

CHILI'S GRILL & BAR

7643 Gall Boulevard | Zephyrhills, FL

OFFERING MEMORANDUM



COLLISON CAPITAL

Chili's Grill & Bar

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01

Investment Summary

Offering Summary
Investment Highlights
Location Highlights
Aerial View Map
Drive Times
Property Images

CHILI'S GRILL & BAR

OFFERING SUMMARY

PRICE	\$5,188,525
CAP RATE	5.50%
NOI	\$285,368
LANDLORD RESPONSIBILITIES	None
TENANT	Chili's Grill & Bar
LEASE TYPE	Absolute NNN
LEASE TERM REMANING	8 Years

PROPERTY SUMMARY

ADDRESS	7643 Gall Boulevard Zephyrhills, FL 33541
COUNTY	Pasco
BUILDING SF	4,468
YEAR BUILT	2003
LAND ACRES	1.04
PARCEL NUMBER	34-25-21-0110-00000-0040
GUARANTY	Corporate - Brinker International, Inc. (NYSE:EAT)
RIGHT OF FIRST REFUSAL	Yes





INVESTMENT

Investment Overview

- ❖ Collison Capital is pleased to present an absolute NNN leased Chili's Grill & Bar located at 7643 Gall Blvd in Zephyrhills, FL, a rapidly expanding northern suburb of the Tampa MSA. The Zephyrhills/Pasco County submarket has experienced amongst the highest population growth over the last 5 years, increasing by 5% annually between 2020 and 2029. Cumulatively, the current & future growth is expected to yield a stunning 46% submarket household formation increase. Built in 2003, the property comprises 4,468SF on 1.04 acres at the entrance to a Walmart Supercenter. The Chili's provides an investor the opportunity to acquire an exceptionally well-located asset that is leased to a strong publicly traded tenant (Brinker International). This Chili's is subject to a 15-year absolute NNN lease w/ 8 years of base term remaining and 6 5-year options. During both the base term and extension periods there are 1.5% annual rent increases.
- ❖ Property is located along Gall Blvd, a rapidly growing retail corridor in the Lakeland MSA, and is an outparcel to a Walmart Supercenter, driving consistent vehicular traffic to the site
- ❖ Corporate Guaranty - Brinker International (NYSE: EAT) Credit Rating "BB+" - S&P. Brinker has experienced 39.4% average annual earnings growth over the last five years and has a current market cap of over \$6.2B
- ❖ Absolute NNN lease with no landlord obligations and 1.5% annual rent increases during the base term and extension options (six five-year options)

Location Overview

- ❖ The retail real estate submarket along Gall Blvd (US-301) in Zephyrhills, FL, is a vibrant, high-growth commercial spine driven by significant regional population expansion. This corridor serves as the primary commercial and medical hub for Zephyrhills and E Pasco County, benefiting from high daily traffic counts of over 21K vehicles.

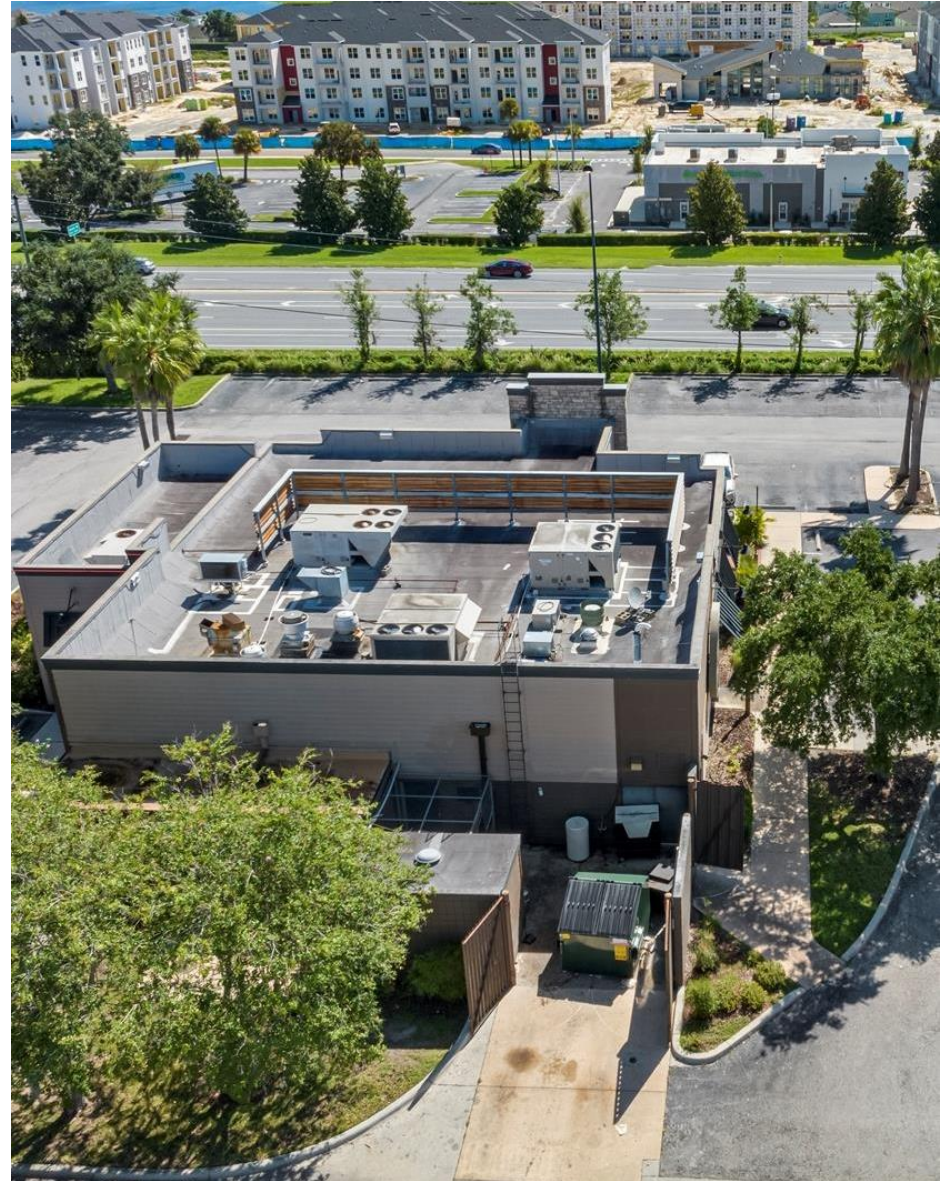
The market is characterized by several dominant commercial nodes, notably Zephyr Commons (anchored by a top-performing Publix) and Merchants Square (anchored by Hobby Lobby, Bealls, and Tractor Supply). The area also benefits from proximity to the AdventHealth Zephyrhills Hospital, a significant medical anchor.

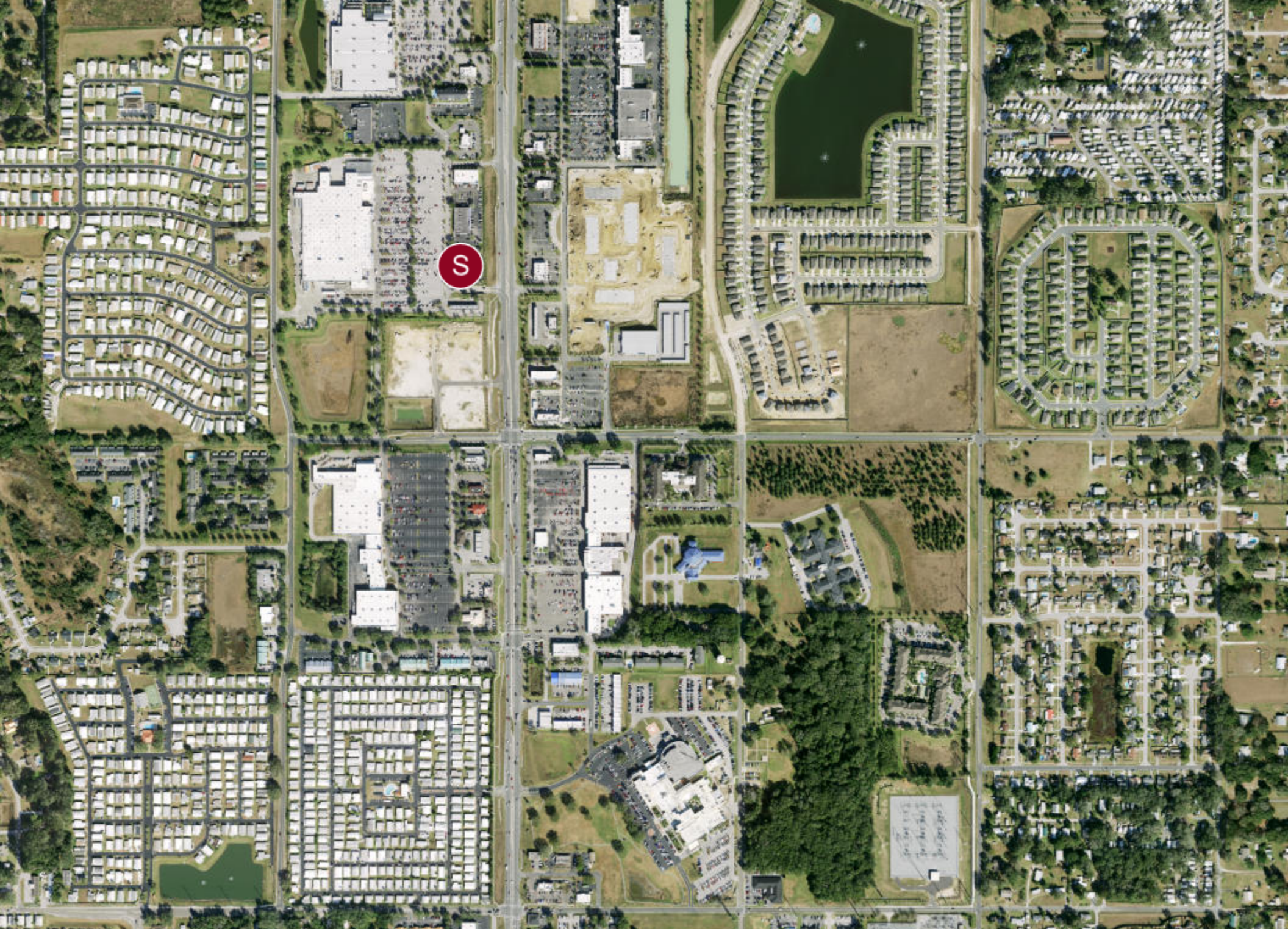
The submarket is experiencing low retail vacancy rates, driven by high demand and a lack of new space entering the market. New developments are actively incorporating mixed-use elements, such as the Illumina Zephyrhills residential complex adjacent to Zephyr Commons, further increasing local density and retail demand.

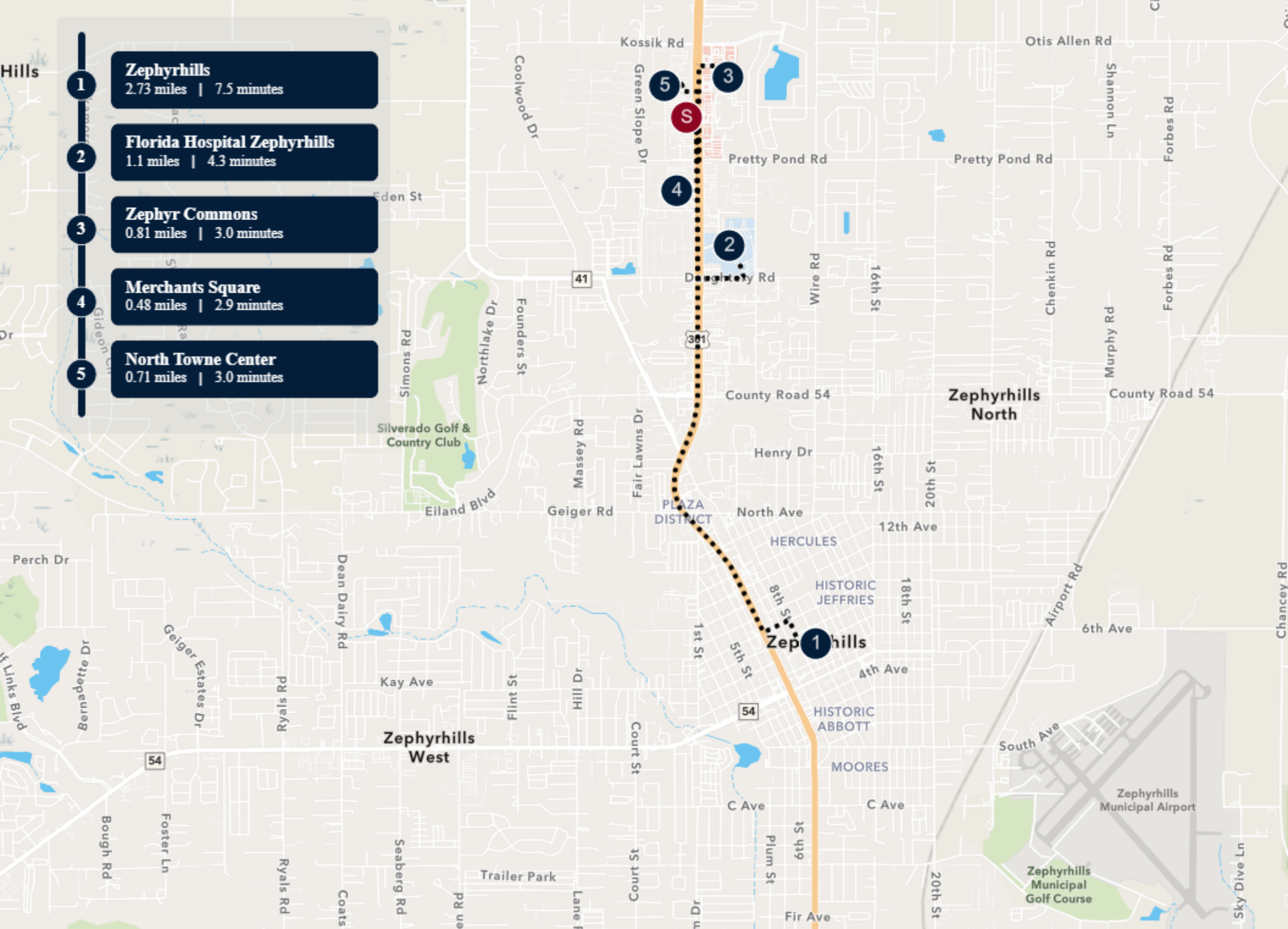
Location Highlights

- ❖ The property is located on Gall Boulevard in Zephyrhills, FL, a bustling city known for its vibrant community and rich history. Zephyrhills is home to various amenities such as restaurants, shops, and recreational facilities, making it a desirable location for businesses and residents alike.
- ❖ The property's proximity to major highways, including US-301 and State Road 54, provides convenient access for customers and employees. This accessibility can enhance the property's visibility and attract more foot traffic.
- ❖ Zephyrhills is a growing city with a strong economy, attracting businesses looking to establish a presence in a thriving market. The city's economic stability and growth potential can be advantageous for investors seeking long-term returns on their commercial property.

- ❖ The area surrounding the property features a mix of commercial and residential developments, creating a diverse and dynamic neighborhood. This blend of businesses and homes can contribute to a vibrant local economy and offer potential networking opportunities for businesses operating in the area.















02

Tenant Overview

Lease Summary

CHILI'S GRILL & BAR

LEASE ABSTRACT

TENANT	Chili's Grill & Bar
GUARANTOR	Corporate (NYSE: EAT)
EXPIRATION DATE	8/31/2033
LEASE TERM REMAINING	8 Years
RENEWAL OPTIONS	6 - 5 Year
CURRENT RENT	\$285,368
RENT INCREASES	1.5% Annually
ROFR	Yes

RENT SCHEDULE

YEAR 1	\$285,368/Year	\$23,781/Month
YEAR 2	\$289,648/Year	\$24,137/Month
YEAR 3	\$293,993/Year	\$24,499/Month
YEAR 4	\$298,403/Year	\$24,867/Month
YEAR 5	\$302,879/Year	\$25,240/Month
YEAR 6	\$307,422/Year	\$25,619/Month
YEAR 7	\$312,033/Year	\$26,003/Month
YEAR 8	\$316,714/Year	\$26,393/Month
OPTION 1 (YEAR 1)	\$321,465/Year	\$26,789/Month
OPTION 1 (YEAR 2)	\$326,287/Year	\$27,191/Month
OPTION 1 (YEAR 3)	\$331,181/Year	\$27,598/Month
OPTION 1 (YEAR 4)	\$336,149/Year	\$28,012/Month
OPTION 1 (YEAR 5)	\$341,191/Year	\$28,433/Month

LEASE STRUCTURE

LEASE TYPE	Absolute NNN
ROOF	Tenant
STRUCTURE	Tenant
PROPERTY TAXES	Tenant
UTILITIES	Tenant





03

Additional Information

Chilis Corporate Overview

CHILI'S GRILL & BAR



CHILI'S GRILL & BAR

Founded by Larry Lavine in Texas over 40 years ago and currently owned and operated by Dallas-based Brinker International, Inc., Chili's Grill & Bar is Brinker's flagship brand and a recognized leader in casual dining offering fresh, bold and unexpected flavors. With over 1,600 independently and corporate-owned and operated locations, Chili's enjoys a global presence with locations in 29 countries and two U.S. territories run by more than 100,000 team members. The Chili's brand has remained competitive by offering consistent, quality products at a compelling every day value, leveraging technology initiatives to create a digital guest experience believed to engage guests more effectively, and loyalty programs and incentives to further enhance sales and drive incremental traffic.



BRINKER INTERNATIONAL

Brinker is a leading global hospitality industry company, primarily involved in the ownership, development, operation and franchising of Chili's Grill & Bar and Maggiano's Little Italy restaurant brands, as well as a virtual brand, It's Just Wings. Overall, Brinker operated 1,164 company-owned and 460 franchised restaurants and reported \$5.3 billion in TTM total revenues as of June 25th, 2025.

The tenant under the lease—Brinker Texas, Inc.—is a wholly owned subsidiary of Brinker International, Inc. (NYSE: EAT; S&P: BB+).

Chili's Grill & Bar

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The information contained herein is not a substitute for a thorough due diligence investigation. Collison Capital, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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