



# Chick-fil-A

**\$3,117,000 | 3.85% CAP**

10057 Hwy. 242, Conroe, TX 77385

- ✓ **Brand New 15-Year Absolute NNN Ground Lease** - 10% Rent Increases Every Five Years
- ✓ **Major Retail Trade Area** – Directly across from H-E-B with other anchor tenants Costco, Walmart, and Lowe’s in close proximity
- ✓ **Located at Entrance of Harper’s Preserve and Montgomery Creek Ranch** - totaling over 3,000 single family homes upon full build-out
- ✓ **New Construction Featuring Double Drive-Thru** - Eases Traffic and Increases Consumer Demand
- ✓ **Excellent Demographics** - \$107,000+ Avg. Household Income within a 3 Mile Radius.

**Chick-fil-A, Inc.** is the **largest quick-service chicken restaurant** chain in the United States, based on domestic annual sales. Supported by a **strong brand** and **award-winning restaurant** designs and architecture, the family-owned, privately-held company is **strategically expanding** and uniquely positioned for continued **future growth.**



# INVESTMENT OVERVIEW

CHICK-FIL-A CONROE, TX

# \$3,117,000

## 3.85% CAP



File Photo

### CONTACT FOR DETAILS

**Edward Benton**

Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

NOI

\$120,000

Building Area

±2,800 SF

Land Area

±1.26 AC

Year Built

2022

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Brand New 15-Year Corporate Guaranteed Absolute NNN Ground Lease**, with 10% Rental Increases Every 5 Years in both the Primary Term and (8) 5-Year Option Periods.
- ✓ **Interstate Location in Retail Corridor Shadow Anchored by H-E-B Shopping Center and Featuring National Tenants**, Costco, Regions Bank, Circle K, O'Reilly Auto Parts, Starbucks, CVS and others.
- ✓ **Excellent Hard Corner Location in Affluent Trade Area** - Subject property is located less than 2 miles off I-45 (320,000+ VPD), on TX-242 (37,000+ VPD) with average household income exceeding \$94,000, \$107,000 and \$136,000 in a one, three and five mile radius.
- ✓ **Direct Residential Consumer Base** – Subject property is adjacent to Montgomery Creek Ranch featuring, 1,263 single family properties, and directly across from the entrance to Harper's Preserve, a new master-planned community surrounded by a 160-acre forested preservation area with an estimated 1,775 homes at completion of build-out.
- ✓ **Located Across from Conroe ISD Schools**, Suchma Elementary and Gerald Irons Junior High featuring a combined enrollment of over 2,000 students.
- ✓ **New Construction Chick-fil-A Features 2 Drive-Thru Lanes, increasing operational throughput** - In 2021, stores with double drive-thru lanes saw 1.5x more revenue than stores with just one.
- ✓ **Chick-fil-A is the 3rd Largest Restaurant Chain in US with Continued Growth** - Average unit volumes for freestanding locations reached a record \$8.1 million per store in 2021, an increase of 14.7 percent over 2020.

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

CHICK-FIL-A CONROE, TX

## Chick-fil-A

**Lessee:** Chick-fil-A, Inc., a Georgia corporation

**Guarantor:** Chick-fil-A, Inc.

REVENUE

**\$5.8 B**

LOCATIONS

**2,790**



[chick-fil-a.com](http://chick-fil-a.com)

**Chick-fil-A is one of the largest American fast food restaurant chains and the largest whose specialty is chicken sandwiches. Its headquarters is in College Park, Georgia.**

Chick-fil-A was originally founded as the Dwarf Grill in 1946, changing the name to Dwarf House until rebranding as Chick-fil-A in 1967. The company **operates more than 2,790 restaurants**, primarily in the United States with locations in 49 states and the District of Columbia. Locations are also present in **Canada** and (formerly) the United Kingdom. The restaurant serves **breakfast** before transitioning to its lunch and dinner menu. Chick-fil-A also offers customers catered selections from its menu **for special events**.

Chick-fil-A retains ownership of each restaurant. Chick-fil-A selects the restaurant location and builds the improvements. Chick-fil-A franchisees need only a **\$10,000** investment to become an operator. Since 2010, Chick-fil-A has led the fast food industry in average sales per restaurant, despite being open only six days a week, earning an average **\$48.1 million per restaurant** in 2021. Chick-fil-A's business strategy involves a focus on a simple menu and on good customer service. While other fast food chains often **expand their menu offerings** to attempt to attract new customers, Chick-fil-A's business model is to remain focused on chicken sandwiches. The name capital A is meant to indicate that their chicken is **"grade A top quality"**. In addition, an emphasis on customer service has allowed Chick-fil-A to consistently lead the fast food industry in **customer satisfaction**. These factors are seen as the reason for Chick-fil-A's **growth and expansion** in the United States.



## IN THE NEWS

CHICK-FIL-A CONROE, TX

# Revenue and Earnings Blowout for Chick-fil-A in 2021; Systemwide Sales Jump 22 Percent

JOHN HAMBURGER, APRIL 11, 2022 (FRANCHISE TIMES)

**Chick-fil-A Inc. reported record revenue and earnings in 2021, building upon the substantive gains the Atlanta-based quick-serve operator made during the COVID-19 pandemic.**

The financial statement and store operating highlights for 2021 were gleaned from Chick-fil-A's **annual franchise disclosure** document which was filed by the company April 7. The company's outstanding performance—company revenues and profits grew by **33.3 percent and 67.3 percent**, respectively—came as Andrew Truett Cathy succeeded his father, Dan Cathy, as chief executive officer of the company on **November 1, 2021**.

**The record-setting year for the 2,700-unit chain included double-digit gains in all revenue categories including royalties and rents paid by franchisees, rental income and company store sales.**

Average unit volumes for freestanding locations not inside mall locations reached a record **\$8.1 million per store** in 2021, an increase of **14.7 percent** over 2020.

Revenue reached \$5.8 billion in 2021 compared to \$4.3 billion in 2020, an increase of 33.3 percent. Comprehensive earnings were **\$1.2 billion in 2021** compared to **\$715.9 million** in 2020, an increase of 67.3 percent. Base operating and business service fees, rental income and additional operating service fees each increased by double digits.

As of December 31, 2021, the company operated **2,235** franchised, 76 company-operated and **393 licensed** Chick-fil-A restaurants for a total of **2,704** locations, an increase of 106 locations over 2020.

Total systemwide sales generated from franchised and company-operated restaurants were **\$16.7 billion in 2021** compared to **\$13.7 billion in 2020**, an increase of **22** percent.

EXPLORE ARTICLE



# Chick-fil-a remains the no. 1 restaurant for teens

HEATHER LALLEY, APRIL 07, 2021 (RESTAURANT BUSINESS ONLINE)

**Chick-fil-A remains the most popular restaurant choice for teens, according to the latest "Taking Stock with Teens" spending survey from financial services company Piper Sandler.**

The firm releases the survey twice a year, and Chick-fil-A has now topped the restaurant-spending list **seven times** in a row.

Starbucks and Chipotle held on to **their No. 2 and No. 3 spots**, respectively, followed by Dunkin' **at No 4.**, and In-N-Out and McDonald's tied for the fifth spot, according to the survey, which was released Wednesday.

**The chicken chain is joined by Starbucks and Chipotle on the latest "Taking Stock with Teens" spending survey from Piper Sandler.**

Teen spending took a pandemic-prompted dip, falling to the lowest in the survey's 20-year history, but it has rebounded about **1% to \$2,165 annually per person**, the survey found. Food remains teens' top priority, making up 23% of their overall spending.

The latest survey examined spending trends and brand preferences of **7,000 teens** in 47 states, with an average age of **16.1 years**. The consumer group contributes about **\$830 billion** to U.S retail sales annually, Piper Sandler said. The survey found that 33% of teens hold a part-time job, down from **37% pre-pandemic**.

For their favorite restaurants, 18% of teens preferred Chick-fil-A, **12%** said Starbucks was tops, **11% liked Chipotle**, 4% voted for Dunkin', and In-N-Out and McDonald's tied at **3%**. Chipotle's percentage climbed 300 basis points from last year while McDonald's fell **200 basis points**.

The group is socially conscious, citing racial equality and the environment as their top issues. Some **15%** of those surveyed said they consume plant-based meat, with Impossible and Beyond Meat tied as the top choices.

EXPLORE ARTICLE



# LEASE OVERVIEW

CHICK-FIL-A CONROE, TX

Initial Lease Term	15-Years, Plus (8), 5-Year Options to Renew
Rent Commencement	July 18, 2022
Lease Expiration	July 31, 2037
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years in Primary Term & Option Periods
Annual Rent YRS 1-5	\$120,000
Annual Rent YRS 6-10	\$132,000
Annual Rent YRS 11-15	\$145,200
Option 1	\$159,720
Option 2	\$175,692
Option 3	\$193,261
Option 4	\$212,587
Option 5	\$233,846
Option 6	\$257,230
Option 7	\$282,953
Option 8	\$311,249

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.





**Burlington**  
**POPEYES** LOUISIANA KEYCUREN  
**Starbucks**  
**Firestone** COMPLETE AUTO CARE  
**KOHL'S**  
**at home**  
**CHUCK E. CHEESE**  
**BURGER KING**  
**LOWE'S**  
**LA BOY** Live life Comfortably.  
**Wendy's**  
**Walmart Supercenter**  
**Arby's**  
**Dominos**

**NORTH FREEWAY**  
 ±320,000 VPD

**DISTRIBUTION CENTER**  
**CVS pharmacy**

**United Rentals**

**HALLIBURTON**

**McDonald's**

**Mercedes-Benz**  
**MINI**  
**Cadillac**

**MB**  
 HAITINBOWES

**MONTGOMERY COUNTY**  
 JUDICIAL SERVICES

**marco's Pizza**  
**ups**

**SUBWAY**  
**PAPA JOHN'S**  
**Starbucks**

**GERALD D. IRONS, SR. JUNIOR HIGH SCHOOL**  
 (1,144 STUDENTS)

**LONE STAR COLLEGE MONTGOMERY**

**Walgreens**

**ST. LUKE'S HEALTH - THE WOODLANDS HOSPITAL - THE WOODLANDS, TX**  
 (238 BEDS)

**COSTCO WHOLESALE**

**242 TEXAS**

**HIGHWAY 242**  
 ±37,000 VPD

**AutoZone**

**O'Reilly AUTO PARTS**

**Chick-fil-A**  
**PANDA EXPRESS CHINESE KITCHEN**

**THE WOODLANDS COLLEGE PARK HIGH SCHOOL**  
 (3,101 STUDENTS)

**Jersey Mike's SUBS**  
**Pizza Hut**

**HOUSTON METHODIST THE WOODLANDS HOSPITAL**  
 (293 BEDS)

**WING STOP**

**U-HAUL**

**HARPER'S RETREAT**  
 (216 UNITS)

**Jack in the box**

**CVS pharmacy**

**McDonald's**  
**TACO BELL**

**H-E-B**

**TSC TRACTOR SUPPLY CO**

**DUNKIN'**  
**SONIC**  
**WHATABURGER**  
**Panera BREAD**  
**CHIPOTLE MEXICAN GRILL**  
**TACO BELL**

**TEXAS CHILDREN'S HOSPITAL**  
 (32 BEDS)

**BMW**

**DOLLAR TREE**  
**Tuesday Morning**  
**SAM MOON**  
**PLATO'S CLOSET**

**Chick-fil-A**  
**SUBJECT PROPERTY**

**CANDLEWOOD SUITES**  
 SUING HOTELS

**AMC THEATRES**

**DAVE & BUSTERS**

**MATTRESS FIRM**  
 Save Money. Sleep Happy.

**THE PARK AT WOODMOOR**  
 (220 UNITS)

**DISCOUNT TIRE**

**cazion**

**OUTBACK STEAKHOUSE**

**NEXUS SPECIALTY HOSPITAL**

**Starbucks**

**Buffalo Wild Wings**

**MEN'S WEARHOUSE**  
**five BELOW**  
**PET SMART**  
**TJ-maxx**  
**DSW** DESIGNER SHOE WAREHOUSE  
**OLD NAVY**  
**FAMOUS footwear**  
**MOD**  
**Buffalo Wild Wings**  
**carter's**  
**NORDSTROM rack**  
**Michael's** Where Creativity Happens  
**SAM'S CLUB**

**HOMEWOOD SUITES** by Hilton

**Days Inn** BY WYNDHAM

**LA QUINTA** by Wyndham

**Kroger**

**Denny's**

**THE HOME DEPOT**

# SITE OVERVIEW

CHICK-FIL-A CONROE, TX

	Year Built		2022
	Building Area		±2,800 SF
	Land Area		±1.26 AC



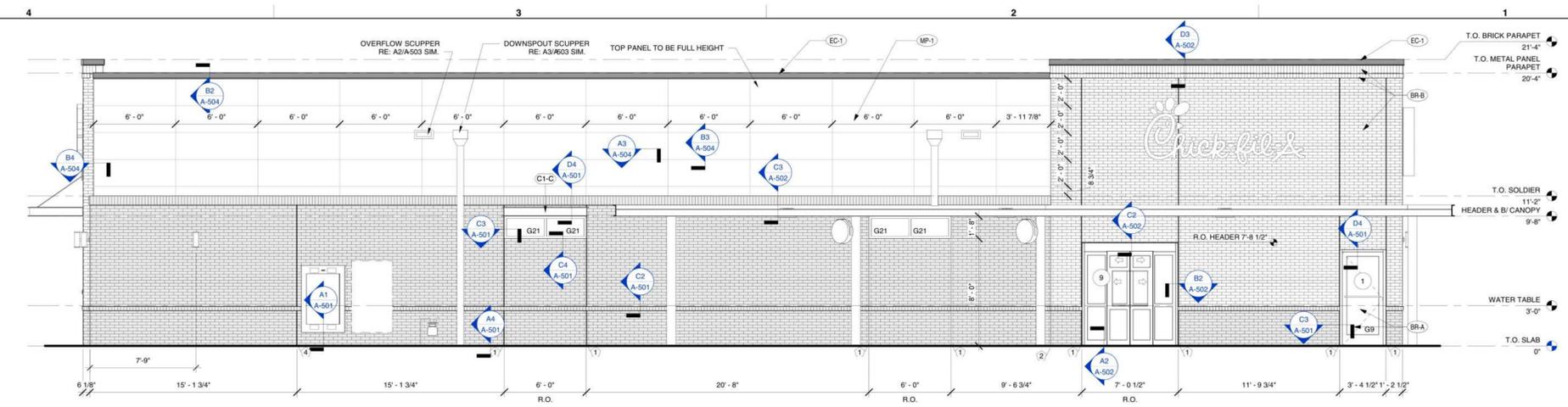
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Tuesday Morning
- Lowe's
- Burlington
- PetSmart
- T.J. Maxx
- The Home Depot
- Sam's Club
- H-E-B
- Kroger

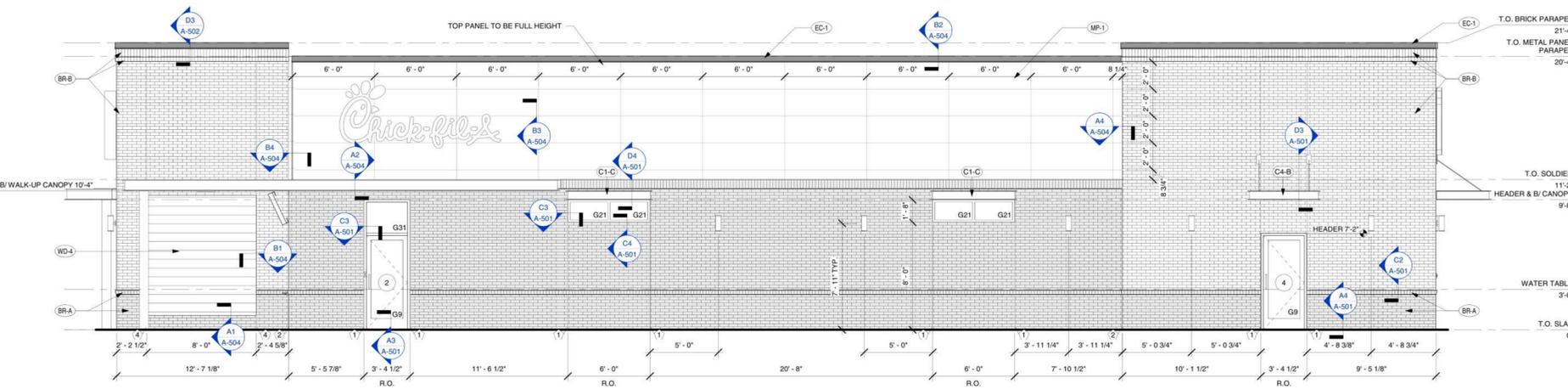


# ELEVATIONS

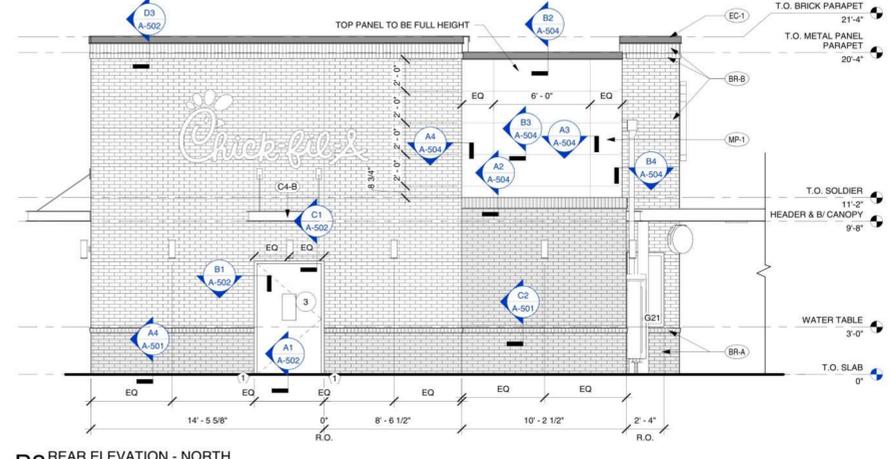
## CHICK-FIL-A CONROE, TX



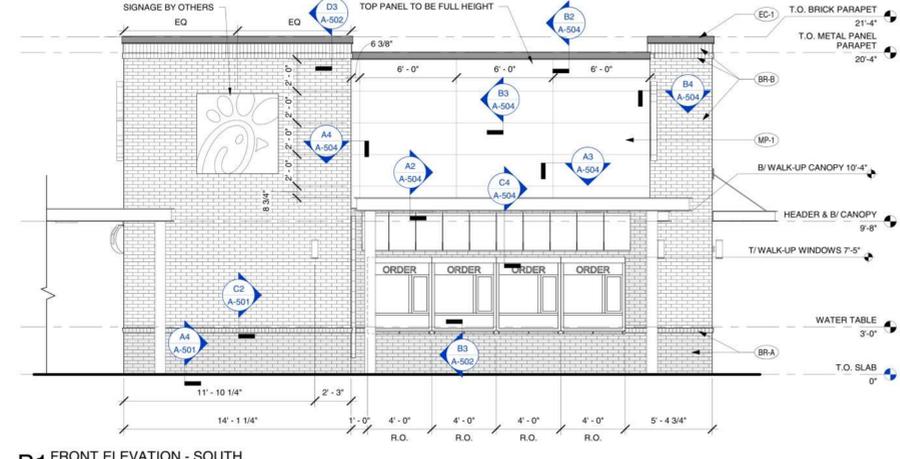
D1 DRIVE-THRU ELEVATION - WEST  
1/4" = 1'-0"



C1 SIDE ELEVATION - EAST  
1/4" = 1'-0"



B3 REAR ELEVATION - NORTH  
1/4" = 1'-0"



B1 FRONT ELEVATION - SOUTH  
1/4" = 1'-0"

**BRICK EXPANSION JOINT LEGEND**

- ALIGN EJ WITH JAMB
- ALIGN EJ WITH CORNER OF WALL
- ALIGN WITH EXTENT OF BRICK ABOVE
- PLACE EJ AS DIMENSIONED

NOTE: EJ SEALANT COLOR TO MATCH MORTAR COLOR.  
NOTE: EJs TO BE 1/2" WIDE UNLESS OTHERWISE NOTED.

FINISH SCHEDULE - EXTERIOR					
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	NOTE
BR-A	BRICK VENEER (PRIMARY)	ACME BRICK	MODULAR	SLATE GRAY	MORTAR: ARGOS SAN TAN; CONTACT MARSHALL PLYOR WITH ACME AT BID TO COORDINATE BRICK ORDER - (713) 302-8077 - mplyor@brick.com
BR-B	BRICK VENEER (ACCENT)	ACME BRICK	MODULAR	GLACIER WHITE	MORTAR: ARGOS SAN TAN; CONTACT MARSHALL PLYOR WITH ACME AT BID TO COORDINATE BRICK ORDER - (713) 302-8077 - mplyor@brick.com
GP-1	CANOPY METAL FASCIA		DURA COAT	DC195T-2703	DARK BRONZE OIL RUBBED BRONZE METALLIC TEXTURE PVD
GP-2	CANOPY METAL DECK		EXCEPTIONAL METALS		WHITE MIDNIGHT BRONZE (MATTE)
MP-1	METAL PANEL	EN-V		CFA RED	HORIZONTAL PANEL STACKED WITH CORNER WRAP
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350	SW 2807	ROCKWOOD
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350		DARK BRONZE FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45 TU & YKK 200 DOORS		DARK BRONZE (MATTE)
WD-4	WHITE OAK BOARDS	SKYLAR MORGAN	5" W NATURAL WHITE OAK BOARDS, CUSTOM CHARACTER GRADE		FINISH: OILED OR WATERLOX WITH BLACK EPOXY FILLED KNOTHOLES

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	3	6'-4"	1'-0"	0"	No
C4-B	Exterior Canopy	2	5'-4"	4'-0"	2'-4"	Yes
Grand total 5						

**CANOPY NOTES:**  
 BUILDING MOUNTED CANOPIES - 8" THICK CANOPY - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)  
 COLUMN MOUNTED CANOPIES - 10" THICK CANOPY - FINISH OF STRUCTURE TO BE (CP-1) - FINISH OF DECKING TO BE (CP-2)

**GENERAL NOTES**  
 1. ALL SIGNAGE PROVIDED BY OTHERS  
 2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

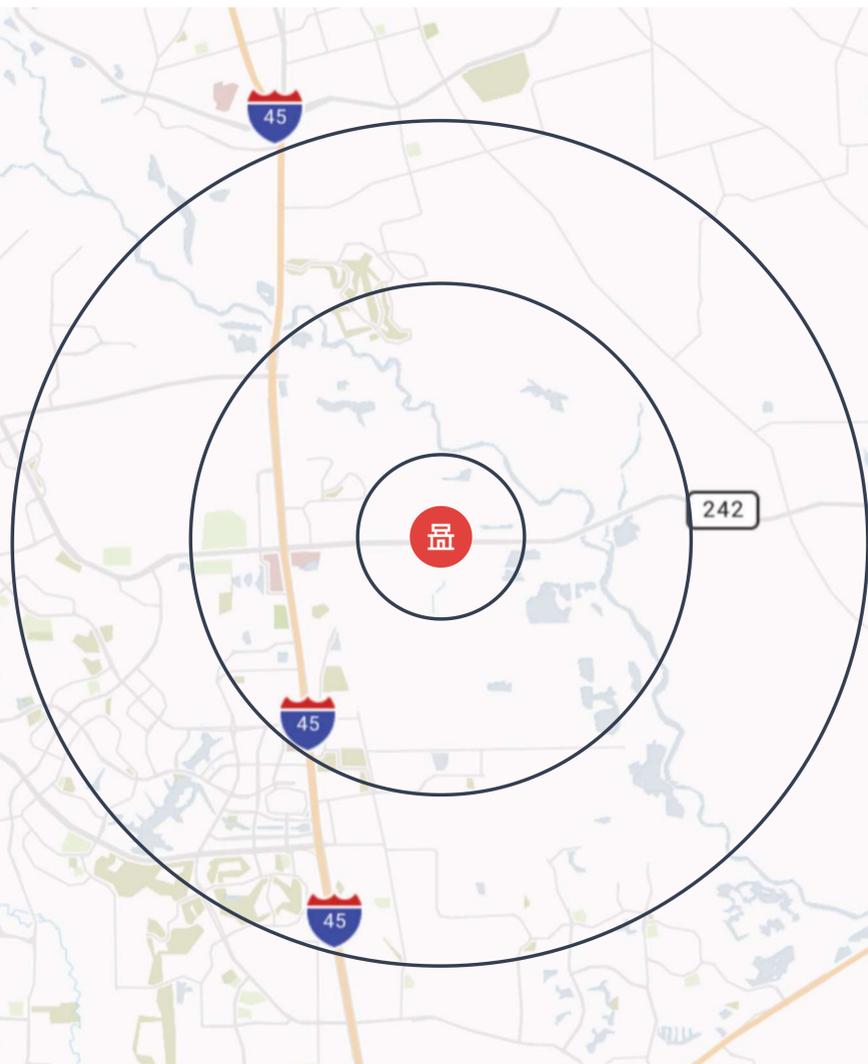
**LEGEND**

- BR-B
- BR-A
- WD-4
- MP-1
- EC-1
- EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR
- CARD READER BY SECURITY VENDOR - RE: ELEC
- SCUPPER - PT-113 SEE A2 / A-503
- DOWNSPOUT - PT-113 SEE A3 / A-503
- MDP - PT-113 RE: ELECTRICAL
- C02 FILL BOX - RE: KITCHEN
- LIGHT FIXTURE - RE: ELECTRICAL
- CT CABINET - PT-113 RE: ELECTRICAL
- MENU BOARDS
- WALK-UP WINDOW WITH TRANSOM - RE: NATIONAL ACCOUNTS

BIM 360/ITX\_04777\_242 & Harpers Preserve FSU\_2021-2\_DTO04777\_242 & Harpers Preserve FSU\_ARC-ht  
 4/21/2021 4:31:39 PM  
 04777-A-301-EXTERIOR ELEVATIONS

# LOCATION OVERVIEW

CHICK-FIL-A CONROE, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	13,418	29,950	91,532
Households	4,366	11,452	34,767
Average Household Income	\$96,864	\$107,149	\$133,965
Total Household Expenditure	\$304.21 MM	\$855.61 MM	\$3.06 B

## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Conroe ISD (8,503)
2. Montgomery County (2,415)
3. HCA Houston Healthcare Conroe (1,700)
4. City of Conroe (763)
5. NOV Wellbore Technologies (400)
6. Cantel (400)
7. NOV Fluid Control (375)
8. Professional Directional (300)
9. Borden (225)
10. NOV Texas Oil Tools (220)
11. McKesson (200)
12. Sabre Industries (200)
13. Huntsman Petrochemical LLC (175)
14. Crown Beverage Packaging (170)
15. Hempel (100)

# LOCATION OVERVIEW

CHICK-FIL-A CONROE, TX

Conroe  
Texas

 98,081  
Population

 \$60,343  
Median Household Income

W E L C O M E T O  
C O N R O E

Ranked 4th on 'Where the  
Jobs Are' list (CNN  
Money's).

4th

Conroe's cost of living is  
10% less than the  
national average.

10% LESS

**The city of Conroe is located just 45-miles south from Houston, Texas on Interstate 45 at State Highway 105.**

Conroe is the county seat of Montgomery County, encompassing 38-square miles, and falls within The Woodlands-Sugar Land metropolitan area

**Conroe is one of the fastest growing communities in the United States with a recent population increase of 7.8%, 11 times higher than the national average.**

Conroe is a thriving city with a low cost of living, favorable tax structure, growing economy, and strong school system and has become one of the premier places to live in southeast Texas.

Montgomery County, with a current population 572,146, has grown an impressive 67% since 2000 and is expected to add an additional 55,000 people in the next five years. Between 2000 and 2010, Montgomery County was the 24th fastest growing county in the United States and received national recognition for its job growth over the past decade. Harper's Preserve (1-mile from the subject property) is a newly gated master-planned community that surrounds a 160-acre forested preserve area. The community includes three villages: West Village, East Village and South Village. At completion, the community will be home to 2,114 families with an average HH income of \$103,955. The Houston-Sugar Land-Baytown Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, currently has a population of 6,772,852. Houston is the most populated city in Texas, and the 4th most populated city in the United States, behind only New York City, Los Angeles, and Chicago. Only 26 nations other than the United States have a GDP exceeding the Greater Houston GMP. Mining, which in Houston is almost entirely oil and gas exploration and production, accounts for 11 percent of Greater Houston's GMP.

## IN THE NEWS

CHICK-FIL-A CONROE, TX

### Conroe Designated A Texas Main Street Community

NOVEMBER 04, 2021 (MONTGOMERY COUNTY CGAZETTE)

CONROE, TX It is official, Conroe is a Texas Main Street Community! The Texas Historical Commission (THC) has designated Conroe as an incoming 2022 official Texas Main Street Program. The announcement was made at the Opening Session of the Texas Downtown Association Annual Conference in Denton, Texas on Wednesday, November 3rd.

Every year, the THC may select up to **five communities** for official Texas Main Street designation. Local Main Street programs receive a **wide range of services** and technical expertise from the THC, including design and historic preservation, planning, economic development, **organizational management**, and training.

Conroe is proud to be one of 89 cities statewide with the prestigious designation from the Texas Historical Commission. The Texas Main Street Program is a revitalization program for historic downtown and neighborhood commercial districts.

The Texas Main Street Program stimulates **private sector downtown** reinvestment in historic downtowns. It helps retain, expand, and recruit small businesses, while also creating new jobs in Texas.

"I am excited about the impact that this designation will bring to **downtown Conroe** and what the **services and benefits** offered by the program will provide our property owners, businesses, entrepreneurs and to the City as a whole" said Paul Virgadamo, City Administrator.

Main Street is a **powerful tool** for reviving local economies and bringing communities together to forge their future. In addition to being the most visible indicator of community pride and economic health, the **historic downtown** is also the foundation of the **unique heritage of a community**.

EXPLORE ARTICLE



### New Conroe Hotel and Convention Center To Break Ground In September

NATHAN GRAVES, SEPTEMBER 20, 2021 (SPRING HAPPENINGS)

Conroe and Convention Center will break ground in September. Located in the master-planned Grand Central Park off I-45 and just south of State Loop 336 W, the development will include a 250-room hotel, five-story parking garage, and a large business convention center.

The city is working with Dallas-based development manager Garfield Public/Private for the **planning and construction** of the complex, which is expected to open in the second quarter of **2023** and cost **\$98 million to build**.

The city expects the development to bring economic activity and vitality to the area as it attracts business and recreational conventions as well as weekend leisure travel.

The project has been in the works since **2015 and in May 2021** it was announced the hotel will carry the Hyatt name. The convention center will contain **41,000 square feet of space**, including a **15,000-square-foot** grand ballroom, **8,000-square-foot** junior ballroom, and **8,000 square feet** of boardrooms and breakout spaces. The hotel is planned to be upper-upscale and will offer a full-service restaurant, full bar, pool deck, and fitness facility among other amenities. Once all components are in operation, the complex will be **able to host multiple conferences**, weddings, and other events simultaneously.

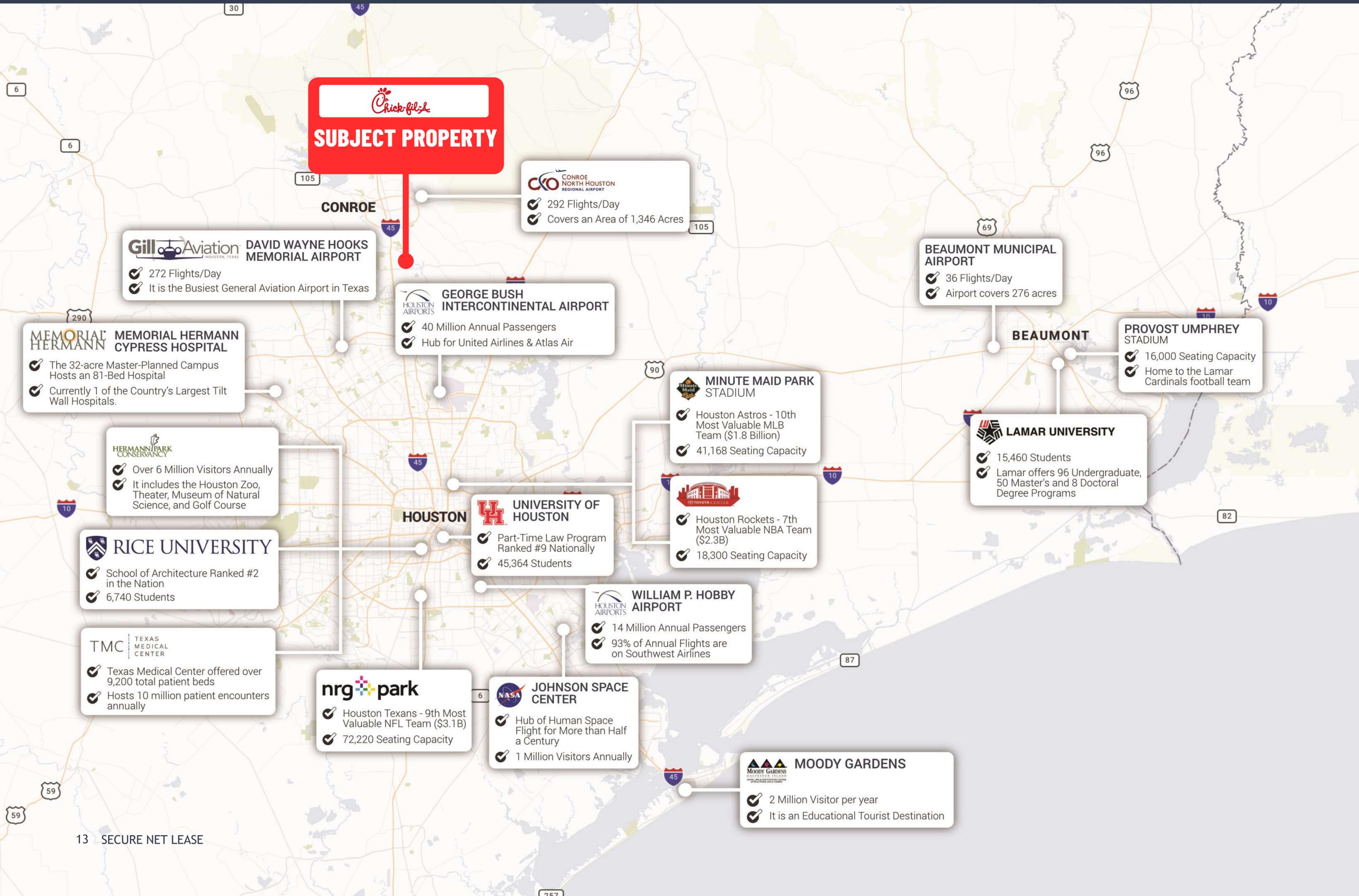
According to Assistant City Administrator/CFO Steve Williams, the project will be financially self-sustaining with its costs paid through revenue from the hotel and convention center. **"There's no burden on the local taxpayer,"** says Williams. "I couldn't be more pleased with the timing of the sale of the bonds utilized for this project. We were able to successfully issue debt at historically low interest rates, which will **save us millions of dollars** of interest long-term.

EXPLORE ARTICLE



# HOUSTON-THE WOODLANDS-SUGAR LAND, TX MSA

CHICK-FIL-A CONROE, TX



**Chick-fil-A**  
**SUBJECT PROPERTY**

**CONROE NORTH HOUSTON REGIONAL AIRPORT**  
 ✓ 292 Flights/Day  
 ✓ Covers an Area of 1,346 Acres

**Gill Aviation** **DAVID WAYNE HOOKS MEMORIAL AIRPORT**  
 ✓ 272 Flights/Day  
 ✓ It is the Busiest General Aviation Airport in Texas

**BEAUMONT MUNICIPAL AIRPORT**  
 ✓ 36 Flights/Day  
 ✓ Airport covers 276 acres

**MEMORIAL HERMANN MEMORIAL HERMANN CYPRESS HOSPITAL**  
 ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital  
 ✓ Currently 1 of the Country's Largest Tilt Wall Hospitals.

**HOUSTON AIRPORTS** **GEORGE BUSH INTERCONTINENTAL AIRPORT**  
 ✓ 40 Million Annual Passengers  
 ✓ Hub for United Airlines & Atlas Air

**PROVOST UMPHREY STADIUM**  
 ✓ 16,000 Seating Capacity  
 ✓ Home to the Lamar Cardinals football team

**HERMANN PARK CONSERVANCY**  
 ✓ Over 6 Million Visitors Annually  
 ✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

**MINUTE MAID PARK STADIUM**  
 ✓ Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)  
 ✓ 41,168 Seating Capacity

**LAMAR UNIVERSITY**  
 ✓ 15,460 Students  
 ✓ Lamar offers 96 Undergraduate, 50 Master's and 8 Doctoral Degree Programs

**RICE UNIVERSITY**  
 ✓ School of Architecture Ranked #2 in the Nation  
 ✓ 6,740 Students

**UNIVERSITY OF HOUSTON**  
 ✓ Part-Time Law Program Ranked #9 Nationally  
 ✓ 45,364 Students

**TOYOTA CENTER**  
 ✓ Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)  
 ✓ 18,300 Seating Capacity

**TMC TEXAS MEDICAL CENTER**  
 ✓ Texas Medical Center offered over 9,200 total patient beds  
 ✓ Hosts 10 million patient encounters annually

**HOUSTON AIRPORTS** **WILLIAM P. HOBBY AIRPORT**  
 ✓ 14 Million Annual Passengers  
 ✓ 93% of Annual Flights are on Southwest Airlines

**nrg park**  
 ✓ Houston Texans - 9th Most Valuable NFL Team (\$3.1B)  
 ✓ 72,220 Seating Capacity

**NASA JOHNSON SPACE CENTER**  
 ✓ Hub of Human Space Flight for More than Half a Century  
 ✓ 1 Million Visitors Annually

**MOODY GARDENS**  
 ✓ 2 Million Visitor per year  
 ✓ It is an Educational Tourist Destination

CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 224-6430

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CALL FOR ADDITIONAL INFORMATION

### Edward Benton

Executive Vice President  
(713) 263-3981

[ebenton@securenetlease.com](mailto:ebenton@securenetlease.com)

### Bob Moorhead

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)

# TEXAS DISCLAIMER

CHICK-FIL-A CONROE, 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.