



3321 W Walnut Street, Garland, Texas 75042



3321 W Walnut St  
Garland, TX 75042

**CONFIDENTIAL OFFERING MEMORANDUM**

**EXCLUSIVE LISTING BROKERS**

**Ryan Griffin**  
*Principal*  
rgriffin@edge-re.com  
214.621.2965

<b>THE PROPERTY</b>	<b>4</b>
EXECUTIVE SUMMARY	5
PROPERTY DETAILS	6
PROPERTY IMAGES	7
SURVEY	8
LOCATION MAP	9
AERIALS	10
<b>THE FINANCIALS</b>	<b>12</b>
FINANCIAL OVERVIEW	13
LEASE SUMMARY	14
<b>THE MARKET</b>	<b>15</b>
MARKET OVERVIEW	16
DEMOGRAPHICS	18
<b>DISCLAIMER</b>	<b>19</b>

# The Property



<b>LAND AREA</b>	<b>0.52 ac</b>
<b>GLA</b>	<b>1,672 sf + Patio</b>
<b>PRICE PSF</b>	<b>\$1,525,000</b>
<b>CAP RATE</b>	<b>5.07%</b>

\*Based on 12/15/25 rent escalation



**Dallas-Fort Worth-Arlington 4<sup>th</sup> largest metropolitan area in the nation**



**20 miles from Dallas Love Field Airport**



**Positioned in Walnut Plaza; 2 million visits in 2024 (per Placer.ai)**



**417,233 daytime population within 5 miles**



**\$74,465 average household income within 3 miles**

## INVESTMENT OVERVIEW

Chilangos Tacos (the "Property") is quickly becoming a taco institution in Dallas/ Ft. Worth and beyond. Sales volumes are exceeding \$3M annually, which is proven by the herds of customers queuing around the block for an authentic Mexico City taco. Chilangos opened its first location in 2019 and currently has six DFW locations, plus outpost locations in Las Vegas and Nashville.

This Property offers a 10-year NNN investment with a full-term personal guaranty from the owner of Chilangos and the corporate entity as the Tenant. Chilangos completed a full renovation of the building in 2025 including the roof, parking lot, lighting, and kitchen facilities. Rent increases 3% annually, no cap on CAM, and the building is eligible for 100% bonus depreciation.

## PRIME LOCATION

The Property is located in the heart of Garland, Texas at the intersection of Walnut & Jupiter. The intersection has over 50k vehicles per day, and the daytime population exceeds 150k people in a 3-mile radius. The area is dense and diverse, which is the perfect climate for a successful Chilangos Tacos.

## TOP INVESTOR MARKET

Dallas/Fort Worth is the 4th largest metropolitan area in the nation. According to data from the US Census Bureau, the DFW metroplex gains another person every four minutes. The local economy has added jobs at one of the fastest rates in the nation, averaging more than 100,000 per year since 2012, outpacing the national economy and resetting the bar for market performance. Given that Dallas/Fort Worth has one of the best economies in the country, consumer spending has steadily increased along with job growth and in-migration, resulting in condensed vacancies and higher rents.

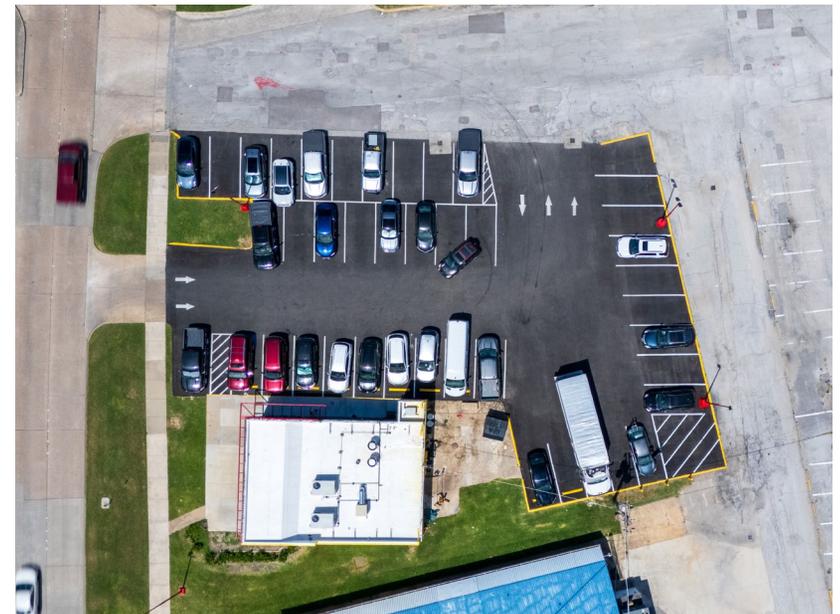
## OPERATOR PROFILE

Chilangos Tacos was conceived from a polished team that includes SMU grad Jon Garay and highly regarded chef Joel Mendoza. They first debuted the concept in 2019 with a location on Harry Hines by Dallas Love Field, featuring authentic tacos, quesadillas, and refreshing margaritas. Mendoza worked in fine-dining establishments such as the Four Seasons in New York and Pujol in Mexico City (top 50 restaurants in the world). The red & white branded restaurants are built around fresh ingredients and a lively atmosphere. The success and cult following of Chilangos is fueling the expansion of the brand throughout DFW and beyond.

<b>ADDRESS</b>	3321 W Walnut St Garland, TX 75042
<b>LAND AREA</b>	0.52 ac
<b>GLA</b>	1,672 sf + Patio
<b>YEAR BUILT</b>	Full Renovation 2025
<b>OCCUPANCY</b>	100%
<b>PARKING</b>	~40 Spaces
<b>ZONING</b>	CR - Community Retail
<b>TAX AUTHORITY</b>	Dallas County
<b>ROOF</b>	Flat (Installed 2025)
<b>HVAC</b>	Roof mounted
<b>SITE LIGHTING</b>	Pole and building mounted lights
<b>PARKING LOT</b>	Excellent condition. Concrete

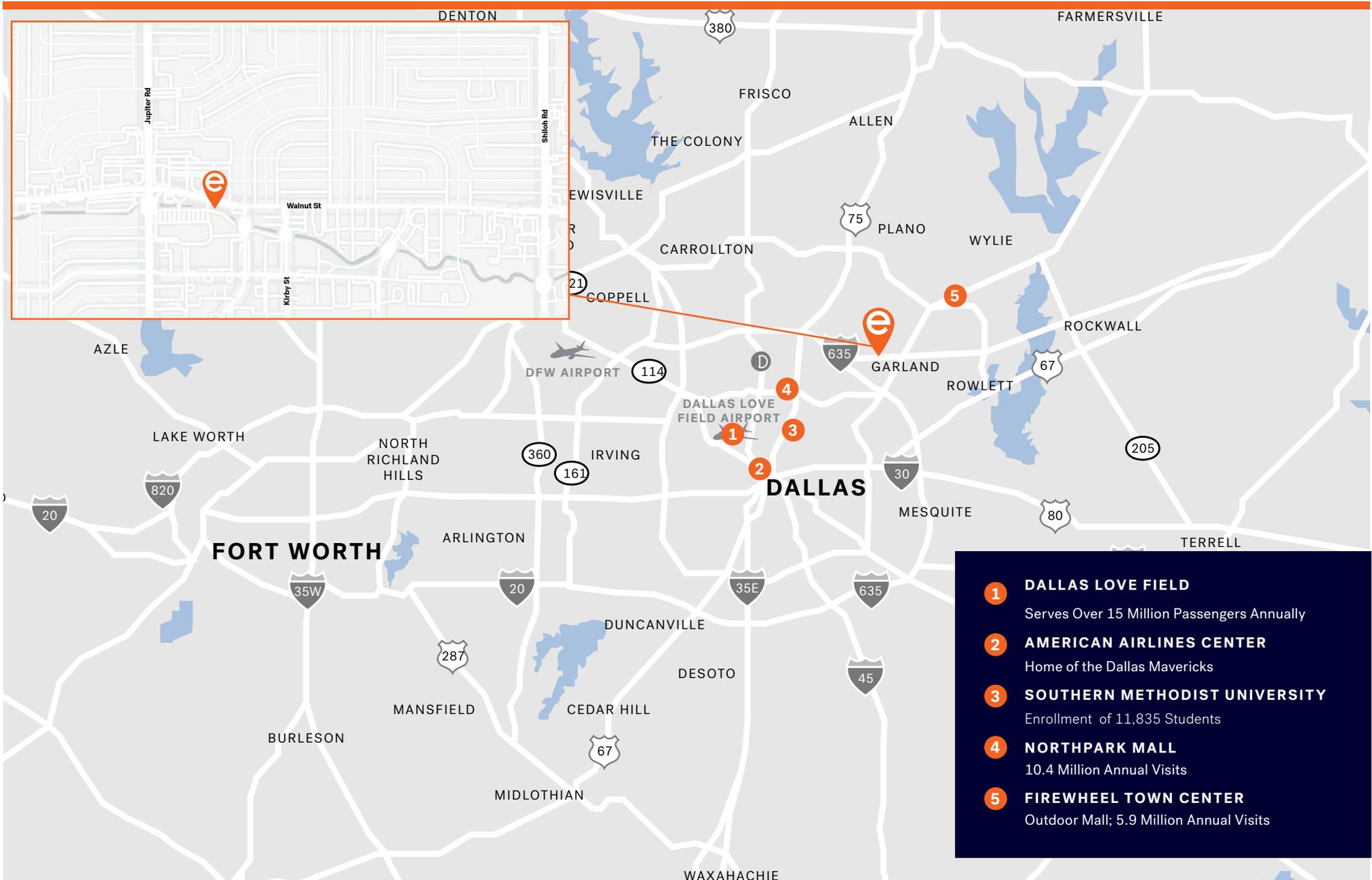
### 2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	20,572	153,914	377,175
<b>DAYTIME POPULATION</b>	20,255	154,973	417,233
<b>2024 -2029 PROJECTED POPULATION GROWTH</b>	2.11%	1.37%	1.83%
<b>AVERAGE HH INCOME</b>	\$70,255	\$74,465	\$83,463









- 1 DALLAS LOVE FIELD**  
Serves Over 15 Million Passengers Annually
- 2 AMERICAN AIRLINES CENTER**  
Home of the Dallas Mavericks
- 3 SOUTHERN METHODIST UNIVERSITY**  
Enrollment of 11,835 Students
- 4 NORTHPARK MALL**  
10.4 Million Annual Visits
- 5 FIREWHEEL TOWN CENTER**  
Outdoor Mall; 5.9 Million Annual Visits





# The Financials





**Address**  
3321 W Walnut St  
Garland, Texas

**Price**  
\$1,525,000

**Cap Rate**  
5.07%

## FINANCIAL OVERVIEW

Price	\$1,525,000.00
Cap Rate	5.07%
Gross Leasable Area	1,672
Year Built	Full Renovation 2025
Lot Size	0.52 ac

TERM	MONTHLY RENT	ANNUAL RENT
12/15/24 - 12/14/25	\$6,250.00	\$75,000.00
12/15/25 - 12/14/26	\$6,437.50	\$77,250.00
12/15/26 - 12/14/27	\$6,630.63	\$79,567.56
12/15/27 - 12/14/28	\$6,829.54	\$81,954.48
12/15/28 - 12/14/29	\$7,034.43	\$84,413.16
12/15/29 - 12/14/30	\$7,245.46	\$86,945.52
12/15/30 - 12/14/31	\$7,462.87	\$89,553.96
12/15/31 - 12/14/32	\$7,686.71	\$92,240.52
12/15/32 - 12/14/33	\$7,917.31	\$95,007.72
12/15/33 - 12/14/34	\$8,154.83	\$97,857.96
1, 5-Year Renewal Option		
12/15/34 - 12/14/35	\$8,970.31	\$107,643.72
12/15/35 - 12/14/36	\$9,239.42	\$110,873.04
12/15/36 - 12/14/37	\$9,516.60	\$114,199.20
12/15/37 - 12/14/38	\$9,802.10	\$117,625.20
12/15/38 - 12/14/39	\$10,096.16	\$121,153.92

\*Based on 12/15/25 rent escalation



**10-YEAR INITIAL TERM**



**3% ANNUAL RENT ESCALATIONS**



**PERSONAL GUARANTY FOR THE TERM**



**100% DEPRECIATION**



**NO CAM CAP**



**AMORTIZED CAPITAL EXPENSES PASSED THROUGH CAM**



**6 DFW LOCATIONS + LAS VEGAS & NASHVILLE**



**TENANT REPORTS SALES**

**LANDLORD RESPONSIBILITIES**

Landlord shall keep the foundation, structural elements of all exterior walls (...) and roof of the Demised Premises in good repair. (Section 10.1).

**TENANT RESPONSIBILITIES**

Tenant will, at all times and at its own cost and expense, maintain all buildings and improvements on the Land in good condition and repair and in compliance with all Laws.

**OPERATING EXPENSES**

Tenant reimburses Landlord - 15% management fee. No CAM cap.

**TAXES**

Tenant reimburses landlord.

**INSURANCE**

Tenant reimburses landlord.

**ASSIGNMENT & SUBLETTING**

No release of Tenant or Guarantor. Landlord has approval rights.

**ESTOPPEL**

Tenant must deliver the estoppel within 7 days of written request.

**RIGHT OF FIRST REFUSAL**

None.



# The Market





**POPULATION**  
**30,803,012**  
 #3 FASTEST GROWING  
 POPULATION IN THE WORLD



**#1 FASTEST  
 GROWING  
 ECONOMY  
 IN THE U.S.**  
 TOP EXPORTING STATE IN THE  
 NATION FOR 21 YEARS IN A ROW



**#1 STATE FOR JOB GROWTH**  
**291,400 JOBS CREATED FROM  
 FEBRUARY 2023 - FEBRUARY 2024**

**2<sup>nd</sup>**

LARGEST CIVILIAN  
 LABOR WORKFORCE:  
**15+ MILLION WORKERS**

**55**

FORTUNE 500  
 COMPANIES  
 CALL TEXAS HOME



**BEST STATE FOR BUSINESS**  
 FOR THE 19<sup>TH</sup> YEAR IN A ROW



**AWARDED GOVERNOR'S CUP**  
 FOR THE MOST NEW & EXPANDED  
 CORPORATE FACILITIES: **1,123**



**#1** STATE FOR COMPANY  
 RELOCATIONS  
**270+ SINCE 2015**



**LARGEST MEDICAL CENTER**  
 Texas Medical Center, Houston  
**2ND LARGEST CANCER CENTER**  
 MD Anderson, Houston



**NO STATE  
 INCOME TAX**



**FORT WORTH**

- #3 BEST PLACES TO LIVE IN TEXAS
- #1 FASTEST GROWING U.S. CITY
- 13<sup>TH</sup> LARGEST CITY IN THE NATION

**DALLAS**

- #1 TOP 20 BUSINESS-FRIENDLY CITY
- #1 IN THE COUNTRY FOR 5-YEAR JOB GROWTH
- #2 BEST US CITY TO START A BUSINESS 2023
- #2 BEST MARKET FOR INVESTMENT PROSPECTS
- #1 IN REAL ESTATE DEVELOPMENT 2022
- #6 HIGHEST GDP IN THE NATION

**HOUSTON**

- #6 FASTEST GROWING HOUSING MARKET 2021
- #2 MOST ACTIVE REAL ESTATE MARKET
- #7 TOP 20 BUSINESS-FRIENDLY CITY
- #7 HIGHEST GDP IN THE NATION

**AUSTIN**

- #2 BEST HOUSING MARKET 2021
- #5 BEST PLACE TO LIVE 2021
- #12 TOP 20 BUSINESS-FRIENDLY CITY

**SAN ANTONIO**

- #4 BEST PLACE TO LIVE IN TEXAS 2021
- #4 MOST HOUSING MARKET GROWTH

## #1 FASTEST GROWING METROPOLITAN AREA IN THE NATION



ECONOMIC & CULTURAL  
**HUB OF NORTH TEXAS**

### 73

FORTUNE 500 & 1000 COMPANIES  
BASED IN THE METROPLEX  
REVENUE TOTALING \$1.4 TRILLION



**±418 PEOPLE MOVED TO DFW DAILY IN 2023**  
DALLAS/FORT WORTH IS A TOP MARKET FOR  
CORPORATE EXPANSIONS & RELOCATIONS

**#1** / KAUFMAN  
**#3** / ROCKWALL  
**#10** / ELLIS  
FASTEST-GROWING  
COUNTIES IN THE U.S.

**11,300,000**  
POPULATION ESTIMATED BY  
YEAR 2045

### \$89.2B

TOTAL VALUE OF GLOBALLY  
TRADED GOODS IMPORTED  
& EXPORTED FROM DFW IN 2023



DALLAS/FORT WORTH IS HOME TO  
**70+ UNIVERSITIES & COLLEGES**

### DEMOGRAPHICS

POPULATION	8,891,002
TOTAL HOUSEHOLDS	3,220,357
AVERAGE HOUSEHOLD INCOME	\$89,157
MEDIAN AGE	36.9
BACHELOR DEGREE +	35%
TOTAL EMPLOYEES	3,697,077

### LARGEST EMPLOYERS

TEXAS HEALTH RESOURCES	26,000 Employees
WALMART STORES, INC.	25,534 Employees
AMERICAN AIRLINES GROUP, INC.	23,700 Employees
LOCKHEED MARTIN AERONAUTICS CO.	22,950 Employees
BAYLOR HEALTH CARE SYSTEM	22,000 Employees
DALLAS INDEPENDENT SCHOOL DISTRICT	20,793 Employees
BANK OF AMERICA	13,650 Employees
JPMORGAN CHASE BANK N.A.	13,050 Employees
CITY OF DALLAS	12,695 Employees
TEXAS INSTRUMENTS, INC.	13,000 Employees

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	20,572	153,914	377,175
TOTAL DAYTIME POPULATION	20,255	154,973	417,233
PROJECTED POPULATION GROWTH 2024 TO 2029	2.11%	1.37%	1.83%
2029 PROJECTED POPULATION	21,005	156,028	384,065
% FEMALE POPULATION	49%	51%	51%
% MALE POPULATION	51%	49%	49%
MEDIAN AGE	33.5	36.3	36.9
<b>BUSINESS</b>			
TOTAL EMPLOYEES	8,942	69,195	193,751
TOTAL BUSINESSES	466	4,009	11,082
WHITE COLLAR EMPLOYEES	32%	30%	34%
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$70,255	\$74,465	\$83,463
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$56,654	\$59,204	\$67,556
ESTIMATED PER CAPITA INCOME	\$22,451	\$29,966	\$36,541
<b>HOUSEHOLD</b>			
TOTAL OCCUPIED HOUSING UNITS	6,258	59,236	147,988
% HOUSING UNITS OWNER-OCCUPIED	47.00%	44.00%	48.00%
% HOUSING UNITS RENTER-OCCUPIED	49.00%	49.00%	46.00%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	30.76%	36.08%	42.55%
% BLACK OR AFRICAN AMERICAN	13.97%	22.38%	18.75%
% ASIAN	14.04%	12.55%	9.74%
% OTHER	41.23%	28.99%	28.96%
% HISPANIC	57.06%	37.67%	37.07%
% NON-HISPANIC	42.94%	62.33%	62.93%



Edge Realty Partners LLC exclusively presents the listing of Chilangos Tacos (“Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

Edge Realty Partners LLC and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Edge Realty Partners LLC or owner. No representation is made as to the value of

this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of Edge Realty Partners LLC’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Edge Realty Partners LLC, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



3321 W Walnut St  
Garland, TX 75042

**CONFIDENTIAL OFFERING MEMORANDUM**

**EXCLUSIVE LISTING BROKERS**

**Ryan Griffin**  
*Principal*  
rgriffin@edge-re.com  
214.621.2965