

FOR SALE

HTeaO - 15 YR Absolute Net Lease

5936 Denton Hwy | Watauga, TX 76148



VISION
COMMERCIAL REAL ESTATE

Barrett England | Jack Sclafani

214.907.4286

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM



Cap Rate | **6.00%**

PROPERTY AREA | **1,932 SF**

INVESTMENT HIGHLIGHTS

- 👁️ 15-Year absolute NNN lease - zero landlord responsibilities
- 👁️ Nation's largest iced tea franchise - 100+ stores open across the United States
- 👁️ Located on Watauga's major commercial thoroughfare Denton Hwy (45,000+ VPD)
- 👁️ Newly constructed 1,932 SF HTeaO opened March 2024

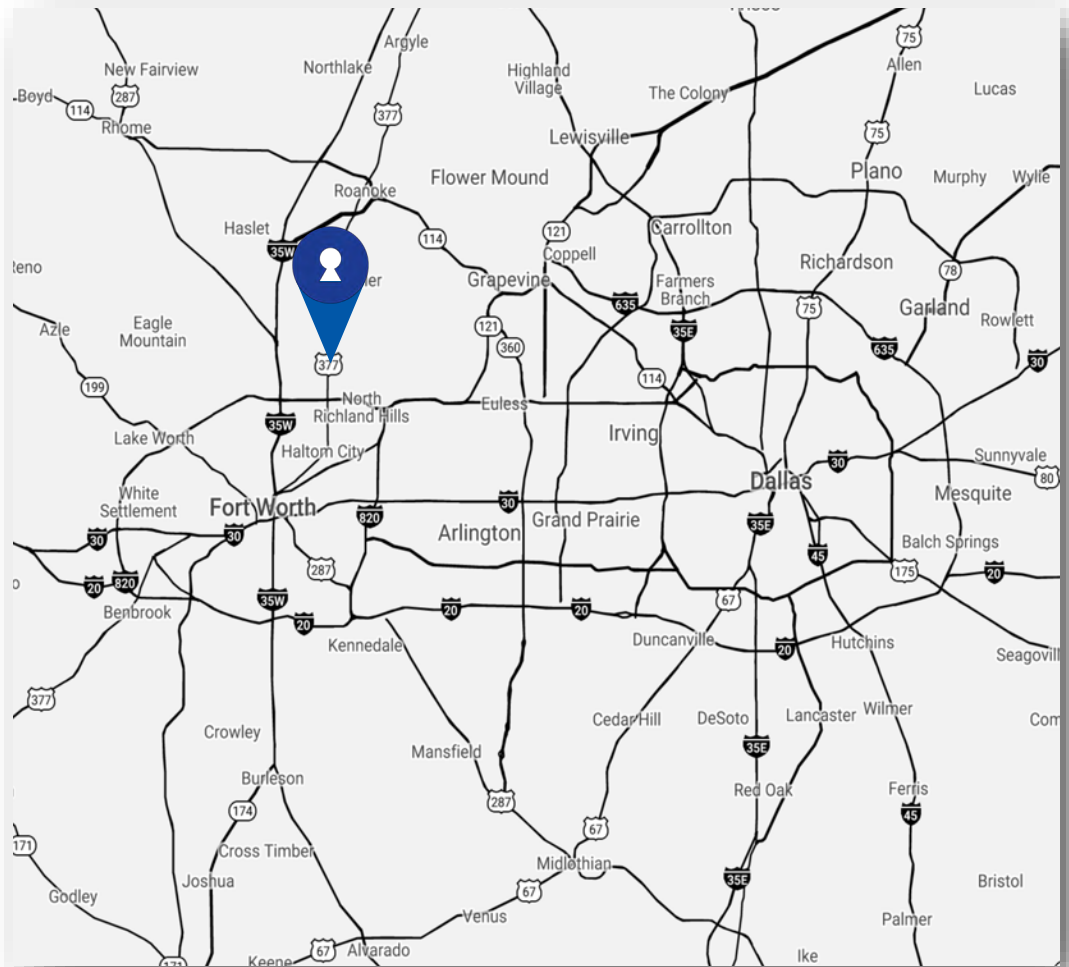
DEMOGRAPHICS

| | 1 MILE | 2 MILE | 3 MILE | 5 MILE |
|-----------------------------|-----------------|-----------------|-----------------|------------------|
| POPULATION | 14,895 | 63,808 | 136,632 | 298,755 |
| DAYTIME POPULATION | 9,971 | 47,765 | 106,669 | 283,758 |
| AVG HH INCOME | \$89,460 | \$91,636 | \$94,457 | \$106,109 |
| POPULATION GROWTH 2024-2028 | 0.22% | 0.37% | 0.11% | 0.06% |

*STDB.com 2024

TRAFFIC COUNT

45,000+ VPD at Denton Hwy and Fannin St



INVESTMENT OFFERING

| | |
|---------------------------------|------------------------------------|
| PRICE | \$2,100,000 |
| CAP RATE | 6.00% |
| NOI | \$126,000 |
| LEASE TERM | 15 Years |
| RENT STRUCTURE | 10% Increases every 5 years |
| LEASE TYPE | Absolute NNN |
| GUARANTY | Personal |
| LANDLORD RESPONSIBILTIES | None |

PROPERTY INFORMATION

| | |
|--------------------|-------------------------------------|
| BUILDING SF | 1,932 SF |
| LAND AREA | 0.51 Acres |
| ADDRESS | 5936 Denton Hwy, Watauga, TX |
| YEAR BUILT | 2024 |
| OWNERSHIP | Fee Simple |

ABOUT THE TENANT

HTeaO was founded in 2009. Since then, the Texas-based HTeaO has grown to be the nation’s leading iced tea franchise and is breaking into the growing beverage DSR category. With a cost-effective business model, the brand operates within their own supply chain, significantly lowering the cost of goods for store operators. HTeaO serves ultra-premium tea, water and coffee-related products to customers in-store and drive-thru. 26 handcrafted flavors of sweetened and unsweetened tea are sold at each location, created with a proprietary water filtration system, and 100% all natural ingredients.



HTeaO launched its first franchised location in 2018 in Midland, TX. To date, HTeaO has opened 126 locations with over 300 store in development, and has awarded 123 franchise licenses in 2023 alone. HTeaO is present in 8 states and plans to open 500 stores by 2026. Recently HTeaO was named in nations’ top ten New and Emerging Franchise Concepts by Entrepreneur Franchise 500.





Denton Hwy



Bowie St





COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



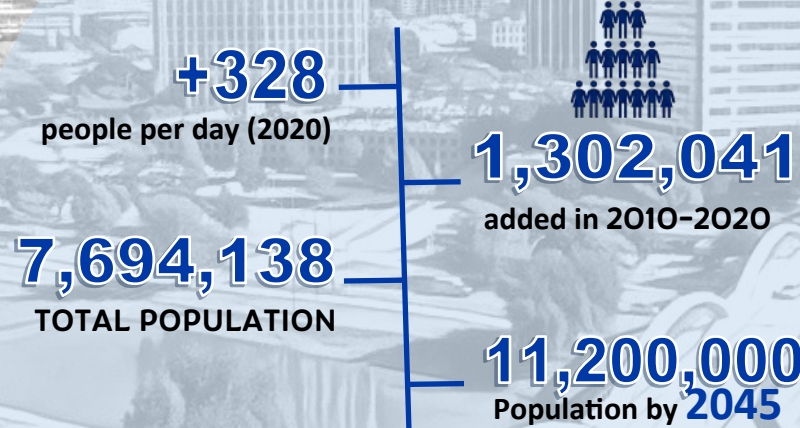
- #1 In the country for 3-year job growth (185,600 jobs)
- #1 In the country for job recovery to pre-pandemic high (3,951,900 jobs) BLS, Dec. 2021
- 4 Global 500 Companies Fortune, 2021
- 9 World's Most Admired Companies Fortune, 2022
- 22 Fortune 500 Companies



50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH



4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
 - Dallas Love Field
 - Alliance
- Travel anywhere in Continental U.S. in **4 hours**
- Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities

Three Research 1 Universities

30 Higher Education Institutions
15 Major Universities Including: **TCU** **SMU**

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON 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.

Vision Commercial RE DFW LLC
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Trenton Price
Designated Broker of Firm

0652029
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov