



NEW 20-YEAR ABSOLUTE NNN LEASE
DAYTON (HOUSTON MSA), TEXAS

FILE PHOTO

800 HWY-90 W | DAYTON (HOUSTON MSA), TEXAS 77535

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BROKER OF RECORD

Blackburn Properties

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COMMERCIAL INVESTMENT ADVISORS

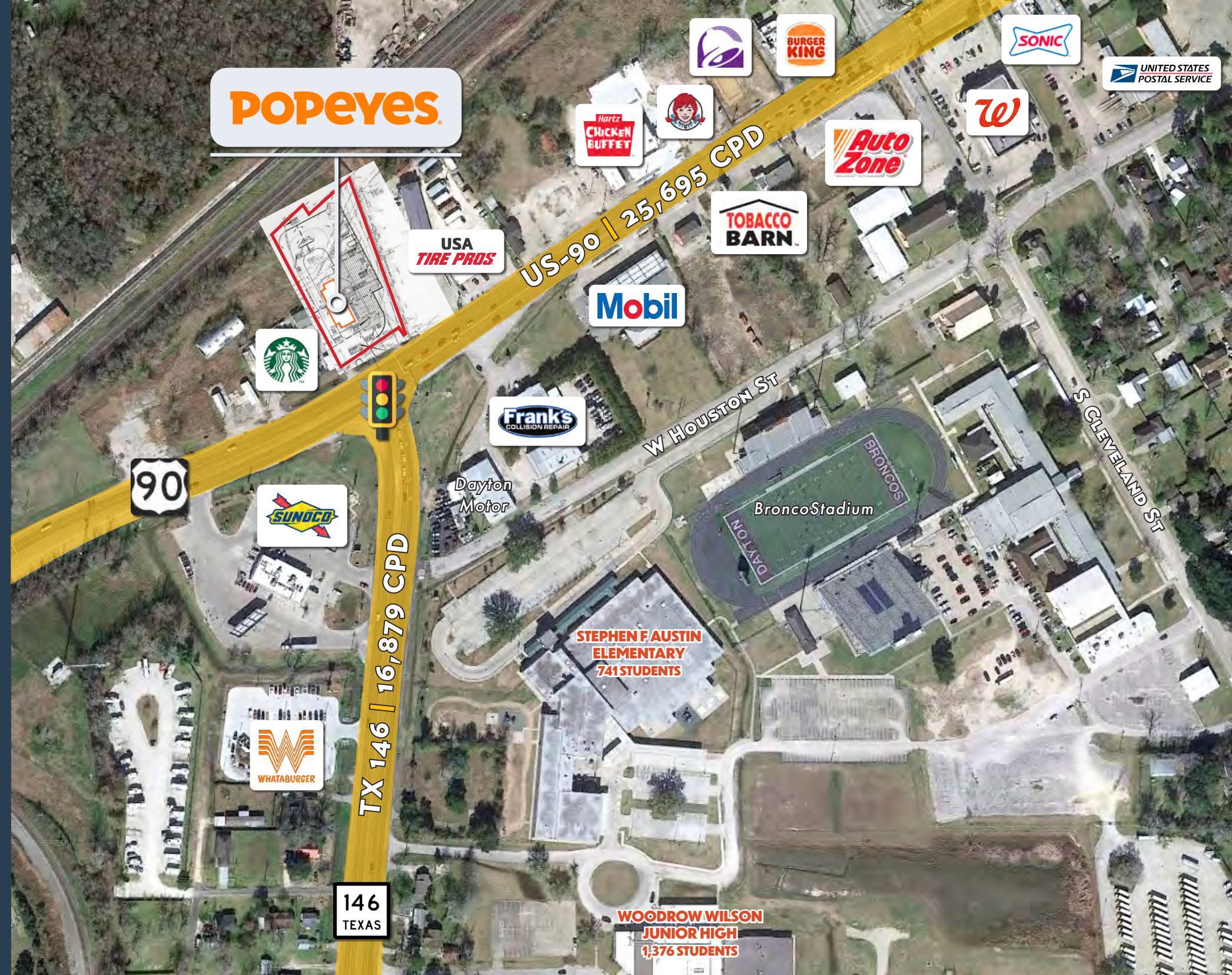
CIA BROKERAGE COMPANY

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HIGHLIGHTS



PRICE	CAP RATE	NOI
\$2,439,000	5.75%	\$140,250

POINTS OF INTEREST

Retailers | Entertainment: Retailers in Dayton include Brookshire Brothers, McCoy’s Building Supply, Dollar General, Family Dollar, O’Reilly Auto Parts, AutoZone, Walgreens, Cricket, Snap Fitness; **Dining** options includes Starbucks, Whataburger, McDonald’s, Burger King, Taco Bell, Wendy’s, Hartz Chicken Buffet, Sonic Drive-In, Jack in the Box, Chicken Express, Dairy Queen, Pizza Hut, Little Caesars, etc.

Higher Education: 36 miles from **University of Houston-Downtown** - a comprehensive 4-year university offering bachelor’s & master’s degree programs with 14,150 students (Fall 2023); 39 miles from **University of Houston** - a public research university in Houston, and is the third-largest university in Texas, with a student enrollment of 46,676 (Fall 2023)

Healthcare: Less than 7 miles from **Liberty-Dayton Community Hospital** - a 25-bed Critical Access hospital serving the surrounding areas; 32½ miles from **Lyndon B Johnson Hospital Houston** - a 215 licensed-bed acute care hospital offering a full range of medical services

BRAND NEW ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease with attractive 7.50% rental escalations every 5 years and in renewal options

OPERATOR

CSM Group is an experienced Popeyes franchisee based out of Houston, Texas with **100+ locations (TX, KS & MO) & robust growth plans that will put their unit count at ±120 locations by end of 2024!**

BRAND NEW CONSTRUCTION

New, high-quality, build-to-suit construction of Popeyes newest prototype - slated for opening date/rent commencement on June 2024 (est.)

TRAFFIC COUNTS

Positioned off the intersection of US-90 & N Hwy 146 with excellent drive-by visibility/ access where **traffic counts exceed 42,570 CPD!**

AFFLUENT 2023 DEMOGRAPHICS

2023 Population (5-mi)	17,820
2028 Projected Population (5-mi)	19,775
2023 Households (5-mi)	5,069

2023 Average Household Income (1-mi)	\$110,892
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TEXAS IS AN INCOME TAX FREE STATE

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS 800 US-90
Dayton (Houston MSA), TX 77535

LESSEE Popeyes (Franchisee)

GROSS LEASABLE AREA ±2,571 SF

LOT SIZE ±0.98 acre

YEAR BUILT June 2024 (Est. - Under Construction)

OWNERSHIP Fee Simple (Building & Land)

EXPENSE REIMBURSEMENT This is an **Absolute NNN lease**.
Tenant is responsible for all expenses.

LEASE TERM 20 years (New)

RENTAL INCREASES 7.5% every 5 years

RENT COMMENCEMENT DATE June 1, 2024 (Est. - Under Construction)

EXPIRATION DATE May 31, 2044

OPTIONS Six 5-Year Renewal Options



RENT ROLL

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	06/01/24 to 05/31/29	\$140,250	5.75%
Years 6-10	04/01/29 to 05/31/34	\$150,769	6.18%
Years 11-15	04/01/34 to 05/31/39	\$162,076	6.65%
Years 16-20	04/01/39 to 05/31/44	\$174,232	7.14%

6.43% AVG ANNUAL RETURN

RENEWAL OPTIONS

1st Option	04/01/44 to 05/31/49	\$187,300
2nd Option	04/01/49 to 05/31/54	\$201,347
3rd Option	04/01/54 to 05/31/59	\$216,448
4th Option	04/01/59 to 05/31/64	\$232,682
5th Option	04/01/64 to 05/31/69	\$250,133
6th Option	04/01/69 to 05/31/74	\$268,893

TENANT PROFILE



Founded in 1972, **Popeyes®** has more than 40 years of history and culinary tradition. Popeyes® owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans–style fried chicken that has now made the brand famous throughout the world. Popeyes® culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana. We continuously draw upon and celebrate this heritage to inspire new, authentic menu creations the world craves. Popeyes® distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items.

Popeyes® currently operates over 4,100 locations in over 25 countries.

<https://www.popeyes.com/>

THE OPERATOR

CSM Group is an experienced Popeyes franchisee based out of Houston, Texas with **100+ locations in Texas, Kansas & Missouri** and robust growth plans that will put their unit count at ±120 locations by yearend 2024!

THE PARENT COMPANY



TYPE	Public
TRADED AS	NYSE: QSR (Parent Company)
S&P CREDIT RATING	BB Stable (03/22/22)
INDUSTRY	Restaurants: Fast Food
MARKET CAP	24.10B (01/17/24)
WEBSITE	https://www.rbi.com/

Restaurant Brands International, Inc. (RBI) is one of the world’s largest quick service restaurant companies with more than \$40 billion in annual system-wide sales and **over 30,000 restaurants in more than 100 countries**. RBI owns four of the world’s most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, POPEYES® and FIREHOUSE SUBS®. These independently operated brands have been serving their respective guests, franchisees and communities for decades. Through its Restaurant Brands for Good framework, RBI is improving sustainable outcomes related to its food, the planet, and people and communities.



SITE PLAN

LOT SIZE ±0.98 Acre
GLA ±2,571 SF



US-90 | 25,695 CPD



TX 146
16,879 CPD

DAYTON



DAYTON
HIGH SCHOOL
1,581 STUDENTS



RICHTER
ELEMENTARY
889 STUDENTS

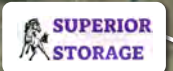


US-90 | 25,695 CPD



Brookshire Brothers

GOLBERT
ELEMENTARY
234 STUDENTS



EXXON



Dayton Community
Center



STEPHEN F AUSTIN
ELEMENTARY
741 STUDENTS



WOODROW WILSON
JUNIOR HIGH
1,376 STUDENTS



KIMMIE M BROWN
ELEMENTARY
790 STUDENTS

TX 146 | 16,879 CPD

146
TEXAS

HOUSTON MSA





HOUSTON PREMIUM OUTLETS[®]
A SIMON CENTER

Armani, Banana Republic Factory, Boss, Brooks Brothers Factory Store, Burberry, Gap Factory, Guess, J. Crew Factory, Jimmy Choo, Karl Lagerfeld, Kate Spade, Lacoste, Lucky Brand, Lululemon, Marc Jacobs, Michael Kors Outlet, Movado Company Store, Nike Factory Store, Perry Ellis, Polo Ralph Lauren, Puma Outlet, Tommy Hilfiger, Tory Burch, True Religion Outlet, Under Armour, Versace, etc.



HOUSTON Methodist
LEADING MEDICINE
CYPRESS HOSPITAL
400 BEDS



HOUSTON Methodist
LEADING MEDICINE
WEST HOSPITAL
253 BEDS



HOUSTON Methodist
LEADING MEDICINE
SUGAR LAND
339 BEDS



HOUSTON Methodist
LEADING MEDICINE
WILLOWBROOK
358 BEDS

WILLOWBROOK MALL





RICE UNIVERSITY
4,250 STUDENTS



HOUSTON Methodist
LEADING MEDICINE
METHODIST HOSPITAL
948 BEDS



TMC
TEXAS MEDICAL CTR
9,200 BEDS



UHD University of Houston
DOWNTOWN
14,150 STUDENTS



U UNIVERSITY OF
HOUSTON
46,676 STUDENTS



HCA Houston Healthcare[®]
CLEAR LAKE
532 BEDS



HARRISHEALTH
SYSTEM
LBJ HOSPITAL
215 BEDS



HCA Houston Healthcare[®]
HOUSTON MEDICAL CTR
444 BEDS





HOUSTON AIRPORTS
GEORGE BUSH INTERCONTINENTAL AIRPORT

This airport sits on 10,000 acres with 5 runways. Major airlines servicing IAH include Delta, American, Southwest, United, British Airways, AirFrance, Air Canada, Lufthansa. There were a total of 46.1 million passengers in 2023.



HOUSTON AIRPORTS
WILLIAM P. HOBBY AIRPORT

This airport sits on 1,304 acres with 3 runways. Airlines servicing HOU include Southwest, Delta, American, Allegiant & Frontier. There were a total of 14 million passengers in 2023.



Space Center Houston

The Johnson Space Center is home of Mission Control & astronaut training, a leading science & space exploration learning center. The center opened in 1992, displaying over 400 artifacts including the Mercury 9, Gemini 5 & Apollo 17 space capsules.



HOUSTON Methodist
LEADING MEDICINE
BAYTOWN
255 BEDS



City of DAYTON

City of TEXAS CITY

City of GALVESTON

DAYTON SYNOPSIS

Dayton is on U.S, Hwy 90 three miles west of Liberty in southwestern Liberty County. Dayton is about 37 miles northeast of the City of Houston. The Houston-The Woodlands-Sugar Land Metropolitan Area has a total population of 7,340,118.

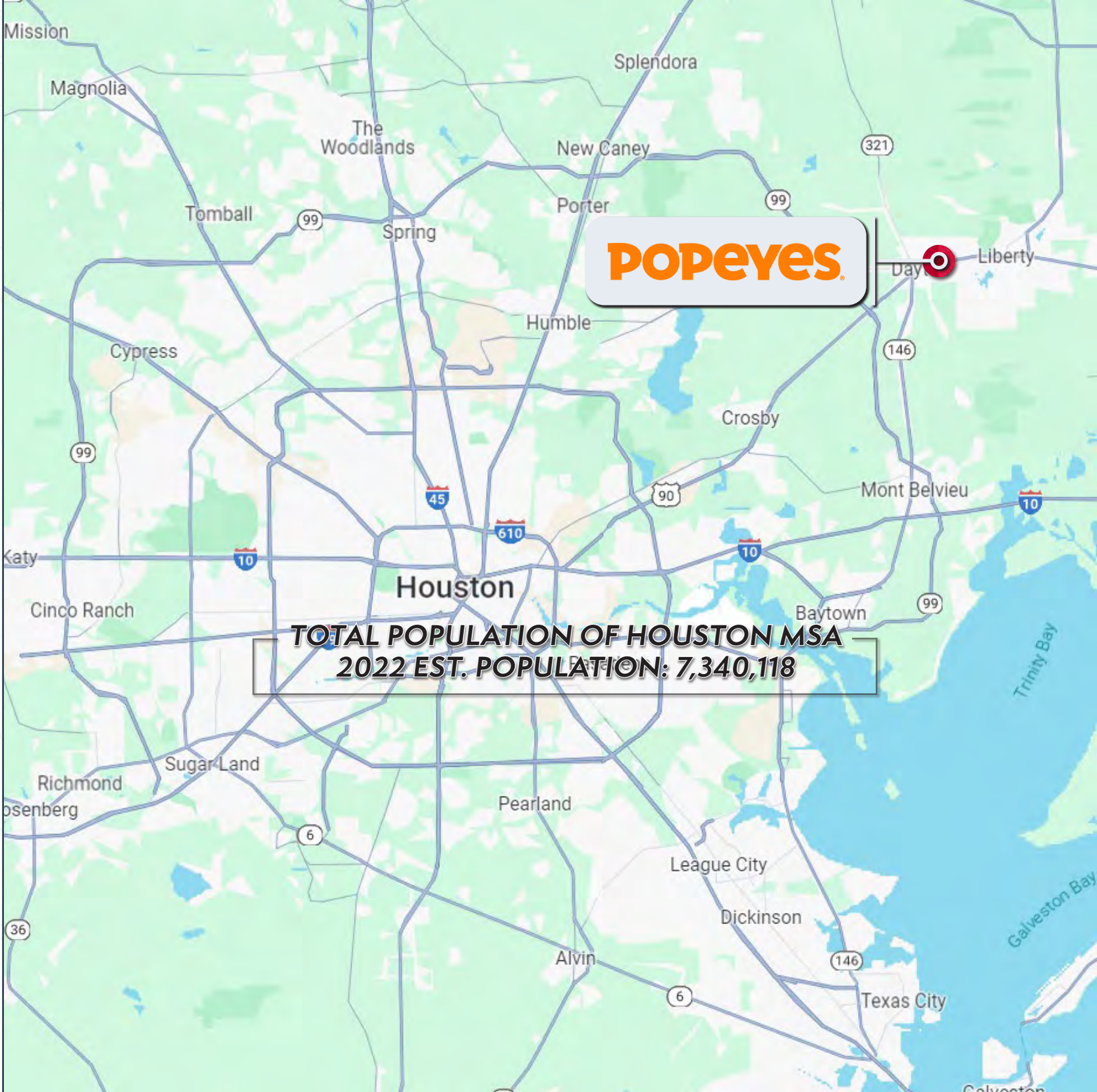
Houston is the seat of Texas’ Harris County and is the most populous city in Texas. Since the late 19th century Houston’s economy has had a broad industrial base, in energy, manufacturing, aeronautics, and transportation. Leading in healthcare sectors and building oilfield equipment, Houston has the second-most Fortune 500 headquarters of any U.S. municipality within its city limits. **The Port of Houston** ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled.

Some of the **Fortune 500 companies** based in Greater Houston includes **ExxonMobil, Phillips 66, Sysco, Hewlett Packard Enterprise, Plains GP Holdings, Baker Hughes, ConocoPhillips, Halliburton, Crown Castle, Academy Sports + Outdoors**, etc.

Other notable companies based/headquartered in Houston include **Buc-EE’s** (Pearland, TX), **Cadence Bank, Cardtronics, Charming Charlie, Citgo, Cybersoft, Diamond Offshore Drilling, Fiesta Mart, Fuddruckers, Golden Nugget Online, Honeywell, Jiffy Lube, Joe’s Crab Shack, Luby’s, Marble Slab Creamery, Mattress Firm, Murphy Oil, Pappas Restaurants, Shipley Donuts, Rainforest Cafe**, etc.

2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	3,807	9,199	17,820
2028 Projected Population	4,224	10,083	19,775
Labor Population Age 16+	2,839	6,750	13,745
Median Age	32.4	32.0	32.6
Average Household Income	\$110,892	\$94,656	\$99,275



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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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PAUL BLACKBURN
Designated Broker

License # 376821





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date