

KFC

TACO BELL™

\$3,523,810

5.25% CAP RATE

**10034 BROADWAY ST
PEARLAND, TX 77584**



Absolute NNN Lease | Extremely High Performing Location (Inquire w/ Broker) | Prime Frontage Location Along Broadway Street (FM 518) Positioned Within the Houston MSA - The Nation's 5th Largest Metro | Guaranteed By Delect Foods, LLC - A 50-Unit Subsidiary of Emerge Inc. (180+ Unit Multi-Brand Operator)

Marcus & Millichap
NFB GROUP

WHY INVEST?



Prime Frontage Location | Dense Retail Corridor in the Houston MSA

- **Prime Frontage Location** Along Broadway Street (FM 518), One of Pearland's Busiest Thoroughfares With Strong Daily Traffic Counts
- **Freestanding ±2,952 SF Taco Bell/KFC With Drive-Thru** Situated On A ±1.00 AC Parcel, Ensuring Excellent Visibility And Convenience
- Located Within The **Houston MSA**, The Nation's 5th Largest Metro With A Population Exceeding **7.3 Million**
- **Dense Retail Corridor Surrounded By National Tenants** Including Walmart Supercenter, H-E-B, Target, Academy Sports, And Home Depot
- **Strong Local Demographics** with Over **170,000 Residents** And More Than **80,000 Daytime Employees** Within A 5-Mile Radius



Long-Term Absolute NNN Lease with Strong Rental Increases and Zero Landlord Obligations

- **Absolute 20-Year NNN Lease** Commencing Upon Close of Escrow, Offering Passive Ownership with **Zero Landlord Responsibilities**
- **Long-Term Commitment** with Four (4) Five-Year Renewal Options, Extending the Potential Lease Term to **Over 40 Years**
- **Scheduled 10% Rent Increases Every Five Years**, Delivering Predictable and Growing Cash Flow Over Time
- Extremely **High Performing Location**, with Strong Rent-to-Sales Ratio (Inquire w/ Broker for Details)



Experienced Franchisee | Global Brand Strength | Enduring QSR Investment

- Lease Guaranteed By **Delect Foods, LLC**, A Strong **50-Unit Subsidiary Of Emerge Inc. (180+ Unit Multi-Brand Operator)**, Showcasing Scale, Commitment, And Proven Operational Strength

- **Dual-Branded Taco Bell/KFC Concept** Backed By Yum! Brands, Combining The Reach Of Two Of The World's Most Recognized QSR Leaders Under One Roof
- **Global Brand Presence** – Taco Bell With **8,000+ Locations** And KFC With **30,000+ Units Across 150+ Countries**, Ensuring Lasting Consumer Demand And Long-Term Investment Security



INVESTMENT SUMMARY

| | |
|---------------------|---|
| Address: | <div>GOOGLE MAPS</div> 10034 Broadway Street, Pearland, TX 77584 |
| Concept: | Taco Bell / KFC |
| Guarantor: | Delect Foods, LLC (50-Unit Subsidiary of Emerge Inc [180-Unit Multi-Brand Franchisee]) |
| Price: | \$3,523,810 |
| Cap Rate: | 5.25% |
| NOI: | \$185,000 |
| Building Size (SF): | ±2,952 SF |
| Lot Size (AC): | ±1.00 AC |
| Year Built: | 2002 |

LEASE TERMS

| | |
|----------------------------|-------------------------|
| Lease Commencement: | Close of Escrow ("COE") |
| Lease Term Expiration: | 20 Years from COE |
| Lease Type: | Absolute NNN |
| Landlord Responsibilities: | None |
| Monthly Rent: | \$15,417 |
| Annual Base Rent: | \$185,000 |
| Rental Increases: | 10%/5-Years |
| Renewal Options: | 4 X 5-Year |

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.

\$3,523,810

LISTING PRICE

5.25%

CAP RATE

20 YRS

LEASE TERM

\$185,000

NOI

NNN

LEASE TYPE

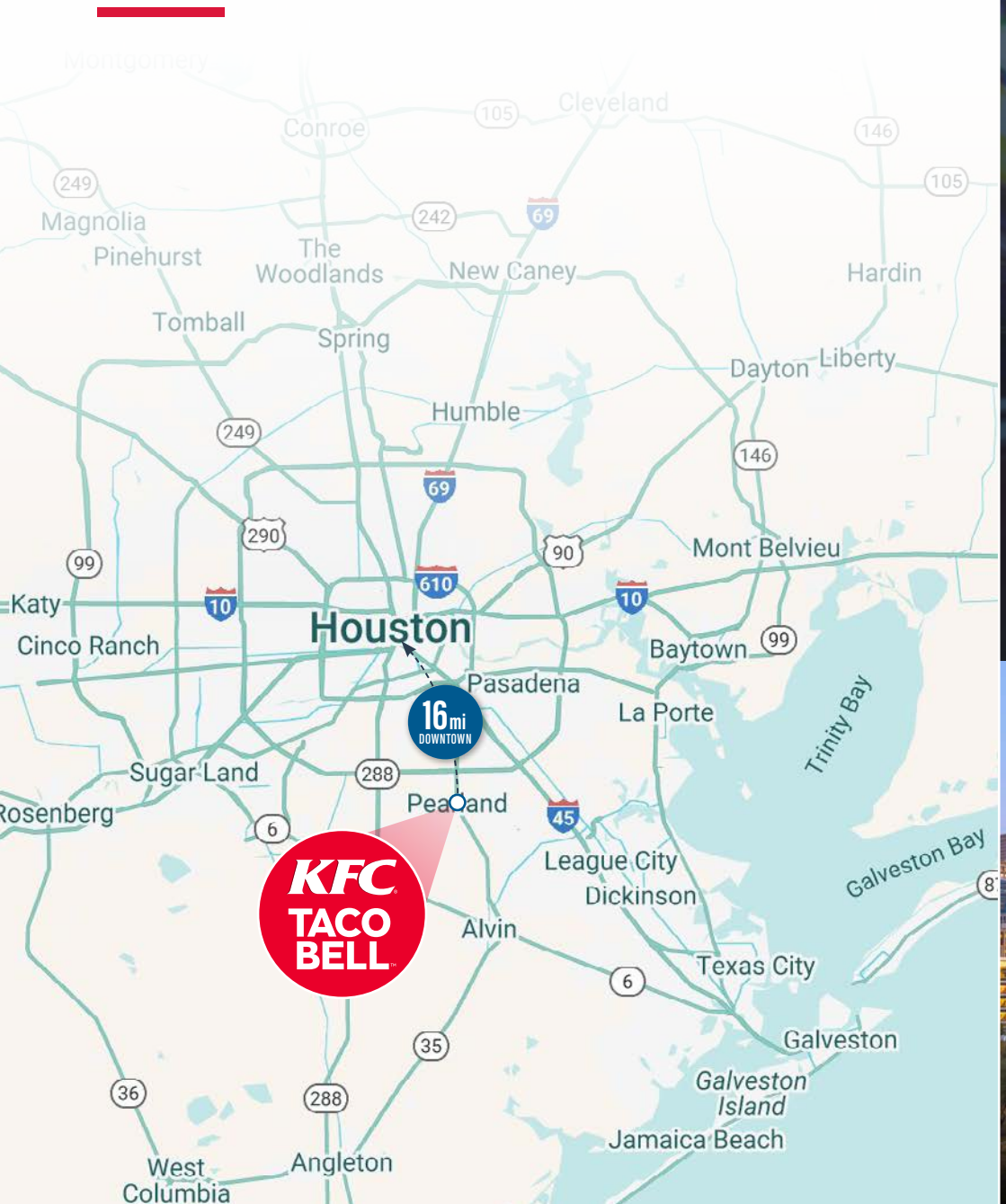
±2,952 SF

BUILDING SIZE





HOUSTON TEXAS



The **Houston Metropolitan Statistical Area (MSA)** is the largest in Texas and the fifth-largest in the United States, home to **over 7.5 million residents** across nine counties. As a dynamic global city, Houston is a powerhouse for **energy, healthcare, aerospace, and international trade**. Known as the “Energy Capital of the World,” the city is home to the headquarters of ExxonMobil, ConocoPhillips, and Halliburton, along with hundreds of supporting firms in oil, natural gas, and renewables. The **Texas Medical Center**, the world’s largest medical complex, anchors a thriving life sciences sector, while companies like United Airlines and Sysco strengthen the region’s position in logistics and corporate services.

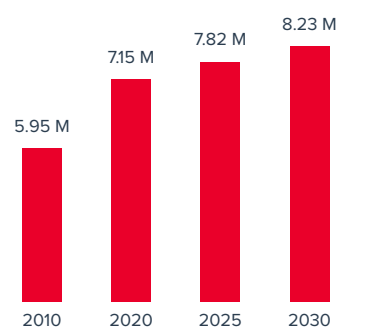
Strategically located just inland from the Gulf of Mexico, Houston enjoys direct access to global commerce via the **Port of Houston**, one of the busiest in the country. The city is connected by a robust freeway system, including Interstates 10, 45, and 69, providing access to major U.S. markets and supporting a vast logistics and distribution network. Ongoing investment in **infrastructure, master-planned communities, and urban revitalization**—particularly in areas like Midtown, EaDo, and the Innovation District—continues to drive both population and employment growth across the region.



*Largest Metro Area in Texas
5th Largest in the Country*

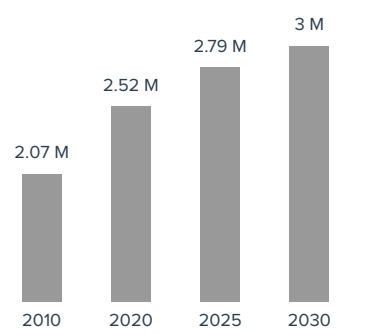
HOUSTON MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, HOUSTON



HOUSTON MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, HOUSTON



POPULATION

7.82M

within MSA

AVG. HH INCOME

\$121,278

within MSA

DAYTIME POPULATION

4.88M

within MSA

Culturally, Houston is one of the most diverse cities in America, with over **145 languages spoken** and a vibrant international community. The city is known for its world-class museums—including the Museum of Fine Arts, Houston Museum of Natural Science, and the Contemporary Arts Museum. Local districts like **Montrose, the Heights, and the East End** offer a rich mix of art galleries, independent restaurants, breweries, and festivals. With a food scene that ranges from global street fare to James Beard-awarded chefs, Houston has become a culinary destination in its own right.

LARGEST EMPLOYERS



Houston is also a major hub for education and sports. The region is anchored by top-tier universities like **Rice University and the University of Houston**, both known for academic excellence and research output. The city boasts a passionate sports culture, with major league teams including the **Houston Texans (NFL), Astros (MLB), Rockets (NBA), and Dynamo (MLS)** drawing widespread support. It also hosts marquee events like the Houston Livestock Show and Rodeo—the largest of its kind in the world—cementing its role as a center for both entertainment and Texas tradition.



FAST COMPANY
#1 MOST INNOVATIVE COMPANIES LIST
2024 | DINING CATEGORY

10 USA TODAY
10Best
NO. 7 BEST FAST FOOD RESTAURANT
2024 USA TODAY 10 BEST

2024 Revenue
\$7.5B

Locations
8K+

Employees
200K+

Parent Company
Yum!

Founded
1962



Founded in 1962 in Downey, California, Taco Bell® has grown into a globally recognized quick-service brand, celebrated for its bold take on Mexican-inspired cuisine. Known for inventive offerings such as the Crunchwrap Supreme®, Doritos® Locos Tacos, burritos, quesadillas, and nachos, Taco Bell consistently embraces creativity and value. The brand has built a strong following by catering to diverse tastes, from vegetarian choices to late-night dining. With a commitment to affordability, innovation, and unique flavors, Taco Bell continues to expand worldwide, serving millions daily across thousands of locations.



Kentucky Fried Chicken

FAST COMPANY
#14 MOST INNOVATIVE COMPANIES LIST
2024 | DINING CATEGORY

Founded in 1952 by Colonel Harland Sanders in Corbin, Kentucky, KFC® has become one of the world's most iconic quick-service brands, best known for its "finger lickin' good" Original Recipe® chicken seasoned with 11 herbs and spices. KFC built its reputation on quality, freshly prepared chicken served in classic buckets, sandwiches, tenders, and family meals. With a focus on tradition, flavor, and hospitality, the brand has grown into a global powerhouse with thousands of restaurants across more than 150 countries. KFC continues to connect with customers by blending its rich heritage with modern innovation, offering both timeless classics and new menu creations.

2024 Revenue
\$3.1B

Locations
30K+

Employees
800K+

Parent Company
Yum!

Founded
1952

IN THE NEWS



FULL ARTICLE

TACO BELL PROMOTES EXECS FOCUSED ON BRANDING, TECHNOLOGY

September 22, 2025 | *Restaurant Dive*

As Taco Bell works to triple its international store count in five years, these new executive promotions can help replicate the brand's U.S. success abroad. Taco Bell promoted Taylor Montgomery to global chief brand officer, Luis Restrepo to chief marketing officer for the U.S. and Dane Mathews to global chief digital and technology officer, as part of a series of executive changes announced Monday. The promotions are intended to strengthen Taco Bell's brand, technology strategy and development...

HOW KFC'S POTATO WEDGE LTO TIES INTO ITS COMEBACK STRATEGY

August 11, 2025 | *Restaurant Dive*

The chain said consumer demand pushed it to revive the side after a five-year hiatus and bring back Hot & Spicy wings, as well. Kentucky Fried Chicken is bringing back Potato Wedges and Hot & Spicy Wings as limited-time offerings starting Aug. 18, the chicken chain announced Monday. The menu play comes as KFC looks to improve U.S. sales, which have struggled for years. KFC's move resembles sister brand Taco Bell's strategy of bringing back fan favorites, sometimes after years of absence...



FULL ARTICLE

EXCLUSIVELY LISTED BY

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The KFC logo is displayed in white, bold, italicized capital letters with a registered trademark symbol.The Taco Bell logo is displayed in white, bold, capital letters with a trademark symbol. A large, faint background image of a Taco Bell mascot head is visible on the right side of the page.**NON-ENDORSEMENT NOTICE**

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