

BRAUN

INTERNATIONAL REAL ESTATE



SINCE 1908

O F F E R I N G M E M O R A N D U M

FOR SALE



4120 FIVE POINTS ROAD | CORPUS CHRISTI, TX 78410

CHILI'S RESTAURANT AND BAR

SINGLE TENANT – ABSOLUTE NNN INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

Braun International (Broker) has been engaged by Trustee for the sale of the property. The Property is being offered for sale in an “As Is, Where Is” condition, and Trustee and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Trustee.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Trustee or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Trustee shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

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This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Trustee. Trustee shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Trustee and any conditions to Trustee's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Trustee promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Trustee or Agent.

By accepting this marketing brochure, you agree to release Braun International Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

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CHILI'S RESTAURANT AND BAR

SINGLE TENANT – ABSOLUTE NNN INVESTMENT OPPORTUNITY

INVESTMENT SUMMARY

- Offering Summary
- Lease & Tenant Information
- Property Photos
- Site Plan

PROPERTY OVERVIEW

- Location Aerial
- Property Aerial
- Business Map

DEMOGRAPHICS & INCOME PROFILE

- Demographics

SALE INFORMATION

- Sale Terms
- Due Diligence

CONTACT FOR INFORMATION

TODD WOHL

- Email: Todd@BraunCo.com
- Phone: 866.568.6638 x 100
- BraunCo.com

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address	4120 Five Points Road Corpus Christi, TX 78410
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SITE DESCRIPTION

Property Type	Retail
Property Subtype	Restaurant
Building Size	5,837 SF
Year Built	2007
Tenancy	Single
Building Height	1 Story
Building FAR	0.06
Land Acres	2.20 AC
Zoning	CG-2 -general commercial district
Parking	66 Spaces
Frontage	125 FT on U.S. 77
APN	4684-0000-0081

THE OFFERING

This NNN freestanding retail building and approximately 0.559 acres in rear of property undeveloped zoned (CG-2) General Commercial District is available for immediate purchase. Located at the intersection of US 77 and Northwest Boulevard across from Five-Points Shopping Center. Close to Home Depot, Discount Tire, Burger King, Bill Miller's BBQ, and Whataburger. Going east on Northwest Boulevard, turn left onto US 77 frontage.



LEASE INFORMATION – CHILI’S BAR AND GRILL

Lease Terms Commencement	2007
Initial Lease Expiration	2017
Lease Options	Four 5 year options

LEASE TERM

Renewal Term 1 Year End 2023	\$79,200 annually plus CAM
Renewal Term 2 Year End 2029	\$84,744 annually plus CAM
Renewal Term 3 Year End 2034	\$90,676 annually plus CAM
Renewal Term 4 Year End 2039	\$103,315 annually plus CAM

PERCENTAGE RENT BREAK POINT IN GROSS SALES

Primary Term (Years 1-10)	\$3,800,000 Break Point
1st Renewal Term	\$4,066,00 Break Point
2nd Renewal Term	\$4,350,620 Break Point
3rd Renewal Term	\$4,655,163 Break Point
4th Renewal Term	\$4,981,024 Break Point

Gross Sales For 2023	\$3,422,432.88
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TENANT INFORMATION

Chili’s Grill & Bar is a leading casual dining restaurant brand that specializes in Tex-Mex style cuisine. Chili’s Grill & Bar is an attractive net lease investment for several reasons. Their initial lease term is usually 20 years with two (2) to five (5) option periods of five (5) years each. Their increases tend to vary, ranging from 1.5% annually to 7.5% -10% every five (5) years. Typically, their leases require no landlord responsibilities. Chili’s operates their buildings very similarly to other casual dining layouts. This makes the building easily adaptable to re-tenant. The great visibility from major roadways will be a great draw for any tenant. Brinker International owns Chili’s and Maggiano’s Little Italy restaurant. Brinker International tries to grow their brands through profitable restaurant development, operational quality, marketing, and culinary excellence. Brinker International is currently rated Ba1 by Moody’s and BB+ by Standard & Poor’s. Having operated their restaurants for over 40 years, Chili’s has created a fun and energetic atmosphere where family and friends can gather over a delicious meal. The Chili’s team is dedicated to delivering fresh, high-quality food with a unique point of view, as well as dining experiences that make people feel special. They opened their first location in 1975 in Dallas, TX. Today, Chili’s has locations in 29 countries, and two U.S. territories. The domestic locations tend to be concentrated in and around Texas, Florida, and California. In total, they currently have 1,600 restaurants open, with 25% of domestic restaurants being operated by franchisees. They continually evaluate their menu to improve quality, freshness, and value by introducing new items and improving existing favorites. Today, they are focusing on expanding locations in the Mid-Western states. Total revenues are expected to be in the range of \$4.05 billion - \$4.15 billion; Net income per diluted share, excluding special items, is expected to be in the range of \$2.60 - \$2.90.

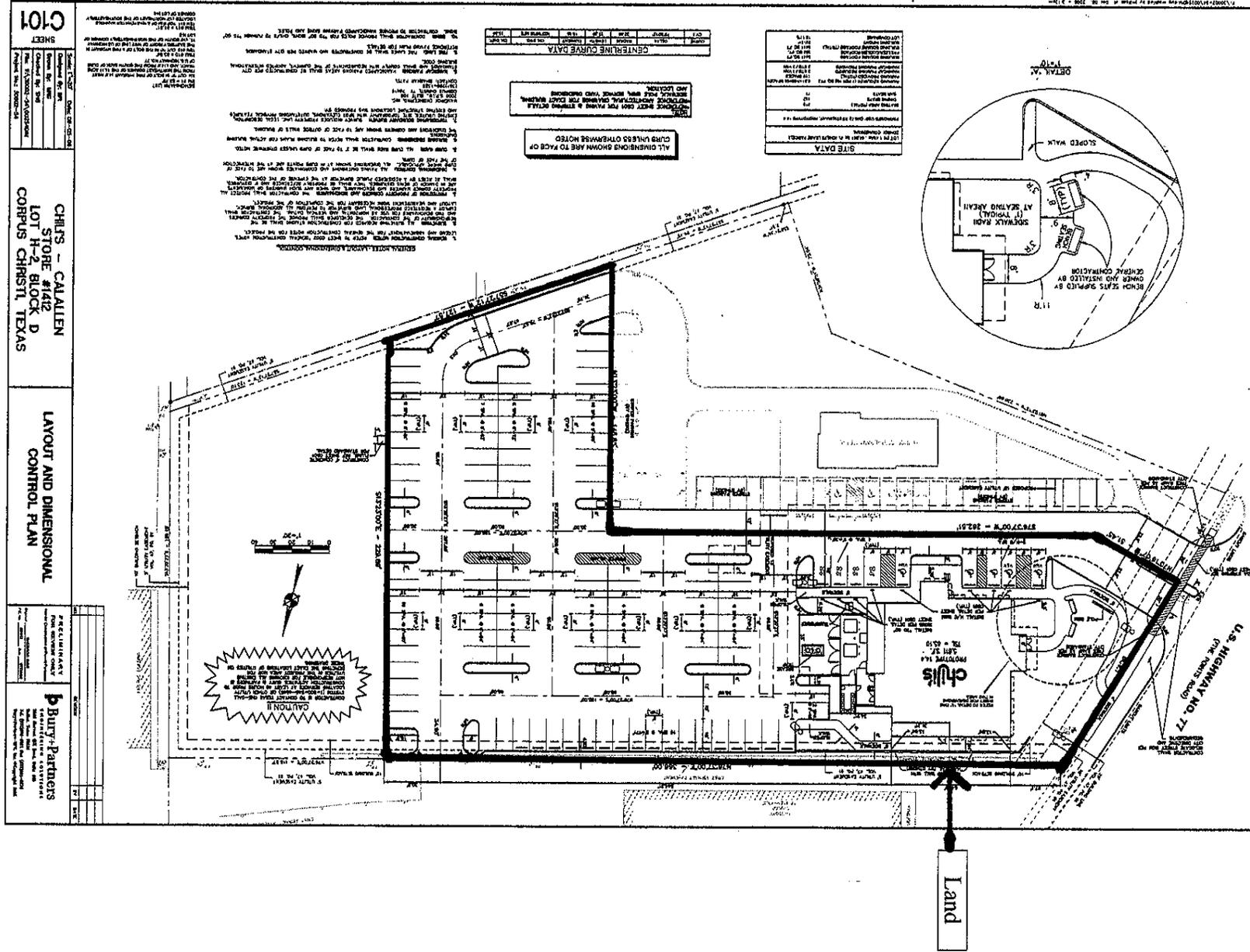
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE PLAN

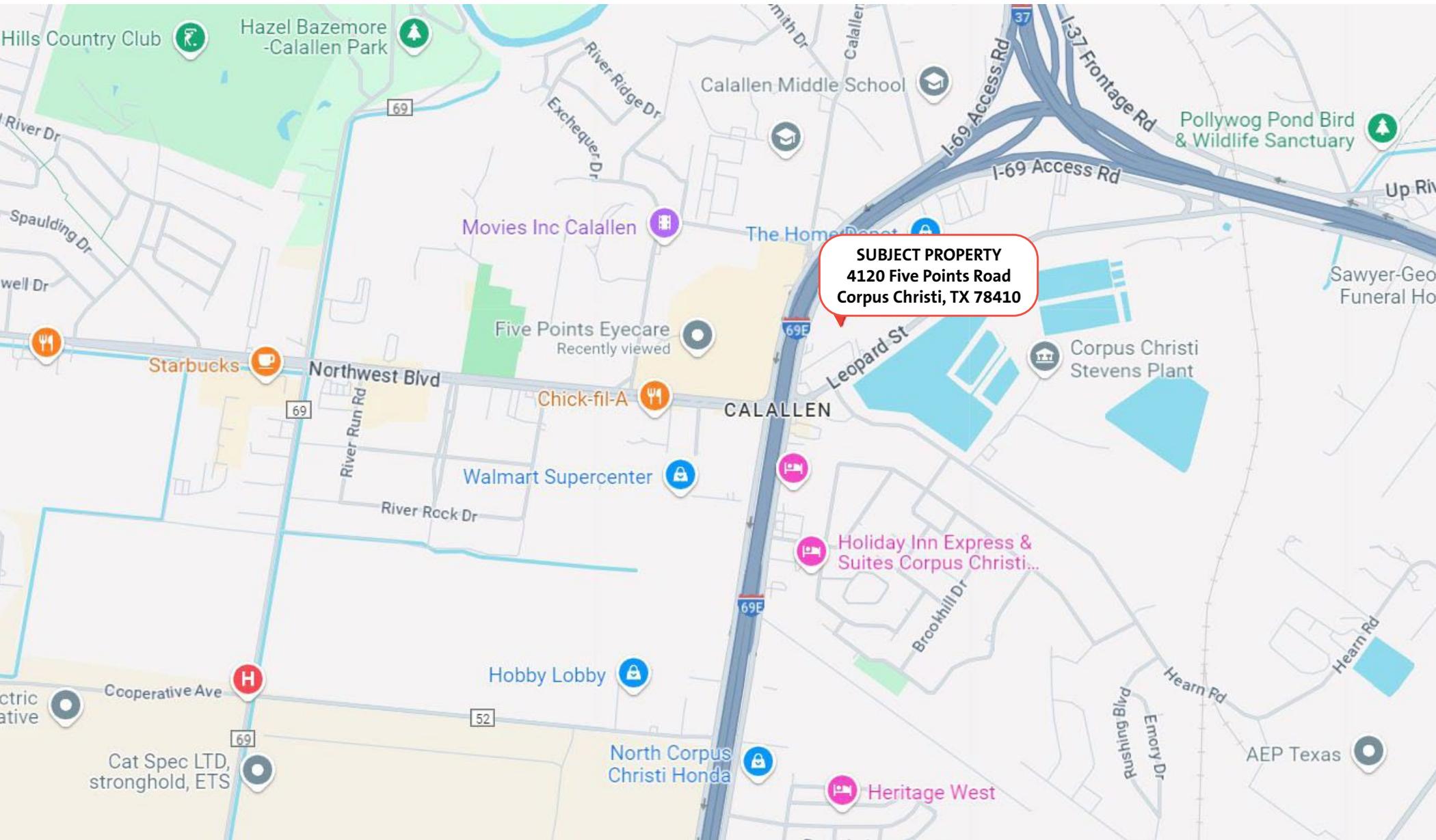


SITE PLAN



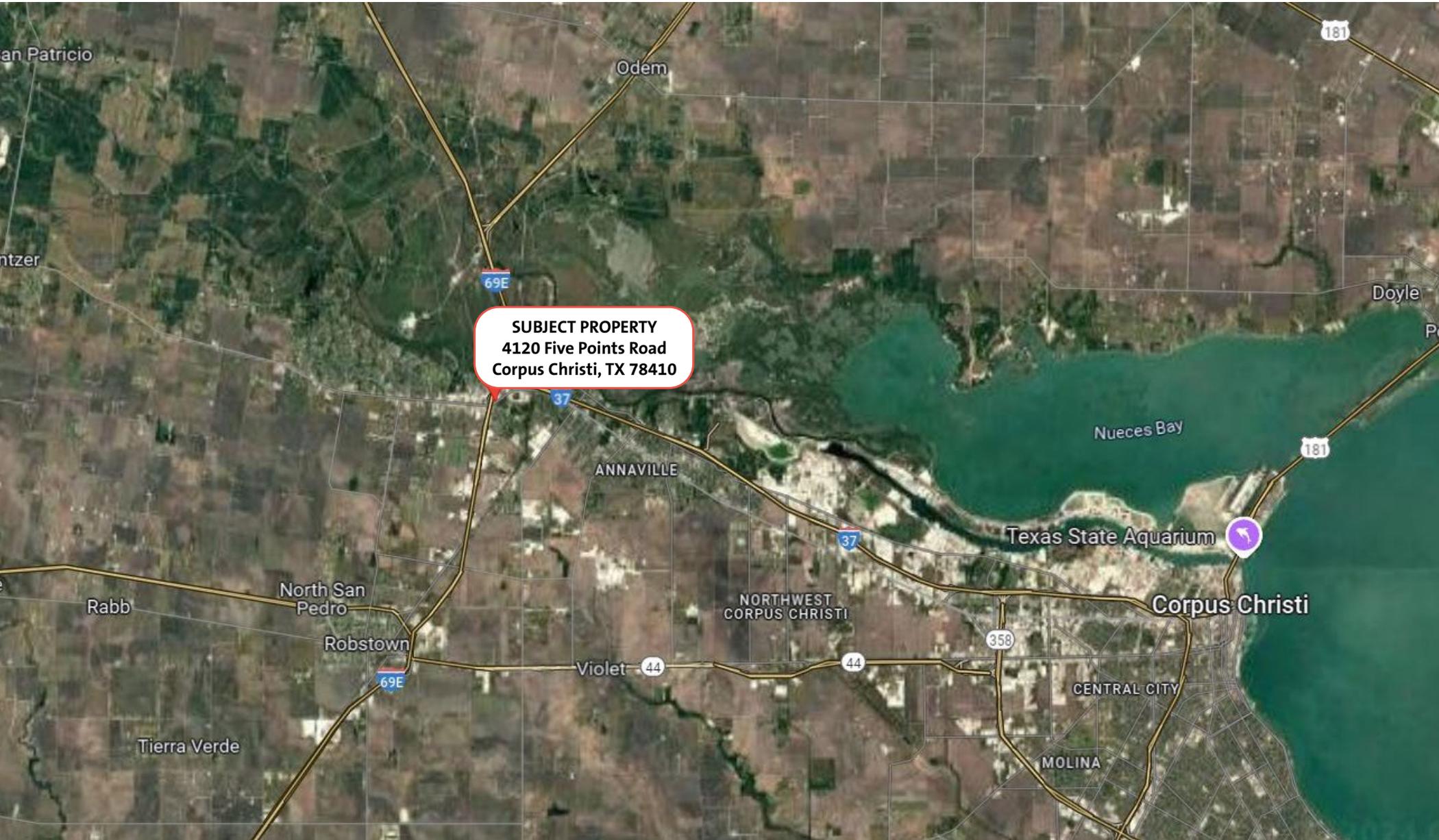
LOCATION AERIAL

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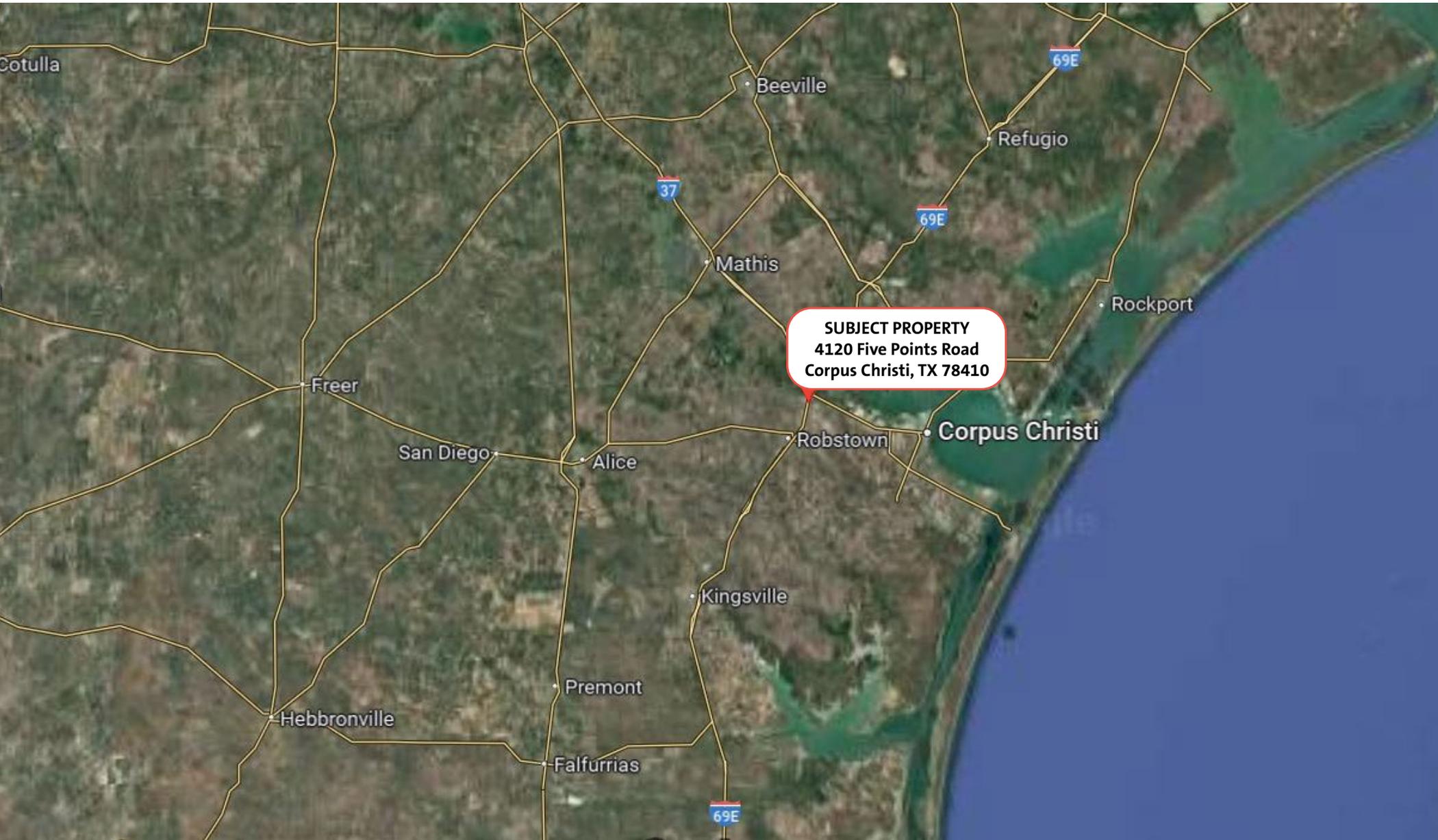
PROPERTY AERIAL

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PROPERTY AERIAL

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BUSINESS MAP

4120 FIVE POINTS ROAD | CORPUS CHRISTI, TX 78410



SUBJECT PROPERTY
4120 Five Points Road
Corpus Christi, TX 78410



CORPUS CHRISTI, TX

Corpus Christi is a coastal city in the South Texas region of the U.S. state of Texas and the county seat and largest city of Nueces County with portions extending into Aransas, Kleberg, and San Patricio counties. It is 130 miles (210 km) southeast of San Antonio and 208 miles (335 km) southwest of Houston. Its political boundaries encompass Nueces Bay and Corpus Christi Bay. Its zoned boundaries include small land parcels or water inlets of three neighboring counties. The city's population was 316,239 in 2022, making it the eighth-most populous city in Texas. The Corpus Christi metropolitan area had an estimated population of 442,600. It is also the hub of the six-county Corpus Christi–Kingsville combined statistical area, with a 2013 estimated population of 516,793. The Port of Corpus Christi is the fifth-largest in the United States. The region is served by the Corpus Christi International Airport. The city's name means body of Christ in Ecclesiastical Latin, in reference to the Christian sacrament of Holy Communion. The name was given to the settlement and surrounding bay by Spanish explorer Alonso Álvarez de Pineda in 1519, as he discovered the lush semitropical bay on the Western Christian feast day of Corpus Christi. Corpus Christi is home to Naval Air Station Corpus Christi, one of two locations training primary student pilots and advanced multiengine pilots of the US Navy, US Marine Corps, and US Coast Guard. The majority of the population is employed in the services, wholesale and retail trades, and government sectors. Corpus Christi has an unemployment rate of 4.5% as of July 2019. The Port of Corpus Christi, which is the fifth-largest U.S. port and deepest inshore port on the Gulf of Mexico, handles mostly oil and agricultural products. Much of the local economy is driven by tourism and the oil and petrochemicals industry. In 2005, the port was ranked as the 47th-largest in the world by cargo tonnage. Corpus Christi is home to Naval Air Station Corpus Christi, providing 6,200 civilian jobs to the local economy, making it the single largest employer in the city. Corpus Christi Army Depot, located on NAS Corpus Christi, is the largest helicopter repair facility in the world. Additionally located on NAS Corpus Christi is the United States Coast Guard Sector/Air Station Corpus Christi.

NUECES COUNTY

Nueces County is located in the U.S. state of Texas. As of the 2020 census, the population was 353,178, making it the 16th-most populous county in the state. The county seat is Corpus Christi. The county was formed in 1846 from portions of San Patricio County and organized the following year. It is named for the Nueces River, which marks the county's northwestern boundary with San Patricio County before emptying into its mouth at Nueces Bay north of the port of Corpus Christi. Nueces County is part of the Corpus Christi metropolitan statistical area.

MARKET OVERVIEW OF CORPUS CHRISTI RETAIL SUB-MARKET

The Northwest retail submarket has a vacancy rate of 2.4%. This vacancy rate is unchanged from where it was a year ago. Rents have increased 2.2% in the past 12 months and are currently around \$14.30/SF. Roughly 30,000 SF is under construction in the Northwest retail submarket. Vacancy is 1.0% in general retail buildings, and 1,000 SF has been absorbed in this asset class over the past year. Vacancy is 10.2% in neighborhood centers, and there has been 2,700 SF of negative absorption in this asset class over the past year. Vacancy is 1.3% in other retail buildings, and absorption has been flat in this asset class over the past year. Current vacancy is lower

than its trailing three-year average of 3.3%, and higher than the Corpus Christi market trailing three-year average of 3.2%. Rents have increased 11.8% over the past three years, higher than the Corpus Christi market average of 11.6%. There have been 41 sales over the past three years, amounting to \$23.9 million in volume and 290,000 SF of inventory. CoStar's estimated cap rate for Northwest has averaged 6.8% over the past three years and matches the market's current estimated cap rate. The total Northwest retail submarket comprises 2.9 million SF of inventory.

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
0	(1.2K)	2.4%	2.2%

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	0	-	-	-	0	0	0
Power Center	0	-	-	-	0	0	0
Neighborhood Center	376,990	10.2%	\$18.65	10.2%	(8,576)	0	0
Strip Center	210,736	4.8%	\$16.89	4.8%	212	0	0
General Retail	2,137,439	1.0%	\$12.77	2.6%	0	0	29,500
Other	195,585	0%	\$20.44	0%	0	0	0
Submarket	2,920,750	2.4%	\$14.33	3.5%	(8,364)	0	29,500

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0% (YOY)	7.2%	3.1%	15.2%	2012 Q3	2.1%	2024 Q2
Net Absorption SF	(1.2K)	36,562	2,125	237,631	2017 Q1	(102,823)	2010 Q1
Deliveries SF	0	32,064	11,394	206,309	2017 Q4	0	2024 Q2
Market Asking Rent Growth	2.2%	1.5%	2.0%	5.0%	2022 Q1	-6.2%	2010 Q4
Sales Volume	\$0	\$3.5M	N/A	\$19.6M	2022 Q3	\$0	2024 Q2



Age

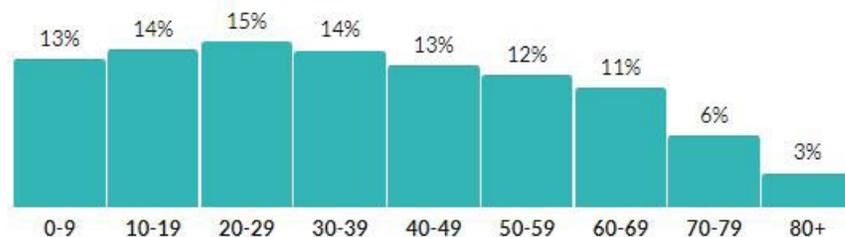
35.7

Median age

about the same as the figure in the Corpus Christi, TX Metro Area: 36.2

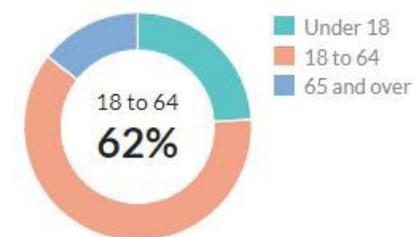
about the same as the figure in Texas: 35.2

Population by age range



Show data / Embed

Population by age category

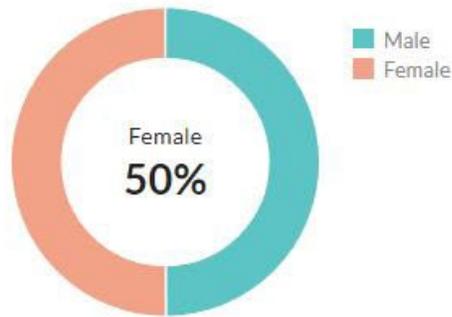


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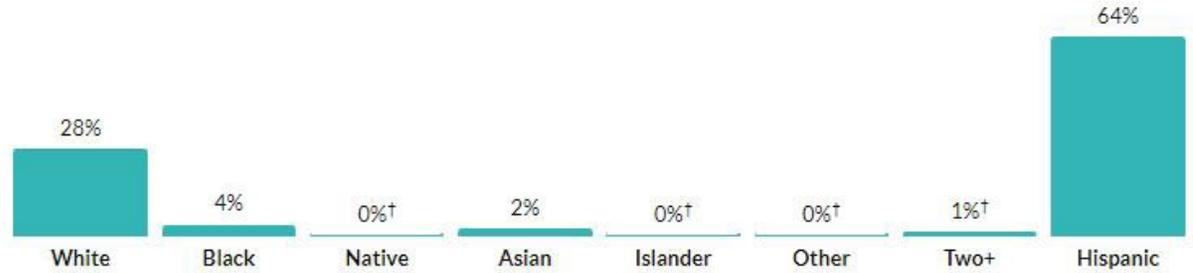
Population by age category (Table B01001) [View table](#)

Column	Corpus Christi		Corpus Christi, TX Metro Area		Texas							
Under 18	24%	±0.6%	76,210	±1,774.4	24.5%	±0%	103,304	±1,777	25.3%	±0%	7,396,128	±14,748
18 to 64	61.6%	±0.8%	195,631	±2,528.5	60.5%	±0%	255,467	±2,622.3	61.8%	±0%	18,078,237	±23,208.7
65 and over	14.5%	±0.5%	45,963	±1,432.4	15%	±0%	63,416	±1,631.5	12.9%	±0%	3,768,977	±13,165.4

Sex



Race & Ethnicity



[Show data / Embed](#)

* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Hide data / Embed](#)

Table B03002 [View table](#)

Column	Corpus Christi		Corpus Christi, TX Metro Area		Texas							
White	28.1%	±0.3%	89,195	±939	29.5%	±0%	124,384	±396	40.1%	±0%	11,732,834	±6,479
Black	3.7%	±0.1%	11,809	±360	3.1%	±0%	13,193	±435	11.8%	±0%	3,449,557	±9,286
Native	0.2%†	±0.1%	471	±154	0.1%	±0%	503	±161	0.2%	±0%	49,329	±1,769
Asian	2.3%	±0.1%	7,367	±313	1.9%	±0%	8,140	±316	5.1%	±0%	1,487,200	±4,985
Islander	0.1%†	±0%	208	±139	0.1%	±0%	394	±174	0.1%	±0%	23,212	±1,393
Other	0.2%†	±0.1%	564	±245	0.2%	±0%	697	±264	0.3%	±0%	86,899	±5,006
Two+	1.2%†	±0.2%	3,773	±531	1.3%	±0%	5,257	±571	2.6%	±0%	749,031	±11,774
Hispanic	64.3%	±0.3%	204,417	±867	63.9%	±0%	269,619	±0	39.9%	±0%	11,665,280	±0

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- Listing Price \$1,795,000
- The property will be sold in As Is Condition
- Seller will make no repairs
- Buyer will execute “Disclaimer of Warranties; “As-Is” Conveyance and Indemnities addendum
- The property will be sold with Tenancy
- Buyers must provide Proof of funds and lender approval letter in conjunction with offer.

DUE DILIGENCE

- Sales Reports
- Due diligence
- Hold harmless addendum
- Preliminary Title Report
- Lease

CONTACT TODD WOHL FOR INFORMATION

- Email: Todd@BraunCo.com
- Phone: 866.568.6638 x 100
- BraunCo.com

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