	3,297	17,126	22,768
2010 Census Population	3,129	15,842	20,497
Historical Annual Growth 2010 to 2020	0.97%	0.81%	0.82%
<b>Households &amp; Growth</b>			
2023 Estimated Households	1,519	6,387	8,531
2028 Projected Households	1,502	6,395	8,676
2010 Census Households	1,355	5,857	7,679
Historical Annual Growth 2010 to 2020	1.22%	0.76%	0.80%
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	76.51%	63.87%	68.03%
2023 Estimated Black or African American	13.85%	22.86%	19.71%
2023 Estimated Asian or Pacific Islander	3.11%	2.53%	2.40%
2023 Estimated American Indian or Native Alaskan	0.27%	0.46%	0.46%
2023 Estimated Other Races	5.80%	6.82%	6.81%
2023 Estimated Hispanic	14.47%	20.23%	20.43%
<b>Income</b>			
2023 Estimated Average Household Income	\$89,035	\$87,079	\$95,638
2023 Estimated Median Household Income	\$64,621	\$57,973	\$61,924
2023 Estimated Per Capita Income	\$37,023	\$32,780	\$36,071
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	249	1,090	1,253
2023 Estimated Total Employees	6,647	17,167	18,554



# RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Chick-fil-A	4,930	12/7/2023	12/31/2038	Current	-	\$23,115	\$4.69	\$277,384	\$56.26	Absolute NNN	13 (5-Year)
(Corporate Signed)				1/1/2029	10%	\$25,427	\$5.16	\$305,122	\$61.89	10% Increases at Beg. of Each Option	
				1/1/2034	10%	\$27,970	\$5.67	\$335,635	\$68.08		

## FINANCIAL INFORMATION

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Lease Type	Absolute NNN

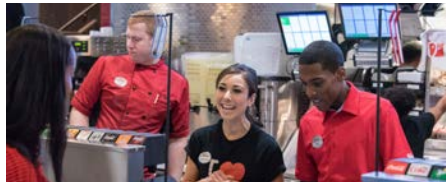
## PROPERTY SPECIFICATIONS

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### 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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