

1820 Market Place Blvd. | Irving, Texas

HOOTERS AT HUNTER PLAZA

SINGLE TENANT - NNN LEASE INVESTMENT OPPORTUNITY



New Hooters Exterior Prototype Design



New Hooters Interior Prototype Design



New Hooters Interior Prototype Design

OFFERING SUMMARY

Transwestern Retail Investment Services is pleased to exclusively offer for sale 1820 Market Place Blvd., a 7,468 square foot Hooters restaurant located in Irving, Texas. The property is an out parcel in a high quality center that features national credit tenants and experienced local operators. The property is located in the regional retail corridor along IH 635, the major Dallas/Fort Worth loop and is surrounded by national retailers.

INVESTMENT HIGHLIGHTS

- New 20 year Corporate Hooters NNN lease guaranteed by HOA Holdco, LLC (Parent)
- \$224,000 Year 1 NOI
- 5.2% Cap Rate - \$4,307,692
- 10% structured rent bumps providing rent growth every 5 years (many other Hooters are 8.5%)
- Area tenants include: Walmart Super Center, Home Depot, Hobby Lobby, Kohl's, Bed Bath & Beyond, Target, Kroger, Fry's Electronics, and Sam's Club
- Rapidly expanding trade area infill DFW
- Shadow-anchored by Dick's Sporting Goods, 24-Hour Fitness, & Best Buy

KEY PROPERTY STATISTICS

Location

1820 Market Place Blvd., Irving, Dallas County, Texas

Size

7,468 SF Single Tenant Building situated on 1.54 acres of land

Occupancy

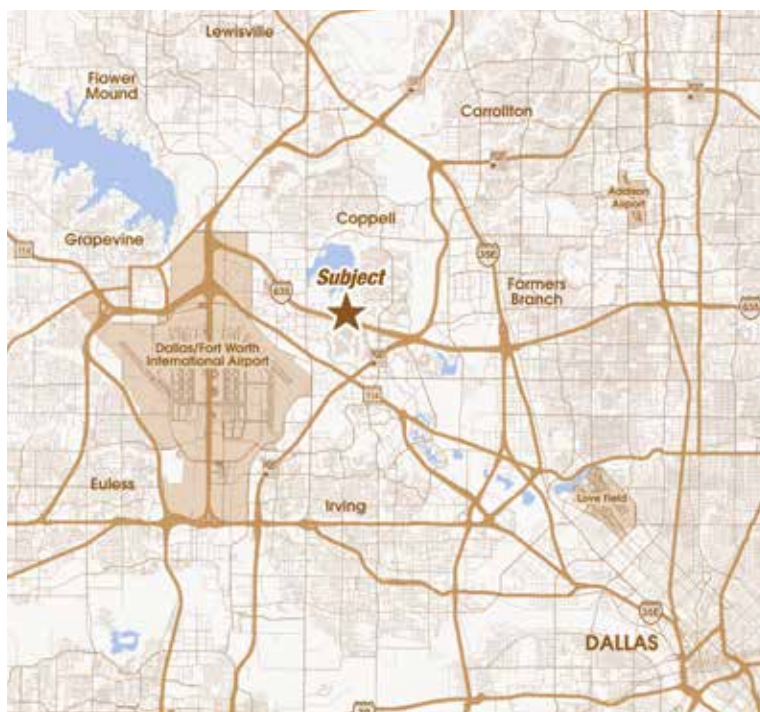
100%

Year Built

2008 (renovations 2018)

Traffic Counts

I-635 (LBJ Fwy) | 134,007 VPD
Beltline Road | 35,390 VPD



DEMOGRAPHICS

	3 MILE	5 MILE	10 MINUTE
2017 Household Population	33,018	84,808	106,184
2017 Daytime Employment Population	182,183	442,170	292,064
2017 Average Household Income	\$118,403	\$104,699	\$112,992
Owner Occupied Average Housing Value	\$202,138	\$158,427	\$184,318
% of Owner Occupied Housing	92%	94%	93%

LOCATION

The property is located in North Irving, along the north side of IH-635 (LBJ Freeway) at Olympus Blvd. Olympus Blvd. has both east and west bound exits on IH-635 providing ideal ingress/egress. The trade area boasts an unique mix of both large daytime population and dense existing residential as well as continuing growth driving strong restaurant sales volumes for both lunch and dinner.



FOR INFORMATION

MASON BISHOP

Senior Vice President

972.774.2507

mason.bishop@transwestern.com

TRANSWESTERN DALLAS

5001 Spring Valley Road

Suite 400W

Dallas, TX 75244

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2018 Transwestern.

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.

TCS Central Region, GP, LLC	550906		972.774.2500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	972.774.2500
Designated Broker of Firm	License No.	Email	Phone
Mason Bishop		mason.bishop@transwestern.com	972.774.2507
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date