NNN Retail Investment Group | Celebrating 25 years 1999-2024

Actual Site

LONG-TERM ABSOLUTE NNN

HOOTERS

3902 TOWNE CROSSING BLVD | MESQUITE, TX

DALLAS MSA

HOOTERS

MESQUITE, TX

EXCLUSIVELY LISTED BY

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INTRODUCTION

Retail Investment Group is pleased to be the exclusive listing brokerage for this **Hooters** in **Mesquite, Texas.** Locatedwithin the **Dallas-Fort Worth-Arlington MSA with over 7.6M residents.**

This opportunity features a **long-term absolute NNN** lease with approximately **11 years remaining**.

This **±6,300 square foot** building sits on a **±0.92 acre** lot. The building was **built in 1987.**

HOOTERS

MESQUITE, TX

HOOTERS

$3,298,953
PRICE

9.75%
CAP

$321,648*
NOI
*Based on August 2027 rent bump and seller will credit buyer difference at closing

±6,300 SF
BUILDING SIZE

±0.92 AC
LAND SIZE

1987
YEAR BUILT

EXECUTIVE SUMMARY

ADDRESS	3902 Towne Crossing Blvd Mesquite, TX 75150
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	August 31, 2037
LESSEE	TW Restaurant Holder
OPTIONS	(3) 5-Year Options
INCREASES	10% Every 5 Years
ROFR	No

PROPERTY HIGHLIGHTS

- Located right off of the I-30 & I-635 interchange with approximately 200,000 vehicles per day
- Outparcel to Kroger Shopping Center
- Texas is an income tax-free state
- Hooters has recently invested money into site improvements
- Approximately a 15 minute drive from Dallas with over 1.2 million residents
- Nearby retailers include Office Depot, Petco, Burlington, Lowe's, Fitness Connection, Guitar Center, Olive Garden, Black Bear, TGIF, Urban Air and more

HOOTERS

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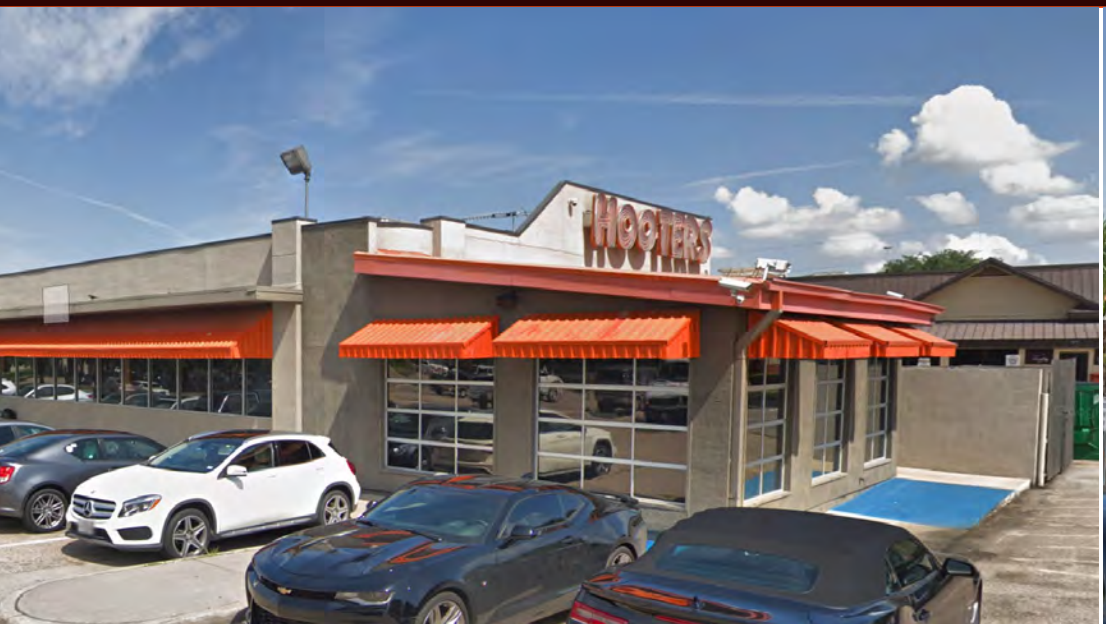

Actual Site

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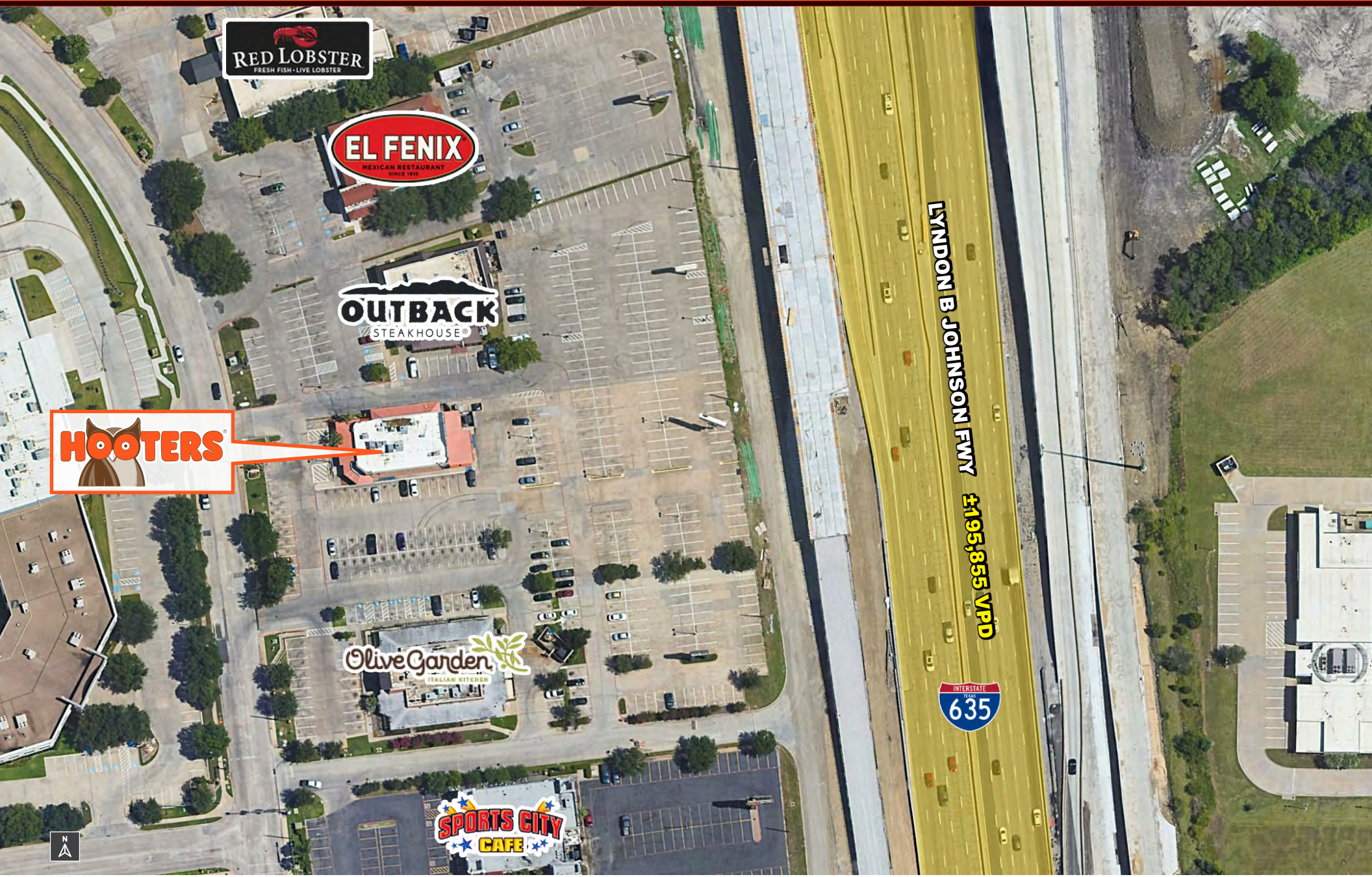
HOOTERS

MESQUITE, TX



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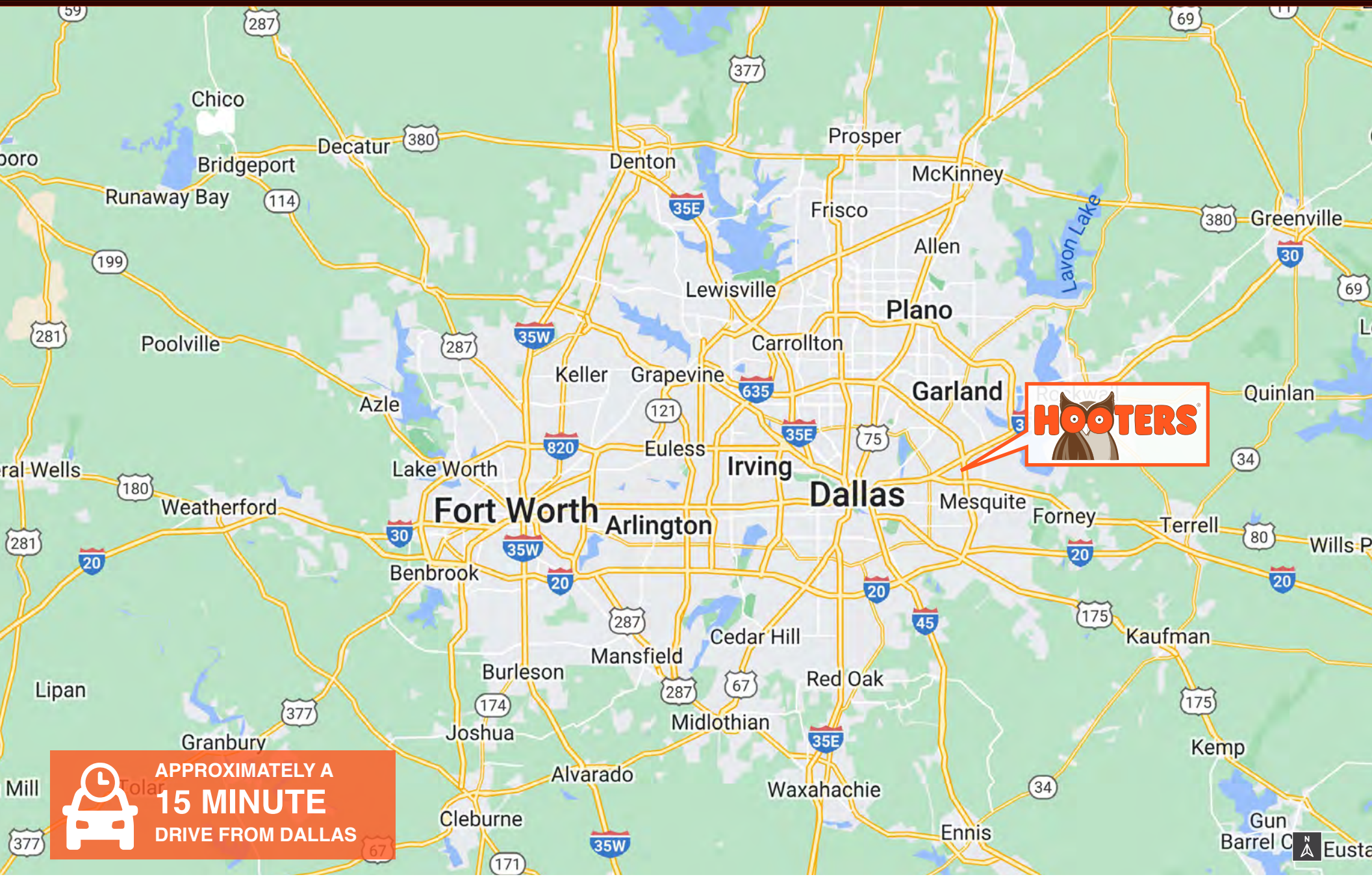

QUICK FACTS

2023 POPULATION
±147,317

COUNTIES
DALLAS, KAUFMAN

TOTAL AREA
±47.22 SQ MI

ABOUT MESQUITE, TX

Mesquite is a suburban city located east of the city of Dallas, Texas. Most of the city is located in Dallas County, though a small portion extends into Kaufman County. As of 2019 census estimates, the population was 140,937, making it the 22nd-most populous city in the U.S. state of Texas. Mesquite is positioned at the crossroads of four major highways (Interstates 30, 635, 20, and U.S. Route 80), making locations such as downtown Dallas, Lake Ray Hubbard, Dallas Love Field, and DFW International Airport accessible.

Mesquite is located within the Dallas–Fort Worth–Arlington metropolitan statistical area which encompasses 11 counties. The Dallas–Fort Worth–Arlington metropolitan statistical area's population was 7,637,387 according to the U.S. Census Bureau's 2020 census, making it the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. In 2016, the Dallas–Fort Worth metroplex had the highest annual population growth in the United States.

Dallas, TX

HOOTERS

MESQUITE, TX

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2023 Population Est	12,587	128,363	303,327
2023 Median Age	33.5	33.8	34.2

INCOME	1 Mile	3 Miles	5 Miles
2023 Avg HH Income	$65,396	$66,440	$73,058
2023 Med HH Income	$55,418	$54,210	$56,892

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2023 Households Est	4,701	46,177	106,487
2023 Avg HH Size	2.7	2.7	2.8

DAYTIME DEMOS	1 Mile	3 Miles	5 Miles
2023 Employees	9,359	43,450	95,040
2023 Businesses	957	4,149	10,345

Source: Costar 2023

2023 FOOD AWAY FROM HOME SPENDING OF OVER

$333,000,000

WITHIN 5-MILES

2023 POPULATION

OF OVER

303,000

WITHIN 5-MILES

2023 AVG HH INCOME

OF OVER

$73,000

WITHIN 5-MILES

TRAFFIC COUNTS (2022)

I- 30 @ Towne Crossing Blvd S	±8,494 VPD*
I- 635 @ Towne Centre Dr Cross N	±195,855 VPD**

**Source: Costar*

***Source: Realtors Property Resource. Daily traffic counts are a mixture of actual and estimates.*

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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

Actual Site

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.

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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Designated Broker of Firm	License No.	Email	Phone
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 _____