

5.15% CAP RATE - \$2,931,942

25-YEAR LEASE ON NEW CONSTRUCTION



TACO BELL

SINGLE TENANT ABSOLUTE NNN INVESTMENT OPPORTUNITY

2600 TX-21, BRYAN TX

FOUNDRY
COMMERCIAL



CHARLES WAYNE PROPERTIES, INC



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MARKET OVERVIEW

Bryan/College Station
Demographics

01

**EXECUTIVE
SUMMARY**



EXECUTIVE SUMMARY

THE OPPORTUNITY

The offering represents the opportunity to acquire a Taco Bell located in the rapidly growing Bryan-College Station market of Central Texas. The property benefits from strong visibility along **TX-21 (25,000 vehicles/day)** and convenient access to the area's primary commuter corridor, **Earl Rudder Freeway/Highway 6 (60,000+ vehicles/day)**. The Bryan-College Station region is anchored by Texas A&M University, one of the largest universities in the United States with more than 70,000 students. The university drives a large and consistent customer base for quick-service restaurants through student spending, faculty employment, sporting events, and year-round campus activity. The combination of strong population growth, a young consumer demographic, and a high-traffic retail corridor makes Bryan and College Station an attractive market for national quick-service restaurant brands like Taco Bell.

The 2,571 SF Taco Bell was constructed in 2024 with a 25-year lease with 1% annual rent increases and 6 5-year renewal options. **THE LEASE IS AN**

ABSOLUTE NNN STRUCTURE WITH NO LANDLORD RESPONSIBILITIES. Year 2 rent is \$150,995/Year and supports a **\$2,931,942** Sales Price considering a market appropriate **cap rate of 5.15%.**

The franchisee, Tacala Austin, LLC, owns **106 Taco Bell locations**, and is one of the operating entities under the Tacala Companies platform. Tacala Companies is one of the largest and most successful Taco Bell franchisees with **350+ restaurants** across **seven states** including Alabama, Georgia, Tennessee, Texas, Kentucky, Virginia, and North Carolina. The company was founded by Dick Reese and Don Ghareeb in 1989 with the opening of their first restaurant in Columbiana, Alabama. Their "Here to Serve" company culture is based on providing customers with exceptional experiences and employees with incredible growth opportunities. **Tacala has more than doubled its restaurant count in the last decade while delivering \$200M+ in annual revenue.**

LIVE MÁS



INVESTMENT HIGHLIGHTS



LONG-TERM LEASE

25 Years with 1% Annual Rent Increases

ABSOLUTE NNN LEASE

No Landlord Obligations

NEW CONSTRUCTION

Built in 2025

BEST IN CLASS FRANCHISEE

Tacala Austin, LLC, owns and operates 106 locations under the larger Tacala Companies platform with 350+ Locations in Seven States

TOP PERFORMING QSR

Taco Bell has a 50% share of the Mexican QSR Space and is a Top 5 Overall QSR

IMPRESSIVE BRAND MOMENTUM

Increased Customer Demand with 7% Increase in Same Store Sales

HIGH TRAFFIC LOCATION

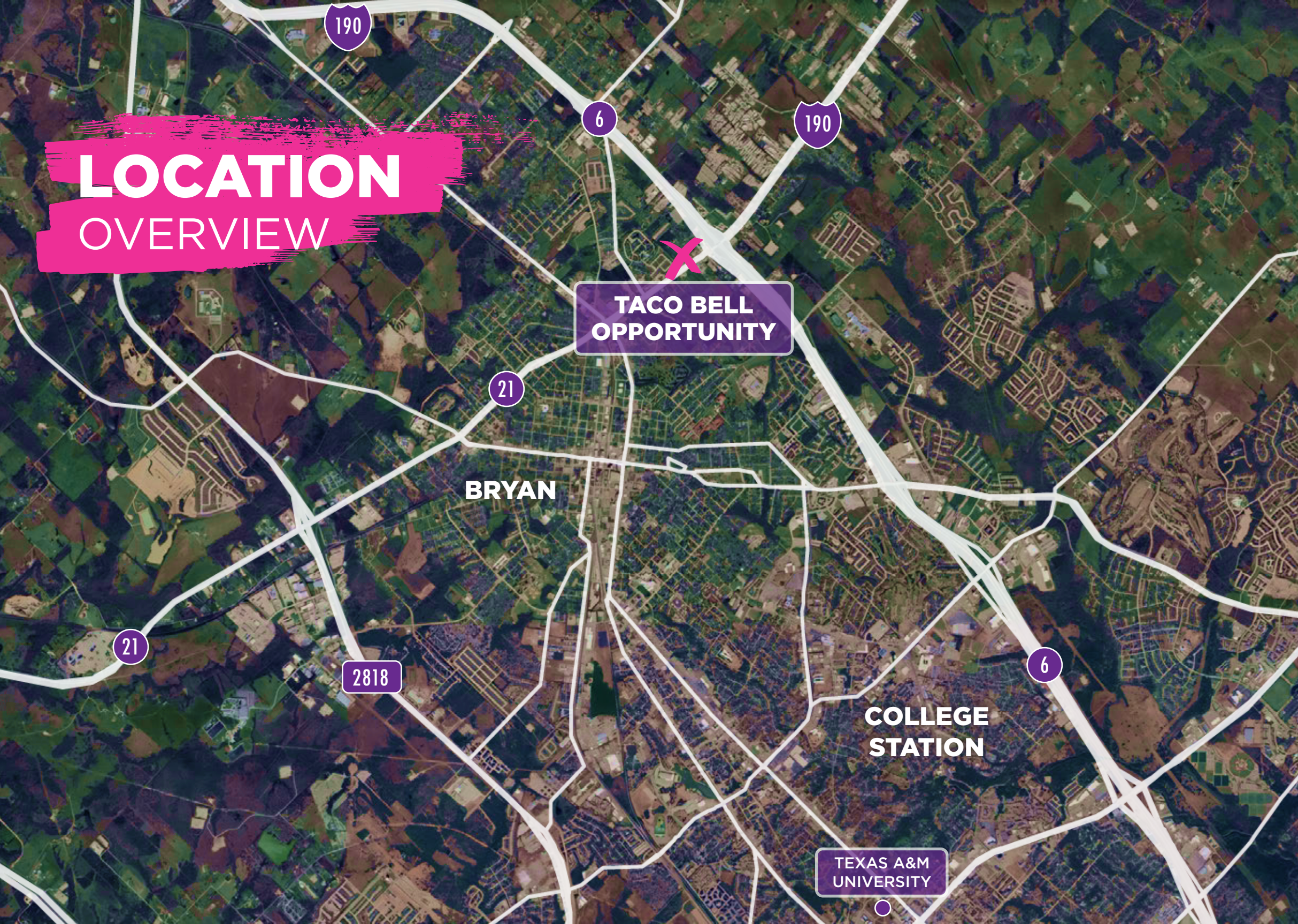
SH 21 frontage providing access to 25,000+ vehicles per day

STEADY DAYTIME WORKFORCE

Industrial and logistic HUB that drives workforce population in the trade area



LOCATION OVERVIEW





**TACO BELL
OPPORTUNITY**

BRYAN

**COLLEGE
STATION**

**TEXAS A&M
UNIVERSITY**

MAP KEY

-  Interstate Highway
-  TX Highway

DRIVE TIMES

- A&M University - 14 Minutes
- Rellis Campus - 16 Minutes
- Easterwood Airport - 19 Minutes

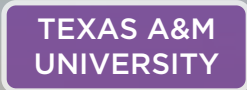
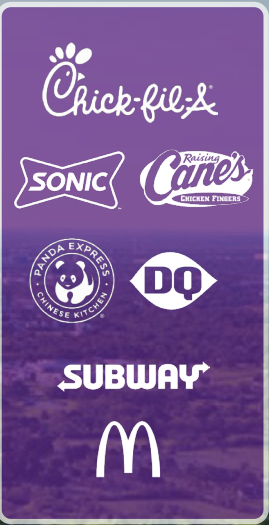
VEHICLES PER DAY

- TX-21: 25,000 VPD
- HIGHWAY 6: 37,918 VPD

BRYAN, TX RETAIL



6



25,000 VEHICLES/DAY



6



21



**TACO BELL
OPPORTUNITY**

STONE HAVEN
COMMUNITY

21

37,918 VEHICLES/DAY

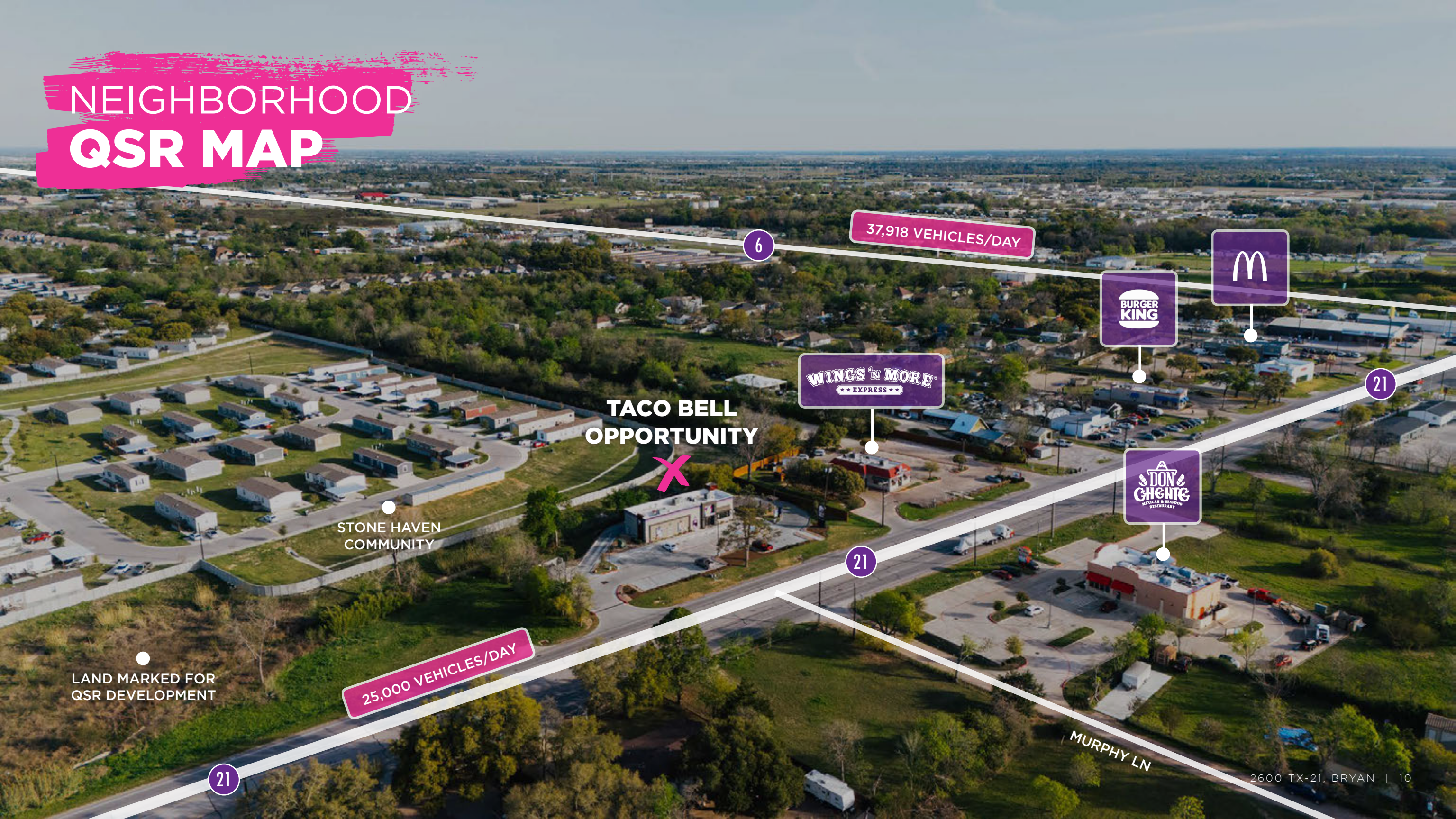
6

COLSON RD

NUCHES LN

AUTRY LN

NEIGHBORHOOD QSR MAP



6

37,918 VEHICLES/DAY



21



TACO BELL
OPPORTUNITY



STONE HAVEN
COMMUNITY



21

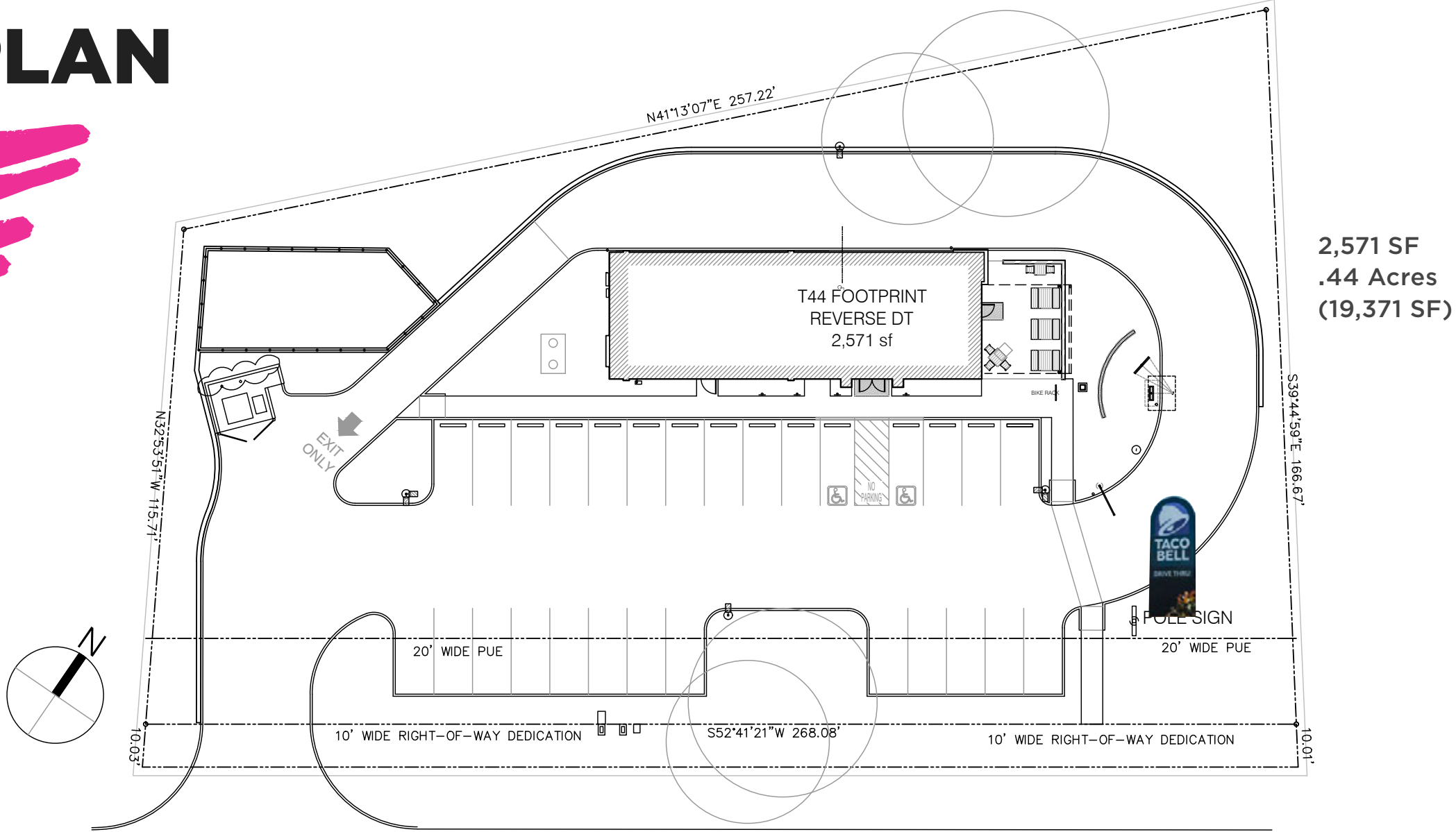
25,000 VEHICLES/DAY

LAND MARKED FOR
QSR DEVELOPMENT

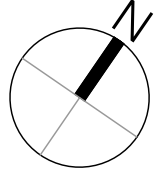
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MURPHY LN

SITE PLAN



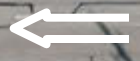
2,571 SF
 .44 Acres
 (19,371 SF)



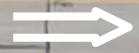
TX-21 (25,000 vehicles/day)

Taco Bell
 2600 E. SH 21
 Bryan TX 77808
 December 2024
 SCALE: 1" = 30'

Drawing is not intended for construction or for regulatory approval



TX-21 (25,000 vehicles/day)



02

TACO BELL

TACO BELL BRAND OVERVIEW



TACO BELL BRAND

Taco Bell, founded in 1962, is one of the most dominant and culturally relevant brands in the quick-service restaurant (QSR) sector, operating more than **8,500 restaurants** worldwide and generating over **\$1B in annual operating profit**. As a core brand of Yum! Brands, Taco Bell benefits from the global scale and an advanced digital infrastructure that drives repeat visits and higher average check values. The brand continues to outperform much of the QSR industry posting **same-store sales growth of 7%+** thanks to a mix of value offerings, buzz worthy menu items, and a younger demographic customer that drives long-term brand sustainability. **The #1 Ranked Franchise** (Entrepreneur Franchise 500) continues to reinforce its position as a resilient, high-traffic QSR with durable consumer demand.

YUM! BRANDS SUMMARY

COMPANY OVERVIEW

Yum! Brands is the world's largest quick-service restaurant (QSR) company, powering iconic global brands - **KFC, Pizza Hut, Taco Bell, and Habit Burger & Grill**. With more than **61,000 restaurants** across 155+ countries, the company is opening new stores every two hours. The company employs over 1 million team members worldwide. In 2024, Yum! surpassed **\$65B in sales** and generated over **\$30B in digital sales** which is a testament to their best-in-class technology adoption and impressive customer engagement. Time Magazine named Yum! Brands a Best Companies for Future Leaders.



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**FRANCHISEE
DETAILS**



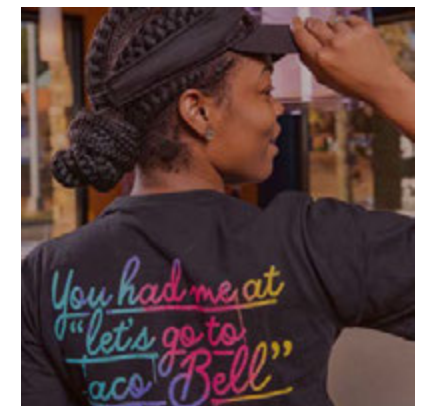
FRANCHISEE HIGHLIGHTS

TACALA COMPANIES /TACALA AUSTIN

OVERVIEW

Tacala Companies, is the largest and most successful Taco Bell franchisee, with 350+ restaurants across seven states including Alabama, Georgia, Tennessee, Texas, Kentucky, Virginia, and North Carolina. Tacala was **founded in 1989** by Dick Reese and Don Ghareeb, opening their first Taco Bell in Columbiana, Alabama. The focus has remained the same since formation: **Serve our customers, Serve our teams, and Serve our communities with kindness.** This “Here to Serve” company culture provides customers with exceptional guest experiences and employees with incredible growth opportunities. Ongoing community engagement is core to the company’s mission as is workforce development. **Tacala Companies is owned by Altamont Capital Partners, a U.S.-based private equity firm with \$4B+ of AUM.** Tacala has more than doubled its restaurant count in the last decade while successfully delivering quadrupled earnings that exceeds **\$200+M in annual revenue.** The footprint continues to expand with multiple new Taco Bell ground-up builds underway in 2026.

Tacala Austin, LLC owns and operates 106 Taco Bell locations across Texas.



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FINANCIALS

INVESTMENT FINANCIALS

VALUATION

CAP RATE	5.15%
2026 NOI	\$150,995
VALUE	\$2,931,942

NNN Rent Summary - Contract Term*

YEAR	MONTHLY	ANNUAL	CASH ON CASH (ANNUAL)	CASH ON CASH (CUMULATIVE)
2025	\$12,458	\$149,500	NA	NA
2026	\$12,583	\$150,995	5.15%	5.15%
2027	\$12,709	\$152,505	5.20%	5.18%
2028	\$12,836	\$154,030	5.25%	5.20%
2029	\$12,964	\$155,570	5.31%	5.23%
2030	\$13,094	\$157,126	5.36%	5.25%
2031	\$13,225	\$158,697	5.41%	5.28%
2032	\$13,357	\$160,284	5.47%	5.31%
2033	\$13,491	\$161,887	5.52%	5.33%
2034	\$13,625	\$163,506	5.58%	5.36%
2035	\$13,762	\$165,141	5.63%	5.39%
2036	\$13,899	\$166,792	5.69%	5.42%
2037	\$14,038	\$168,460	5.75%	5.44%
2038	\$14,179	\$170,145	5.80%	5.47%
2039	\$14,321	\$171,846	5.86%	5.50%
2040	\$14,464	\$173,565	5.92%	5.53%
2041	\$14,608	\$175,301	5.98%	5.55%
2042	\$14,754	\$177,054	6.04%	5.58%
2043	\$14,902	\$178,824	6.10%	5.61%
2044	\$15,051	\$180,612	6.16%	5.64%
2045	\$15,202	\$182,418	6.22%	5.67%
2046	\$15,354	\$184,243	6.28%	5.70%
2047	\$15,507	\$186,085	6.35%	5.73%
2048	\$15,662	\$187,946	6.41%	5.76%
2049	\$15,819	\$189,825	6.47%	5.79%

*Renewal Options: Six 5-year fixed rate renewal options

FIRST YEAR PERFORMANCE

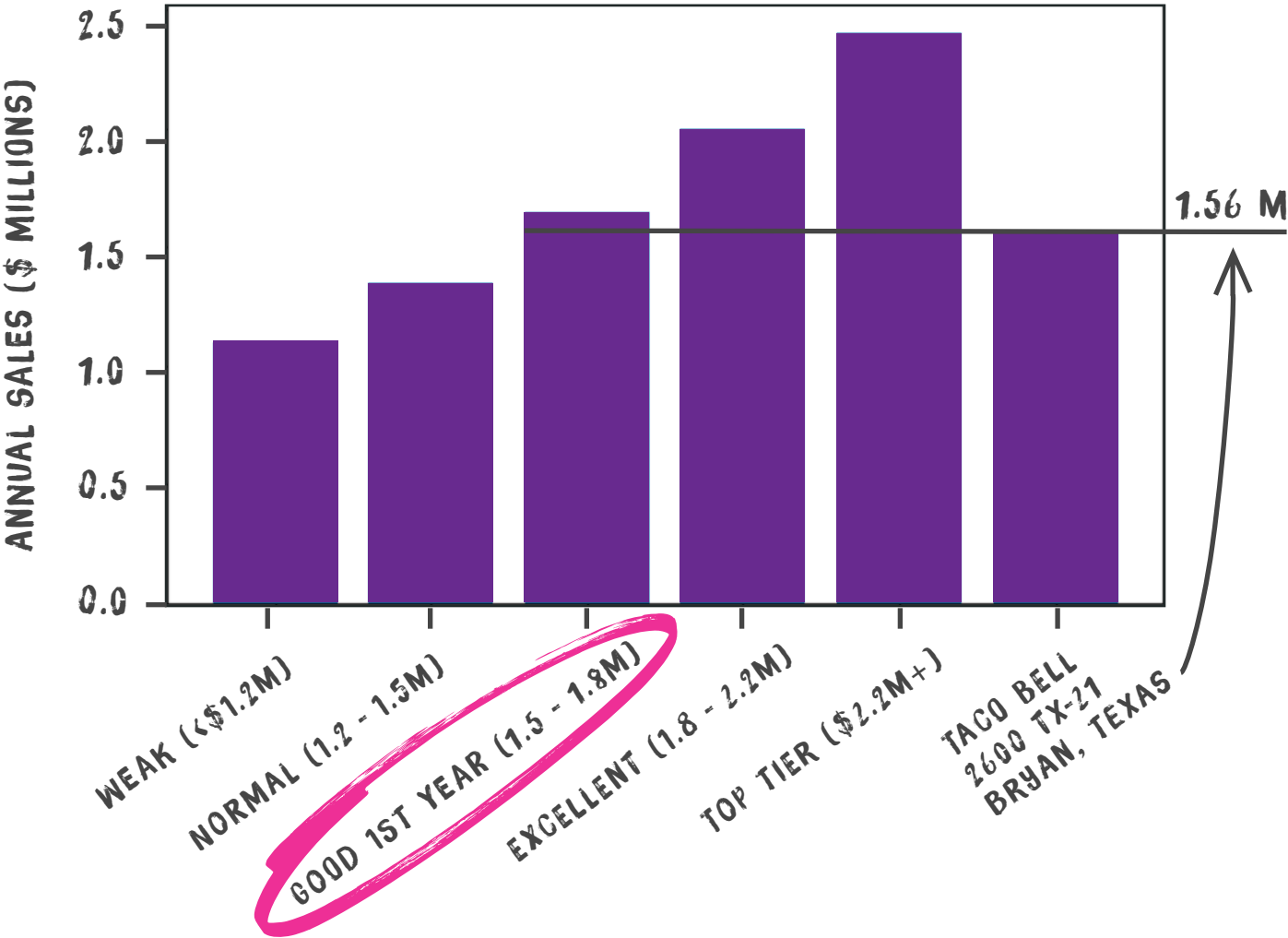
LOCAL DEMAND

This Taco Bell opened January 1, 2025, and delivered **\$1.56M in first-year sales**. This represents a healthy initial ramp-up for a brand-new location demonstrating **immediate market acceptance and solid demand in its trade area**. Most Taco Bell locations continue to grow meaningfully during years two and three as operations stabilize and repeat customer traffic builds. With first-year sales landing in the **“Good First Year”** performance and already approaching mature store sales averages, this store has a strong growth trajectory with the potential to trend in the **\$1.8M-\$2M range as the store matures**.

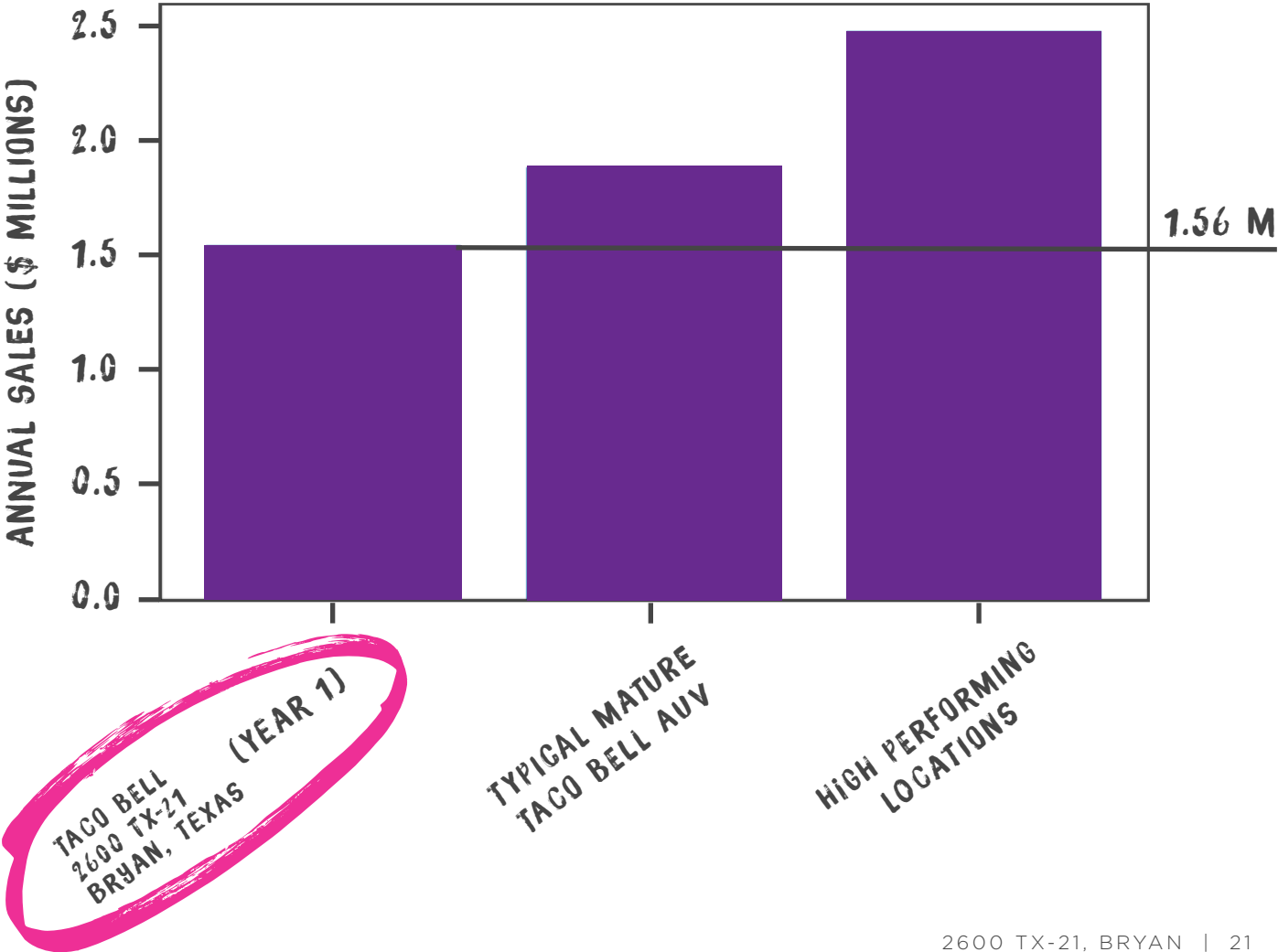


FIRST YEAR PERFORMANCE

FIRST-YEAR TACO BELL SALES PERFORMANCE COMPARISON



INITIAL SALES COMPARABLES VS TYPICAL TACO BELL LOCATIONS



TACO BELL, BRYAN, TX

LEASE ABSTRACT

PARTIES

Landlord: Cadet 10, LLC, a Delaware limited liability company.

Tenant: Tacala Austin Corp., a Delaware corporation.

PROPERTY DETAILS

Taco Bell Unit No. 042104.

Location: 2600 E. SH 21, Bryan, TX 77803

Restaurant: 2,571 SF

Lot: .44 Acres

LEASE TERM

Initial Term: 25 years

Commencement Date:

Remaining Term:

Renewal Options: Six consecutive 5-year renewal options, exercisable with 180 days' notice.

RENT

Base Rent: \$149,500 annually (\$12,458.33 monthly), subject to 1% annual increases.

Additional Rent: Includes taxes, assessments, insurance, maintenance, and other operating costs.

INSURANCE

Tenant must maintain property, liability, business income, builder's risk, and other required insurance policies, naming Landlord as an additional insured.

FRANCHISOR RIGHTS

Taco Bell Franchisor, LLC has specific rights, including the ability to assume Tenant's obligations under the lease if the franchise agreement is terminated.

Tenant must remove Taco Bell trademarks and branding upon lease termination.

REPAIRS & MAINTENANCE

Tenant is responsible for all repairs and maintenance during the lease term.

Landlord is not obligated to make repairs.

ENVIRONMENTAL COMPLIANCE

Tenant must comply with all Environmental Laws and is responsible for any violations or cleanup costs

MISCELLANEOUS:

 **The lease is a triple net lease, meaning Tenant bears all operating costs.**

The lease is governed by Texas law.

Both parties waive rights to subrogation.

Landlord's liability is limited to its interest in the property.

Holding over after lease expiration results in a month-to-month tenancy at 150% of the rent.

05

**MARKET
OVERVIEW**

TEXAS A&M



BRYAN COLLEGE STATION SUBMARKET

MARKET OVERVIEW

The Bryan–College Station submarket, anchored by Bryan and College Station, is a stable, university-driven economy led by Texas A&M University. The university supports strong employment in education, healthcare, and research while supplying a steady talent pipeline that has helped diversify the region into advanced manufacturing, life sciences, and logistics.

With a population approaching 290,000 people, low unemployment, and a large student base, the market is attractive for long-term investment and steady growth.

BRYAN/COLLEGE STATION

DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME

1 Mile - \$52,330
3 Mile - \$66,325
5 Mile - \$61,854



MEDIAN AGE

1 Mile - 33.3
3 Mile - 35.0
5 Mile - 32.6



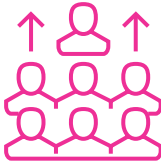
2025 HOUSEHOLDS

1 Mile - 1,713
3 Mile - 16,216
5 Mile - 36,265



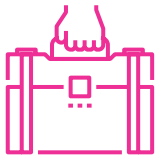
EDUCATION (BACHELORS DEGREE)

1 Mile - 10.3%
3 Mile - 14.9%
5 Mile - 17.9%



2025 POPULATION

1 Mile - 4,891
3 Mile - 44,701
5 Mile - 94,188



LABOR FORCE

1 Mile - 3,729
3 Mile - 35,339
5 Mile - 76,028



WALK-IN/ DRIVE-THRU

Nationally, walk-ins and drive-thru pick ups remain the main route to secure fast food, sitting around 75% of orders



DELIVERY SERVICES (UBER/DOORDASH)

Throughout the U.S., online delivery services and pick up orders make up about 25% of orders

CONTACT

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