



## EXCLUSIVE OFFERING THE RANCH AT LAS COLINAS

PROPERTY: THE RANCH AT LAS COLINAS. AN APPROXIMATE 15,312 SF RESTAURANT WITH PATIO. BUILT IN 2001.  
TENANT: THE RANCH AT LAS COLINAS, LLC. GUARANTY BY FRONT BURNER, LP (NEXT 4 YEARS).  
LEASE: APPROXIMATELY 9 YEARS REMAINING ON 15-YEAR LEASE, PLUS OPTIONS. ABSOLUTE NET LEASE.  
LOCATION: 907 WEST JOHN CARPENTER FREEWAY, IRVING (DALLAS), TEXAS

CALL FOR PRICING

WILLARD H. (BILL) LANGHENRY, MAI  
214-692-6920 EXT. 1  
214-893-5331  
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# INVESTMENT HIGHLIGHTS

## THE RANCH AT LAS COLINAS

907 WEST JOHN CARPENTER FREEWAY  
IRVING, TEXAS 75039

- **15-YEAR ORIGINAL LEASE TERM WITH APPROX. , 9 YEARS REMAINING. 10% INCREASE IN JULY 2027. ONE, 10-YEAR, AND ONE, 5-YEAR RENEWAL OPTION; 10% INCREASES EACH 5 YEARS.**
- **OUTSTANDING LOCATION IN A HIGH-GROWTH, AFFLUENT URBAN INFILL AREA—HEART OF LAS COLINAS. 8 FORTUNE 500 COMPANIES HAVE GLOBAL HEADQUARTERS IN IRVING AND 53 FORTUNE 500 COMPANIES HAVE OFFICES IN THE CITY. APPROXIMATELY 3 MILES EAST OF DALLAS-FORT WORTH INTERNATIONAL AIRPORT - THE 4TH BUSIEST AIRPORT IN THE U.S.**
- **PROFITABLE AND WELL KNOWN RESTAURANT WITH GROWING SALES REVENUE. GUARANTEE FROM FRONT BURNER RESTAURANTS, LP.**
- **EXCELLENT QUALITY CONSTRUCTION - YOC 2001**



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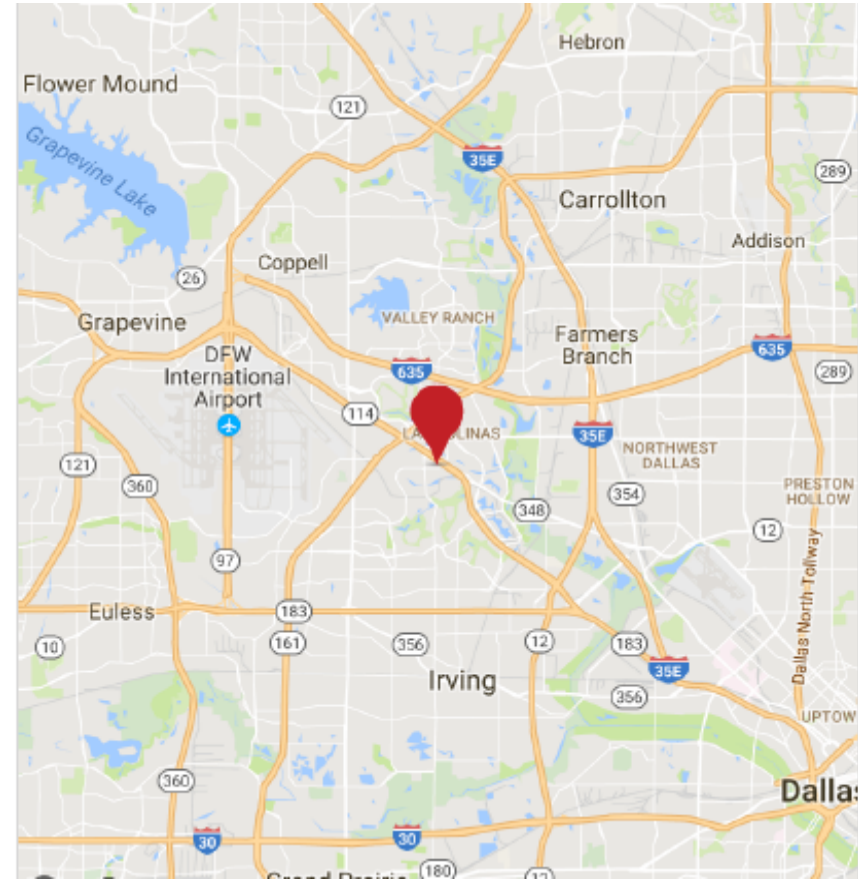
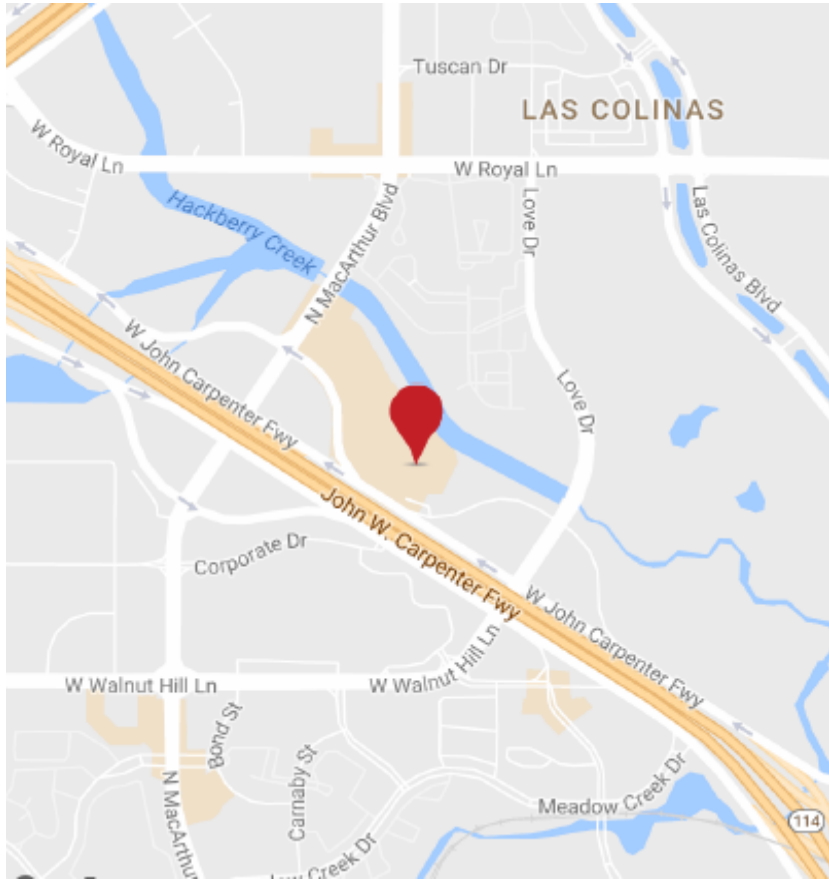
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# LOCATION MAP

## THE RANCH AT LAS COLINAS

### 907 WEST JOHN CARPENTER FREEWAY

### IRVING, TEXAS 75039



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**AERIAL**  
**THE RANCH AT LAS COLINAS**  
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**AERIAL MAP  
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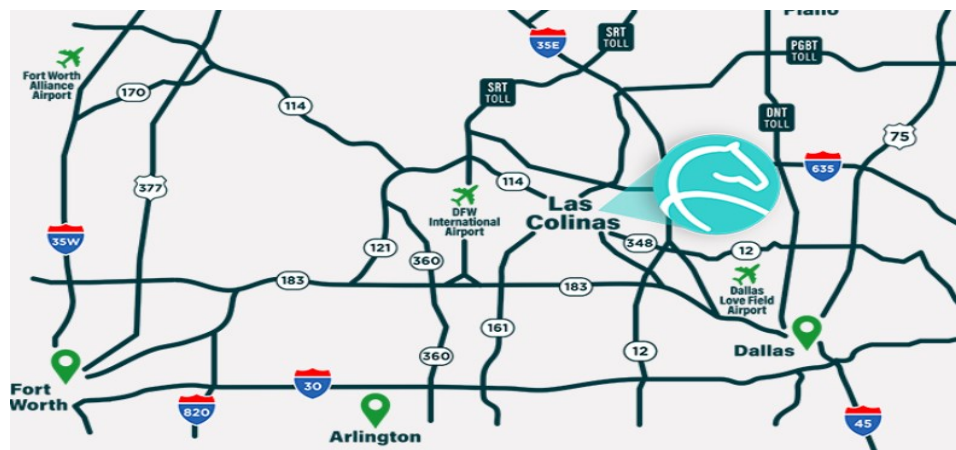
# LAS COLINAS INFORMATION

**With roughly 25 million SF of office space, nearly equivalent to the Dallas CBD, Las Colinas is home to more than 2,000 companies, including the Fortune 500 global headquarters for Caterpillar, Inc., ExxonMobil, Fluor, Commercial Metals and Kimberly-Clark. Other companies with facilities in Las Colinas include Mission Foods, Trend Micro and La Quinta Inns and Suites, Abbott Laboratories, Accenture, AAA-Texas, AT&T, BlackBerry, The Big 12 Conference and Conference USA Headquarters, TheBlaze, Boy Scouts of America, Citigroup, Cortland Partners, First Choice Power, Flowserve, General Motors Financial, Infor, Microsoft, NEC America, Nexstar Media Group, Nokia, Nokia Siemens Networks, Oracle, Paycom, PLH Group, PNM Resources, Inc., Stellar, TRT Holdings, Inc., Verizon, Vizient, Inc., Westwood One, and Zale Corporation.**

**Las Colinas also features three private country clubs, including the Las Colinas Country Club owned by ClubCorp, Hackberry Creek Country Club and four championship golf courses surrounded by gated communities. The TPC Four Seasons Las Colinas Resort previously hosted the Byron Nelson Championship of the PGA Tour.**

**It contains high-rise office towers, retail centers, upscale residences, apartment complexes, and leisure facilities. Notable attractions include the Mustangs at Las Colinas sculpture and fountain, and Las Colinas Flower Clock. The Mustangs of Las Colinas are featured in the courtyard of the Towers at Williams Square, where another ClubCorp Property, La Cima Club, is located. The complex also features a River Walk-styled canal offering gondola rides, as well as the above-ground Las Colinas APT System. Las Colinas has over 1.3 million SF of retail space and 3,400 single-family homes.**

**A 40-acre tract is also home to the Irving Convention Center at Las Colinas.**



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**LEASE ABSTRACT  
THE RANCH AT LAS COLINAS  
907 WEST JOHN CARPENTER FREEWAY  
IRVING, TEXAS 75039**

**TENANT:** THE RANCH AT LAS COLINAS, LLC. GUARANTY BY FRONT BURNER, LP (THROUGH AUGUST 15, 2027)

**COMPLETION:** 2001

**BUILDING SIZE:** APPROXIMATELY 15,312 SF (100% LEASED TO A SINGLE TENANT)

**LAND SIZE:** 66,211 SF, OR 1.52 ACRES

**TERM:** ORIGINALLY FIFTEEN (15) YEARS WITH ONE, 10-YEAR AND ONE 5-YEAR RENEWAL OPTION. APPROX. 9 YEARS REMAIN ON INITIAL TERM.



**LEASE  
COMMENCEMENT:** AUGUST 15, 2017

		<u>RENT/ MONTH</u>	<u>RENT/ ANNUM</u>
<b>RENTAL RATE:</b>	CURRENT THROUGH 6/30/2027	\$29,791.67	\$357,500 (\$23.35/SF)
	7/1/2027 THROUGH 6/30/2032	\$32,770.83	\$393,250 (\$25.68/SF)

**OPTIONS:** ONE, 10-YEAR AND ONE, 5-YEAR RENEWAL OPTION; 10% RENTAL RATE INCREASES EVERY FIVE YEARS.

**EXPENSES:** TENANT IS RESPONSIBLE FOR ALL EXPENSES ARISING FROM THE USE OR OPERATION OF THE PROPERTY .  
**ABSOLUTE NET LEASE.**

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**YIELD ANALYSIS  
CARENOW  
1017 HEBRON PARKWAY  
CARROLLTON, TX 75010**

**PURCHASE PRICE: CALL FOR PRICING**

**CURRENT RENTAL INCOME:**

	<u>RENT/ MONTH</u>	<u>RENT/ ANNUM</u>
<b>CURRENT THROUGH 6/30/2027</b>	<b>\$29,791.67</b>	<b>\$357,500 (\$23.35/SF)</b>
<b>7/1/2027 THROUGH 6/30/2032</b>	<b>\$32,770.83</b>	<b>\$393,250 (\$25.68/SF)</b>
<b>AVG. OVER REMAINING PRIMARY TERM:</b>	<b>\$31,431.58</b>	<b>\$377,179 (\$24.63/SF)</b>



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**TENANT DESCRIPTION**  
**THE RANCH AT LAS COLINAS**  
**907 WEST JOHN CARPENTER FREEWAY**  
**IRVING, TEXAS 75039**

**THE RANCH AT LAS COLINAS IS A RESTAURANT WITH ITS ROOTS REACHING DEEP INTO TEXAS SOIL**

The King of southern charm – experience the true taste of Texas at The Ranch at Las Colinas. Explore seafood from the Gulf of Mexico, bold Tex-Mex flavors from the South, and the comfort food of your childhood.

Our roots are deep down into our local Texan soil, which is why our mission is to locally source as much of our fresh ingredients from our great state. We take inspiration from the hard-working ranch hands that harvest our produce out in the fields just as much as the white-collared business man that works long hours in the city. We have created a space in which both can dine together and enjoy a drink, which inspired a saying here at The Ranch – “Be yourself and you’ll fit right in.”

Texan tradition collides with wild, contemporary style for a true Texan experience. Come on by and see the best of what Texas has to offer.

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**TENANT INFORMATION**  
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# LIVE MUSIC ON THE PORCH



The Ranch at Las Colinas doesn't just source neighboring towns for fresh ingredients, we also farm Texas for great musicians. And there's a very nice crop this year.

From Amarillo to Austin and El Paso to Athens, we've corralled the best up-and-coming Texas artists to play live for you on The Porch — the most intimate venue this side of the Rio Grande.

Check out our schedule below, pick a date and then come down to The Porch— a small stage that rocks as loud as the music.



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**GUARANTOR INFORMATION**  
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**Front Burner Restaurants, LP is a concept development shop and holding company for the restaurant brands we create and grow. Current concepts are: The Ranch at Las Colinas, Twin Peaks Restaurant, Whiskey Cake, Mexican Sugar, Velvet Taco and Ida Claire.**

**Past concepts include: Rockfish Seafood Grill, Half Shells Oyster Bar & Grill, Ojos Locos Sports Cantina and Red Dog Right.**

**Guarantee extends through 8-15-2027**

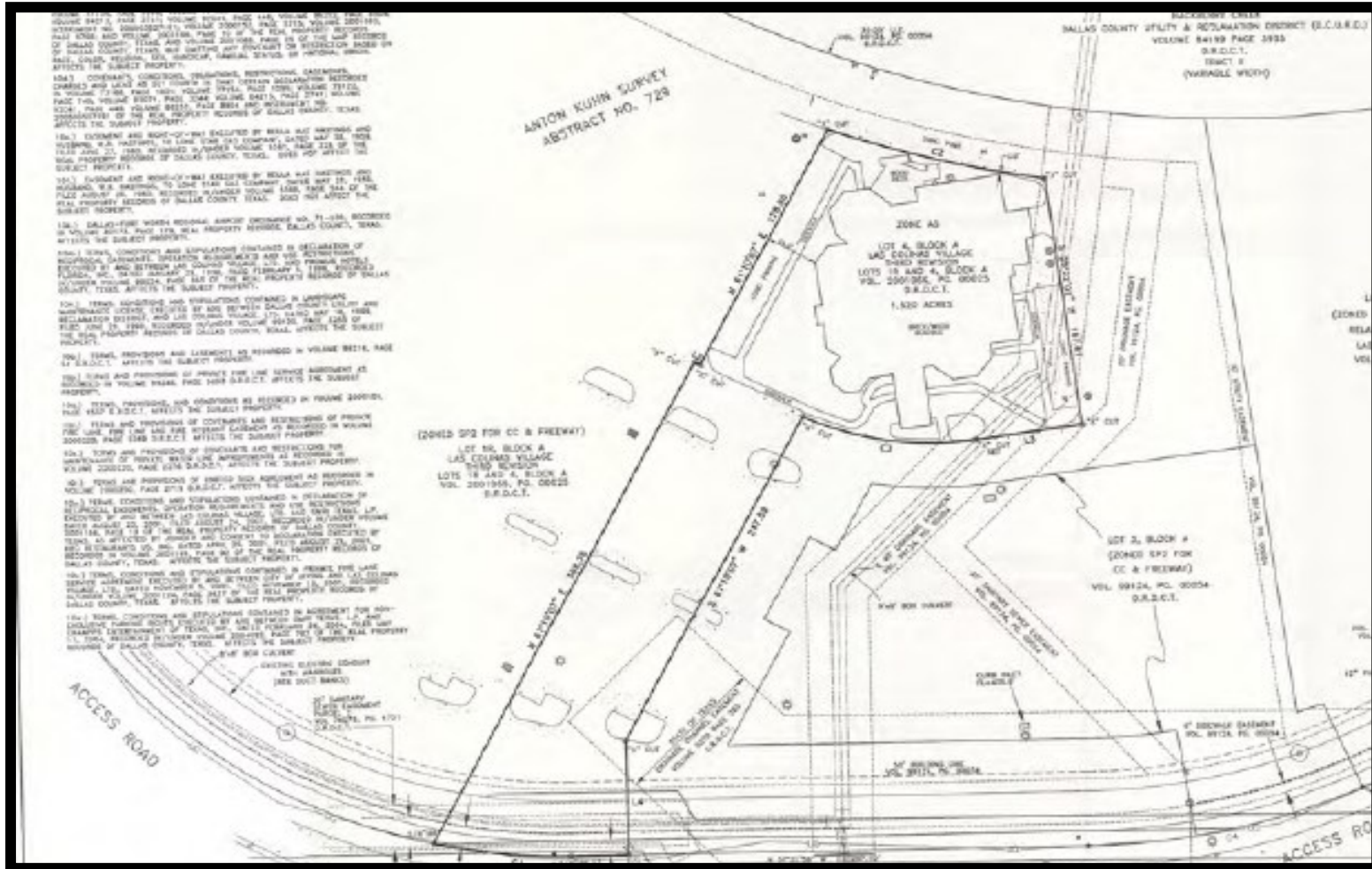
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**SURVEY**  
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# DEMOGRAPHIC/ TRAFFIC COUNT DATA

## Demographics

	1 mile	3 miles
Population	11,644	95,457
Households	5,235	43,324
Median Age	35	36.30
Median HH Income	\$92,119	\$83,953
Daytime Employees	19,091	85,963
Population Growth '22 - '27	↑ 3.60%	↑ 4.32%
Household Growth '22 - '27	↑ 3.27%	↑ 4.20%

## Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
W Johnson W Carpente...	W Walnut Hill Ln SE	102,944	2022	0.12 mi
W Johnson W Carpente...	N Macarthur Blvd NW	2,367	2022	0.16 mi
W John Carpenter Fwy	N Macarthur Blvd NW	2,211	2022	0.20 mi
Love Dr	W Walnut Hill Ln SW	9,351	2022	0.21 mi
N Macarthur Blvd	W John Carpenter Fwy ...	44,499	2022	0.26 mi
W Walnut Hill Ln	White Hall St E	10,958	2022	0.37 mi
N Macarthur Blvd	W Walnut Hill Ln S	39,457	2022	0.42 mi
W Royal Ln	Sierra Dr W	11,988	2022	0.46 mi
W Johnson W Carpente...	N Macarthur Blvd SE	110,000	2017	0.46 mi

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**ADDITIONAL PHOTOGRAPHS**  
**THE RANCH AT LAS COLINAS**  
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**IRVING, TEXAS 75039**



**ADDITIONAL PHOTOGRAPHS– SURROUNDING DEVELOPMENT  
CARENOW  
1017 HEBRON PARKWAY  
CARROLLTON, TX 75010**

**SURROUNDING DEVELOPMENT**



