



Panera Bread

with drive-thru

\$4,440,000 | 4.50% CAP

21620 Kuykendahl Road, Spring, Texas

- ✓ 10-Years Remaining on Initial 15-Year Lease
- ✓ 10% Rent Bumps Every 5-Years
- ✓ Affluent Houston Suburb
- ✓ Located in Brand New 500,000 SF Regional Retail Development
- ✓ Subject Property is Located Minutes from Downtown Houston



Panera Bread Company is an American chain store of bakery-café fast casual restaurants with over 2,000 locations

INVESTMENT OVERVIEW

PANERA SPRING, TX



CONTACT FOR DETAILS

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\$4,440,000

4.50% CAP

NOI

\$199,800

- ✓ Absolute NNN Lease, with 10% rental increases every 5-years, making it an excellent passive investment that will hedge against inflation.

Land Area

±1.15 AC

- ✓ The Property is in Grand Parkway Marketplace II. Grand Parkway Marketplace II is a 237,000 SF regional shopping center with many major credit tenants, like: Academy Sports, Hobby Lobby, LA Fitness, Starbucks, Whataburger and 7-Eleven.

Occupancy

100%

- ✓ The Property is also located adjacent to Grand Parkway Marketplace, which hosts many more credit tenants, like: Target, Ulta, Olive Garden, T-Mobile, Uncle Julio's, Chipotle, MOD Pizza, TJ Maxx, Bath and Body Works, and DSW.

Building Area

±4,356 SF

- ✓ The Property is located 20 miles from Downtown Houston. Houston is the 4th Largest MSA in the US, and home to many corporate and regional HQs.

Year Built

2015

Lease Type

Absolute NNN

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

LEASE OVERVIEW

PANERA SPRING, TX

Initial Lease Term	15 years
Projected Rent Commencement	November 2015
Projected Rent Expiration	November 2030
Lease Type	Absolute NNN
Rent Increases	10% Every 5-Years, Including Option Periods
Annual Rent Years 1-5	\$185,000
Annual Rent Years 6-10	\$199,800 (Current Term)
Annual Rent Years 11-15	\$215,784
Option 1	\$233,046
Option 2	\$251,690
Option 3	\$271,825

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Exxon

maurices MEN'S WEARHOUSE
TJ-maxx ROSS DESS FOR LESS CVS pharmacy
theVitamin Shoppe Bath&BodyWorks MATTRESS FIRM
PET SMART CRIPOTES MOD FAMOUS footwear AT&T

SUNOCO stripes 7 ELEVEN

carter's Mobil target
FIVE BELOW orange theory
ULTA FIVE GUYS SWITCH WINGS
Olive Garden Marble SLAB CREAMERY Jamba Juice
POIRELLI Jason's deli T

LA FITNESS
Starbucks orange leaf
Academy
Marios PIZZO SMOOTHIE King Valvoline

Panera BREAD

CINEMARK Red Robin Freddy's STRAKBURGERS
ZAXBY'S Pizza Hut McALISTER'S ORLY T

DOLLAR TREE Great Clips
SALLY BEAUTY petco
IHOP Arby's WHATABUNGER

MURPHY USA Walmart
Walgreens McDonald's

DQ

Advance Auto Parts DISCOUNT TIRE O'Reilly
jiffylube Penny's

Firestone GNC
Kroger TGF HAIR SALON Starbucks
TACO BELL SONIC POPEYES
PAPA JOHNS SUBWAY

ALDI

AutoZone tropical CAFE
LOWE'S Chick-fil-e
verizon SportClips
Little Caesars Starbucks
Schlotzsky's T PANDA EXPRESS

FAKE S DUNKIN' BIR

NTB Shell
Carnes Domino's metro

SITE OVERVIEW

PANERA SPRING, TX



Year Built

2015



Building Area

±4,356 SF

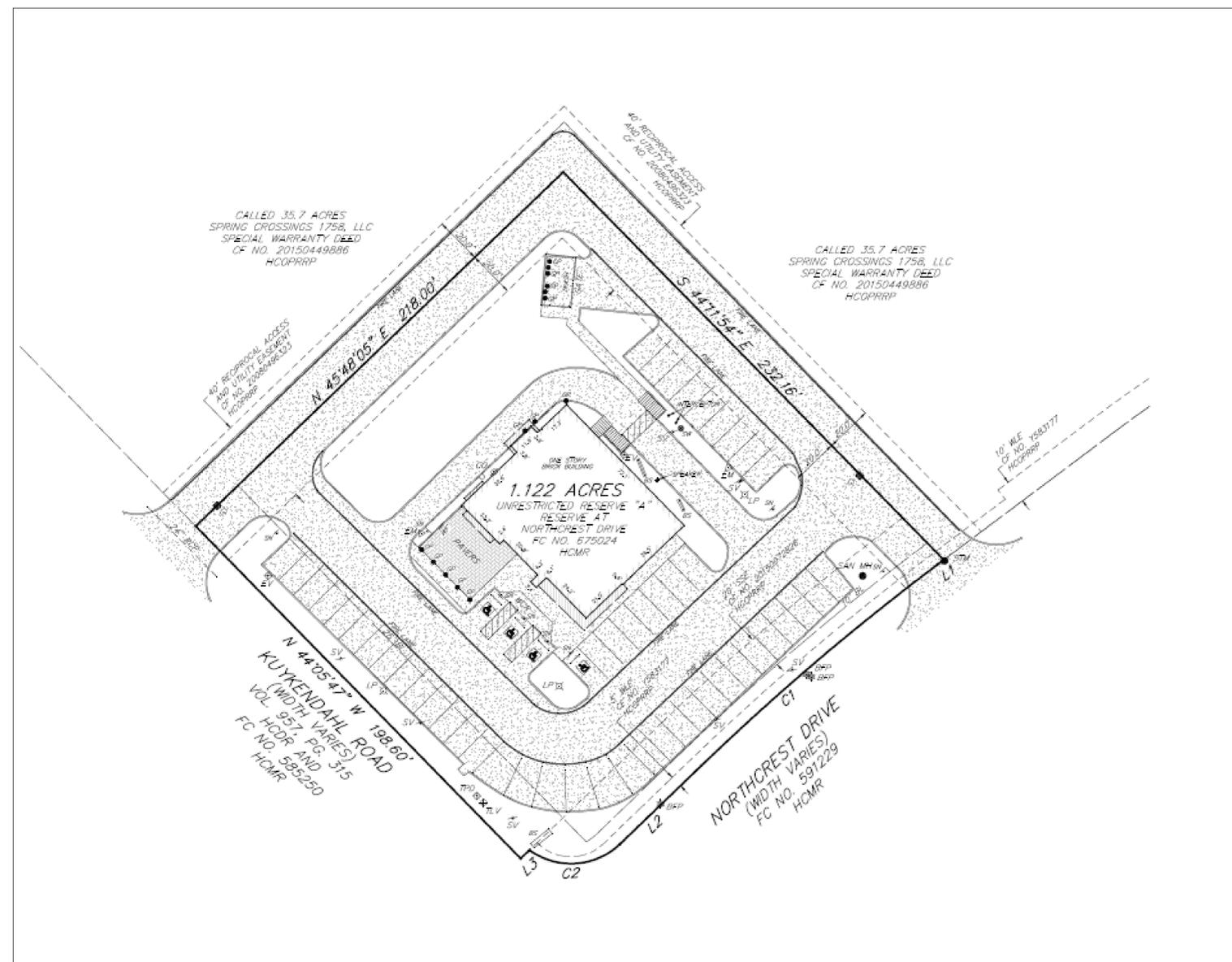


Land Area

±1.15 AC

NEIGHBORING RETAILERS

- Target
- Academy Sports
- Hobby Lobby
- Michael's
- Chipotle
- Starbuck's
- 7-Eleven
- T-Mobile
- Spec's
- Salata
- Jason's Deli
- Olive Garden



LOCATION OVERVIEW

PANERA SPRING, TX



SPRING TEXAS



57,932
POPULATION



\$67,800
MEDIAN HOUSEHOLD INCOME

Spring, Texas is a city in Harris County, with a current population of 57,932 located north of Houston and is just 15-miles from the George Bush Intercontinental Airport, which sees approximately 40 million passengers annually. The Woodlands

The subject property is walking distance to The Woodlands newest retail destination Creekside Park West, bringing an additional **70,000 square feet of retailer offerings including new dining concepts, specialty fitness, boutique shopping, and a first-to-market luxury Cinapolis Cinemas, to the neighborhood.**

is a 28,000-acre master-planned community located just 27-miles north of Houston. The area's current population is 209,495 as of 2019. The Woodlands has enjoyed unprecedented commercial growth in the last several years. These businesses range from owner operated establishments to global corporate headquarters. The leading industry sector among these 75 major employers in

energy. This sector represents $\frac{1}{4}$ of the major employer's total jobs with 9,243 employees. Springwoods Village Parkway (7-miles from the subject property) has planned for over 9 million square feet of commercial space. The Spring Independent school district is well known for being a great community for students to begin their academic careers, which serves over 36,000 pre-kindergarten through 12th grade students in this diverse district. The second largest industry, and fastest growing sector in the city is healthcare with 24% of our major employer's jobs. This sector represents 8,725 employees. The Woodlands Area is home to a variety of leading companies, including ExxonMobil's 385 acre corporate HQ, Anadarko Petroleum Corporation, Aon Hewitt, CB&I, Chevron, Phillips Chemical Company, Baker Hughes, Huntsman Petrochemical Corporation, Maersk Line, McKesson Specialty Health, Repsol USA, Talisman Energy USA and Waste Connections, Inc.

14th

14TH MOST
AFFORDABLE
LOCATIONS IN U.S.

**25
Min**

25 MINUTES FROM
DOWNTOWN HOUSTON
WITH 22 FORTUNE 500
COMPANIES

CALL FOR ADDITIONAL INFORMATION

Dallas

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Los Angeles

Office

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El Segundo, CA 90245
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TEXAS DISCLAIMER

PANERA BREAD SPRING, TX

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.