SECURE
NET LEASE



Subject Property

Chicken Express

$2,935,000 | 6.00% CAP

8300 N Ranch Road 620, Austin, TX 78726

- **$213,600 Average Household** Income Within 3 Miles
- **Westwood Financial Acquired** Surrounding Retail Center in 2024
- **Scheduled Rental Increases:** Annual rent increases to $184,800 in June 2027 and $194,040 in June 2032.
- **Surrounded by Retail,** Medical and Hotel Uses
- **YMCA Early Education Center** Opened On-Site in 2025

Subject Property

Chicken Express is an established regional restaurant brand with **more than 250 locations** across Texas, Oklahoma, Arkansas and Louisiana. Known for its freshly prepared fried chicken, signature **Express Tenders** and sweet tea, the **brand serves individuals** and families through convenient dine-in, drive-thru and catering offerings, building on more than **three decades of Texas** roots.



OVERVIEW

INVESTMENT OVERVIEW

CHICKEN EXPRESS AUSTIN, TX



Subject Property

File Photo

CONTACT FOR DETAILS

Ben Deskins

Associate
(214) 256-3296

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Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

$ 2,935,000

6.00% CAP

NOI

$176,004

Building Area

± 3,340 SF

Land Area

± 0.64 AC

Year Built

2013

Lease Type

NNN

Occupancy

100% – Single Tenant

- **Long-Term Lease with Scheduled Rent Growth** – Leased to Austin Chicken, LLC through May 31, 2037, with approximately 10.5 years remaining. Annual base rent increases from $176,004 to $184,800 in June 2027 and $194,040 in June 2032.
- **Established Northwest Austin Retail Location – Located along FM 620 within the Trails at 620 development, the 3,340- square-foot Chicken Express serves** the Four Points community alongside an established mix of restaurants, medical offices and service retailers.
- **Affluent Surrounding Customer Base –** The shopping center owner reports approximately 32,700 residents and average household income of $213,600 within three miles, providing a substantial surrounding market for convenient restaurant dining.
- **New YMCA Investment Within the Development –** The planned Schmetterling YMCA at 8300 N. FM 620 is supported by an $18 million foundation commitment, with a full facility anticipated in late 2028. Planned swimming, fitness and youth programs could generate additional recurring family visits.
- **Multiple Customer Draws and Continued Investment –** The broader development includes a cinema, Holiday Inn Express and A+ Federal Credit Union. Westwood Financial's September 2024 acquisition of the surrounding 69,037-square-foot retail center demonstrates investor interest in this specific Northwest Austin location.
- **Additional Housing Proposed Along the Four Points Corridor –** City of Austin planning materials identify proposed multifamily redevelopment along nearby FM 2222, close to Concordia University and existing retail centers. Additional housing, if developed, could expand the surrounding customer base for this Chicken Express.
- **Nearby Commercial Reinvestment Supports the Area's Evolution –** Preserve at 620, located at 8201 N. FM 620, is an existing commercial development renovated in 2022 with Class A creative office space. The project illustrates reinvestment along the same corridor and provides a nearby employment-oriented complement to the area's residential and retail uses.

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

CHICKEN EXPRESS AUSTIN, TX

REVENUE
NOT PUBLICLY DISCLOSED

LOCATIONS
250+

chickene.com

Chicken Express

Lessee: Austin Chicken, LLC

Guarantor: Dwayne Bruner and Laura Bruner are the personal guarantors. Personal guaranty automatically terminates on the fifth anniversary of the lease's effective date.

Founded in 1988 in Benbrook, Texas, Chicken Express is a privately held quick-service restaurant brand with more than 250 locations across Texas, Oklahoma, Arkansas and Louisiana.

Known for its signature Express Tenders, fried chicken and sweet tea, the company has built an established **regional presence rooted** in convenient meals and **Southern-style cooking.**

Chicken Express **initially grew** through a chicken delivery concept before expanding into dine-in, drive-thru and catering services. Its menu includes chicken tenders, bone-in chicken, fish and traditional side dishes, offering options for individual customers, **families and larger gatherings.** The brand emphasizes fresh, never-frozen chicken prepared using its signature marinating and battering process. With more than **35 years of operating history,** Chicken Express has **expanded through** franchising while maintaining its Texas identity and core menu offerings. Its regional restaurant network combines **recognizable branding** with locally operated businesses, including the Austin Chicken, LLC-operated location at **8300 N. Ranch Road 620 in Northwest Austin.**



Subject Property

LEASE OVERVIEW

CHICKEN EXPRESS AUSTIN, TX

Initial Lease Term	15 Years, Plus Five 5-Year Renewal Options
Lease Commencement	June 10, 2022
Lease Expiration	May 31, 2037
Remaining Term	Approximately 10.5 Years
Lease Type	NNN
Rent Increases	Approximately 5% Every Five Years; Renewal Rents Per Lease Schedule
Annual Rent YRS 1-5	$176,004
Annual Rent YRS 6-10	$184,800
Annual Rent YRS 11-15	$194,040
Option 1	$203,739.96
Option 2	$214,294.44
Option 3	$224,615.04
Option 4	$235,670.40
Option 5	$247,660.92

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Subject Property


JCPenney
Dillard's
BEST BUY
macy's
savers
ROSS
DOLLAR TREE
Total Wine & MORE
AMC THEATRES
Burlington
orangetheory FITNESS
OLD NAVY
five BELOW
RALLY HOUSE
HOLLISTER
T.J.maxx
HAVERTYS
FURNITURE · EST 1885
PETSMART
popshelf
H&M
ROOMS TO GO
LANE BRYANT
VICTORIA'S SECRET
CYPRESS ELEMENTARY SCHOOL (506 STUDENTS)
Public Storage
DQ
AutoZone
Wendy's
CVS pharmacy
brakes plus
Advance Auto Parts
O'Reilly AUTO PARTS
ExtraSpace Storage
H-E-B
HOTWORX
VOLVO
SPEC'S
N FM 620
±48,445 VPD
Storage Star
Chicken EXPRESS
SUBJECT PROPERTY
8300 N. RANCH ROAD 620
SONTERRA APARTMENT HOMES (572 UNITS)
MATTRESSFIRM
BLACK ROCK
AT&T
WHATABURGER
RANCH 620 ROAD
THE HOME DEPOT
F45 TRAINING
Domino's Pizza
newamerican FUNDING
DISCOUNT TIRE
SMOOTHIE KING
DQ
CHIPOTLE
HYATT PLACE
CVS pharmacy
ANYTIME FITNESS
TARGET
TACO BELL
H-E-B
orangetheory FITNESS
tropical CAFE
COLORADO RIVER
FOUR POINTS MIDDLE SCHOOL (581 STUDENTS)
VANDEGRIFT HIGH SCHOOL (2,437 STUDENTS)
RANCH 2769 ROAD
ANDERSON MILL ROAD
±27,521 VPD
SPICEWOOD ELEMENTARY (691 STUDENTS)
Olive Garden
urban AIR ADVENTURE PARKS
Habitat for Humanity ReStore
goodwill
FITNESS CONNECTION
O'Reilly AUTO PARTS
WESTWOOD HIGH SCHOOL (2,858 STUDENTS)
Walmart Supercenter
LOWE'S
LESLIE'S
Schlotzsky's IT'S A MOUTHFUL
IHOP
WHATABURGER
DOLLAR TREE
CHURCH'S
Wendy's
planet fitness
AutoZone
DISCOUNT TIRE
SPRINGHILL SUITES
N HIGHWAY 183
±12,681 VPD
183
BALCONES COUNTRY CLUB
CANYON VISTA MIDDLE SCHOOL (462 STUDENTS)


AUSTIN
TEXAS, USA
DOWNTOWN AUSTIN ~10 MILES AWAY
RIVER PLACE ELEMENTARY SCHOOL (589 STUDENTS)
H-E-B
orangetheory FITNESS
tropical SMOOTHIE CAFE
ANYTIME FITNESS
DISCOUNT TIRE
SMOOTHIE KING
DQ
CHIPOTLE MEXICAN GRILL
PANDA EXPRESS CHINESE KITCHEN
GRANDVIEW HILLS ELEMENTARY SCHOOL (388 STUDENTS)
TARGET
THE HOME DEPOT
F45 TRAINING
JIMMY JOHN'S SANDWICHES
Domino's Pizza
HYATT PLACE
THE PICKLR AUSTIN WEST PICKLEBALL COURT
TACO BELL
CVS pharmacy
MATTRESSFIRM
AT&T
Holiday Inn Express & Suites
AN IHG HOTEL
NOLINA FLATS (288 UNITS)
RANCH 620 ROAD
ROOTED
WHATABURGER
N FM 620 (48,445 VPD)
Chicken EXPRESS


TEXAS REGIONAL HEALTHCARE TRAINING CENTER
ABELIA FLATS (444 UNITS)
VANDEGRIFT HIGH SCHOOL (2,437 STUDENTS)
AUSTIN TEXAS, USA
DOWNTOWN AUSTIN ~10 MILES AWAY
THE PICKLR AUSTIN WEST PICKLE BALL COURT
NOLINA FLATS (288 UNITS)
N FM 620 (48,445 VPD)
RANCH 620 ROAD
Chicken EXPRESS
WHATABURGER
MATTRESSFIRM
AT&T
StateFarm
BLACK ROCK COFFEE BAR
Holiday Inn Express & Suites
AN IHG HOTEL

SITE OVERVIEW

CHICKEN EXPRESS AUSTIN, TX

Year Built	2013
Building Area	±3,340 SF
Land Area	±0.64 AC

NEIGHBORING RETAILERS

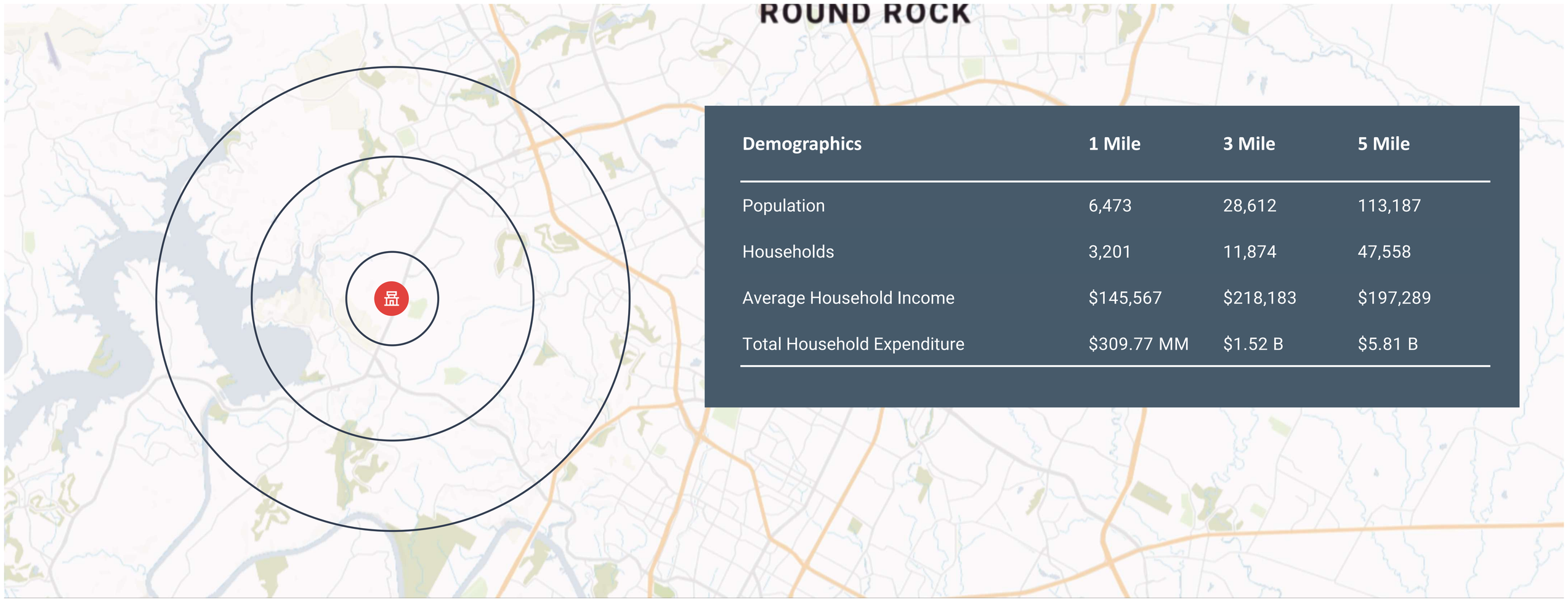
- Target
- Dillard’s
- JCPenney
- Macy’s
- Walmart Supercenter
- The Home Depot
- Lowe’s Home Improvement
- H-E-B
- Best Buy
- AMC Theatres





LOCATION OVERVIEW

CHICKEN EXPRESS AUSTIN, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	6,473	28,612	113,187
Households	3,201	11,874	47,558
Average Household Income	$145,567	$218,183	$197,289
Total Household Expenditure	$309.77 MM	$1.52 B	$5.81 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. State Government *(40,460)*
2. The University of Texas at Austin *(32,193)*
3. H-E-B *(22,955)*
4. City of Austin *(16,195)*
5. Ascension Seton *(14,842)*
6. Federal Government *(14,700)*
7. Dell Computer Corporation *(13,000)*
8. Tesla, Inc. *(12,277)*
9. St. David's Healthcare Partnership *(11,484)*
10. Amazon.com LLC *(11,000)*

LOCATION OVERVIEW

CHICKEN EXPRESS AUSTIN, TX



City Population Growth, April 2020–July 2025.

4.6%

Owner-Occupied Housing Rate, 2020–2024.

43.4%

Austin, Texas is the state capital and a major Central Texas employment center.

Anchored by the State of Texas and The University of Texas at Austin, the area combines established government and education institutions with a substantial technology sector. These industries provide a broad employment base supporting the region's residential and commercial markets.

With more than one million residents and median household income approaching $94,000, Austin provides a substantial consumer base for restaurant, retail, and service businesses.

The Austin metropolitan area is home to significant operations for Dell, Apple, IBM, Samsung, Advanced Micro Devices, and Applied Materials.

Information technology manufacturing and services have nearly three times the employment concentration found nationally, highlighting the region's position as a major technology hub. The university's research activity and the area's concentration of innovative businesses further strengthen Austin's economic foundation.

Austin also offers extensive outdoor recreation and cultural attractions. Zilker Metropolitan Park encompasses more than 350 acres and includes Barton Springs Pool, botanical gardens, and access to the Ann and Roy Butler Hike-and-Bike Trail. Nearby Lady Bird Lake provides kayaking, canoeing, paddleboarding, and rowing opportunities, while Zilker hosts signature events including the Austin City Limits Music Festival and Trail of Lights.

IN THE NEWS

CHICKEN EXPRESS AUSTIN, TX

Samsung's Massive Texas Chip Project Is About to Get Even Bigger

CRISTELA JONES, OCT 27, 2026 (MYSA)

A South Korean tech giant is moving forward with plans to finish part of its $17 billion chip factory in Central Texas this year.

Samsung confirmed its first Taylor fab in Williamson County will be fully operational by the end of 2026, and construction on a second fab, about 1.5 times larger, begins in November with operations planned by 2030. Samsung's Austin and Taylor campuses injected $10.9 billion into the Central Texas economy in 2025, supporting 4,492 direct jobs and nearly 9,000 indirect jobs. The company plans to invest more than $37 billion in the region in the coming years.

EXPLORE ARTICLE

UT Austin Unveils UT Dell Medicine as It Bets Big on New AI-Native Hospital

HEATHER LANDI, OCT 27, 2026 (FIERCE HEALTHCARE)

The University of Texas at Austin unveiled a unified academic health system, called UT Dell Medicine, that brings its clinics, Dell Medical School and the upcoming UT Dell Medical Center under one banner.

Site clearing has begun on the roughly $5 billion UT Dell Medical Center in North Austin, slated to open in 2030 and anchored by a $750 million gift from the Michael & Susan Dell Foundation. Developed with UT MD Anderson Cancer Center, the 27-acre facility will include a 300-to-500-bed specialty hospital, outpatient clinic and full emergency department within the 300-plus-acre UT Dell Campus for Advanced Research.

EXPLORE ARTICLE

Austin Airport Breaks Ground on New 6-Gate Concourse M

SEP 29, 2026 (KVUE)

City leaders helped break ground on Austin-Bergstrom International Airport's (AUS) new Concourse M on Tuesday morning.

The 37,000-square-foot concourse will add six gates on the west side of the airfield as part of the Journey With AUS expansion program, preserving gate capacity while crews build a future 26-gate concourse and remodel Concourse A. Concourse M could open as early as 2028. Austin Mayor Kirk Watson said the airport investments are about ensuring long-term prosperity and economic strength for the region.

EXPLORE ARTICLE

Austin Population Tops 1 Million Residents as Growth Reshapes the City

MAY 14, 2026 (KUT)

Austin's new million-resident milestone is more than just a number.

The U.S. Census Bureau officially listed Austin's 2025 population at 1,002,632, placing it among just 12 U.S. cities with seven-digit populations as many large cities lose residents. Suburbs also continued to grow: Round Rock rose 4.2% to more than 141,000 residents, and Leander climbed from 59,000 in 2020 to 91,000. City officials said the milestone signals more business opportunities and greater economic development potential.

EXPLORE ARTICLE

From $200M to $1B-Plus: Mixed-Use Project in Round Rock Adds Retail Center

HUNTER COOKE, OCT 15, 2026 (THE REAL DEAL)

The District in Round Rock is set to get another addition to its 66-acre mixed-use campus, situated across the street from the Dell headquarters.

Mark IV Capital broke ground on a 41,000-square-foot restaurant and retail plaza with space for up to 14 tenants, while its 316-unit Origin at the District apartments are already under construction. The full $1 billion-plus project is planned for 150,000 square feet of retail, 3 million square feet of office, 1,500-plus residential units and 300 hotel rooms, with more than 1 million people within a 20-minute drive.

EXPLORE ARTICLE

101-Acre Kyle Development to Bring Retail, Housing and 800 Jobs

MICHAEL MILLIORN, FEB 6, 2026 (COMMUNITY IMPACT)

Kyle broke ground on a 101-acre mixed-use project Feb. 4, bringing an estimated 800 full-time jobs, retail stores, restaurants, housing and green space to the city's east side.

Kyle Park, the largest private investment in the city's history at an estimated $250 million, will deliver about 450,000 square feet of commercial space and more than 400 apartments along I-35. Confirmed tenants include Dick's Sporting Goods, Barnes & Noble, HomeGoods, Chili's and EoS Fitness. The project is expected to generate $2.5 million in annual sales tax revenue and capture retail spending in Hays County.

EXPLORE ARTICLE

2 Years Into Austin's I-35 Overhaul, Here's What's Coming Next

KELSEY THOMPSON, OCT 19, 2026 (MYSA)

Dirt continues to turn on one of the largest Interstate 35 reconstruction efforts in decades, with billions of dollars funneled toward expanding the interstate near the Texas capital.

The approximately $4.5 billion I-35 Capital Express Central Project is reconstructing and expanding an eight-mile corridor through downtown Austin, with substantial completion expected in 2033. Crews completed the Martin Luther King Jr. Boulevard bridge phase in September and are advancing the Lady Bird Lake bridges, a new pedestrian bridge and a 6.5-mile drainage tunnel, improving mobility through Central Texas's primary corridor.

EXPLORE ARTICLE

Austin Monthly Economic Indicators - October 2026

OCT 14, 2026 (OPPORTUNITY AUSTIN)

Significant revisions to Venture Capital funding data in PitchBook's Q3 Venture Monitor have propelled the Austin region to the third-largest VC market in the U.S., the region's highest ranking ever.

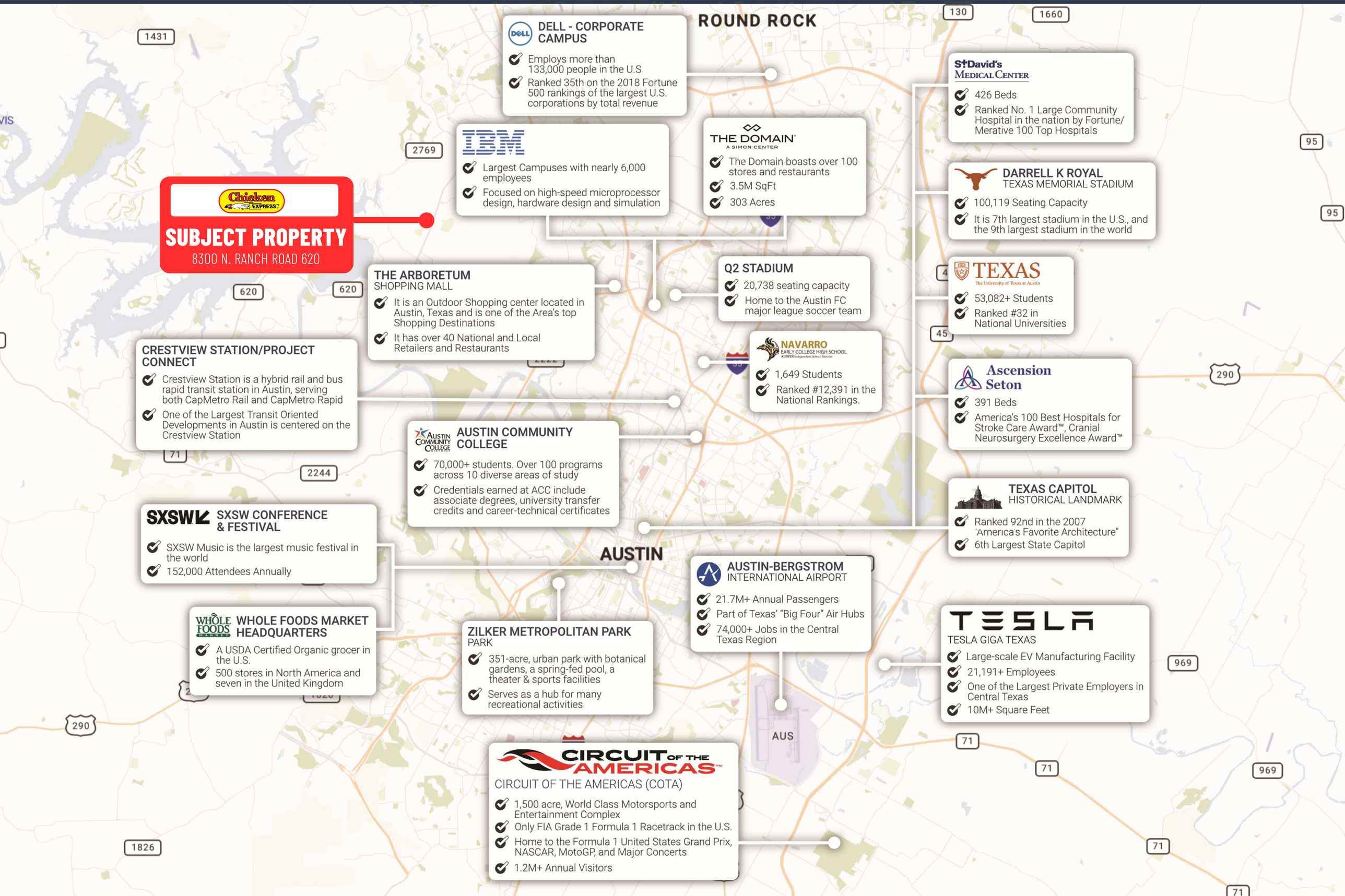
The Austin region has garnered $32.8 billion in venture capital through Q3 2026, nearly double 2025's record. Austin added 16,200 jobs over the year ending in August, a 1.2% growth rate that outpaced Texas and the U.S., while its 3.9% unemployment rate remained below both. The airport also recorded its busiest August in history with 1.8 million passengers.

EXPLORE ARTICLE

MAP

METRO AREA

CHICKEN EXPRESS AUSTIN, TX



SECURE
NET LEASE

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

CALL FOR ADDITIONAL INFORMATION

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bdeskins@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

CHICKEN EXPRESS AUSTIN, 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.