

Terrific Dallas-Area Location



OFFERING MEMORANDUM



FIRST STREET

BROKERAGE

SONOMA | CA

SWIG GROUND LEASE

5225 West University Drive, McKinney, TX

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PROPERTY HIGHLIGHTS

- Built in 2022
- Absolute Net Ground Lease | Zero landlord responsibilities
- Corporate lease | Savory Swig Stores, LLC | 40 locations across the Midwest
- Outparcel to Kroger Marketplace-anchored grocery center
- Explosive population growth within a 1-mile radius | 141.40% from 2010-2022
- Directly across W University Dr from Baylor Scott & White Medical Center | 143 beds
- Attractive population density within a 5-mile radius | 202,134 residents
- Affluent surrounding area | \$145,794 average
- 2.5 miles from Collin College | 24,568 students
- Approx. 1 mile from McKinney Boyd High School | 2,900 students
- 35 minutes from downtown Dallas

PROPERTY OVERVIEW

PROPERTY NAME	Swig Ground Lease
ADDRESS	5225 West University Dr, McKinney, TX 75071 (Dallas MSA)
BUILDING S.F.	635 SF
LOT SIZE	0.51 Acres
PARKING SPACES	-
YEAR BUILT	2022

FINANCIAL OVERVIEW

PRICE	\$1,300,000
CAP RATE	5.00%
NET OPERATING INCOME	\$65,000

LEASE OVERVIEW

TENANT	Savory Swig Stores, LLC
RENT COMMENCEMENT	November 1, 2022
LEASE EXPIRATION	October 31, 2032
ORIGINAL LEASE TERM	10 Years
LEASE TERM REMAINING	6+ Years
OPTIONS REMAINING	Two, 5-Year
LEASE TYPE	Absolute Net Ground Lease
RENT INCREASES	10% Every 5 Years
RIGHT OF FIRST REFUSAL	No

RENT SCHEDULE

LEASE YEARS	START	END	ANNUAL RENT	% INCREASE
Years 1-5	11/1/2022	10/31/2027	\$65,000	-
Years 6-10	11/1/2027	10/31/2032	\$71,500	10.0%
Option 1	11/1/2032	10/31/2037	\$78,650	10.0%
Option 2	11/1/2037	10/31/2042	\$86,515	10.0%

PROPERTY PHOTOS



AERIAL VIEW



Raytheon Space & Airborne Systems HQ
3,000+ employees

Cockrill Middle School
1,230 students

McKinney Boyd High School
2,834 students

PET SUPPLIES PLUS

SONIC
America's Drive-In

LAKE FOREST DR - 26,753 VPD

Chick-fil-*&*

Starbucks

Kroger
Fuel

Swig
SUBJECT PROPERTY

Kroger
Marketplace

CHIPOTLE
MEXICAN GRILL

Wendy's

CHASE

Great Clips

Baylor Scott & White Medical Center
143 beds

W UNIVERSITY DR - 52,187 VPD

MOD

McDonald's

Medical Office

Medical Office



AERIAL VIEW

Baylor Scott & White
Medical Center
143 beds



Medical
Office



W UNIVERSITY DR - 52,187 VPD

Medical
Office



SUBJECT
PROPERTY



Great Clips



ADDITIONAL SITE PHOTOS



SUBJECT MASTER PLAN PHOTOS





Swig was founded in 2010 in Saint George, Utah. Swig is known for their “Dirty Sodas” which customers can customize with various fruits, flavorings, creams, and other additions. Their menu also includes cookies and pretzels. Swig opened their first location in April of 2010 and has since expanded to over 40 locations across the Midwest.

In December 2017, Four Foods Group acquired Swig. Four Foods Group was started in 2008 by Utah tech entrepreneur, Andrew Smith, and his wife Shauna Smith. From 2008 to 2018, FFG acquired over 170 restaurants in 12 states, generating north of \$1B in revenue over the period.

In 2018, Four Foods Group combined with private equity group Mercato Partners’ Savory Fund, a value-add QSR management company focused on emerging restaurant concepts.

Swig is on track to surpass \$70MM in annual sales stemming from 50-100 locations.



Total Locations

40

Year Founded

2010





MCKINNEY, TX

McKinney, Texas is a rapidly growing city located in Collin County, approximately 30 miles north of Downtown Dallas within the Dallas-Fort Worth (DFW) Metroplex. The city benefits from strong regional connectivity via U.S. Highway 75 (Central Expressway), State Highway 121 (Sam Rayburn Tollway), and the nearby Dallas North Tollway, providing convenient access to major employment centers throughout North Texas. McKinney's strategic location within one of the fastest-growing regions in the country supports continued residential and commercial expansion.

The local economy is diverse and supported by industries including technology, healthcare, manufacturing, and professional services. Major employers in the area include Raytheon Technologies, Medical City McKinney, Emerson Process Management, and Collin College. The city has experienced significant population growth over the past decade, driving demand for housing, retail, and service-oriented businesses, while maintaining a strong base of skilled labor.

McKinney is known for its high quality of life, strong school systems, and well-preserved historic downtown, which features a mix of local retailers, restaurants, and community events. Ongoing development, expanding infrastructure, and a business-friendly environment continue to attract new residents and employers, positioning McKinney as a dynamic and desirable market within the DFW Metroplex.

MARKET OVERVIEW - DALLAS/FORT WORTH, TX



#1

*In the U.S. for 3-Year
Job Growth
-BLS*

328

New Residents Moving to Dallas/
Fort Worth Area Each Day

29,698

*Student Attend University
of Texas at Dallas*

7.6B

Total MSA Population of the Dallas/
Forth Worth/Arlington Area

#14

*Best Performing
Cities in the U.S.
-Milken Institute*

1,850

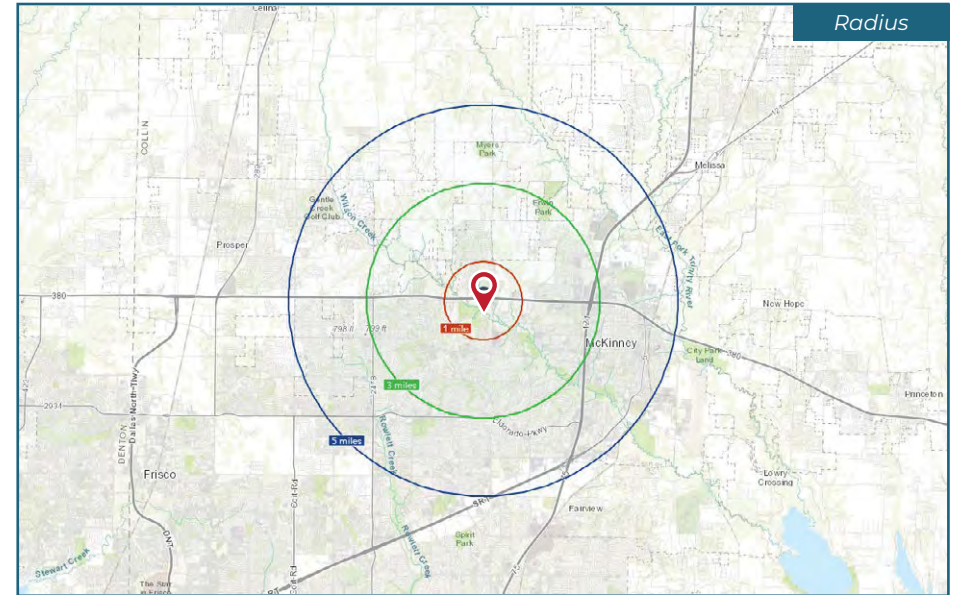
Flights Per Day at Dallas-Forth Worth
International Airport

11,938

*Students Attend Texas
Christian University*

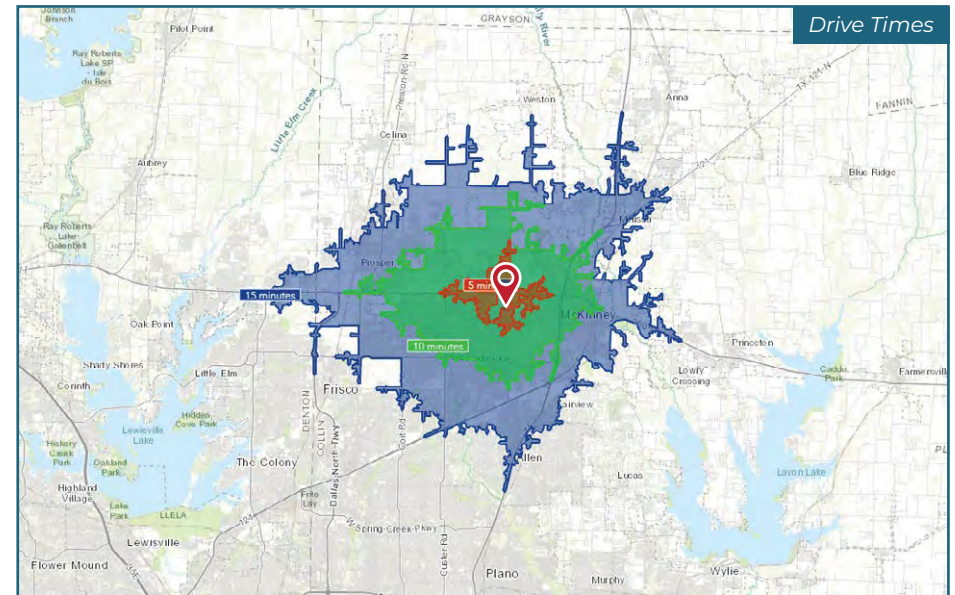
RADIUS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Population	7,970	79,847	215,294
2022 Population	7,411	75,003	202,134
2020 Population	5,944	70,556	192,794
2010 Population	3,070	52,783	133,694
2022-2027 Annual Rate	1.47%	1.26%	1.27%
2020-2022 Annual Rate	10.30%	2.75%	2.12%
2010-2020 Annual Rate	6.83%	2.94%	3.73%
HOUSEHOLDS			
2027 Households	2,511	26,985	73,108
2022 Households	2,339	25,333	68,554
2020 Households	1,881	23,866	65,500
2010 Households	997	17,644	44,928
2022-2027 Annual Rate	1.43%	1.27%	1.29%
2020-2022 Annual Rate	10.17%	2.69%	2.05%
2010-2020 Annual Rate	6.55%	3.07%	3.84%
2022 AVG. HH INCOME	\$135,047	\$145,794	\$135,026



DRIVE TIMES

POPULATION	5-MIN.	10-MIN.	15-MIN.
2027 Population	19,764	141,672	347,600
2022 Population	18,113	133,529	313,391
2020 Population	15,948	126,835	287,174
2010 Population	9,017	90,319	167,961
2022-2027 Annual Rate	1.76%	1.19%	2.09%
2020-2022 Annual Rate	5.82%	2.31%	3.96%
2010-2020 Annual Rate	5.87%	3.45%	5.51%
HOUSEHOLDS			
2027 Households	6,366	47,707	116,374
2022 Households	5,839	44,964	105,046
2020 Households	5,163	42,757	96,386
2010 Households	2,987	30,322	56,009
2022-2027 Annual Rate	1.74%	1.19%	2.07%
2020-2022 Annual Rate	5.62%	2.26%	3.90%
2010-2020 Annual Rate	5.62%	3.50%	5.58%
2022 AVG. HH INCOME	\$139,723	\$142,733	\$146,623



ABOUT FIRST STREET BROKERAGE

INVESTMENT SALES

Within the First Street family of companies, First Street Brokerage is a leading boutique net leased investment services firm based in the heart of Sonoma, California. We strive to provide investors and tenants alike with the highest quality of service, the best and most up-to-date market knowledge and with unparalleled integrity. Our agents have extensive backgrounds in both single & multi-tenant properties throughout the nation.

For more than 15 years, First Street Brokerage has been conducting business in more than 30 states and have closed over 1.5 billion dollars of retail, office and industrial assets. Our focus remains of developing long-lasting & profitable relationships with tenants, merchant builders and the 1031 exchange community. First Street's competitive edge lies in its immediate access to on and particularly off market assets of all types.

LEASING

In addition to investment sales and portfolio management, First Street Inc. offers clients assistance with leasing and tenant management as part of its suite of services. First Street Inc. is adept at sourcing leasing brokers in specific markets and procuring tenants to fill vacant space on a national level. Just one of many, the Leasing division handles asset management and leasing for one particular client that owns over 200 properties located in more than 35 states.



FIRST STREET

B R O K E R A G E

S O N O M A | C A

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