



BURGER KING

20-Year NNN Sale Leaseback | Rare 2% Annual Rent Increases

Kroger and Home Depot Outparcel | Part of the Houston MSA

\$2,850,000 5.26% CAP RATE

20180 EVA STREET
MONTGOMERY, TX

Marcus & Millichap
NFB GROUP



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Marcus & Millichap
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WHY INVEST



LOCATION

- Located on Highway 105 W (20,750 Vehicles per Day) – the Main Thoroughfare of Montgomery – in the Kroger and Home Depot Anchored Center With Additional Tenants Including Dutch Bros. Coffee, Simmons Bank, BlueWave Express Car Wash, Discount Tire and Popeyes
- Situated in a Retail Area With Other Local Tenants Such As Walmart Supercenter, Panda Express, Starbucks, CVS, Chick-fil-A, MOD Pizza, AutoZone and More
- The Property Is Half a Mile From Lake Conroe, a Local Hot Spot and Tourist Destination and the KOA Holiday, a Travelers Paradise
- Part of the Houston Metro Area, the Largest in Texas, and the Fifth Most Populated in America
- Montgomery Has Seen a Significant Boom in Local Growth the Last 4 Years With an Annual Population Growth of Nearly 10% Increase Within a 1-Mile Range and an Average Household Income of \$178,771



LEASE

- Brand New 20-Year NNN Lease to Commence at Close of Escrow
- No Landlord Responsibilities | Perfects Hands-Off Investment Opportunity
- Attractive Rental Increases | 2% Annually, Including Option Periods
- Four (4) Lease Extension Options of Five (5) Years Each Bring the Potential Lease Term to Forty (40) Years



TENANT

- Burger King Is One of the World's Largest Fast Food Chains, Known for Its Flame-Grilled Burgers and Iconic Whopper Sandwich
- With Over 19,000 Locations in More Than 100 Countries, Burger King Is One of the Largest Fast-Food Chains in the World, Only Behind McDonald's in Size
- The Tenant, Kolhorst Foods, LLC, Operates Twelve (12) Burger King Locations in the Surrounding Region

LAKE CONROE



Walmart
Supercenter



KOA



Little Caesars BUCK'S FAS Cookie Co.



Kroger
MARKETPLACE



PET SUPPLIES PLUS Wendy's AT&T MARCO'S PIZZA



CVS
pharmacy



Kroger
FUEL CENTER



Chick-fil-A



SportClips HAIRCUTS ME Massage Envy Great Clips Taste of China CHRONIC TACOS malibu NAILS & SPA



BURGER KING SUBJECT SITE



ruthie grace Jersey Mike's SUBS MOD CHIPOTLE MEXICAN GRILL HOTWORX REJUVE wellness and aesthetics



BLUEWAVE
express car wash




Dutch Bros
Coffee

HWY 106 W - 20,750 VPD

EXECUTIVE SUMMARY

2024 | Income & Lease Terms

OFFERING SUMMARY

Address:	GOOGLE MAPS 	20180 Eva Street, Montgomery, TX 77356
Concept:		Burger King
Tenant:		Kolkhorst Foods, LLC (12-Units)
Price:		\$2,850,000
Cap Rate:		5.26%
NOI:		\$150,000
Building Size (SF):		±4,012 SF
Lot Size (AC):		±1.01 AC
Year Built:		2017
Traffic Count:		Eva Street: 20,751 Cars/Day

LEASE TERMS

Lease Commencement:	Close of Escrow
Lease Term Expiration:	20 Years from COE
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$12,500
Annual Base Rent:	\$150,000
Rental Increases:	2% Annually
Renewal Options:	4 x 5-Year



**20 Years From Close of Escrow*

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



HWY 106 W - 20,750 VPD



Chick-fil-A

Kroger
FUEL CENTER

ruthie grace
CHIPOTLE MEXICAN GRILL
Jersey Mike's SUBS
MOD
HOTWORX
REJUVE
wellness and aesthetics

Starbucks

PANDA EXPRESS
GOURMET CHINESE FOOD

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

LUPE
TEXAS MEX
TORTILLA

AutoZone

Dutch Bros
Coffee

LOUISIANA KITCHEN
POPEYES

HWY 106 W - 20,750 VPD

BURGER KING

SUBJECT SITE

BLUEWAVE
express car wash



2180 EVA STREET - DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
Estimated Population (2024)	14,134	41,691	96,674
Projected Population (2029) ▲	17,600	51,775	120,167
Estimated Households (2024)	5,485	16,785	37,411
Projected Households (2029) ▲	6,836	20,858	46,549
Average Household Income (2024)	\$143,634	\$131,076	\$127,075

Do it Best

THE HOME DEPOT
Dutch Bros

Kroger ME **Massage Envy** **Great Clips**

Grape
KRAWFISH KAI
SLICE OF AMISH

PET SUPPLIES PLUS **Wendy's** **AT&T** **MARCO'S PIZZA**

MONTGOMERY JUNIOR HIGH SCHOOL

BURGER KING **SUBJECT SITE**

Little Caesars **BUCK'S** **F45** **Cookie Co.**

MCCOY'S BUILDING SUPPLY
AutoZone

CVS pharmacy

TACO BELL

ACE Hardware **Pizza Hut** **PNC**

Walmart Supercenter

BROOKSHIRE BROTHERS EXPRESS **ANYTIME FITNESS**
MCDONALD'S **T-Mobile**
O'Reilly AUTO PARTS **UNITED STATES POSTAL SERVICE**
El Bosque MEXICAN GRILL **SUBWAY**

EXPRESS OIL CHANGE 10 MINUTE SERVICE **Starbucks** **Jersey Mike's SUBS** **MOD** **CHIPOTE MEXICAN GRILL**
HOTWORX **ruthie grace** **Chick-fil-A**

DOLLAR GENERAL

KOA

TSC TRACTOR SUPPLY CO.

WALGREENS **CHASE**
WHATABURGER



BURGER KING

Ensuring the success of your investment...

Founded in 1954, Burger King is a globally recognized brand and the second largest fast food hamburger chain in the world. With over 19,000 locations in more than 100 countries and territories, Burger King is renowned for its signature flame-grilled burgers, diverse menu offerings, and commitment to quality and customer satisfaction. Why Burger King?

- **Global Brand Recognition:** As a well-established brand with a strong international presence, Burger King offers franchisees the advantage of a globally recognized name and reputation.
- **Proven Business Model:** With decades of experience and a successful track record, Burger King's business model is designed to help franchisees thrive in the competitive fast food market.
- **Comprehensive Support:** Burger King provides extensive training and support, including site selection, restaurant design, marketing, and operations, ensuring that franchisees have the tools and knowledge needed for success.
- **Innovation and Growth:** Through their continuous innovation, from menu development to digital engagement, Burger King remains relevant and appealing to customers worldwide.



2023 REVENUE

\$1.3B

LOCATIONS

19K+

EMPLOYEES

94K+

PARENT COMPANY

rbi restaurant brands international

SOURCE: Statista 2024

IN THE NEWS



[FULL ARTICLE](#)

FRANCHISEE PROFITABILITY SOARS FOR BURGER KING AND ITS SISTER CHAINS

February 13, 2024 | *Restaurant Business*

Sales were positive at Restaurant Brands International concepts, including Tim Hortons, Popeyes and Firehouse Subs. At Burger King, operator profitability increased 46%. The early results appear to be there. Profitability at each of its four concepts in their home markets soared last year, led by Burger King in the U.S., RBI said on Tuesday. A typical Burger King location last year generated \$205,000 in profits, RBI said. That's 46% more than 2022, when a typical location generated just \$140,000.

BURGER KING TO LAUNCH \$5 VALUE MEAL TO HIT BACK AT MCDONALD'S

May 23, 2024 | *Bloomberg*

The value war is on. Burger King is coming out with its own \$5 meal deal, and will launch the offering ahead of McDonald's, according to a memo obtained by Bloomberg News. Burger King's offer will include a choice of one of three sandwiches with nuggets, fries and a drink, according to the document. Franchisees had voted in early April to approve the deal. Now, the chain is looking to one-up a similar promotion from McDonald's Corp.



[FULL ARTICLE](#)

MONTGOMERY TEXAS

*Birthplace of the Texas Flag —
A Historic Town with Small-Town
Charm and Modern Growth*

Montgomery, Texas, located 50 miles northwest of Houston, is a historic town known as the “Birthplace of the Texas Flag.” Founded in 1837, it played a key role in Texas history and retains its charm with a well-preserved downtown district featuring 19th-century buildings, antique shops, and local eateries. The town celebrates its heritage through annual events like Freedom Fest and Christmas in Montgomery.

Surrounded by natural beauty, Montgomery offers access to Lake Conroe for boating and fishing, as well as the Sam Houston National Forest for hiking and camping. While maintaining its small-town appeal, Montgomery has experienced steady growth due to its proximity to Houston, with new housing and businesses attracting families and professionals. Its highly regarded school district, recreational opportunities, and welcoming atmosphere make Montgomery a unique blend of history, community, and modern development.



POPULATION

11.4% ▲

*increase over
the last four years*



1,000+ HOME DEVELOPMENT ON 400 ACRES

More than 1,000 homes are expected to come to Montgomery after a Klein-based developer announced the acquisition of more than 400 acres of land. “We are very excited to have procured this beautiful and pristine property,” Kent said in a written statement. “Previously owned by a timber company for many years, we feel it is perfectly suited to compliment the well established residential gated and golf course community of Bentwater.”

[FULL ARTICLE](#)



RETAIL STRATEGIES DOWNTOWN DEVELOPMENT

The City of Montgomery, Texas, in partnership with the Montgomery Economic Development Corporation, is pleased to announce a new collaboration with Retail Strategies. The city selected Retail Strategies for their economic development expertise in retail and downtown redevelopment. They will focus on Montgomery’s national retail recruitment strategy and develop an actionable five-year strategic plan for downtown Montgomery.

[FULL ARTICLE](#)



153 MIN
142 MILES



106 MIN
121 MILES



206 MIN
201 MILES



53 MIN
50 MILES

CONVENIENTLY POSITIONED IN THE HEART OF SOUTHEAST TEXAS

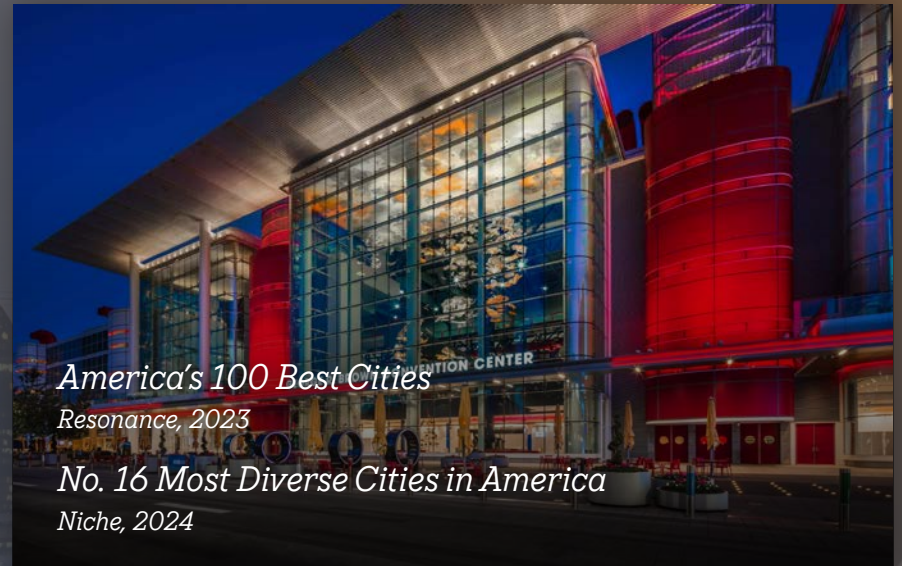
HOUSTON MSA

*The most populous city in Texas
and in the Southern United States*

Houston, the largest city in Texas and the fourth largest in the United States, is a vibrant and dynamic metropolis located in Southeast Texas near the Gulf of Mexico. Covering an expansive 665 square miles, Houston is known for its diverse neighborhoods, bustling business districts, and lush green spaces. Houston is a global leader in multiple industries including energy, aerospace, and healthcare. The Texas Medical Center, the largest medical complex in the world, solidifies Houston's status as a leader in healthcare and medical innovation. Additionally, the Port of Houston, one of the busiest in the nation, plays a crucial role in international trade and commerce.

The city is celebrated for its cultural diversity, which is reflected in its rich arts scene, including the Museum District, home to institutions like the Houston Museum of Natural Science and the Museum of Fine Arts. The Theater District offers a vibrant array of performances in several of its renowned venues. Houston's culinary scene is equally diverse, offering everything from traditional Tex-Mex to international delicacies, reflecting its global population.

A place where tradition meets innovation—Houston offers a rich tapestry of cultural diversity, economic opportunity, and educational excellence. With a thriving arts scene and a welcoming community, Houston is a city where everyone can find their place.



America's 100 Best Cities

Resonance, 2023

No. 16 Most Diverse Cities in America

Niche, 2024

7.38M

ESTIMATED
POPULATION

*(+2.4% 2023-2028
projected growth)*

\$122,869

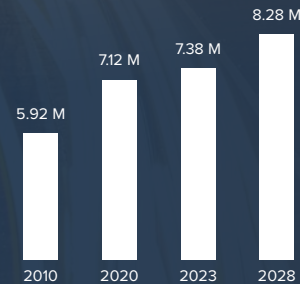
AVERAGE HOUSEHOLD
INCOME

4.95M

DAYTIME
POPULATION

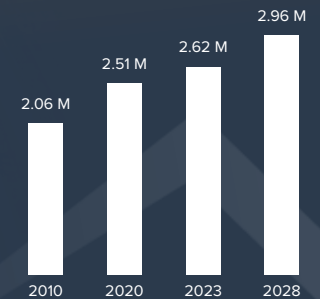
HOUSTON MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2024, HOUSTON



HOUSTON MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2024, HOUSTON



SPORTS & ENTERTAINMENT

Houston is a haven for sports and entertainment, hosting several professional and collegiate teams, state-of-the-art venues, and a passionate fan base. The city’s rich sports culture is complemented by its entertainment scene, making it a hub for both high-energy sporting events and world-class entertainment.

The city is home to major teams like the NFL’s Houston Texans, MLB’s Houston Astros, NBA’s Houston Rockets, and MLS’s Houston Dynamo. In 2022, Houston had the honor of hosting the World Series — the most anticipated event in baseball — at Minute Maid Park where the Houston Astros (MLB) won the 2022 championship against the Philadelphia Phillies.

Its top-tier sports venues, including NRG Stadium, Minute Maid Park, and the Toyota Center, cater not only to sporting events, but also serve as key locations for concerts, shows, and community gatherings such as the iconic Houston Livestock Show and Rodeo, Crawford Boxes, and Art Car Parade, and other large-scale events.



ECONOMY & AEROSPACE

Houston boasts one of the most diverse economies in the United States. Known as the “Energy Capital of the World,” the city is a global leader in the oil and natural gas industry, housing the headquarters of major corporations like ExxonMobil, ConocoPhillips, and Shell Oil Company.

The city is also very well known for its connection to space exploration. Houston is home to the NASA Johnson Space Center, which has been a center for human spaceflight activities since the 1960s. The Space Center is open to visitors, and offers a variety of tours and exhibits.



HOUSTON ASTROS (MLB)



HOUSTON TEXANS (NFL)



HOUSTON ROCKETS (NBA)



HOUSTON DYNAMO FC (MLS)



HOUSTON DASH (NWSL)



HOUSTON COUGARS (NCAA DIV. 1)



70180

DO NOT ENTER

TECHNIKA

Green Clips

PAULINA'S

STOP

EXCLUSIVELY LISTED BY

**BURGER
KING**

TYLER BINDI

(310) 909-2374

tyler.bindi@marcusmillichap.com

CA 02116455

TIM SPECK

Broker of Record

5001 Spring Valley Rd., Ste. 100W

Dallas, Texas 75244

Lic #: 9002994

JASON FEFER

(310) 909-2394

jason.fefer@marcusmillichap.com

CA 02100489

ROBERT NARCHI

(310) 909-5426

robert.narchi@marcusmillichap.com

CA 01324570

Marcus & Millichap
NFB GROUP

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAF1050408



Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Date

Information available at www.trec.texas.gov

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