$2,200,000

6.00% CAP RATE

300 FERRY DR
BRIDGE CITY, TX 77611

POPEYES

Freestanding Popeyes Drive-Thru | Prime Ferry Drive Location In Bridge City, TX
Leading Global QSR Chicken Brand | NNN Lease Structure With Scheduled 10% Rent Increases Every Five Years And No Landlord Responsibilities | Operated By CSM Group, An Established ±141-Unit Popeyes Franchisee

Marcus & Millichap
NFB GROUP

WHY INVEST?

Freestanding Drive-Thru QSR | Prime Ferry Drive Location Growing | Bridge City Retail Corridor

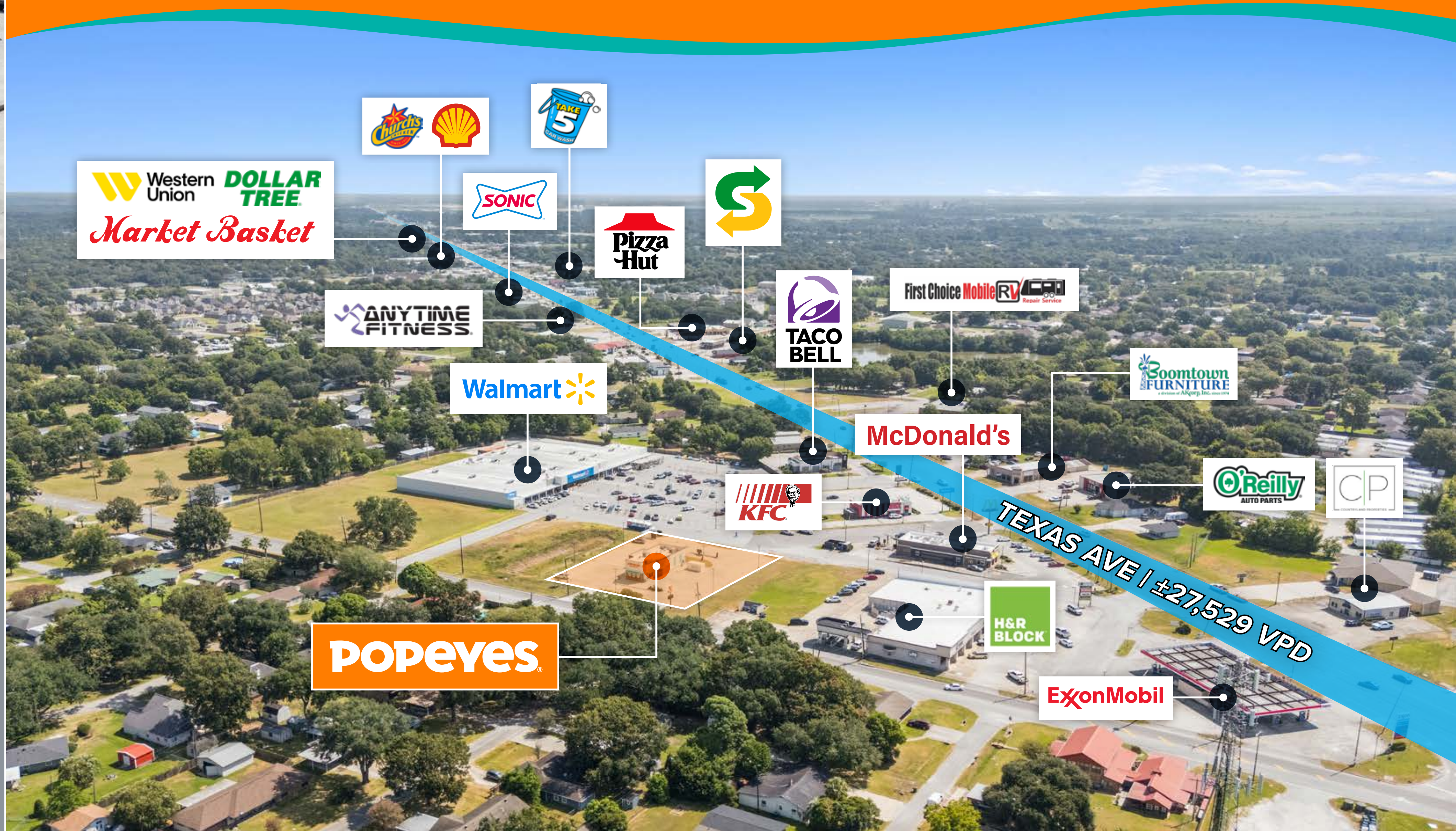
- **Strategically Positioned Along Ferry Drive Near State Highway 87**, A Primary Commercial Corridor Serving Bridge City And The Surrounding Orange County Trade Area, With Convenient Access To The Greater Golden Triangle Region
- **Freestanding Popeyes With Drive-Thru Offering Excellent Visibility**, Multiple Points Of Ingress/Egress, And Dedicated Onsite Parking Supporting High-Volume Quick-Service Restaurant Operations
- **Surrounded By Established Retail And Commercial Uses** Including National Retailers, Restaurants, And Service Providers Supporting Consistent Daily Consumer Traffic
- **Positioned Within The Growing Southeast Texas Golden Triangle**, Supported By Major Petrochemical, Industrial, Port, And Regional Employment Drivers Throughout Bridge City And Orange County
- **Benefits From Strong Lease Fundamentals And Regional Demand**, With Long-Term NNN Income, Contractual Rental Growth, And Proximity To Major Transportation Corridors Supporting Consistent Consumer Traffic And Retail Activity

NNN Lease Structure | Scheduled 10% Rent Increases | Established ±141-Unit Franchisee Operator

- **NNN Lease Structure With Approximately 16 Years Remaining**, Providing Stable Cash Flow Through July 2042 With No Landlord Responsibilities
- **Scheduled 10% Rental Increases Every Five Years**, Delivering Consistent Organic Income Growth And Ongoing Inflation Protection
- **NNN Lease Structure Minimizes Landlord Obligations**, Creating A Passive Investment Opportunity With Predictable And Reliable Cash Flow
- **Two (2) Five-Year Renewal Options**, Providing The Potential For Up To 10 Additional Years Of Occupancy And Extended Investment Duration
- **Operated By CSM Group, An Established ±141-Unit Popeyes Franchisee**, Supporting Long-Term Operational Stability And Ongoing Tenant Commitment At The Property

Established ±141-Unit Franchisee Operator Iconic Global QSR Brand With Loyal Customer Base

- **Operated By CSM Group, An Established ±141-Unit Popeyes Franchisee**, With A Proven Track Record Of Delivering Consistent Quick-Service Restaurant Operations And Customer Service Excellence
- **Global QSR Leader —** Popeyes Louisiana Kitchen Is One Of The World's Leading Chicken Concepts, With Thousands Of Locations Across The United States And A Rapidly Expanding International Footprint
- **Widely Recognized For Its Signature Louisiana-Inspired Menu**, Driving Consistent Consumer Demand And Strong Unit-Level Performance Through Brand Loyalty And Convenience



INVESTMENT SUMMARY

Address: GOOGLE MAPS	300 Ferry Dr, Bridge City, TX 77611
Concept:	Popeyes
Operator:	CSM Group (±141-Units)
Guarantor:	Inquire w/ Broker
Price:	$2,200,000
Cap Rate:	6.00%
NOI:	$132,000
Building Size (SF):	±2,207 SF
Lot Size (AC):	±0.76 Acres
Year Built:	2022

LEASE TERMS

Lease Commencement:	6/16/2025
Lease Term Expiration:	7/31/2042
Term Remaining:	±16 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	$11,000
Annual Base Rent:	$132,000
Rental Increases:	10%/5-Years
Renewal Options:	2 x 5 Years

$2,200,000
LISTING PRICE

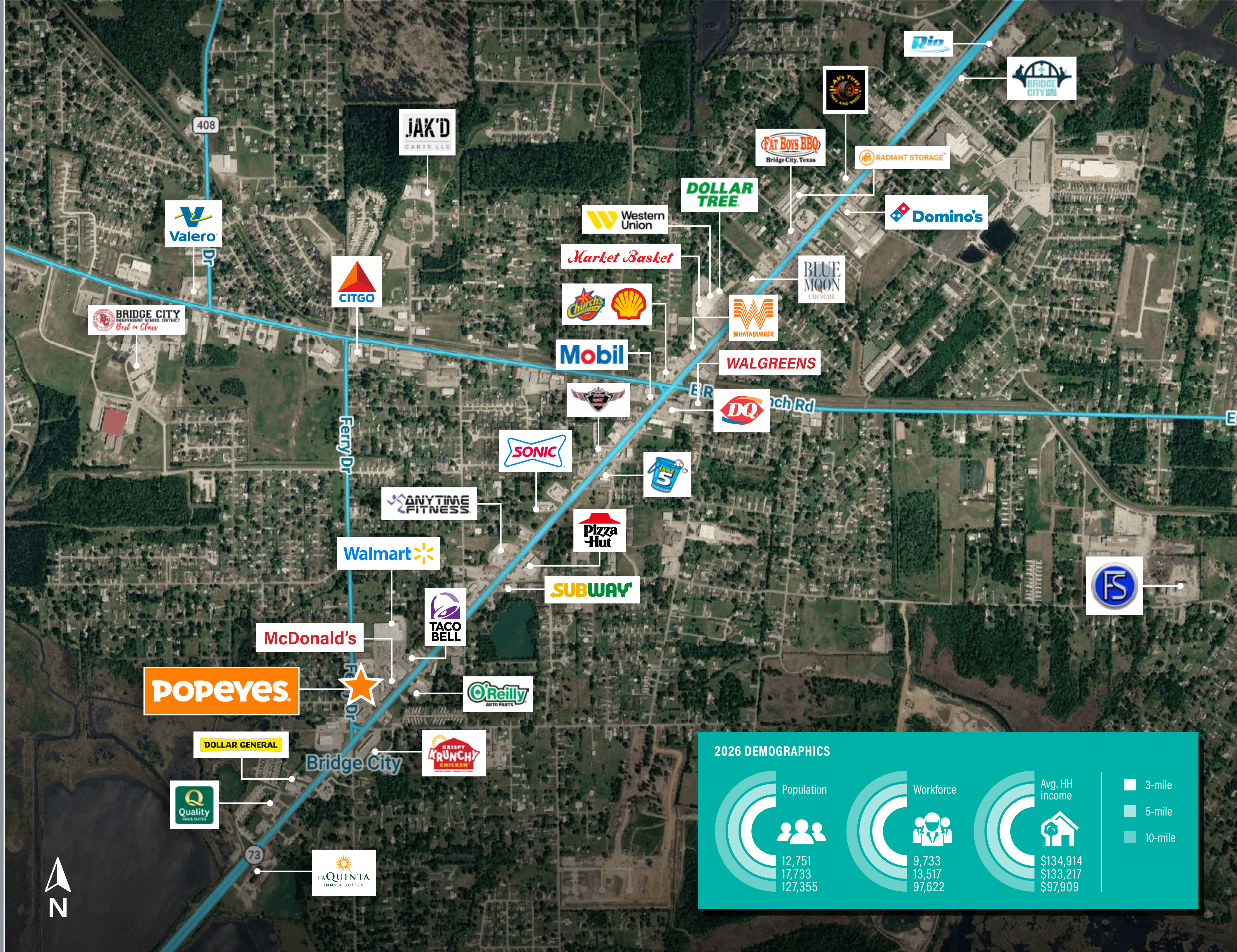
6.00%
CAP RATE

±16 YRS
LEASE TERM

$132,000
NOI

NNN
LEASE TYPE

2022
YEAR BUILT

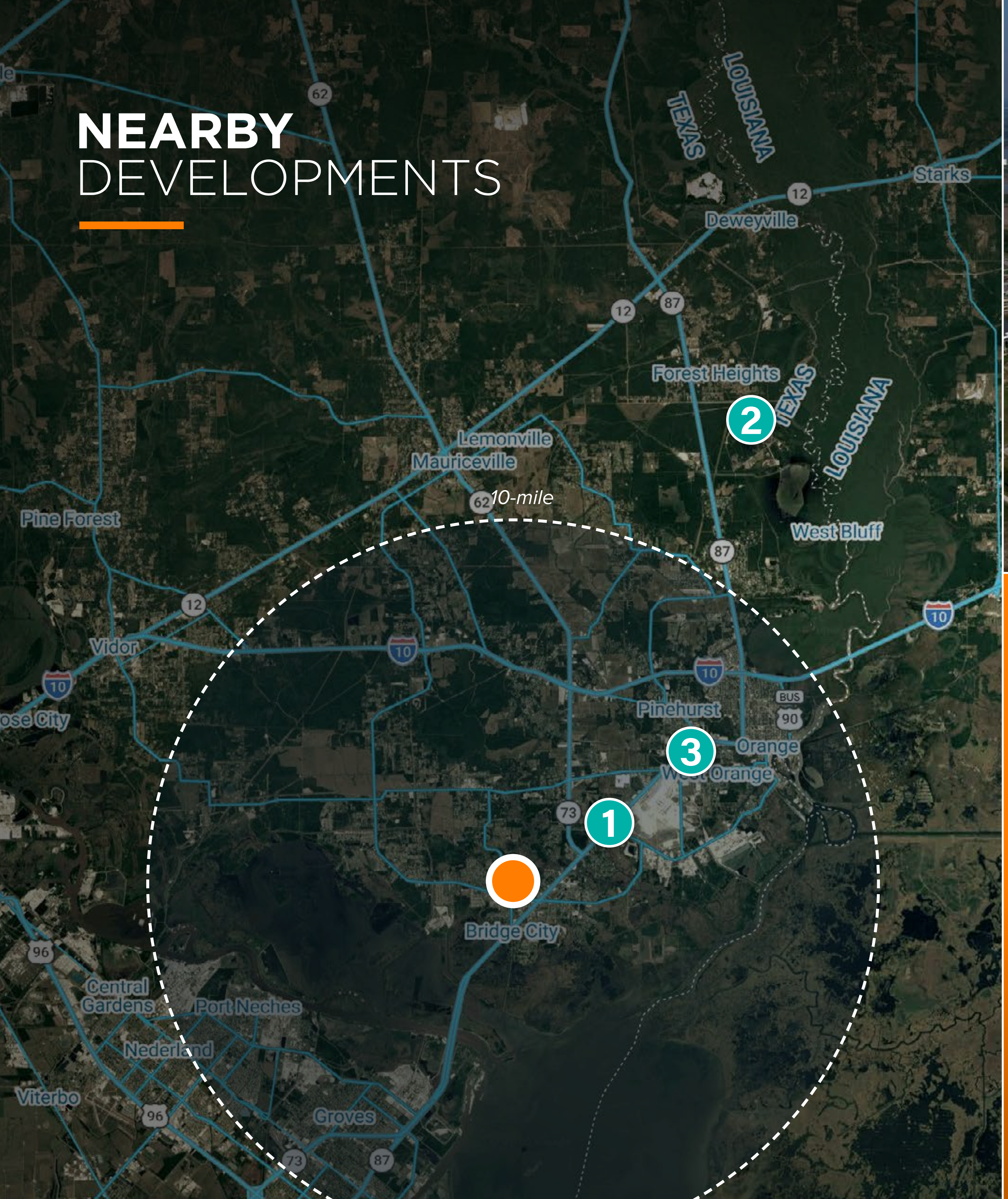



LOUISIANA KITCHEN
19 72
POPEYES
Love That Chicken


POPEYES


SABINE LAKE
GROVES, TX
GULF COAST HOT TUBS
LaQUINTA INNS & SUITES
TAKE 5
RaceWay
neches
ExxonMobil
Quality
McDonald's
PRECISION ARCHERY
DOLLAR GENERAL
Boomtown FURNITURE
O'Reilly AUTO PARTS
TEXAS AVE | ±27,529 VPD
H&R BLOCK
Hop Avenue Brew Pub
KFC
POPEYES
Walmart
FERRY DR | ±9,157 VPD

NEARBY DEVELOPMENTS



1. Golden Triangle Polymers: $8.5B Petrochemical Plant Under Construction on Highway 87 (Industrial / Manufacturing)

Chevron Phillips Chemical and QatarEnergy's Golden Triangle Polymers Company is developing an $8.5 billion integrated polymers facility on more than 2,000 acres along Highway 87 between Orange and Bridge City. The project broke ground in March 2023 and is expected to begin operations in 2026, supporting approximately 4,500 workers during peak construction and 500 permanent high-wage jobs once operational. The facility will produce Marlex polyethylene used in products including pipe, recreational goods, and food packaging, with a Marine Offloading Facility on Cow Bayou supporting delivery of major plant components. Orange County officials project a $51 billion economic impact over 20 years. As the largest private investment in county history, the project is expected to drive significant demand for housing, retail, dining, and services throughout Bridge City and surrounding communities.

READ MORE

2. USG Corporation: $1.175B Production Facility with 200 Jobs, Announced by Governor Abbott May 2026 (Manufacturing / Building Materials)

Governor Greg Abbott announced in May 2026 that USG Corporation will invest $1.175 billion over the life of a new production facility in Orange, Texas. The project includes an initial $650 million investment and is expected to create nearly 200 jobs producing drywall, Sheetrock, and other gypsum-based building materials. The facility will repurpose the former International Paper mill site, which the City of Orange rezoned in 2024 and approved incentives for in early 2025. The project qualifies under the Texas Jobs, Energy, Technology, and Innovation (JETI) program. USG has also partnered with Little Cypress-Mauriceville CISD for workforce training. The investment represents another major manufacturing development for Orange County, joining the $8.5 billion Golden Triangle Polymers plant and further strengthening Southeast Texas' industrial base and supporting broader regional growth.

READ MORE

3. Orange County Commercial Boom: New Retail & Services Driven by $16.5 Billion Industrial Growth (Commercial / Retail)

The Orange County Economic Development Corporation reports an industrial investment pipeline totaling $16.5 billion, supporting an estimated 25,000 to 30,000 construction jobs and approximately 1,000 permanent positions. This unprecedented activity is driving new commercial development throughout Bridge City and Greater Orange. Porky's, a new 24-hour convenience store with restaurant food and truck fueling, is nearing completion at Highway 87 and FM 105 in West Orange across from the Golden Triangle Polymers plant. A new White Water car wash is also planned along 16th Street south of Interstate 10 in Orange. At a May 2026 EDC luncheon, businesses and state officials highlighted continued retail growth tied to the expanding construction workforce and permanent employment. Commercial activity along the SH 87 corridor and throughout Orange County is expected to directly benefit the Bridge City trade area.

READ MORE

BEAUMONT-PORT MSA

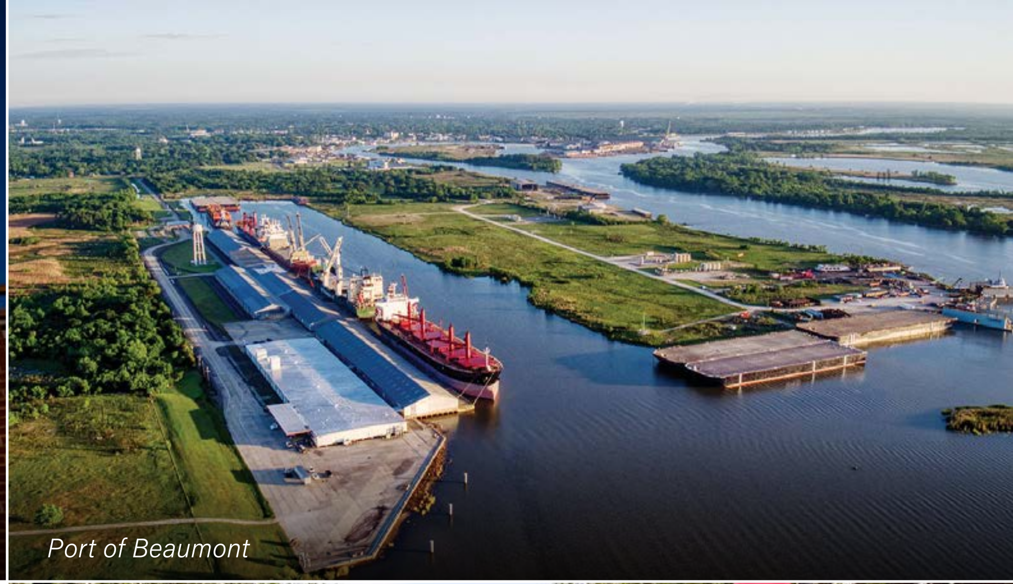
The Beaumont-Port Arthur Metropolitan Statistical Area (MSA), spanning Jefferson, Orange, and Hardin counties, is home to approximately 400,000 residents and serves as a major economic hub within Southeast Texas. Benefiting from its strategic location near the Gulf Coast and Houston area, the region supports a diverse economy driven by petrochemicals, refining, manufacturing, healthcare, logistics, and maritime trade. Major employers include ExxonMobil, CHRISTUS Southeast Texas, Baptist Hospitals, and Lamar University, while continued industrial expansion is fueling investment throughout the area.

Strategically positioned along Interstate 10 and the U.S. 69/96/287 corridor, the Beaumont-Port Arthur region provides convenient access to Houston, Lake Charles, and other Gulf Coast markets. The area benefits from the Port of Beaumont and Port of Port Arthur, supporting efficient freight movement and trade. Ongoing investment in industrial facilities, residential communities, and commercial corridors continues to strengthen the region's economic foundation. Recent growth throughout Orange County and the Highway 87 corridor has further enhanced the area's appeal to businesses, workers, and residents.

Home to the #1 & #4 Largest U.S. Refineries

— U.S. Energy Information Administration, 2026

Iconic Crockett Street Entertainment District



Port of Beaumont

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
401,173	**$98,405**	**314,240**
within MSA	*within MSA*	*within MSA*

The Beaumont-Port Arthur MSA combines a diverse economy with a high quality of life, supported by leading industries in petrochemicals, refining, manufacturing, healthcare, logistics, and maritime trade. The region benefits from a skilled workforce, proximity to the Gulf Coast and Houston, and access to major transportation corridors throughout Southeast Texas. Beaumont is also known for its cultural attractions, dining scene, and recreational amenities, including Cattail Marsh, Tyrrell Park, and the Museum of the Gulf Coast. Together, these economic and lifestyle advantages position the Beaumont-Port Arthur region as one of Southeast Texas' most important emerging growth markets.

LARGEST EMPLOYERS

ExxonMobil, Lamar University Athletics, Motiva, CHRISTUS Southeast Texas Foundation, Valero, Baptist Hospitals of Southeast Texas

Lamar University

Beaumont also benefits from a network of higher education and workforce training institutions. The region is anchored by Lamar University, Lamar Institute of Technology, and Lamar State College Port Arthur, which support academic programs, technical education, and workforce development across Southeast Texas. Beaumont maintains a strong sense of community through local events, recreational amenities, and cultural attractions. These educational and lifestyle assets continue to strengthen the Beaumont-Port Arthur region's position as a growing center for economic development, workforce growth, and quality of life.

TENANT PROFILE

Popeyes®

Founded in 1972 in New Orleans, Louisiana, Popeyes® boasts over 45 years of culinary tradition and history. Renowned for its unique New Orleans-style menu featuring delectable offerings like fried chicken, chicken tenders, fried shrimp, and other regional favorites, Popeyes® has earned its place as one of the world's largest quick-service chicken restaurants. The chain's famous Louisiana seasoning and hand-battered preparation techniques contribute to its distinctive taste. With more than 3,700 locations across the United States and around the globe, Popeyes® is celebrated for its commitment to Louisiana heritage and authentic flavors. The brand's iconic chicken sandwich, launched in 2019, sparked a nationwide craze and significantly boosted its popularity.

As a subsidiary of Restaurant Brands International (RBI), Popeyes® is part of a powerhouse in the quick-service restaurant industry. RBI, with annual system-wide sales exceeding $35 billion, operates over 29,000 restaurants in more than 100 countries. The company's strategic growth initiatives and marketing campaigns have helped expand Popeyes® reach. Among its portfolio are four esteemed and iconic quick-service restaurant brands, including Tim Hortons®, Burger King®, Popeyes®, and Firehouse Subs®. Rated "BB" by S&P, Restaurant Brands International stands as a leader in the global culinary landscape.

Popeyes® continues to grow and innovate, staying true to its roots while appealing to a broad, international audience. The introduction of new menu items and limited-time offerings keeps the brand fresh and exciting for customers. Its dedication to quality and flavor has solidified its status as a beloved brand worldwide.

2024 REVENUE	LOCATIONS	EMPLOYEES	PARENT COMPANY
$6.8B	**3.7K+**	**25K+**	rbi restaurant brands international

SOURCE: 2025, STATISTA

IN THE NEWS

CSM GROUP REVITALIZES SOUTHEAST TEXAS POPEYES PORTFOLIO

June 12, 2026 | *Beaumont Enterprise*

CSM Group is investing in the Popeyes brand throughout Southeast Texas, remodeling and reopening restaurants across the Beaumont, Nederland, Vidor, Groves, Port Arthur and Bridge City markets. The Houston-based franchise and restaurant group has already successfully remodeled and reopened locations in Nederland and Beaumont, with additional restaurants progressing toward reopening. CSM Group has stated its intention to rebuild local trust in the Popeyes brand...

FULL ARTICLE

CSM GROUP
INVESTMENT | DEVELOPMENT | MANAGEMENT

CSM GROUP: REIGNING POPEYES FRANCHISEE OF THE YEAR—TWICE IN A ROW

June 15, 2025

In a bold testament to operational excellence and growth, CSM Group has clinched the coveted Popeyes Franchisee of the Year award at the 2024 and 2025 Popeyes Conventions—marking back-to-back triumphs that underscore its leadership in the brand's franchisee ecosystem. Founded in 1979, CSM Group currently operates over 120 Popeyes and Tim Hortons locations across Texas, Kansas, and Missouri. The company's footprint continues to expand, fueled by strategic new-builds and remodels.

EXCLUSIVELY LISTED BY

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Marcus & Millichap
NFB GROUP

POPEYES®

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Activity ID: ZAH1050310