



Olive Garden & El Pollo Loco

\$7,421,000 | 5.64% CAP

9632 FM 1960, Humble, TX 77338 (Houston)

- ✓ Premier Houston Location | Near the Deerbrook Mall and George Bush Airport | FM 1960 sees Over 46,500 VPD
- ✓ High Performing Retail Corridor | Brand New In-N-Out and Raising Cane's Coming Directly Across the Street in 2027
- ✓ Humble, TX – Located in the Houston MSA | One of the Fastest-Growing U.S. Regions | Access to Major Employment & Transportation Hubs
- ✓ Rare Fee Simple Olive Garden Opportunity | Extreme Commitment to Site | 40+ Year Operating History with Complete 2020 Interior Remodel
- ✓ Very Below Market Rent for This El Pollo Loco Location | Contact Broker for Market Rent Comps

Olive Garden is America's largest Italian-themed casual dining restaurant chain, operating **956 locations** across the United States and generating **\$5.21 billion** in annual revenue. Founded in **1982** and owned by Darden Restaurants, Inc. (**NYSE: DRI**), the brand is renowned for its Italian-American cuisine, unlimited breadsticks and salad, and **family-friendly atmosphere**.

El Pollo Loco (Nasdaq: **LOCO**) is a publicly traded fast-casual chain with nearly **500 locations** specializing in citrus-marinated, fire-grilled chicken. Founded in **1980**, El Pollo Loco is executing its **largest national** expansion since **2022**, targeting growth markets across Texas and beyond.

DEERBROOK MALL
• 5M ANNUAL VISITORS
• 1.2M+ SF IN RETAIL SPACE

JCPenney
amc THEATRES
Dillard's
HOLLISTER
★ macy's
KAY JEWELERS

IN-N-OUT
BURGER
• COMING 2027

Cane's
• COMING 2027

DEERBROOK SHOPPING CENTER
• COMPLETE 2026 RENOVATION

DOLLAR TREE
Total Wine & MORE
BOOT BARN
ROSS DRESS FOR LESS

FARM TO MARKET ROAD 1960
(46,364 VPD)



NAVY FEDERAL
Credit Union

Wendy's
TACO BELL
JARED

ASHLEY
POPEYES
s

LONG JOHN
SILVER'S

HUMBLEWOOD SHOPPING CENTER
• 4.5M ANNUAL VISITORS

Michael's
petco
five BELOW
SKECHERS
COSMO PROF

DSW
IHOP
SMOOTHIE KING
BURGER KING

Gordon FOOD SERVICE
DOLLAR GENERAL
HARBOR FREIGHT
Firestone COMPLETE AUTO CARE
CITI TRENDS

McDonald's
SUBWAY
cricket
Pizza Hut
O'Reilly AUTO PARTS
W

T
SAS

THRIFT
AspenDental
Hear USA
NORTHSHORE

Olive Garden

Pollo Loco

DEERBROOK COMMONS
• \$2.3M + IN RENOVATIONS
• 5.7 M + ANNUAL VISITORS

JONES MIDDLE SCHOOL
(1,206 STUDENTS)

TOWNSEN RESIDENTIAL
DEVELOPMENT
• 357 PROPOSED HOMES

HUMBLE
ELEMENTARY
SCHOOL
(645 STUDENTS)

COUNTRY
Fairfield
BY MARRIOTT

HOBBY LOBBY

DEERBROOK MALL
• 16.9M ANNUAL VISITORS
• 1.2M+ SF IN RETAIL SPACE

★ macy's SHOE DEPT. ENCORE
JCPenney JORDAN'S
Dillard's VANS HOLLISTER
ROUND1 KAY JEWELERS Lids
sunglass hut EXPRESS TORRID
AMERICAN EAGLE VICTORIA'S SECRET zumiez
BARNES & NOBLE

PNC
• OPENING 2026

DEERBROOK SHOPPING CENTER
• COMPLETE 2026
EXTERIOR RENOVATION

ROSS DRESS FOR LESS Total Wine & More
LESLIE'S DOLLAR TREE
R&B BOOT BARN
HALF PRICE BOOKS

LABOY
verizon

INTERSTATE
69

59

ASHLEY
POPEYE'S
salsbury's

EASTEX FREEWAY
±124,000 VPD

Portillo's
• OPENED 2026

FARM TO MARKET ROAD 1960
±46,364 VPD

DEERBROOK SHOPPING CENTER
• 2.4M ANNUAL VISITORS
• 220,000 SF RETAIL SPACE
• 27 RETAIL TENANTS

DOLLAR TREE
CHUCK E. CHEESE'S

HUMBLEWOOD SHOPPING CENTER
• 4.5M ANNUAL VISITORS

Michaels DSW
petco IHOP
five BEL'W Chick-fil'd
SKECHERS SMOOTHIE KING BURGER KING

DOLLAR GENERAL
HARBOR FREIGHT
Firestone
COMPLETE AUTO CARE
Goodyear AUTO PARTS
SUBWAY Pizza Hut McDonald's

Pollo Loco
SUBJECT PROPERTY
9540 FM 1960 BYPASS RD. E

Olive Garden
SUBJECT PROPERTY
9632 FM 1960

Walmart
Supercenter

sam's club

FITNESS
CONNECTION

Kroger

FIREHOUSE
SUBS
FOUNDED BY FIREMEN
TRUIST

Bank of America

MOD

Mister
CAR WASH

Canes
• COMING 2027

IN-N-OUT
BURGER
• COMING 2027

cricket
wireless

at home
The Home Décor Superstore

Bank of America

bundt
cakes

THE COMMONS OF DEERBROOK
• \$2.3MM+ IMPROVEMENT
• \$5.7MM+ ANNUAL VISITORS

T

Academy
SPORTS+OUTDOORS
Burlington

Cheddar's
SCRATCH KITCHEN
Black Bear Diner

INVESTMENT OVERVIEW

EL POLLO LOCO HUMBLE, TX



File Photo

CONTACT FOR DETAILS

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\$2,662,000

5.00% CAP

NOI

\$133,100

Building Area

±3,010 SF

Land Area

±0.37 AC

Year Built

2015

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Premier Houston Location** | Near the Deerbrook Mall and George Bush Airport | FM 1960 sees Over 46,500 VPD
- ✓ **20-Year Absolute NNN Ground Lease with El Pollo Loco, Inc.**, featuring 10% rent increases every 5 years throughout the primary term and all option periods, plus four (4), 5-year renewal options.
- ✓ **High-Traffic Corridor:** The property fronts FM 1960 Bypass, the primary commercial spine of northeast Houston's trade area, recently upgraded via a \$128.2 million TxDOT widening project expanding the roadway to a six-lane divided concrete corridor.
- ✓ **Dense Retail Destination: Positioned adjacent to Deerbrook Mall** — one of the largest enclosed retail centers in the Houston metro — with national co-tenants including Walmart, Target, Home Depot, Kroger, and a concentration of major QSR operators along the FM 1960 corridor.
- ✓ **Major Institutional & Demographic Base:** The subject property is located within Harris County, home to nearly 5 million workers, 24 Fortune 500 headquarters, and the Texas Medical Center — the world's largest medical complex — anchored by Memorial Hermann (31,969 employees), MD Anderson Cancer Center (21,832 employees), and Houston Methodist (19,975 employees).
- ✓ **El Pollo Loco, Inc.:** Publicly traded (Nasdaq: LOCO) fast-casual operator with 499+ system-wide locations and approximately \$468 million in total 2024 revenues, currently executing its largest national expansion program since 2022 with 18–20 new openings planned in 2026, including additional Texas locations.
- ✓ **Houston–Pasadena–The Woodlands MSA:** The nation's fifth most populous metro with 7.9 million residents, home to 26 Fortune 500 headquarters, ranked #1 for absolute population growth in 2024–25, and anchored by a diversified economy spanning energy, healthcare, aerospace, and logistics with a regional GDP of \$551 billion.

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

EL POLLO LOCO HUMBLE, TX

El Pollo Loco

Lessee: El Pollo Loco, Inc.**Guarantor:** El Pollo Loco, Inc.

REVENUE

~\$468 Million

STOCK TICKER

LOCO

LOCATIONS

500+

elpolloloco.com

El Pollo Loco Holdings, Inc. (Nasdaq: LOCO) is a publicly traded fast-casual restaurant operator headquartered in Costa Mesa, California, specializing in citrus-marinated, fire-grilled chicken served across a menu of Pollo Bowls, burritos, tacos, and other Mexican-inspired offerings.

The brand's differentiated **protein-forward platform** appeals to health-conscious consumers seeking quality at accessible price points, driving consistent unit-level performance across its system. As of March 2025, the company operated **174 company-owned** and **325 franchised restaurants** across the United States, with an additional eight licensed locations in the Philippines.

El Pollo Loco is executing one of its most aggressive growth cycles since 2022, with plans to open **18 to 20 new restaurants** in 2026 — including locations in Texas — representing significant franchisee confidence in emerging markets. The company reached its **500th system-wide restaurant in 2025**, and its disciplined real estate strategy, loyalty program infrastructure, and **fire-grilled brand differentiation** position it as a durable operator in the competitive fast-casual segment.

File Photo



IN THE NEWS

EL POLLO LOCO HUMBLE, TX

El Pollo Loco is on fire as it spreads outside California and sales sizzle

IRIS KWOK, MARCH 13, 2026 (LOS ANGELES TIMES)

Long lines at its new Washington and New Mexico locations signal strong consumer demand for the brand, which is competing for cost-conscious fast-casual diners.

Southern California's El Pollo Loco, known for its **flame-grilled chicken**, is eyeing further national expansion after announcing surprisingly strong results for last year.

The Costa Mesa-based chain, which expanded to Washington and New Mexico last year, plans to **open more locations** in other states where customers have been lining up outside some of its new outlets for its citrus-grilled chicken dishes.

El Pollo Loco plans 18 to 20 new restaurant openings in 2026 — the majority outside California — after reporting fourth-quarter results that beat Wall Street expectations and drove a 17% jump in the company's stock.

Similar to last year, the vast majority of the **18 to 20** new openings in 2026 are expected to be outside of California, the company's chief executive, Liz Williams, said on an earnings call Thursday.

El Pollo Loco's shares, which have been moving sideways for months, shot up nearly **17%** Friday as its results were well above Wall Street's expectations.

The expansion comes on the heels of a rebrand that company leadership has dubbed "**Let's Get Loco**," featuring a new store design and trials of new menu items like loaded quesadillas and horchata coffee drinks.

EXPLORE ARTICLE



El Pollo Loco Opens in McKinney, Texas

FEBRUARY 05, 2026 (QSR MAGAZINE)

The restaurant, located at 211 N. Custer Road, opened on January 12, with a grand opening celebration scheduled for February 16.

The McKinney restaurant marks El Pollo Loco's **34th location** in Texas, strengthening the brand's presence in the Dallas–Fort Worth metroplex and complementing nearby restaurants in Allen and Dallas. Through a combination of targeted corporate development and partnerships with experienced franchise operators, El Pollo Loco continues to build momentum in **high-growth markets** across various states.

El Pollo Loco opened a new restaurant in McKinney, Texas in early 2026, advancing the brand's long-term expansion strategy across the state and demonstrating active growth in the Texas market.

The opening of our McKinney restaurant reinforces El Pollo Loco's renewed momentum in North Texas and our commitment to disciplined, market-driven growth," said Tim Welsh, Chief Development Officer of El Pollo Loco. "McKinney offers **strong demographic fundamentals** and aligns well with our development strategy as we continue to build density across the Dallas–Fort Worth area.

With more than **500 locations** across nine states, El Pollo Loco continues to execute a scalable growth model that prioritizes operational efficiency, flexible real estate formats, and strong brand awareness and affinity. Leveraging decades of experience in the QSR space, the brand differentiates itself through fire-grilled preparation, visible in-restaurant cooking, and an innovative menu providing **quality options** that span burritos, bowls, quesadillas, tostadas, salads, and its signature chicken meals, complemented by sides and handcrafted salsas.

EXPLORE ARTICLE



LEASE OVERVIEW

EL POLLO LOCOHUMBLE, TX

Initial Lease Term	20-Years, Plus (4), 5-Year Options to Renew
Projected Rent Commencement	January 2015
Projected Rent Expiration	January 2035
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$110,000.00
Annual Rent Years 6-10	\$121,000.00
Annual Rent Years 11-15	\$133,100.00
Annual Rent Years 16-20	\$146,410.00
Option 1	\$161,051.00
Option 2	\$177,156.10
Option 3	\$194,871.71
Option 4	\$214,358.88

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INVESTMENT OVERVIEW

OLIVE GARDEN HUMBLE, TX



Subject Property

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Bob Moorhead

Managing Partner
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bob@securenetlease.com

\$4,759,000

6.00% CAP

NOI

\$285,506.76

Building Area

±10,800 SF

Land Area

± AC

Year Built

1986

Lease Type

Absolute NNN Lease

Occupancy

100%

- ✓ **Rare Fee Simple Olive Garden Opportunity** | Extreme Commitment to Site | 40+ Year Operating History with Complete 2020 Interior Remodel
- ✓ **Prime Retail Corridor with Exceptional Visibility & Access** – Located along FM 1960 (45,000+ VPD) near US-59/I-69 (167,000+ VPD), providing exposure to one of the most heavily trafficked retail corridors in the Greater Houston area.
- ✓ **Positioned Adjacent to Regional Retail & Entertainment Hub** – Less than 1 mile from Deerbrook Mall (1.2M SF; 120+ stores), a dominant shopping destination anchored by Macy’s, Dillard’s, AMC Theatres, and major national retailers.
- ✓ **Surrounded by Major Employment & Institutional Anchors** – Near Houston Methodist Hospital System (22,000+ employees) and Lone Star College System (97,000+ students), generating consistent daytime population and consumer traffic.
- ✓ **High-Growth Area in Northeast Houston** with over 26M+ SF of active industrial development bringing in a projected 75,000 annual jobs and driving long-term residential growth with 22,000+ newly built homes in the surrounding area.
- ✓ **Humble, TX – Strategic Location in the Houston MSA** – Located within the Greater Houston metropolitan area, one of the fastest-growing regions in the U.S., with direct access to major employment hubs, airports, and regional transportation corridors.
- ✓ **Olive Garden is America's Largest Italian Dining Chain** –It operates 956 locations across the US, generating \$5.21B in annual revenue for fiscal year 2025. The brand maintains investment-grade credit ratings (BBB/Baa2) and demonstrates consistent financial strength with industry-leading profit margins of 22.8% and average unit volumes exceeding \$5.5M.

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SECURE
NET LEASE

TENANT OVERVIEW

— OLIVE GARDEN HUMBLE, TX

Olive Garden

Lessee: Olive Garden of Texas LLC

Guarantor: Olive Garden of Texas LLC

REVENUE

\$5.21 B

CREDIT RATING

S&P BBB

STOCK TICKER

DRI (DARDEN RESTAURANTS)

LOCATIONS

956+



olivegarden.com

Olive Garden stands as America's largest and most beloved Italian dining destination, operating 956 locations across the United States and maintaining a growing international presence with restaurants in Latin America, Canada, the Middle East, and the Caribbean.

As the flagship brand of Darden Restaurants, Inc. (NYSE: DRI), Olive Garden generates **\$5.21 billion** in annual revenue and serves millions of guests who seek authentic Italian-inspired cuisine in a warm, **family-friendly** atmosphere. The chain's iconic Never Ending Pasta Bowl, unlimited soup, salad, and breadsticks have become cultural touchstones that demonstrate the **brand's commitment** to generous portions and exceptional value.

With almost **198,000 team** members dedicated to creating memorable dining experiences, Olive Garden has built its success on a foundation of operational excellence and **customer satisfaction**. Each restaurant averages **\$5.5 million** in annual sales with industry-leading profit margins of **22.8%**, reflecting the brand's efficient operations and strong customer loyalty. The company maintains investment-grade credit ratings of **BBB/Baa2** from major rating agencies, underscoring its financial stability and creditworthiness as a **long-term retail tenant**. Currently in an aggressive expansion phase, Olive Garden continues to strengthen its market position with plans for **60-65 new locations** opening across North America, bringing its signature Italian-American dining experience to new communities throughout the continent.



Subject Property

IN THE NEWS

— OLIVE GARDEN HUMBLE, TX

Olive Garden menu innovations help raise revenues for Darden

MICHAEL COSTA, DECEMBER 24, 2025 (FOOD BUSINESS NEWS)

Limited-time promotions like the Never Ending Pasta Bowl and new innovations such as the Lighter Portions menu helped Olive Garden lead the way for Darden Restaurants, Inc. during its fiscal 2026 second quarter, generating notable top-line and same-restaurant sales growth for the company.

For the **fourth consecutive year**, the starting price for Never Ending Pasta Bowl was **\$13.99**. Preference was strong and **refill rates** reached a record high, demonstrating that guests continue to find abundance and meaningful value at Olive Garden in this environment.

“Olive Garden delivered positive same-restaurant sales of 4.7% for the quarter, driven by the success of the Never Ending Pasta Bowl promotion and (Uber) first-party delivery, combined with strong operational execution that led to all-time high guest satisfaction scores,” said Ricardo Cardenas, president, chief executive officer and director, Darden Restaurants.

Olive Garden’s Lighter Portions menu was rolled out to **select locations** during the third quarter as a value and variety option for guests, according to the company. It has been so successful that Darden will roll it out **nationwide** to all Olive Garden locations in January.

“Olive Garden has seen a **double-digit increase** in **affordability perceptions** from guests who order from the Lighter Portions menu and an increase in frequency among these guests, which should help build traffic over time,” Cardenas said. “**Forty-percent** of restaurants offered this menu during the quarter, and then added another **20% of locations** early in the third quarter. Olive Garden plans to complete the rollout system-wide in January.”

EXPLORE ARTICLE



The Biggest Changes You'll Notice At Olive Garden In 2026

DEEPAK NARAYANAN, MARCH 26, 2026 (TASTING TABLE)

If you're seeking an authentic Italian meal, this is unlikely to be your first stop. But if you're seeking a glimpse into an uber-American take on Italian cuisine, then there's no better place to start than an Olive Garden.

Of all the well-known facts about the popular chain restaurant, the most peculiar are its steadfast refusal to add salt while boiling pasta, and never serving its pasta al dente.

While nonna wouldn't approve of **OG's cooking methods**, she would be completely on board with its approach to ensuring customers stuff themselves to the brink of a food coma. Since it first fired up its burners nearly five decades ago, it's focused on delivering **great value for money**.

The chain, which has nearly 950 outlets in America, has big plans for 2026 — plans that will impact what, where, and how much you eat. Here, then, are the biggest changes you'll notice at Olive Garden in 2026.

Olive Garden reintroduced the **limited-time deal** last year after a break for the pandemic. And in 2026, the chain has gone three steps further. It's included more pasta options in the deal, putting in **more money** than before to promote the deal, and extending it by one week. Guests can now order one of seven pastas as their in-store dining option on this deal, including the recently introduced Rigatoni alla Vodka. They can also order one of **four soups** and a salad. The **take-home** pasta options include Fettuccine Alfredo, Five Cheese Ziti al Forno, or Spaghetti with Meat Sauce.

EXPLORE ARTICLE



LEASE OVERVIEW

OLIVE GARDEN HUMBLE, TX

Initial Lease Term	45 Years, Plus (2), 5-Year Options to Renew
Rent Commencement	January 1986
Lease Expiration	December 2031
Lease Type	Absolute NNN Lease
Rent Increases	FMV in Option Periods
Annual Rent YRS 1-5	\$259,551.60
Annual Rent YRS 6-10	\$285,506.76
Option 1	FMV
Option 2	FMV

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Walmart
Supercenter

Kroger

Mister
CAR WASH

JONES
MIDDLE SCHOOL
(1,206 STUDENTS)

sam's club

FITNESS
CONNECTION

HCA HOUSTON
HEALTHCARE KINGWOOD
(457 BEDS)

Cane's
CHICKEN FINGERES
• COMING 2027

IN-N-OUT
BURGER
• COMING 2027

DEERBROOK SHOPPING CENTER
• COMPLETE 2026 RENOVATION
DOLLAR TREE
Total Wine & MORE
BOOT BARN
RAC
ROSS
DRESS FOR LESS

COSTCO
WHOLESALE
KOHL'S
MAIN EVENT
TARGET



FARM TO MARKET ROAD 1960
(46,364 VPD)

T
SAS
THRIFT
FAMILY THRIFT CENTER
AspenDental
HearUSA
NORTHSHORE
MEDICAL SUPPLY • UNIFORMS • GIFTS

Pollo Loco

Olive Garden
ITALIAN KITCHEN

DEERBROOK COMMONS
• \$2.3M + IN RENOVATIONS
• 5.7 M + ANNUAL VISITORS

THE HENRY AT
DEERBROOK
APARTMENTS
(360 UNITS)

GEORGE BUSH
INTERCONTINENTAL AIRPORT
• 48M+ PASSENGERS IN 2025
• TOP EMPLOYMENT HUB IN TX
(~50,000 JOBS)

Academy
SPORTS+OUTDOORS
Burlington
Cheddar's
Black Bear
Diner

T
SAS
THRIFT
AspenDental
HearUSA
NORTHSHORE

TOWNEPLACE
SUITES
MARRIOTT

at home
The Home Decor Superstore

Aaron's
Easy. Beautiful. Affordable.
tropical CAFE

bundt
KLEIN'S
BAGELS

BANK OF AMERICA

CAVENDER'S
ALDI
CVS pharmacy

Citizens Bank

KFC

Capital One

FIREHOUSE
SUBS
FOUNDED BY FIREMEN
TRUIST

CIRCLE K

MOD

McALISTER'S
DELICIOUS
BUFFALO WILD WINGS

Mister
CAR WASH

Pollo Loco

Olive Garden

COMING 2027

Cane's
IN-N-OUT
BURGER

1960
ROAD

FARM TO MARKET ROAD 1960
(469-364 VPD)

DEERBROOK COMMONS
• \$2.3M + IN RENOVATIONS
• 5.7 M + ANNUAL VISITORS

A.W. JONES
ELEMENTARY
SCHOOL
(723 STUDENTS)

HUMBLE
ELEMENTARY
SCHOOL
(645 STUDENTS)

VILLAS AT
FOXBRICK
(412 UNITS)

PARK AT
HUMBLE
(216 UNITS)

LAKELAND
ELEMENTARY
(863 STUDENTS)

PARKSIDE
(160 UNITS)

GEORGE BUSH
INTERCONTINENTAL AIRPORT
• 48M+ PASSENGERS IN 2025
• TOP EMPLOYMENT HUB IN TX
(~50,000 JOBS)

FARM TO MARKET ROAD 1960
±46,364 VPD

EASTEX FREEWAY
±124,000 VPD

DEERBROOK MALL
• 5M ANNUAL VISITORS
• 1.2M+ SF IN RETAIL SPACE

★ macy's
JCPenney
Dillard's
ROUND1
sunglass hut
AMERICAN EAGLE
BARNES & NOBLE

SHOE DEPT. ENCORE
VANS
KAY JEWELERS
EXPRESS
VICTORIA'S SECRET

amc THEATRES
CHAMPS
HOLLISTER
Lids
TORRID
zumiez

COSTCO
WHOLESALE
MAIN EVENT

TARGET
KOHL'S

BEST BUY
Marshall's
Office DEPOT
OfficeMax
WORLD MARKET.
PET SMART
Kirkland's
OLD NAVY
CRUNCH

ASHLEY
POPEYES
's

THE HOME
DEPOT

PAPA JOHN'S

SHELL

W

Walmart
Supercenter

sam's club

ROSS
DRESS FOR LESS
Total Wine & MORE
BOOT BARN

Kroger

CVS pharmacy

POPEYES

FAMILY DOLLAR
Little Caesars
AMERICAS
BEST VALUE H&B SUITES

marco's
Pizza
denny's

USPS.COM

O'Reilly AUTO PARTS

CAPTAIN D'S
Krispy Kreme
STARBUCKS
WHATABURGER

at home
The Home & Holiday Superstore

Burlington
Academy
SPORTS+OUTDOORS

GVH Distribution
GVH Family of Companies

RS RESILIENT
STRUCTURES
amazon
MVP Logistics
DHL
FARMER'S FRIDGE
roadrunner

PODS

Holiday Inn
BY IHG

LA QUINTA
BY WYNDHAM

HYUNDAI
BUICK
GMC
CHEVROLET
CHRYSLER
Jeep
RAM
NISSAN

STAYBRIDGE
SUITES
Jack In the box

WINGATE
BY WYNDHAM
Comfort Inn & Suites
Tim Hortons
WAFFLE HOUSE

59

FLOOR DECOR
NORTHERN
TOOL + EQUIPMENT

Schlottsky's
IT'S A MOUTHFUL

WOODSPRING SUITES
STARBUCKS
PANDA EXPRESS
WHATABURGER

Gordon
FOOD SERVICE
DOLLAR GENERAL
HARBOR FREIGHT
Firestone
COMPLETE AUTO CARE
CITI TRENDS

DEERBROOK SHOPPING CENTER
• 2.4M ANNUAL VISITORS
• 220,000 SF RETAIL SPACE
• 27 RETAIL TENANTS
DOLLAR TREE
planet fitness
CHUCK E. CHEESE'S

HUMBLEWOOD SHOPPING CENTER
• 4.5M ANNUAL VISITORS
Michael's
petco
five BELOW
SKECHERS
COSMO PROF
DSW
IHOP
Chick-fil-A
SMOOTHIE KING
BURGER KING

Olive Garden
SUBJECT PROPERTY
9632 FM 1960

Pollo Loco
SUBJECT PROPERTY
9540 FM 1960 BYPASS RD. E

RESIDENTIAL DEVELOPMENT

OLIVE GARDEN & EL POLLO LOCO HUMBLE, TX



1 - Summer Lakes Ranch: 1,650 Homes

2 - Lakewood Pine Estates: 800 Homes

3 - Balmoral: 2,397 Homes

4 - The Groves: Planned 2,200 Homes

5 - Foxwood Residential Neighborhood: 1,756 Homes

6 - Deerbrook Estates: 1,429 Homes

7 - Kingwood Estates: 11,192 Homes

8 - The Bridges at Lake Houston: 550 Planned Homes

9 - Townsend Landing: 348 Planned Homes

10 - Amberwood: 101 Homes

11 - Kenswick: 1,100 Homes

12 - Mill Creek: 100 Homes

13 - Humble Heights: 65 Homes

14 - Eagle Springs: ~3,000 Homes

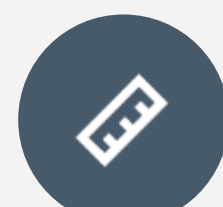
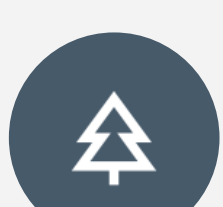
15 - Walden on Lake Houston: 1,000 Homes

16 - Fall Creek: 2,500 Homes

17 - Kings River Village: ~500 Homes

SITE OVERVIEW

OLIVE GARDEN & EL POLLO LOCO HUMBLE, TX

	Year Built	1986
	Building Area	±13,810 SF
	Land Area	±1 AC

NEIGHBORING RETAILERS

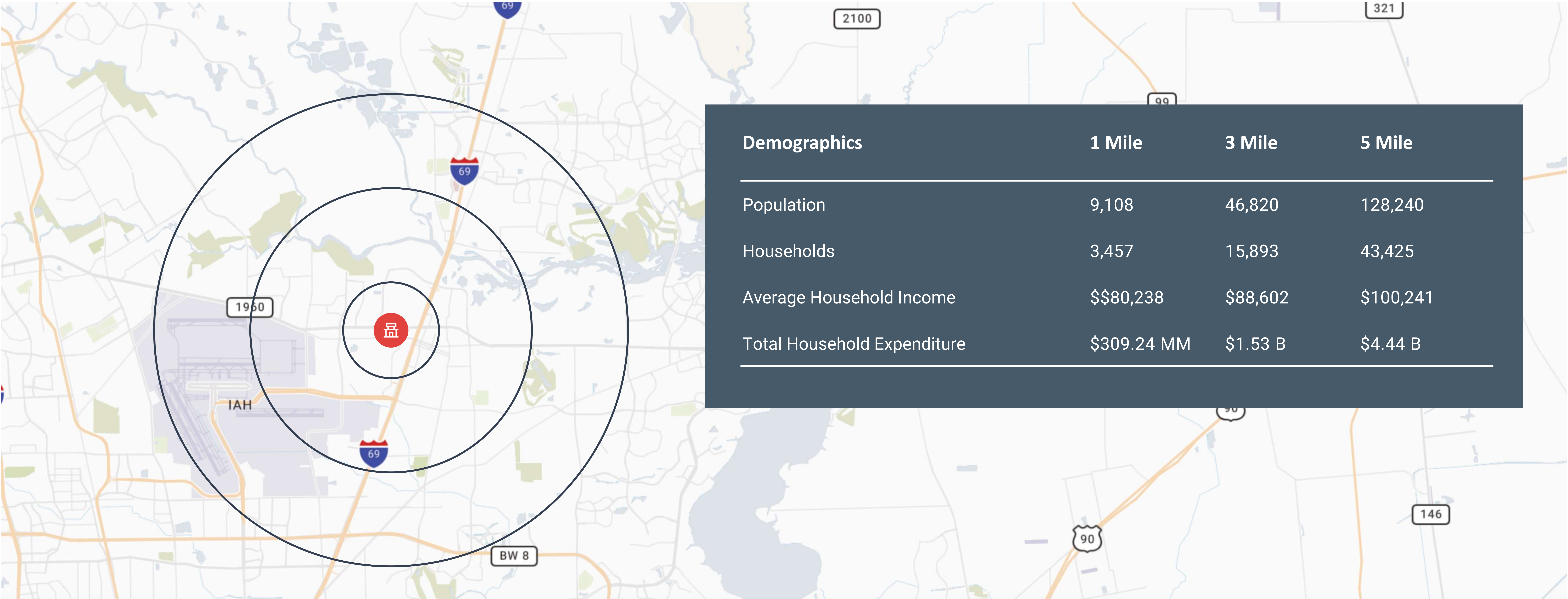
- Macy's
- DICK'S Sporting Goods
- AMC
- JCPenney
- Dillard's
- Walmart Supercenter
- The Home Depot
- Best Buy
- Kroger
- Sam's Club



Subject Property

LOCATION OVERVIEW

OLIVE GARDEN & EL POLLO LOCO HUMBLE, TX



HOUSTON ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Memorial Hermann Health System (35,360)
2.

Walmart (29,797)
3.

H-E-B (29,657)
4.

Houston Methodist (26,098)
5.

University of Texas MD Anderson Cancer Center (21,576)
6.

HCA Houston Healthcare (15,000)
7.

Kroger (14,868)
8.

ExxonMobil (13,000)
9.

United Airlines (11,900)
10.

Schlumberger Limited (11,700)

LOCATION OVERVIEW

OLIVE GARDEN & EL POLLO LOCO HUMBLE, TX



Houston

Texas | Houston-The Woodlands-Sugar Land MSA

 **7.9 M**
Population

 **\$80,458**
Median Household Income

The Most Populous
County in Texas

HARRIS COUNTY

Residents in the
Houston–The
Woodlands–Sugar Land
MSA

8.5 MILLION+

Humble, Texas is a city in the northeastern quadrant of Harris County within the Houston metropolitan area, situated along the FM 1960 commercial corridor – one of the most active retail and traffic arteries in northeast Houston.

It serves as the principal city in the Houston–The Woodlands–Sugar Land metropolitan area, which is the fifth most populous MSA in the nation, with more than 8.5 million residents.

Houston, Texas is the largest city in Texas and the fourth-largest in the United States, with a population of over 2.4 million as of 2025.

Known as the Energy Capital of the World, Houston is home to over 4,600 energy-related firms, including the headquarters of ExxonMobil, ConocoPhillips, and Halliburton.

The city’s economy is highly diversified across sectors such as energy, healthcare, aerospace, advanced manufacturing, biotechnology, and international trade. The Texas Medical Center—the world’s largest medical complex—employs more than 100,000 healthcare professionals and hosts top institutions like MD Anderson Cancer Center. The Port of Houston ranks first in the U.S. in foreign tonnage and is a major driver of the region’s robust logistics and shipping industry.

Houston is also home to 26 Fortune 500 companies, second only to New York City. Its infrastructure includes two major international airports, an extensive freeway network, and one of the most active construction markets in the country. Houston’s university system—featuring Rice University, University of Houston, and Texas Southern University—supports a growing innovation corridor and contributes billions to the local economy.

Culturally, Houston is known for its diversity—with more than 145 languages spoken—and vibrant offerings in fine arts, culinary experiences, professional sports, and green spaces. The city’s affordability and quality of life continue to attract both talent and capital from across the U.S. and around the world.

IN THE NEWS

OLIVE GARDEN HUMBLE, TX

The Final Stretch: FM 1960 Widening Project in Humble Nears Completion

MARCH 26, 2026 (COMMUNITY IMPACT)

After more than four years of construction, work on a \$128.2 million project to widen FM 1960 in the Lake Houston area is expected to wrap up in April, officials with the Texas Department of Transportation confirmed March 18.

The two-part project expanded FM 1960 from a four-lane asphalt roadway into a six-lane divided concrete corridor, complete with a raised median, channelized left-turn lanes, and five-foot sidewalks on both sides. With over 45,000 daily motorists traveling the route, the completed improvements are expected to enhance commercial visibility and traffic flow for businesses throughout the FM 1960 trade area.

EXPLORE ARTICLE



Houston Region Posts 683 New Business Announcements in 2025, Up 26 Percent Year-Over-Year

FEBRUARY 3, 2026 (GREATER HOUSTON PARTNERSHIP)

The Greater Houston Partnership identified a total of 683 new business announcements in the Houston area in 2025, a 26 percent increase over the 540 recorded in 2024.

Capital investment disclosures across those announcements totaled \$10.5 billion, with 35 projects representing 14,834 new jobs. Expansion of existing Houston-area operations accounted for 532 projects—a 40 percent year-over-year increase—making 2025 the strongest year for new business activity in the region in over a decade. Notable expanding companies include Eli Lilly, Foxconn, Tesla, and Inventec, reflecting broad investor confidence across the Houston MSA.

EXPLORE ARTICLE



Houston Leads America in Population Growth for 2025

MARCH 29, 2026 (CULTUREMAP HOUSTON)

Imagine that the Houston metro area swallowed a city the size of Pearland in just one year.

New estimates from the U.S. Census Bureau confirm the 10-county Houston metro added 126,720 residents from mid-2024 to mid-2025, ranking first in the nation for numeric population growth. Harris County surpassed five million people for the first time and ranked first among all U.S. counties for numeric growth. The Texas Demographics Center projects the Houston metro will reach 8.5 million residents by 2030 and exceed 9.5 million by 2040, reflecting sustained long-term demand for commercial real estate throughout the region.

EXPLORE ARTICLE



Houston Poised to Add 30,900 New Jobs in 2026, Forecast Says

DECEMBER 17, 2025 (HOUSTON INNOVATION MAP)

A new Greater Houston Partnership forecast projects 30,900 new jobs for the Houston region in 2026, placing total payroll employment on track to reach a record 3.5 million by year's end.

Health care and social assistance will lead all sectors with 14,000 new positions, driven by population growth and an aging demographic. Construction and professional services are also expected to contribute meaningfully to employment gains. The forecast reinforces Houston's trajectory as one of the nation's most resilient and diverse employment markets, directly supporting consumer spending and restaurant traffic growth across the region's trade areas.

EXPLORE ARTICLE



Vacant Sears at Deerbrook Mall in Humble to Become Score Entertainment Complex

MAY 7, 2025 (HOUSTON CHRONICLE)

Another vacant Sears store is getting a second life—this time, as a sprawling entertainment hub.

The former 150,000-square-foot Sears location at Deerbrook Mall in Humble is being transformed into Score Entertainment, a large-scale venue featuring go-kart tracks, laser tag, bowling, virtual reality, axe throwing, and a full-service sports bar. Renovation began in June 2025 with completion expected by summer 2026, representing a significant reinvestment into the Humble retail corridor and poised to drive increased foot traffic throughout the surrounding trade area.

EXPLORE ARTICLE



George Bush Intercontinental Airport Opens First Phase of \$1.458 Billion Terminal Redevelopment

MARCH 2, 2025 (HOK)

Houston Airport System celebrated the partial opening of its new International Central Processor, the first phase of a \$1.458 billion terminal redevelopment program at George Bush Intercontinental Airport.

Located approximately 10 miles from Humble, the overhaul includes a rebuilt Terminal B, a new Terminal E ticketing lobby, 10 TSA security lanes, and expanded international facilities. The multi-billion-dollar investment reinforces IAH's position as a global connectivity hub and a primary economic engine driving business activity and commercial growth throughout the northeast Houston trade area.

EXPLORE ARTICLE



Humble Westfield Business Park Breaks Ground Along FM 1960 Business in Northeast Houston

JANUARY 26, 2026 (STREAM REALTY PARTNERS)

Construction is officially underway at Humble Westfield Business Park, a new industrial development located at 9035 Humble Westfield Road in Humble, Texas, within the highly supply-constrained Northeast Houston submarket.

The 168,840-square-foot, four-building Class A project sits on 11.4 acres along FM 1960 Business, strategically positioned between U.S. Highway 59 and George Bush Intercontinental Airport. Stream Realty Partners was awarded the leasing assignment, with delivery anticipated in the third quarter of 2026, signaling continued investor confidence in the Humble trade area where strong demand and limited supply continue to attract new commercial development.

EXPLORE ARTICLE



Texas Claims Governor's Cup for 14th Consecutive Year, Attracting Over \$75 Billion in Investment

MARCH 2, 2026 (KHOU)

Texas has once again claimed the top spot for attracting new business projects, marking a milestone that state leaders say reflects sustained economic momentum.

In 2025, Texas attracted more than 1,400 business location and expansion projects representing over \$75 billion in capital investment and an estimated 42,000 new jobs—drawing more than twice the projects of the second-ranked state. The 14th consecutive Governor's Cup win underscores Texas' competitive advantage in business-friendly policy, workforce development, and infrastructure investment, all of which continue to support commercial growth across the Houston MSA.

EXPLORE ARTICLE





CALL FOR ADDITIONAL INFORMATION

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Office

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TEXAS DISCLAIMER

OLIVE GARDEN HUMBLE, 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.