

SECURE
NET LEASE

SUBJECT PROPERTY

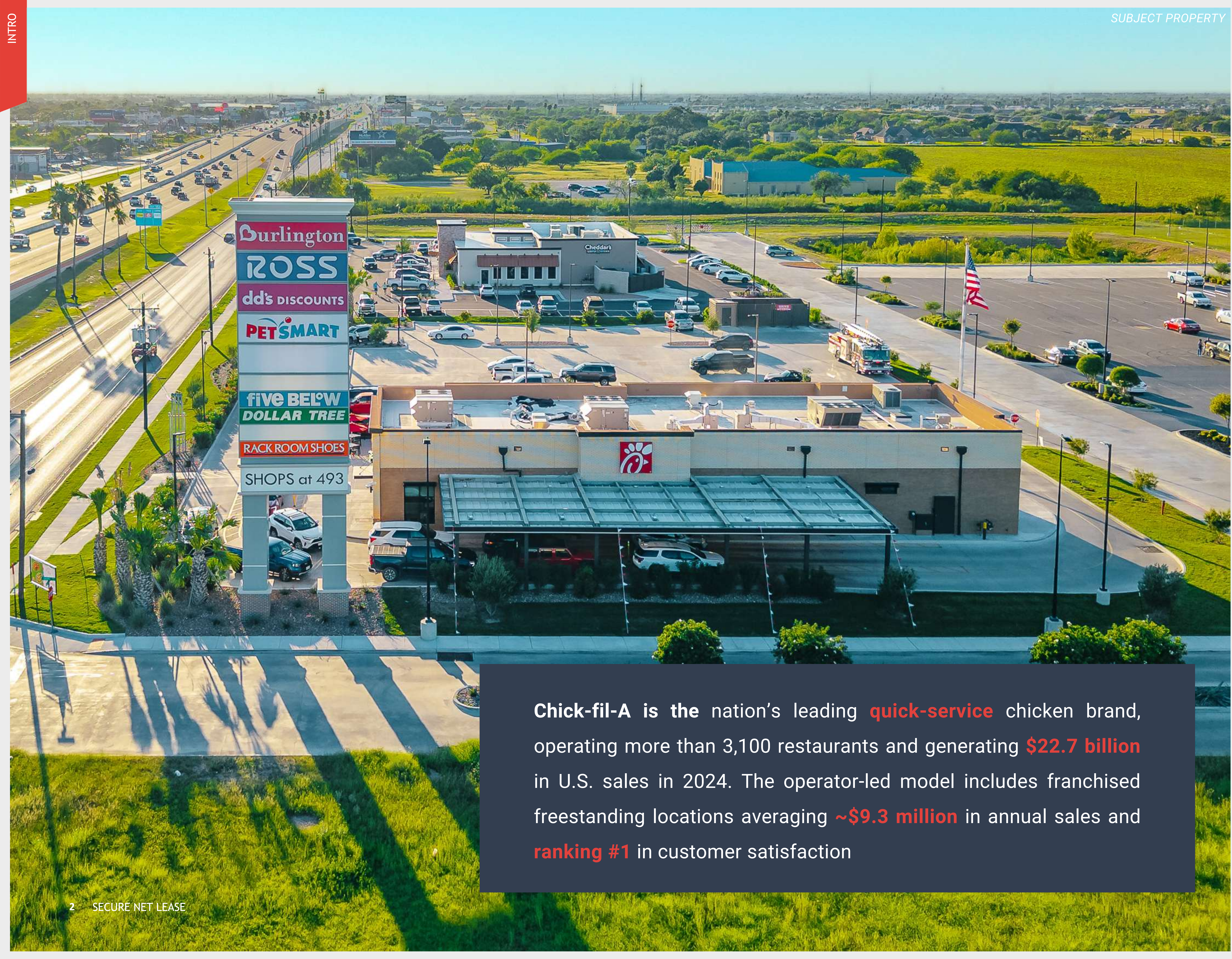


Chick-fil-A

\$3,494,000 | 4.15% CAP

1606 E IH 2, Donna, TX 78537

- ✓ Rent Commencement: November 2024
- ✓ 15-Year Absolute NNN Ground Lease with 10% increases
- ✓ 132,801+ VPD at I-2/Expressway 83 & FM 493
- ✓ Shops At 493 Anchored By Walmart, Burlington, Ross, and ULTA
- ✓ 3.5M+ Annual Crossings at Donna-Rio Bravo International Bridge



Chick-fil-A is the nation's leading **quick-service** chicken brand, operating more than 3,100 restaurants and generating **\$22.7 billion** in U.S. sales in 2024. The operator-led model includes franchised freestanding locations averaging **~\$9.3 million** in annual sales and **ranking #1** in customer satisfaction

INVESTMENT OVERVIEW

CHICK-FIL-A DONNA, TX

SUBJECT PROPERTY



CONTACT FOR DETAILS

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Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$3,494,000

4.15% CAP

NOI

\$145,000

Building Area

±5,362 SF

Land Area

±1.65 AC

Year Built

2025

Lease Type

Absolute NNN
(Ground Lease)

Occupancy

100%

- ✓ **Rent Commencement:** November 7, 2024
- ✓ **Brand New 15-Year Absolute NNN Ground Lease with 10% Rental Increases Every 5 Years** in both the Primary Term and (8) 5-Year Renewal Options
- ✓ **High-Visibility Regional Corridor** Positioned at I-2/Expressway 83 & FM 493, with 132,801+ Vehicles Per Day providing strong signage exposure and easy access
- ✓ **Anchored Power Center Location** Within the ±200,000 SF "Shops at 493," co-anchored by Walmart Supercenter, Burlington, Ross, DD's Discounts, PetSmart, Five Below, and ULTA
- ✓ **Institutional and Regional Traffic Drivers** Donna ISD (21 Schools; 13,000+ Students; 2,358 Employees) and Donna-Rio Bravo International Bridge (3.5M+ Annual Crossings) generate consistent weekday and cross-border demand
- ✓ **Premier QSR Tenant Strength** Chick-fil-A operates 3,100+ restaurants nationwide, with industry-leading ~\$9.3M AUV and ranked #1 in U.S. customer satisfaction for 11 consecutive years
- ✓ **McAllen-Edinburg-Mission MSA Growth** Donna is part of a metro exceeding 870,000 residents, supported by \$17.5B+ in retail sales and robust cross-border trade with Mexico

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 DONNA, TX

Chick-fil-A

Lessee: CHICK-FIL-A, INC.

REVENUE
\$22.7 BILLION
 (U.S.)

STOCK TICKER
PRIVATE (N/A)

LOCATIONS
3,100+ (U.S.)



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

Chick-fil-A is the largest quick-service chicken restaurant brand in the United States and one of the most profitable private restaurant companies.

Founded in 1946 in Hapeville, Georgia, the chain has expanded to over **3,100 U.S. locations** as of year-end 2024, with new restaurants continuing to open in 2025. The company generated **\$22.7 billion** in U.S. systemwide **sales in 2024**, ranking third among all U.S. restaurant chains by revenue behind only McDonald's and Starbucks.

The brand's success is built on its operator-led franchise model, which empowers local franchisees while ensuring consistent quality and hospitality. This structure has driven extraordinary financial results: in 2024, franchised freestanding Chick-fil-A restaurants averaged approximately **\$9.3 million** in annual sales, far exceeding the averages of most other major quick-service competitors. Chick-fil-A is also a perennial leader in customer experience, having **ranked #1** in the American Customer Satisfaction Index for quick-service restaurants for **11 consecutive years (2014–2024)**. With a workforce of approximately **140,000**, the company remains one of the most stable and attractive tenants in the net lease market.



IN THE NEWS

— CHICK-FIL-A DONNA, TX

Chick-fil-A Builds on 45 Years in Ohio, Plans 25-30 New Restaurants by 2027

AUGUST 25, 2025 (CHICK-FIL-A)

Expansion Deepens Community Impact Through Local Ownership, Job Creation, Philanthropic Investment

Chick-fil-A® is slated to open **25-30 new locally** owned and operated restaurants across the Buckeye State by the end of 2027. These new locations are expected to create up to **3,000 full- and part-time jobs** across Ohio.

Ohio expansion: 25-30 new locations planned, with local ownership, job creation, and future community impact.

Statewide Growth

Since opening its first location in Cleveland in 1979, Chick-fil-A has been serving its signature hospitality and delicious food for more than four decades. Today, the Company has grown to **more than 80 restaurants** across the state—and that growth is set to increase, with **25-30 new restaurants** planned in the next two years:

- Cincinnati: In Fall 2025, three restaurants are set to open in the Madisonville neighborhood, West Chester, Middletown/Franklin and in Northern Kentucky, along with a **licensed location** in the Miami University Armstrong Student Center. Growth will continue over the next few years with one location planned for Corryville and another in Northern Kentucky.
- Cleveland-Akron-Canton: **Openings in Alliance and North Canton** are slated for Fall 2025. Additional growth in the coming years includes locations planned for Downtown Cleveland, Broadview Heights, Aurora, Akron, Stow, Streetsboro and New Philadelphia.
- Columbus: Central Ohio welcomed a new restaurant in Westerville in April 2025, with another location planned for **Groveport by year's end**. Additional restaurants are planned for Athens, Whitehall, Hilliard, Lancaster and Marysville.

EXPLORE ARTICLE



Chick-fil-A Updates International Expansion Plans

AUGUST 26, 2025 (CHICK-FIL-A)

First Local Owner-Operators in Europe and Asia Named in Advance of 2025 Restaurant Openings

Chick-fil-A® will open its **first permanent restaurants** in Great Britain and Singapore later this year, led by local **Owner-Operators** who were born and raised in the countries where they will be serving Guests.

This fall, Chick-fil-A will open its first restaurant in Leeds as part of the company's commitment to open five restaurants in the U.K. in the first two years and invest more than **\$100 million** in the U.K. in the next 10 years. In Singapore, the first Chick-fil-A restaurant - slated to open in late 2025 - marks the start of a 10-year, **\$75 million investment**.

The first permanent UK location opened early 2025, with Singapore launching late 2025, as part of a multi-year international investment.

"Expanding in both Europe and Asia is a meaningful milestone for Chick-fil-A," said Andrew T. Cathy, chief executive officer of Chick-fil-A, Inc. "**The investments we're making** in the U.K. and Singapore not only present opportunities for our business, but are also a chance for us to bring what

makes Chick-fil-A special to new places – **great food and remarkable** hospitality, our unique franchise model and the positive impact we have in communities."

The restaurants will be led by local Owner-Operators with roots in the countries where the company is expanding, and each location will add **70-120 new jobs** from local hires.

- **In Great Britain**, the first Chick-fil-A restaurant will be led by local Owner-Operator Mike Hoy, who is from London and has extensive experience in the restaurant industry. Hoy's restaurant will open in Leeds in the fall of 2025.
- **Singapore's Chyn Koh** will be the first Chick-fil-A local Owner-Operator in Asia. A Singapore native, Koh enjoyed a successful career in the restaurant industry and is fluent in both English and Mandarin. His restaurant opens in late 2025.

EXPLORE ARTICLE



LEASE OVERVIEW

CHICK-FIL-A DONNA, TX

SUBJECT PROPERTY

Initial Lease Term	15-Years, Plus (8), 5-Year Options to Renew
Projected Rent Commencement	November 7, 2024
Projected Rent Expiration	November 30, 2039
Lease Type	Absolute NNN (Ground Lease)
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$145,000
Annual Rent Years 6-10	\$159,500
Annual Rent Years 11-15	\$175,450
Option 1	\$192,995
Option 2	\$212,294.50
Option 3	\$233,523.95
Option 4	\$256,876.35
Option 5	\$282,563.98
Option 6	\$310,820.38
Option 7	\$341,902.42
Option 8	\$376,092.66

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.



JULIANS ADAME SCHOOL (559 STUDENTS)

PFC MARIO YBARRA ELEMENTARY SCHOOL (495 STUDENTS)

JUSTICE RAUL A. GONZALEZ ELEMENTARY SCHOOL (630 STUDENTS)

SALAZAR ELEMENTARY (446 STUDENTS)
VETERANS MEMORIAL MIDDLE SCHOOL (658 STUDENTS)

Chick-fil-z
SUBJECT PROPERTY
1606 E. IH 2

BEATRIZ GARZA MIDDLE SCHOOL (938 STUDENTS)

MID VALLEY AIRPORT-KTXW

stripes
Burlington
PET SMART
five BELW
dd's DISCOUNTS
ROSS DRESS FOR LESS
Dutch Bros

Walmart Supercenter

DOLLAR GENERAL
Little Caesars

AutoZone

Comfort Inn & Suites
Burger King
CVS pharmacy
Cheddar's SCRATCH KITCHEN
ALSO AVAILABLE

Jack in the box
WHATABURGER

INTERSTATE 2
83

±132,801 VPD

Hampton Inn
BW | Best Western
Hotels & Resorts

Office DEPOT
Denny's
The Home Depot
DISCOUNT TIRE
WING-STOP
JJ

6

Walmart Supercenter
SUBWAY
Pizza Hut
Jack in the box
CHURCH'S

JCPenney
TJ-maxx
petco
Academy
LOWE'S
Longhorn STEAKHOUSE
Olive Garden
CHUCK E. CHEESE'S

DOLLAR TREE
AutoZone
O'Reilly AUTO PARTS
CHURCH'S

LE NOIR ELEMENTARY SCHOOL (451 STUDENTS)

DQ
McDonald's
DONNA HIGH SCHOOL (2,075 STUDENTS)

HOBBY LOBBY
CINEMARK
planet fitness
DOLLAR TREE
verizon
POPEYES
IHOP
Starbucks
Applebee's
BUFFALO WILD WINGS

HARBOR FREIGHT TOOLS
Cane's
Chick-fil-z

tropical CAFE
Wendy's
McDonald's

H-E-B
GNC SALLY
TACO BELL
DQ

IDEA WESLACO PIKE (749 STUDENTS)
AIRPORT ELEMENTARY SCHOOL (795 STUDENTS)
WSS
TEXAS STEAKBURGERS
Freddy's
Super 8

DOLLAR GENERAL
H-E-B
Little Caesars
Pizza Hut
VALERO
CIRCLE K

BUSINESS 83
±16,498 VPD

DOLLAR GENERAL

Walgreens
Aaron's
LONG JOHN SILVER'S

KFC

ACE Hardware
CHURCH'S
Little Caesars

DOLLAR GENERAL
CVS pharmacy
WHATABURGER

DONNA-RIO BRAVO INTERNATIONAL BRIDGE
• ROAD LEADS TO INTERNATIONAL BRIDGE CONNECTING U.S. & MEXICO
• BRIDGE HAS 3.5 MILLION ANNUAL CROSSINGS

N D SALINAS BOULEVARD
±21,025 VPD

A P SOLIS MIDDLE SCHOOL (631 STUDENTS)

AutoZone
Pizza Hut

DOLLAR TREE
Firestone COMPLETE AUTO CARE

CENTRAL MIDDLE SCHOOL (1,085 STUDENTS)

KNAPP MEDICAL CENTER (227 BEDS)

WESLACO EAST HIGH SCHOOL (2,122 STUDENTS)

ARMANDO CUELLAR MIDDLE SCHOOL (595 STUDENTS)

Walmart Neighborhood Market
McDonald's
Starbucks

MARGO ELEMENTARY SCHOOL (1,058 STUDENTS)



CVS pharmacy



VETERANS MIDDLE SCHOOL
(658 STUDENTS)

SALAZAR ELEMENTARY
(446 STUDENTS)



(±132,801 VPD)

Burlington
ROSS
dd's DISCOUNTS
PETSMART
FIVE BEL'W
DOLLAR TREE
RACK ROOM SHOES
SHOPS at 493

Cheddar's
SCRATCH KITCHEN
ALSO AVAILABLE



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SITE OVERVIEW

CHICK-FIL-A DONNA, TX

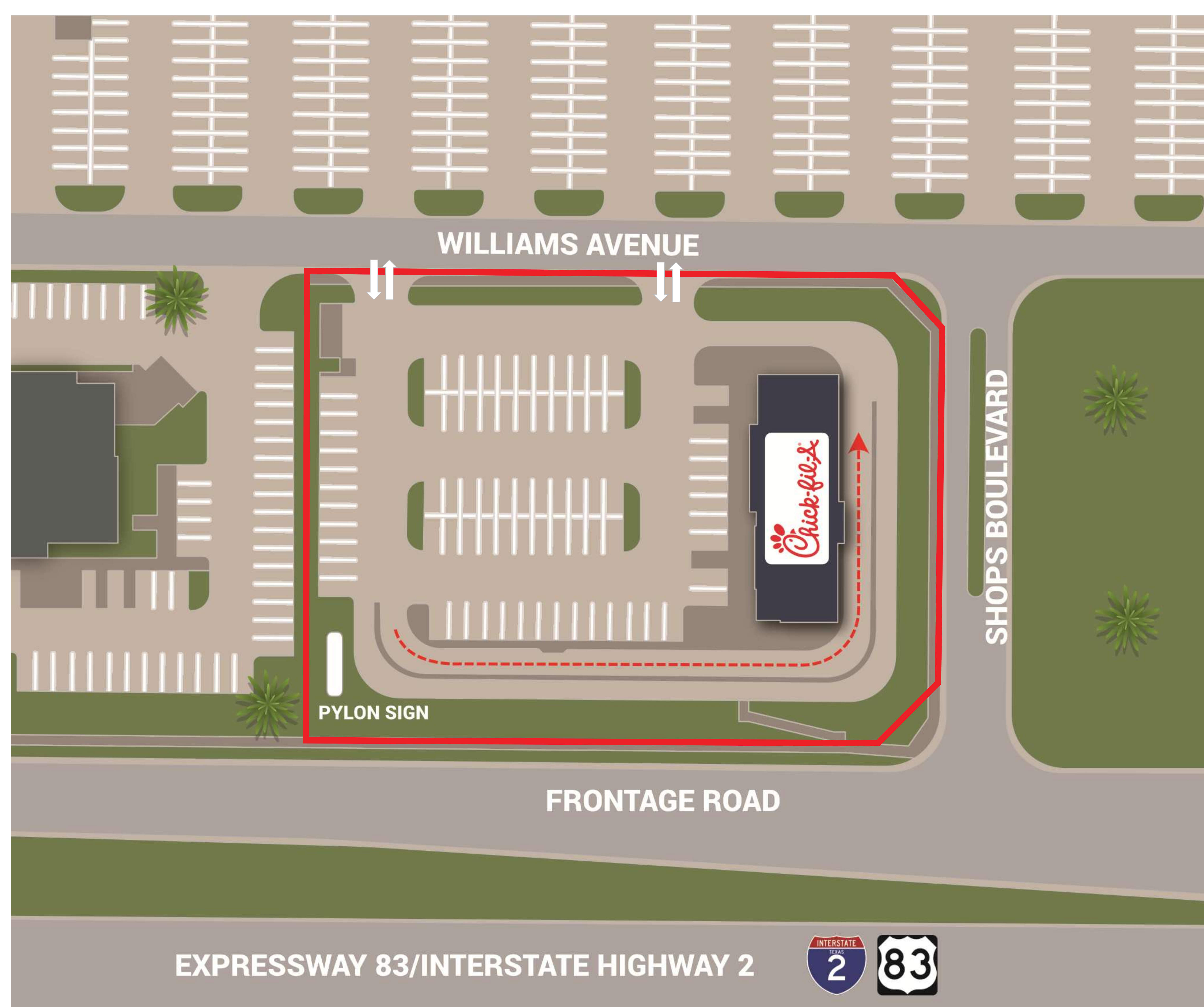
 Year Built | 2025

 Building Area | ±5,362 SF

 Land Area | ±1.65 AC

NEIGHBORING RETAILERS

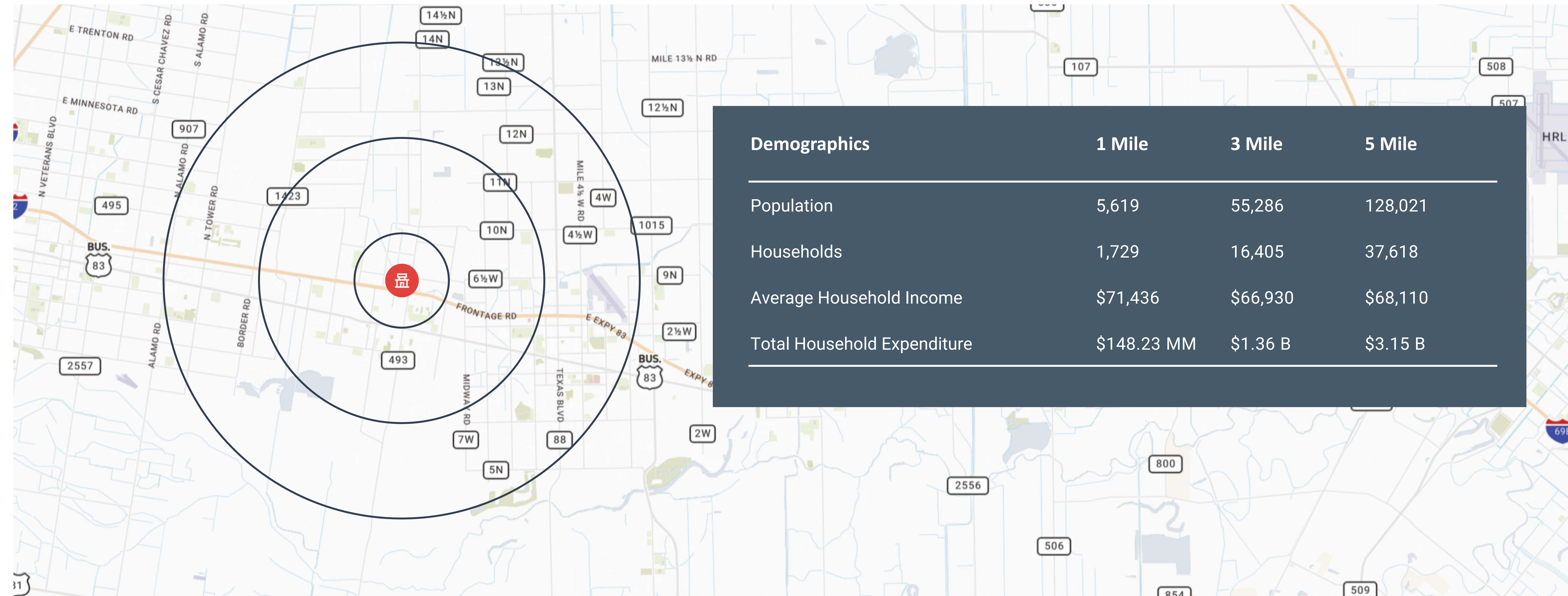
- Walmart Supercenter
- Ross Dress for Less
- PetSmart
- Burlington
- H-E-B
- The Home Depot
- Planet Fitness
- Lowe's
- Hobby Lobby
- T.J. Maxx
- Bath & Body Works
- Ulta
- dd's Discounts



SUBJECT PROPERTY

LOCATION OVERVIEW

CHICK-FIL-A DONNA, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


1. Donna ISD (2,358)
2. University of Texas Rio Grande Valley (4,500+)
3. McAllen International Airport (1,000+)
4. South Texas Health System (3,600+)
5. Hidalgo County (3,500+)
6. McAllen ISD (3,400+)
7. Pharr-San Juan-Alamo ISD (4,200+)
8. Doctors Hospital at Renaissance (5,500+)
9. Edinburg Consolidated ISD (3,600+)
10. City of McAllen (2,100+)

LOCATION OVERVIEW

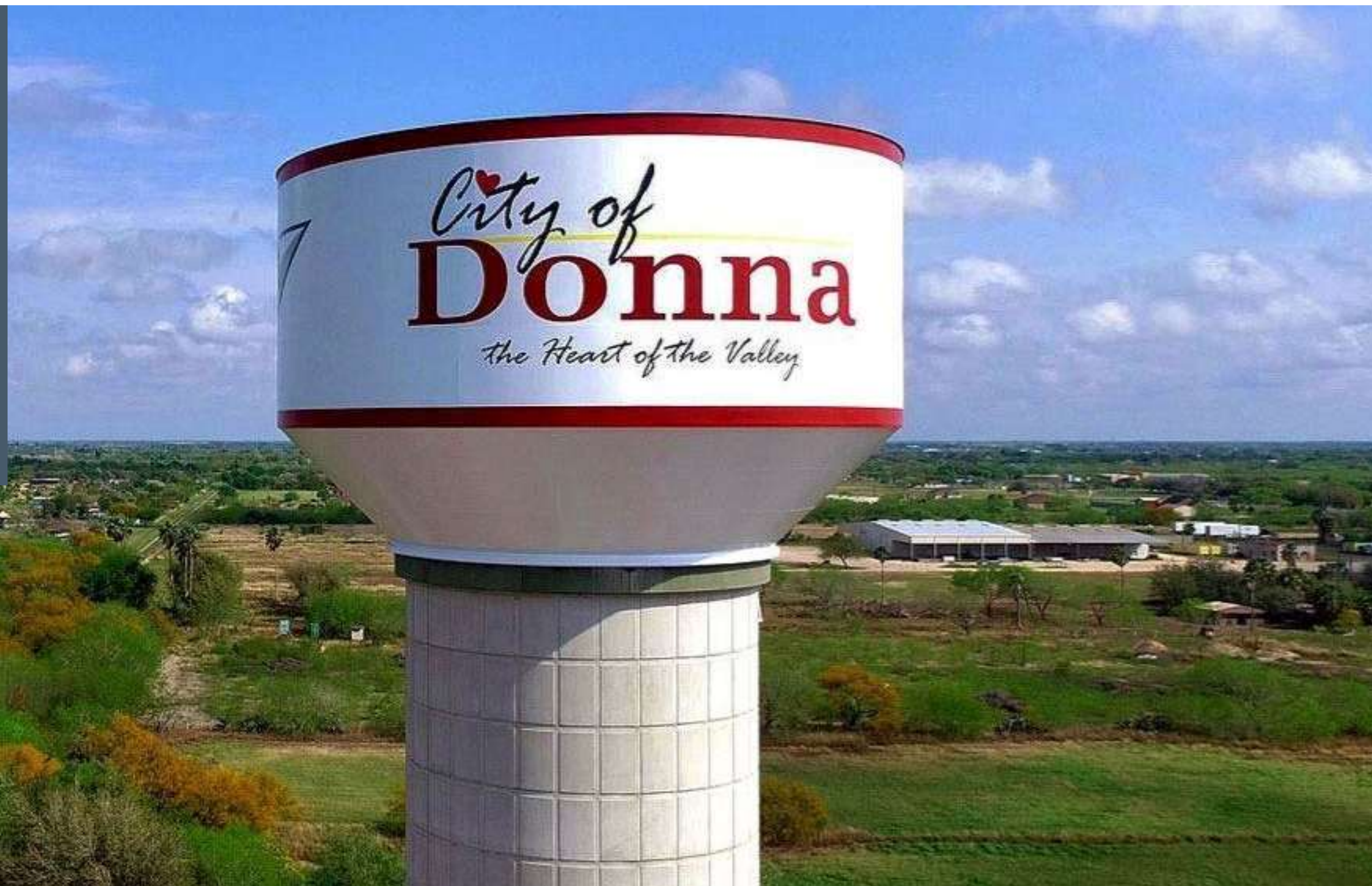
CHICK-FIL-A DONNA, TX

Donna

Texas

 16,874
Population

 \$38,082
Median Household Income



Donna-Rio Bravo
International Bridge

**3.5M+ ANNUAL
CROSSINGS**

University of Texas Rio
Grande Valley

**32,000+
STUDENTS**

Donna is often called “The Heart of the Rio Grande Valley,” reflecting its central location along Interstate 2/Expressway 83 and its deep cultural and economic ties to the region.

The city provides direct access to the Donna-Rio Bravo International Bridge, an important port of entry that supports more than 2.1 million annual crossings and strengthens the connection between the United States and Mexico.

Known as “The Heart of the Valley,” Donna blends small-city character with international connectivity.

This unique position has made Donna a community shaped by both local tradition and international commerce. Education and family life are central to the city’s identity. Donna ISD serves more than 13,000 students across 21 schools and

remains one of the area’s largest employers, while city leadership has invested in new parks, community venues, and infrastructure to support residents and attract new businesses. Retail has become a major driver of activity, with the Shops at 493 power center anchored by Walmart and other major national brands including Burlington, Ross, PetSmart, Five Below, ULTA, and Bath & Body Works. A new \$55 million mixed-use development at FM 493 and I-2 is also adding retail, infrastructure upgrades, and employment opportunities. Donna also benefits from its proximity to significant regional institutions. The University of Texas Rio Grande Valley in nearby Edinburg enrolls nearly 32,000 students, serving as both a major educational anchor and a source of regional traffic. McAllen International Airport, located just 18 miles west, handles more than 900,000 travelers annually with nonstop service to major domestic hubs, providing additional connectivity for business and tourism across the Valley. As part of the larger McAllen–Edinburg–Mission metropolitan area, Donna contributes to one of Texas’s fastest-growing corridors, home to more than 870,000 people and supported by over \$17.5 billion in annual retail sales. With its blend of strong schools, international connectivity, higher education anchors, and expanding commercial base, Donna is positioned as both a community hub and a key link in the future of the Rio Grande Valley.

IN THE NEWS

CHICK-FIL-A DONNA, TX

Donna, Texas Is Ready for New Investment: April Castañeda Takes Over as EDC Director

ISBAC MARTÍNEZ, AUGUST 4, 2025 (PRO TEXAS INDUSTRY)

With a clear vision and well-defined goals, April Castañeda has been appointed as the new Executive Director of the Donna Economic Development Corporation (Donna EDC).

She is already leading efforts in three strategic areas: social development, workforce enhancement, and **economic growth for the city**.

Bringing over three years of experience as Business Development Director at Weslaco EDC, Castañeda takes on this **new role with determination**, focusing on attracting investment and supporting the expansion of existing businesses in Donna.

Donna Economic Development leadership changes are signaling renewed focus on attracting commercial and industrial growth, with planned bridge expansion and manufacturer outreach already underway.

"I saw the potential Donna has, along with the challenges that come with growth, both in the retail and industrial sectors," Castañeda explained. **"Although this is a new position** for me, we're already collaborating with partners like South Texas College and Workforce Solutions to engage the community."

The new director has begun visiting local businesses to share the **EDC's initiatives and strengthen ties** with small business owners, sending a clear message: Donna is supported by a team committed to its economic development.

Strategically located in the heart of the Rio Grande Valley, Donna offers two industrial parks and direct access to an international bridge currently limited to empty truck crossings. However, an expansion plan is already underway that will allow loaded commercial vehicles to cross by 2027, **unlocking regional economic growth**.

EXPLORE ARTICLE



Hidalgo County's new economic strategy to 'go after the big fish'

MICHAEL RODRIGUEZ, MARCH 19, 2025 (MYRGV)

Hidalgo County officials on Tuesday approved the creation of an economic development program designed to promote technology business opportunities in the region, which the county judge said is a means of supporting an initiative launched two years ago to more broadly brand and market the Rio Grande Valley as Rio Plex.

Dubbed the Hidalgo **County Economic Development Promotion** and Advertisement Program, the commissioners court voted during its regular meeting to greenlight the program.

County Judge Richard F. Cortez said Wednesday that it will be administered through his office's **economic development department** and will be headed by Randy Perez, formerly the city manager for Mission.

Hidalgo County approved a program to promote technology business opportunities and market the RGV region more aggressively under the "Rio Plex" concept

Perez, who previously worked for the **judge as a consultant**, began work with the county in December.

In approving the program, the county is now authorized to invest public funds to promote the county and **stimulate commercial growth**.

The county will also be able to solicit conventions, **visitors and businesses**.

Cortez said it was about time that the **county dabbled more** in marketing the region's strengths.

"We really didn't have an economic development strategy or **initiative and basically responded** to what other cities were doing and facilitated," Cortez said. "When I started the prosperity task force, it was **very obvious** to me that the best thing to me that we could do to improve our standard of living — our quality of life, our economy — is invest in the people of Hidalgo County.

EXPLORE ARTICLE



METRO AREA

CHICK-FIL-A DONNA, TX



UTRGV THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY

- ✓ 31,864 Students
- ✓ Ranked #32 in Top Performers on Social Mobility

RICHARD R FLORES STADIUM

- ✓ 10,000 Seating Capacity
- ✓ Home Teams of the Edinburg High and North Edinburg High School

H-E-B CENTER CEDAR PARK

- ✓ 8,700 Seating Capacity
- ✓ Home to the Texas Stars of the American Hockey League and the Austin Spurs of the NBA G League.

DHRHealth

- ✓ 500+ Beds in the Hospital
- ✓ DHR Health Named One of the Nation's 100 Top Hospitals

BERT OGDEN ARENA

- ✓ 7,688 Seating Capacity
- ✓ Home stadium for Rio Grand Valley Vipers at Payne Arena

BENNIE LA PRADE STADIUM

- ✓ 10,240 Seating Capacity
- ✓ Home Teams of the Donna Redskins and Donna North Chiefs

RIO GRANDE VALLEY PREMIUM OUTLETS A SHOPPING CENTER

- ✓ 578,000 SF Major Shopping Destination with 140 Stores
- ✓ Includes brands such as Nike, Armani Exchange, Coach, Columbia Sportswear, Calvin Klein, & many more

MCALLEN VETERANS MEMORIAL STADIUM

- ✓ 13,500 Seating Capacity
- ✓ It is the Largest Stadium in the Rio Grande Valley

Mission Regional Medical Center

- ✓ 297 Beds in the Hospital
- ✓ Mission Regional Medical Center Receives "Women's Choice Award"

McAllen International Airport

- ✓ 1,206,320 Passenger Volume in 2024
- ✓ MFE ranked as the 133rd Busiest Airport in the U.S.

Chick-fil-A

SUBJECT PROPERTY
1606 E. IH 2

PAYNE ARENA

- ✓ 7,000 Seating Capacity
- ✓ Home to the Rio Grande Valley Vipers of the NBA G League

SOUTH TEXAS HEALTH SYSTEM McALLEN

- ✓ 441 Beds in the Hospital
- ✓ Awarded by U.S. News & World Report Best Regional Hospitals in McAllen Metro (2024-2025)

BOBBY LACKEY STADIUM

- ✓ 13,199 Seating Capacity
- ✓ Home Teams of the Weslaco Panthers and Weslaco East Wildcats

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) 320-2321

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TEXAS DISCLAIMER

CHICK-FIL-A DONNA, 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.