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OFFERING SUMMARY

LISTING PRICE	\$2,019,000
CAP RATE	6.00%
NET OPERATING INCOME	\$121,128
GROSS LEASABLE AREA	2,884
LOT SIZE	0.87 ACRES
YEAR BUILT	1999

DISCLAIMER : The information in this Marketing Brochure is proprietary and strictly confidential. It is intended solely for the recipient from Texas Legacy Realty and must not be shared with any other person or entity without Texas Legacy Realty's written consent. This brochure provides a summary of unverified information to potential buyers, serving only to generate initial interest in the property. It is not a replacement for a comprehensive due diligence investigation. Texas Legacy Realty has not conducted any investigation and does not make any warranties or representations regarding the property's income, expenses, future financial performance, size, square footage, presence of contaminants (including PCBs or asbestos), compliance with State and Federal regulations, physical condition, or the financial condition or business prospects of any tenant, including their plans to remain at the property. The information in this brochure is sourced from what we believe to be reliable sources; however, Texas Legacy Realty has not verified this information and will not do so. We make no guarantees about its accuracy or completeness. All prospective buyers should independently verify all information contained herein.



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INVESTMENT HIGHLIGHTS

BRAND NEW LONG-TERM LEASE

10-year NN lease structure with 2% annual rent increases beginning in Year 6, providing built-in NOI growth and a hedge against inflation.

NATIONALLY RECOGNIZED TENANT

Leased to a well-established national brand with 100+ locations operating across the U.S., UK, and Canada. Also, the operator runs 11 locations in ensuring strong tenant credit and operational experience.

HIGH TRAFFIC COUNTS & VISIBILITY

Strategically positioned near the intersection of Sam Rayburn Tollway (107,960 VPD) and Hebron Parkway (21,767 VPD), offering excellent visibility and access to daily commuters.

PRIME RETAIL CORRIDOR

Located in a dense, high-performing retail trade area surrounded by national brands including Popeyes, Starbucks, McDonald's, and Sonic, driving consistent consumer traffic.



COMPANY BACKGROUND

Established in 2005 with one food cart in Richmond Hill, Queens, Shah's Halal is now a 100% Halal certified international brand with over 110 plus locations. Headquartered in New York, we are a family-owned business, focused on providing a friendly and superb customer experience to audiences worldwide.

Part of our franchise strategy is to seek out neighborhoods that are rich in history and filled with passionate people from all walks of life.

Combining the unique flavors of the Middle East with the energy of NYC, we unite people with food by providing a sense of inclusivity and belonging.

We are committed to serving humanely-treated meats and fresh vegetables which make up a selection of platters, gyros, burgers, salads, and vegan options. Shah's signature seasonings and sauces are proprietary family recipes and separate us from other Halal brands. Our white sauce, the mascot of our brand, is a cult favorite amongst foodies and the American Halal community and is available for purchase in store.

TENANT OVERVIEW

COMPANY	SHAH'S HALAL FOOD
OWNERSHIP	FRANCHISE
NUMBER OF LOCATIONS	100+
YEARS IN BUSINESS	20 Years
HEADQUARTERS	Brentwood, NY
WEBSITE	www.shahshalalfood.com

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LEASE SUMMARY

LEASE TERM	10 YEARS
LEASE COMMENCEMENT	6/18/2025
LEASE EXPIRATION	6/30/2035
REMAINING TERM	10 YEARS
LEASE TYPE*	NN
ROOF & STRUCTURE**	LANDLORD
INCREASES	2% (ANNUAL 2% INCREASES AFTER YEAR 5)
OPTIONS	2X5 FMV

NOTE: *CAM is paid directly by the tenants

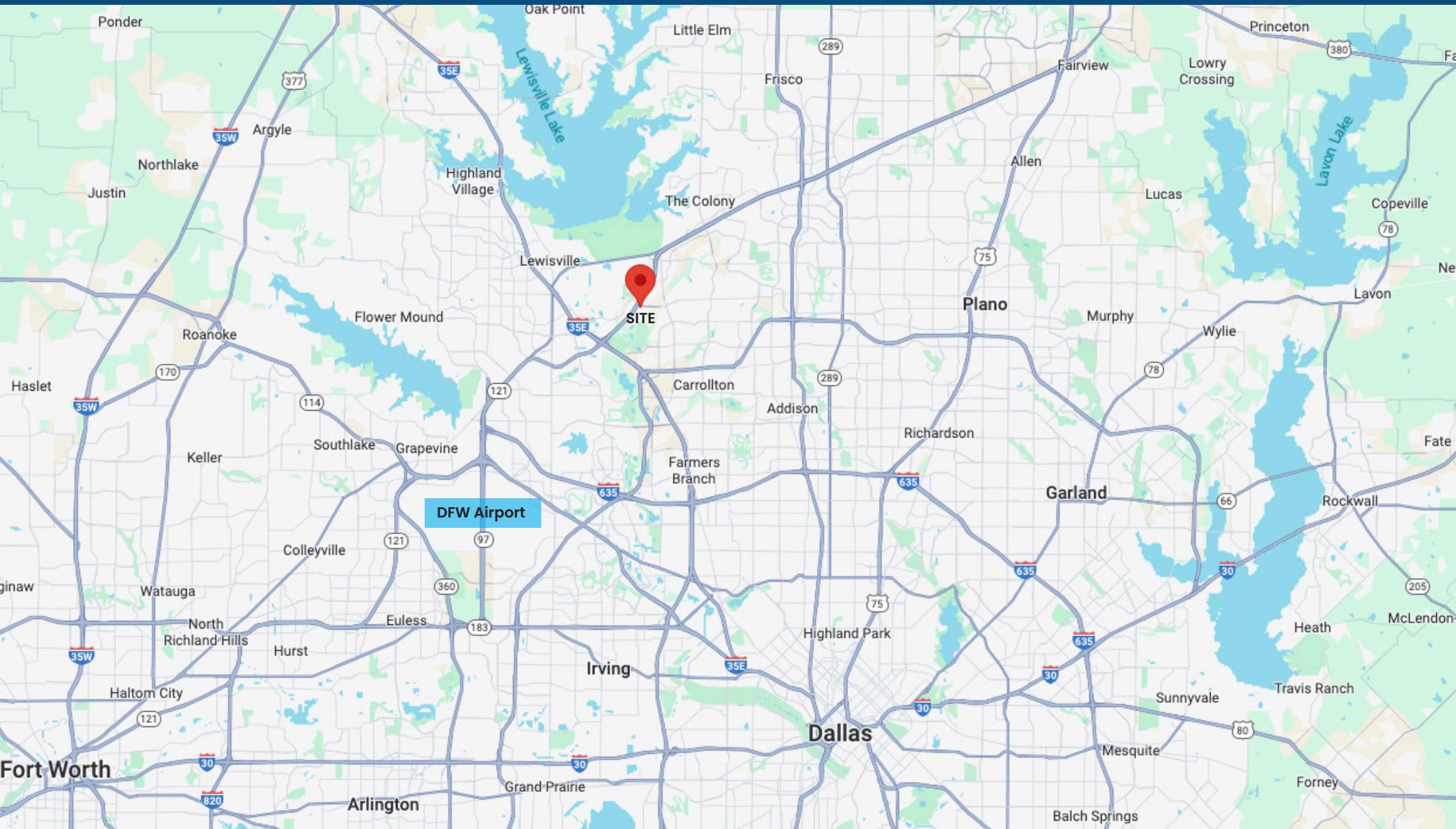
** Roof replaced 2025



ANNUALIZED OPERATING DATA

YEAR 1-3	\$121,128
YEAR 4-5	\$125,454
YEAR 6	\$127,963
YEAR 7	\$130,530
YEAR 8	\$133,125
YEAR 9	\$135,808
YEAR 10	\$138,519







Demographics

	1 Mile	5 Mile	10 Mile
2024 Population (Pop.)	13,447	267,998	997,848
2024 Households (HH)	5,063	104,621	405,498
2024 Avg. HH Income	\$121,094	\$111,899	\$120,850
5-Yr. Pop. Growth (Total %)	6.67%	7.83%	7.13%

Traffic Counts

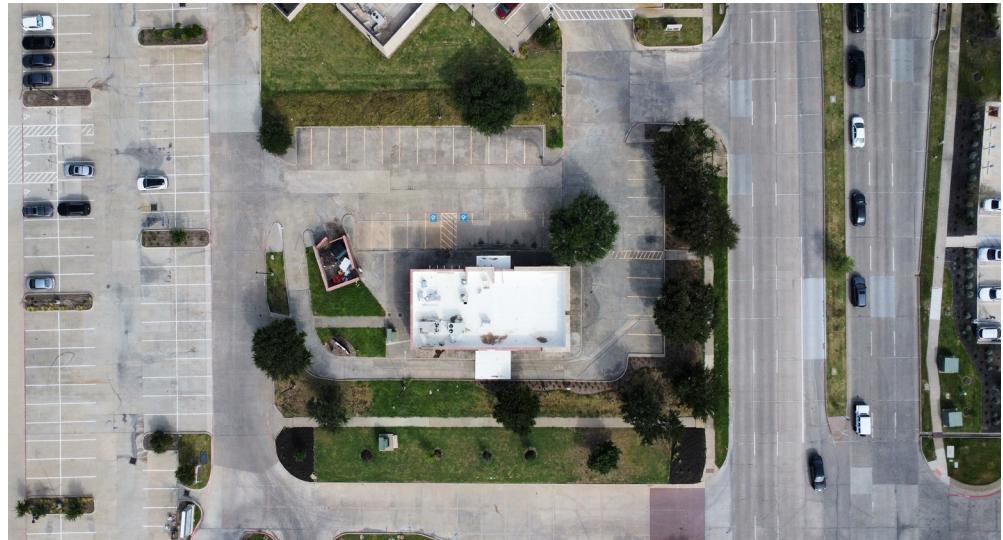
Sam Rayburn Tollway	107,960 VPD
Hebron Parkway	21,767 VPD





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Information About Brokerage Services

Texas law requires all real estate licensees 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 ESTABLISHED:

- 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.

Texas Legacy Realty	<u>9013728</u>	<u>rafe.song@txlegacyrealty.com</u>	<u>(469)855-4430</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name		License No.	Phone
Rafe Song	<u>712965</u>	<u>rafe.song@txlegacyrealty.com</u>	<u>(469)855-4430</u>
Designated Broker of Firm		License No.	Phone
Licensed Supervisor of Sales Agent/Associate		License No.	Phone
Jake Jeong Sales Agent/Associate's Name	<u>820122</u>	<u>jake.jeong@txlegacyrealty.com</u>	<u>(214)680-8422</u>
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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Rafe Song

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Information available at www.trec.texas.gov

IABS 1-0 Date

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