

CHICK-FIL-A

GENERATIONAL REAL ESTATE OPPORTUNITY

Marcus & Millichap
DUONG INVESTMENT GROUP



3800 WASHINGTON AVENUE, HOUSTON, TX 77007

OFFERING MEMORANDUM

CHICK-FIL-A

GENERATIONAL REAL ESTATE OPPORTUNITY



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INVESTMENT OVERVIEW

Investment Highlights



Brand New Prototype Chick-fil-A with Rare 3-Lane Drive-Thru



Brand New Construction, 15-Year Ground Lease



Located on the Corner of Two Signalized Intersections and Surrounded by Three Streets

Prime Retail Location

- ▶ A True Trophy Level Property Located Only 2 Miles from Downtown Houston
- ▶ Located One Block Away from Walmart and H-E-B
- ▶ Located on Main Retail Corridor in Close Proximity to Several Major Retailers such as Target, Sprouts, The Home Depot, Kroger, PetSmart and Many More
- ▶ Affluent Area with the Average Household Income Exceeding \$151,000 Within 1 Mile
- ▶ Extremely High Density with Over 204,000 Residents Within 3 Miles
- ▶ High Employment Area with a Daytime Population Exceeding 1,000,000 Within 5 Miles

Strong Corporate Guarantee

- ▶ Absolute NNN Property with Zero Landlord Responsibilities – Ideal for Investors Not Local to the Market
- ▶ Chick-fil-A Annual Sales Revenue in 2024 was \$22.7 Billion
- ▶ Chick-fil-A is Ranked as the #1 Performing Chicken Restaurant in the Country
- ▶ Scheduled 10% Rental Increases Throughout the Initial Term Provide for an Excellent Hedge Against Inflation



INVESTMENT OVERVIEW

Tenant Spotlight

Chick-fil-A

Chick-fil-A is one of the nation's leading quick service restaurant brands, recognized for its high quality chicken based menu, efficient operations, and industry leading customer service. Known for strong guest loyalty and best in class drive thru performance, the brand consistently ranks among the highest grossing QSR operators in the United States.



Founded in 1967, Chick-fil-A has expanded its footprint across urban, suburban, and travel hub locations, maintaining disciplined site selection and focusing on markets with strong demographics and sustained traffic. The company continues to adapt to evolving consumer preferences through digital ordering, mobile delivery integration, and enhanced drive thru efficiency, reinforcing its leadership position in the QSR sector.

Chick-fil-A's financial performance has demonstrated resilience across economic cycles due to its streamlined menu, efficient labor model, and consistent focus on operational quality. With a strong national presence and significant brand equity, the company remains a preferred tenant for long term net-lease investors.

Website www.chick-fil-a.com

of Locations **±3,000 Nationwide**

Notable Highlights - Chick-fil-A

- ▶ **Category Leadership:** Chick-fil-A is among the top performing QSR brands nationwide, recognized for industry leading average unit volumes and exceptional customer service metrics.
- ▶ **Strong Corporate Backbone:** Privately held and debt free, Chick-fil-A maintains long term financial stability supported by conservative growth planning and strong cash flow performance.
- ▶ **Drive Thru and Digital Strength:** The brand continues to invest heavily in multi lane drive thru layouts, mobile ordering platforms, and digital infrastructure, supporting its reputation for fast service and high throughput.
- ▶ **Operational Efficiency:** Consistent unit level performance is supported by rigorous operator selection, hands-on franchise oversight, and an operating model focused on quality and speed.
- ▶ **Strategic Market Focus:** Chick-fil-A targets high density corridors, commuter routes, and retail nodes that offer all day traffic and repeat customer visibility.



Corporate Growth Highlights

- ▶ **Expansion to approximately 3,000 locations** across the United States with continued growth into dense urban and high traffic suburban markets.
- ▶ **Strong annual systemwide sales exceeding tens of billions**, supported by consistently high average unit volumes.
- ▶ **Ongoing investment in digital and mobile technology** that increases capacity, improves throughput, and enhances customer engagement.
- ▶ **Increasing deployment of advanced drive thru formats** including dual and triple lane corridors to manage elevated peak hour demand.



INVESTMENT OVERVIEW

Aerial Photo



INVESTMENT OVERVIEW

Close-Up Aerial Photo



INVESTMENT OVERVIEW

Close-Up Aerial Photo



FINANCIAL ANALYSIS

Offering Summary

Property Name	Chick-fil-A
Property Address	3800 Washington Avenue Houston, TX 77007
Assessor's Parcel Number	1248690010002
Year Built	2025
Gross Leasable Area (GLA)	±2,700 Square Feet
Lot Size	±1.38 Acres (±60,113 Square Feet)

Pricing

Price	\$10,333,000
Cap Rate	4.50%

Annualized Operating Data

Gross Potential Rent	\$465,000
Less Expenses	NNN
Net Operating Income	\$465,000

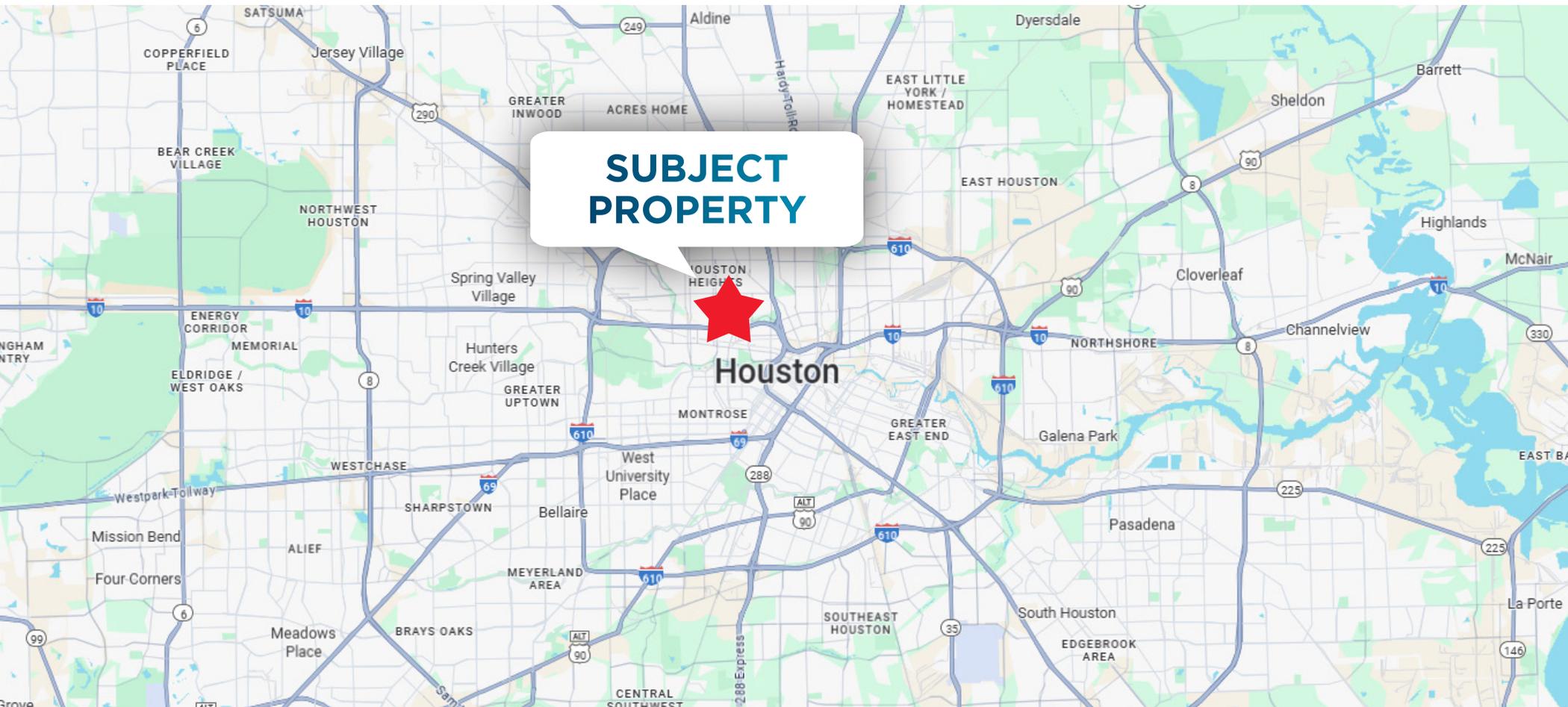
Lease Information

Lease Commencement Date	04/01/2025
Lease Expiration Date	07/30/2040
Total Lease Term	±15 Years
Lease Term Remaining	±14 Years
Increases	10% Every Five Years
Options	Ten, Five-Year @ 10%
Lease Type	Ground Lease
Lease Type Details	Zero Landlord Responsibilities



MARKET OVERVIEW

Regional Map



±0.5 MILES
TO INTERSTATE 10
(CONNECTS CA TO FL)



±21 MILES
TO GEORGE BUSH
INTERCONTINENTAL AIRPORT (IAH)



±3 MILES
TO DOWNTOWN
HOUSTON, TX



±2 MILES
TO INTERSTATE 45
(RUNS NORTH-SOUTH THROUGH TX)

MARKET OVERVIEW

The City Of Houston, TX



The Houston MSA is one of the nation's most diversified large markets, supported by a broad employment base across energy, healthcare, professional services, distribution, and advanced manufacturing. Its scale and economic depth continue to attract national retailers seeking durable consumer demand and strong year round traffic.

Population growth remains steady across the region, with continued infill densification inside the Loop. Central Houston maintains a deep concentration of daytime employment, institutional anchors, and high

income neighborhoods, which together support consistent retail performance across core corridors. Demand for well located quick service restaurant sites remains strong, particularly in areas with limited new supply and constrained land availability.

Retail fundamentals in the inner Houston market remain resilient, driven by sustained consumer spending, rising household densities, and the ongoing redevelopment of surrounding mixed use districts. Supply remains limited in mature infill zones where entitlement constraints and high land values restrict new development. These conditions support long term stability for nationally recognized operators positioned along primary thoroughfares.

The subject location benefits from its position near Downtown Houston within an established retail node that serves both dense residential neighborhoods and substantial commuter flow. The area's connectivity, anchored by major roadways and prominent retailers, reinforces consistent traffic patterns and long term viability for single tenant retail formats.

Nearby Major Infrastructure (+Distance to Subject Property)

BUFFALO BAYOU PARK



TOYOTA CENTER



MAIN STREET HOUSTON



INTERSTATE 10



GEORGE BUSH INTERCONTINENTAL



Demographics

Income & Economics

	1-Mile	3-Mile	5-Mile
Average Household Income	\$151,379	\$150,290	\$130,166
Average Household Retail Expenditure	\$218,969	\$213,460	\$198,985
2024 Daytime Population	40,485	453,020	1,078,080

Population

2029 Population	29,629	219,568	505,114
2024 Population (+Change Over 2010)	27,362 (+55%)	204,622 (+31%)	477,071 (+22%)
2010 Population	17,567	155,534	388,319

Households

2029 Households	17,664	112,994	240,803
2024 Households	16,281	105,006	226,186
2010 Households	14,382	94,062	206,169

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