



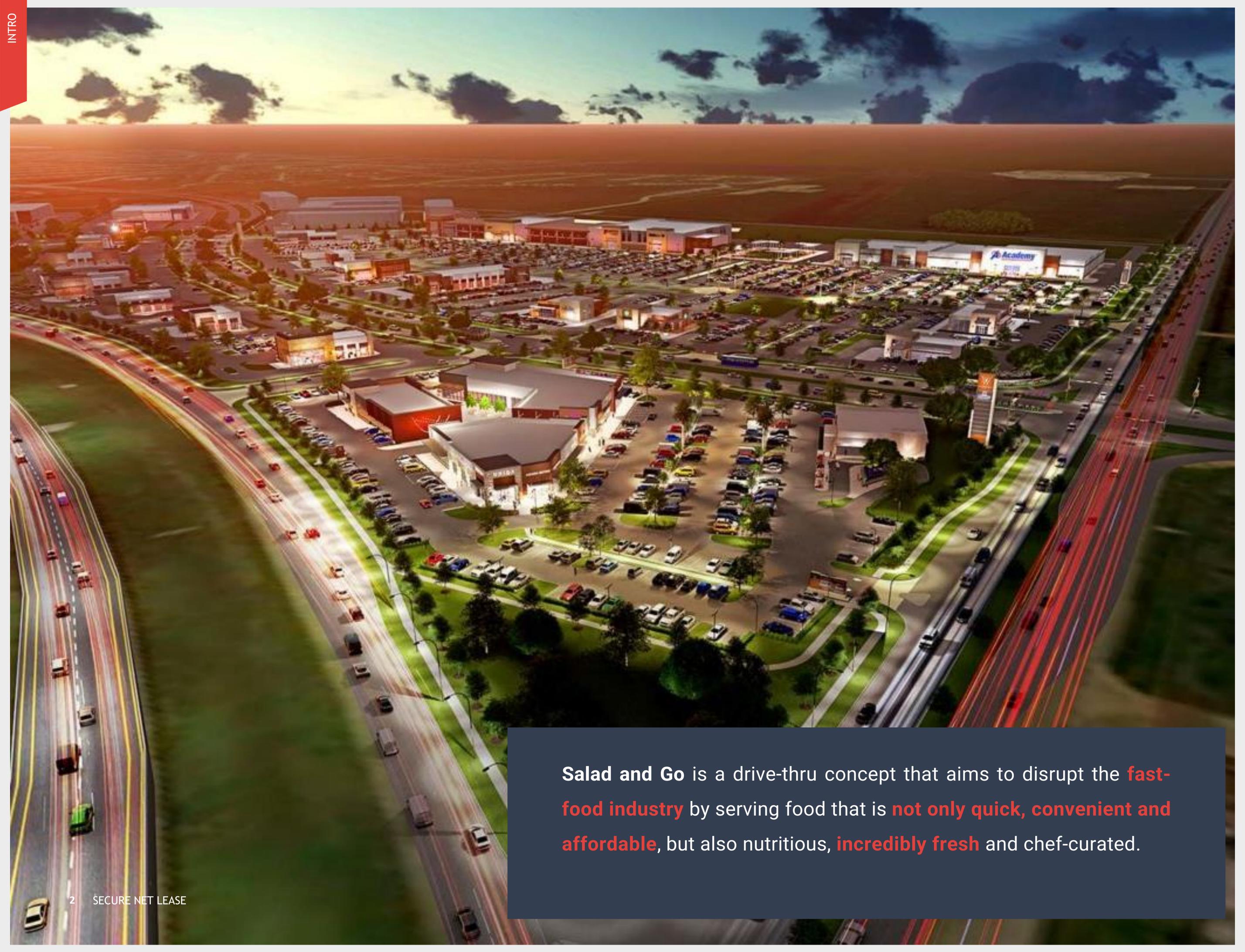
Salad and Go

Waterview Town Center

\$2,667,000 | 5.25% CAP

NWQ Grand Pkwy & Harlem Rd, Richmond, TX 77406 (Houston MSA)

- ✓ **Brand New 20-Year Corporate Abs. NNN Ground Lease** with 10% Rent Bumps Every 5 Years
- ✓ **Located within Waterview Town Center** - 134-Acre shopping center anchored by At Home, Academy Sports + Outdoors, and LA Fitness
- ✓ **Shadow-Anchored by H-E-B and Target.** Other national retailers at the intersection include Chick-fil-A, Raising Cane's, and Chipotle
- ✓ **Across from Amazon HOU6** - 6-story, 3.7 million SF distribution center employing approximately 3,000 workers
- ✓ **Excellent Demographics** - \$105,000+ Median HH Income in a 1-Mile and 3-Mile Radius



Salad and Go is a drive-thru concept that aims to disrupt the **fast-food industry** by serving food that is **not only quick, convenient and affordable**, but also nutritious, **incredibly fresh** and chef-curated.

INVESTMENT OVERVIEW

SALAD & GO RICHMOND, TX

FILE PHOTO



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\$2,667,000

5.25% CAP

NOI

\$140,000

Building Area

±700 SF

Land Area

±1.215 AC

Year Built

2022

Lease Type

Abs. NNN Ground Lease

Occupancy

100%

- ✓ **Projected Rent Commencement:** September 2022
- ✓ **Brand New 20-Year Corporate Abs. NNN Ground Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Options. New store is directly adjacent to 7-Eleven and features drive-thru only service, qualifying as an essential business per the CDC.
- ✓ **Located within Waterview Town Center**, a 134-acre shopping center anchored by At Home, Academy Sports + Outdoors, and LA Fitness. Other national retailers in the shopping center include Chick-fil-A, Chipotle, Spec's, Whataburger, and Wendy's.
- ✓ **Shadow-Anchored by H-E-B and Target**, with other national retailers at the intersection including Raising Cane's, Starbucks, McDonald's, Hobby Lobby, Ross Dress for Less, Burlington, Michaels, and Marshalls.
- ✓ **Across from Amazon HOU6**, a 6-story, 3.7 million square-foot distribution center with an inventory capacity exceeding 40 million packages. Employing approximately 3,000 workers, the Amazon Fulfillment Center provides a direct blue collar consumer base to subject property.
- ✓ **Excellent Traffic Exposure in an Affluent Trade Area of Houston.** Subject property is just off Grand Pkwy (50,000+ VPD), at the hard corner of W Belfort St & Harlem Rd (26,000+ VPD combined), with median household income exceeding \$105,000 in a 1-Mile and 3-Mile Radius.
- ✓ **One of the 1st Salad & Go's in the Region!** With nearly 50 locations throughout Phoenix, Las Vegas, and the Dallas-Fort Worth MSA, subject property places a foothold in the Houston MSA for Salad & Go, filling a much-needed gap in the market for affordable, healthy fast food.

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

TENANT OVERVIEW

SALAD & GO RICHMOND, TX

Salad and Go

Guarantor: And Go Concepts, LLC

LOCATIONS
50



saladandgo.com

Headquartered in Phoenix, AZ, Salad and Go was founded in 2013 by husband and wife duo, Tony and Roushain Christofellis, with the mission to make organic, ready-to-eat food affordable and convenient for the masses.

A natural innovator and disruptor in the legacy fast food industry, Salad and Go is able to provide **higher quality** food at lower prices due to its small store footprint. With nearly all of its locations featuring a **650-700 square-foot store** and drive-thru only service, Salad and Go is able to offset its higher food costs with below-industry-average operating expenses, all while delivering convenient, healthy food at exceptionally low prices for consumers. Salad and Go's menu consists of gourmet salads, wraps, soups, breakfast burritos, and **drinks - all at affordable prices**. All salads and wraps **cost less than \$6** and can be customized to come with chicken or tofu at no extra charge. All **drinks are \$1** and feature multiple different flavored lemonades and teas as well as cold brew.

In 2016, parent company, And Go Concepts, LLC, hired Bobby Shaw as Salad and Go's CEO. An industry expert, Bobby Shaw has spent **30 years** in the fast-casual, fast-food space, spending **17 years** at McDonald's, **10 years** at Chipotle, and most recently serving as President and Chief Operating Officer of Freebirds World Burrito. In his tenure as CEO, Bobby Shaw has increased the **brand's total locations nearly 10x** throughout the southwest. With present-day locations spanning across AZ, TX, and NV, Salad and Go has cemented itself in the southwest as a leading disruptor in the healthy fast-food space. The **chain posted a \$40.4M systemwide revenue** and nearly **tripled its store locations between 2019 - 2021**, growing from **19 stores to 50**. Already one of the fastest growing fast food chains in the country, Salad and Go has shown no plans of slowing down. **An additional 35 stores** are already underway and slated to open **between 2022 and 2023** throughout the Arizona, Texas, and Nevada markets.



IN THE NEWS

SALAD & GO RICHMOND, TX

Salad and Go Growing in DFW Area

MARCH 2, 2021 (QSR MAGAZINE)

The retail concept was founded on a mission to make healthy food convenient and affordable for everyone by sourcing the highest quality ingredients and providing fast, friendly service at exceptionally low prices.

“At Salad and Go, we offer a value proposition with fresh, wholesome food from a drive-thru that you can’t find anywhere else,” says Salad and Go CEO Joel Chrisman. “We are a **purpose-driven company** that not only serves food that is good for you, but also good for the community. We look forward to becoming part of the **local communities** as we **expand our footprint** in Texas.”

Salad and Go, the Drive-Thru Revolution, announced at least five new locations to the DFW area this year. Salad and Go is revolutionizing the drive-thru by making the healthy choice the easy choice, offering made-to-order salads, wraps, breakfast burritos, soups and drinks at fast-food prices.

The menu items at Salad and Go include craveable salads and wraps, breakfast burritos, soup, lemonades, organic tea and cold brew, along with options for kids that parents will also love. The menu is intentionally **simplified and streamlined** to allow for operational efficiencies that enable the company to offer the lowest price possible to guests. All salads and wraps are **\$5.74** and include chicken or organic tofu at no additional cost, or steak or shrimp for an upcharge. Each salad is a hearty portion that fills a **48-ounce bowl with fresh, all-natural ingredients**—some organically sourced—and a balance of veggies, proteins and healthy fats. Core items like the Cobb and Caesar are complemented by customer favorites like the BBQ Ranch, as well as seasonal chef creations that present variety and fresh new flavors. Dressings are house-made, preservative-free and individually sealed for freshness.

Breakfast features **\$1 organic cold brew** and five different breakfast burritos, made with real eggs, an all-natural tortilla and served with house-made salsa for **\$2.99**. Other 24-oz drinks are **also \$1**, including the frozen strawberry lemonade; a great accompaniment to snack options like the \$3.99 protein box or seasonal soup.

EXPLORE ARTICLE



Salad and Go Is Really Taking Over North Texas

DANITA WHITE, JANUARY 28, 2022 (WHAT NOW DALLAS)

There are currently Salad and Go’s in Carrollton, Dallas, Fort Worth, Plano and Richardson. Four more locations are expected to open by February

And several more are being planned for later this year in the following cities: Cross Roads, Frisco, **Grand Prairie**, North Richland Hills and Rowlett. According to state project filings, the North Richland Hills Salad and Go will open at 8900 N Tarrant Pkwy, and the Grand Prairie location will open at **1045 W Warrior Dr.**

Salad and Go, a fast-growing brand out of Arizona that is out to change the fast food game, has been opening locations across the DFW area at a pretty rapid pace.

Founded in 2013 by husband and wife team, Tony and Roushan Christofellis, the brand offers fresh, made-to-order, health-conscious items including salads, wraps, soups and drinks for fairly low prices. Customers are given the option to customize their salads with protein such as chicken, tofu, and shrimp. Its menu also features breakfast items including **\$2.99 burritos** and **\$1 organic cold brew**.

Salad and Go has multiple locations throughout Arizona, where it is headquartered. In 2021, the brand announced North Texas as its first point of expansion outside of its home state.

“At Salad and Go, we offer a **value proposition** with fresh, wholesome food from a drive-thru that you can’t find anywhere else,” CEO Joel Chrisman said at the time.

There’s no dine-in at Salad and Go and the brand doesn’t yet offer delivery, but it is seeing success with its drive-thru only model. Guests can also pre-order on the Salad and Go website or through the brand’s app and **pick up their order** at a walk-up window.

EXPLORE ARTICLE



LEASE OVERVIEW

SALAD & GO RICHMOND, TX

Initial Lease Term	20-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	September 2022 (Est.)
Lease Expiration	September 2042 (Est.)
Lease Type	Abs. NNN Ground Lease
Rent Increases	10% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	\$140,000
Annual Rent YRS 6-10	\$154,000
Annual Rent YRS 11-15	\$169,400
Annual Rent YRS 16-20	\$186,340
Option 1	\$204,974
Option 2	\$225,471
Option 3	\$248,019
Option 4	\$272,820

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.



JAMES PATTERSON
ELEMENTARY SCHOOL
(598 STUDENTS)



INTERNATIONAL LEADERSHIP
OF TEXAS, KATY-WESTPARK
HIGH SCHOOL
(221 STUDENTS)

DAVID CROCKETT
MIDDLE SCHOOL
(1,004 STUDENTS)



O'BRIEN ROAD
±23,440 VPD



ADVENIR AT GRAND
PARKWAY WEST
(336 UNITS)

SATORI AT LONG
MEADOW APARTMENTS
(300 UNITS)



SCHOOL OF SCIENCE AND
TECHNOLOGY - SUGAR LAND
(562 STUDENTS)



W BELLFORT STREET
±17,208 VPD

ADOLPHUS
ELEMENTARY SCHOOL
(790 STUDENTS)

99
TEXAS



OAKLAND
ELEMENTARY SCHOOL
(791 STUDENTS)

WILLIAM B. TRAVIS
HIGH SCHOOL
(2,618 STUDENTS)

CAROLYN AND VERNON
MADDEN ELEMENTARY
SCHOOL
(961 STUDENTS)



JAMES C. NEILL
ELEMENTARY SCHOOL
(671 STUDENTS)



FROST
ELEMENTARY SCHOOL
(563 STUDENTS)

PECAN GROVE
ELEMENTARY SCHOOL
(695 STUDENTS)



MALALA
ELEMENTARY SCHOOL
(565 STUDENTS)

MALALA
ELEMENTARY SCHOOL
(565 STUDENTS)

STEPHEN F AUSTIN
HIGH SCHOOL
(2,276 STUDENTS)

MACARIO GARCIA
MIDDLE SCHOOL
(1,156 STUDENTS)

HARLEM ROAD
±17,923 VPD

GRAND PARKWAY
±50,000 VPD



HARLEM ROAD
±17,923 VPD

amazon
3,000 EMPLOYEES

ABLE GRAD

HEARTLAND
DENTAL

FUTURE LUXURY MULTI-FAMILY 295 UNITS

LA FITNESS

LUXURY MULTI-FAMILY 265 UNITS

MORTON RD

IVYBROOK ACADEMY

Academy
SPORTS+OUTDOORS

at home
The Home Décor Superstore

AutoZone

Valvoline

RED RIVER
COUNTRY

SPEC'S
WINES-SPORTS-FINE FOODS

7
ELEVEN

SAAD AND GO
SUBJECT PROPERTY
NWQ GRAND PKWY. & HARLEM RD.

Domino's

W BELLFORT STREET
±17,208 VPD

GRAND PARKWAY
±50,000 VPD

Quick Quack
CAR WASH

Chick-fil-ê

WHATABURGER

PET SMART

TEXAS
SOMMAHOUSE

CHIPOTLE
MEXICAN GRILL

Wendy's

BR
BLACK ROCK COFFEE HOUSE

H-E-B

carter's

RACK ROOM SHOES

Marshalls

TORCHYS

Starbucks

MOD

TARGET

TEXAS
SOMMAHOUSE

Wendy's

BR
BLACK ROCK COFFEE HOUSE

H-E-B

carter's

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Marshalls

TORCHYS

Starbucks

MOD

TARGET

SUBWAY

chili's

OLD NAVY

HOBBY LOBBY

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SUBWAY

chili's

OLD NAVY

HOBBY LOBBY

CHILDREN'S
LIGHTHOUSE
EARLY LEARNING SCHOOL

Exxon

Cane's
CHICKEN FINGERS

GameStop

Bath & Body Works

Michaels
Where Creativity Happens

TEXAS
SOMMAHOUSE

Wendy's

BR
BLACK ROCK COFFEE HOUSE

H-E-B

carter's

RACK ROOM SHOES

Marshalls

TORCHYS

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EARLY LEARNING SCHOOL

Exxon

Cane's
CHICKEN FINGERS

GameStop

Bath & Body Works

Michaels
Where Creativity Happens

WILLIAM B. TRAVIS
HIGH SCHOOL
(2,618 STUDENTS)

OVER THE TOP
ICE CREAM SHOP

TACO CABANA

ROSS
DRESS FOR LESS

five BELOW

TEXAS
SOMMAHOUSE

Wendy's

BR
BLACK ROCK COFFEE HOUSE

H-E-B

carter's

RACK ROOM SHOES

Marshalls

TORCHYS

Starbucks

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HOBBY LOBBY

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Exxon

Cane's
CHICKEN FINGERS

GameStop

Bath & Body Works

Michaels
Where Creativity Happens

JAMES C. NEILL
ELEMENTARY SCHOOL
(671 STUDENTS)

AT&T

99
TEXAS

McDonald's

jiffy lube

FRAME & FOCUS
eye care



SAJAD
SUBJECT PROPERTY
NWQ GRAND PKWY. & HARLEM RD.

SITE OVERVIEW

SALAD & GO RICHMOND, TX

Year Built | 2022

Building Area | ±700 SF

Land Area | ±1.215 AC

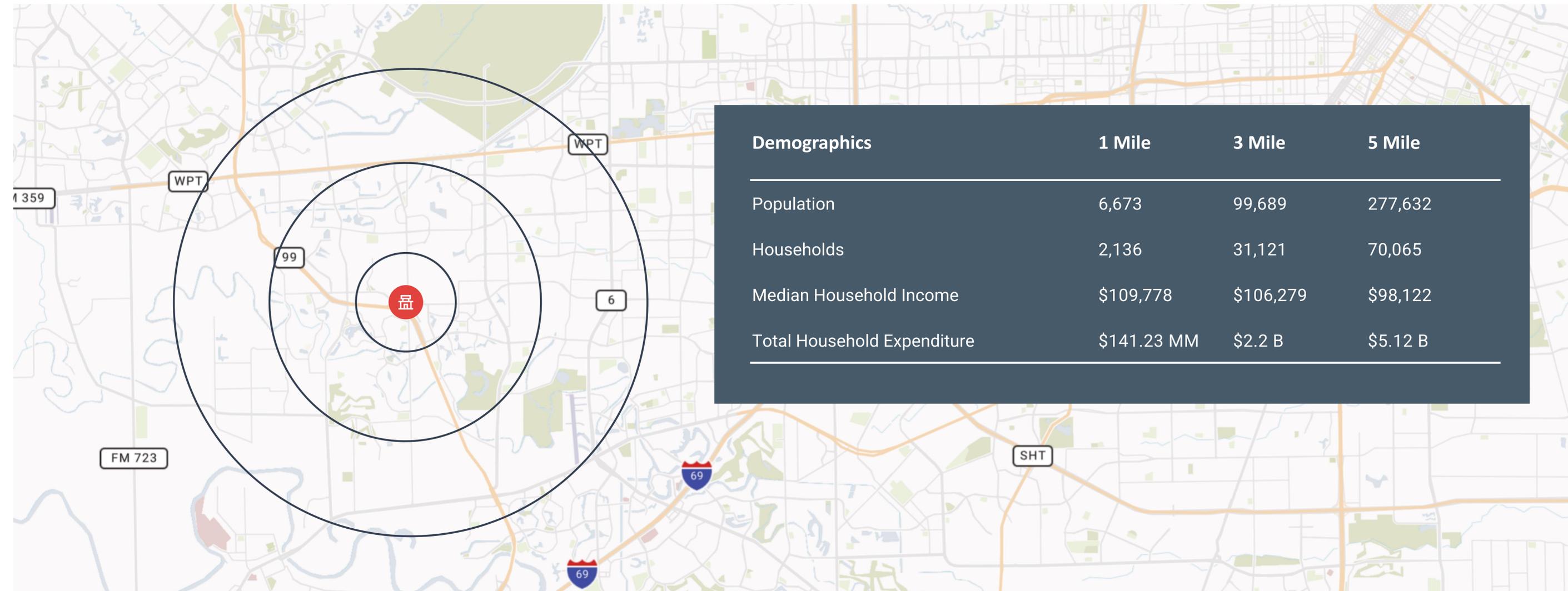
NEIGHBORING RETAILERS

- Burlington
- Kroger
- Aldi
- At Home
- Hobby Lobby
- Target
- Marshalls
- ROSS Dress For Less
- Petco
- PetSmart



LOCATION OVERVIEW

SALAD & GO RICHMOND, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Lamar Consolidated ISD (5,410)
2. Fort Bend County (3,058)
3. Flour Corporation (2,311)
4. Schlumberger Technology Corporation (1,750)
5. Richmond State School (1,336)
6. United Parcel Service (1,200)
7. Oak Bend Medical Center (1,166)
8. Oak Bend Hospital (1,115)
9. Nalco Champion (1,000)
10. Frito Lay (994)
11. Walmart (411)
12. HEB Grocery (340)
13. Access Health (249)
14. City of Richmond (183)
15. Wharton County Junior College (166)

LOCATION OVERVIEW

SALAD & GO RICHMOND, TX

Richmond

Texas

 12,646
Population

 \$43,071
Median Household Income

30-minutes southwest of
Houston, TX

30-MINUTES

Richmond economy produces
nearly \$2.5 billion per year of
value-added goods and
services.

\$2.5 BILLION

The City of Richmond was incorporated by the Republic of Texas in 1837 - the same year as Fort Bend County and nearby Houston.

The city was founded near the site of Fort Bend, a blockhouse fortification built on a bend of the Brazos River.

Richmond has created a competitive environment for businesses to thrive by continually lowering property taxes, creating common sense regulations, and developing a pipeline of educated and trained workers with the skills needed for today's economy.

Residents of Richmond enjoy a rich quality of life.

Richmond's low cost of living mixed with a high performing school district, tree-lined historic streets, master planned communities, and the sweeping bends of the Brazos River have created an unparalleled quality of life. Richmond's strategic position in the center of fast growing Fort Bend County offers numerous prime commercial and industrial locations. Richmond has many strategic strengths, including frontage on or close access to major transportation networks that include U.S. 59, U.S. 90 A, and SH-99 The Grand Parkway. These major transportation networks help to bring visitors to Richmond with ease and enables goods to be quickly transported throughout the region efficiently. Richmond is home to some of the most successful and established master-planned communities in the Houston region, including Pecan Grove Plantation, opened in 1977. Newer and still-active communities include Long Meadow Farms and Sweetgrass – the latter designed for residents ages 55 and up. Offering a lifestyle that encourages health, wellness and sustainability, Harvest Green occupies 1,300 acres in Richmond with more than 30 acres of lakes and waterways, 280 acres of greenbelts and open space, 50 acres of parkland, walkable trails system and central roundabout.

IN THE NEWS

SALAD & GO RICHMOND, TX

Massive 4,700-acre development slated for Fort Bend County

MATT DEGROOD, JANUARY 21, 2022 (THE FORT BEND STAR)

Austin Point will sit on 4,700 acres near the future intersection of the Grand Parkway and Fort Bend Parkway, according to Signorelli Company, The Woodlands-based real estate development company behind the project. The community's main entrance will be off FM 762, near the George Ranch Historical Park.

"We are excited to bring new development to the area and help satisfy strong demand for quality places to **live, work and play**," said Danny Signorelli, company founder and CEO. "Fort Bend County is one of the fastest-growing counties in America and we look forward to be a **part of this growth.**"

Work will begin soon on the largest master planned community in Fort Bend County in more than 20 years – a massive, 4,700-acre development called Austin Point that, when complete, will bring 14,000 homes and even more business space to the region.

Construction crews are tentatively set to break ground on the **development sometime** in the second quarter of this year, according to a news release.

The announcement of the master **planned community** is the latest evidence that the county's population boom isn't ending anytime soon. According to one analysis by HireAHelper, Fort Bend County is the second fastest-growing county in the United States. **Between 2015 and 2020**, the county's population increased from about **715,260** to **839,706 residents**, according to the report.

Developers across the county have spent recent months ramping up construction on new homes in Fort Bend, in part to address what some have said is a countywide housing shortage.

EXPLORE ARTICLE



Houston crowned one of the world's top cities of the future in new report

NATALIE HARMS, AUGUST 26, 2020 (CULTUREMAP HOUSTON)

Houston comes in third on a prestigious new list ranking which cities are on track for continued global business success. The inaugural fDi Tier 2 Cities of the Future 2020/21 evaluated second-tier cities – defined as non-capital cities with a population under 8 million.

Last year, Houston ranked in the **No. 5 position** on fDi's North American ranking. In this new report for **2020/2021**, the city **ranks No. 3** overall. Houston also takes the **No. 3 spot** for human capital and lifestyle and ranks No. 7 for economic growth potential.

With superior global access, a business-friendly climate, exceptional quality of life and a highly educated workforce, Houston is well positioned to continue to build on that momentum in the years ahead.

The report evaluated **116 data points** across the five categories: economic potential, cost effectiveness, business friendliness, connectivity, and human capital and lifestyle.

"This ranking is further evidence of Houston's place among the world's great global cities," says Susan Davenport, **chief economic development** officer for the Greater Houston Partnership, in a news release. "Houston today competes at a higher level than ever before when it comes to foreign direct investment and our business ties to cities and countries around the world.

San Francisco comes in at No. 1 on the list, and Montreal **ranks as No. 2**. Texas has a stronghold on the list, with Austin and Dallas also appearing in the **top 20, at Nos. 11** and 19, respectively.

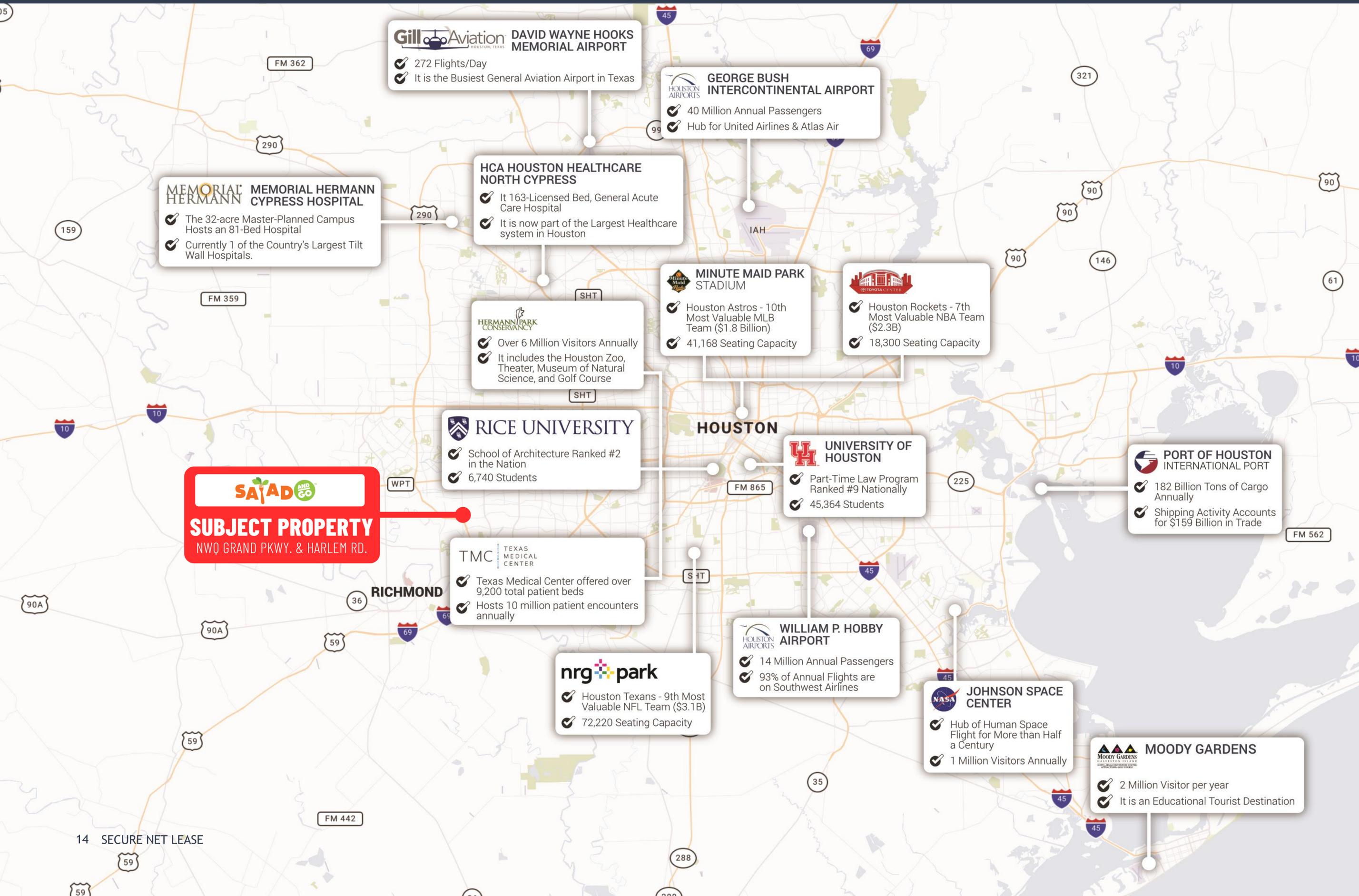
"Houston is a remarkable city, and we are proud to be recognized as one of the world's best cities for foreign direct investment. We are the energy capital of the world, alongside the largest medical center, the Port of Houston, **two world-class airports**, and a growing innovation ecosystem," says Houston Mayor Sylvester Turner in the release.

EXPLORE ARTICLE



THE HOUSTON-THE WOODLANDS-SUGAR LAND METROPOLITAN STATISTICAL AREA (MSA)

SALAD & GO RICHMOND, TX



SALAD AND GO
SUBJECT PROPERTY
 NWQ GRAND PKWY. & HARLEM RD.

14 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

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Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

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TEXAS DISCLAIMER

SALAD & GO RICHMOND, 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.