

Ground Lease | For Sale



McDonald's at Sterling Lakes

3233 Meridiana Pkwy
Rosharon, TX 77583



Hunnington

Hunnington Properties, Inc.
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MCDONALD'S AT STERLING LAKES

3233 Meridiana Pkwy, Rosharon, TX 77583



Executive Summary

Sale Price	\$2,866,665.60
Lease Term:	20 Yr Primary
Annual Rent:	Yr 1-5: \$107,499.96 Yr 6-10: \$118,250.04 Yr 11-15: \$130,074.96 Yr 16-20: \$143,082.48
Options:	(8) 5 Yr @ 10% Increase
Lease Type:	Absolute NNN
Rent Commencement:	03/28/2025
Building Size:	3,686 SF
Land Size:	1.39 AC
Landlord Responsibilities:	None
Guaranty:	McDonald's USA, LLC
Tenant:	McDonald's USA, LLC



Demographics

Population (2024)	2 mi. - 12,040 3 mi. - 18,462 5 mi. - 43,596
Average HHI (2024)	2 mi. - \$113,423 3 mi. - \$90,953 5 mi. - \$102,376



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THE OFFERING

Hunington is excited to present for sale the fee simple interest in a brand-new McDonald's drive-thru/pickup location (referred to as the "property") situated in Rosharon, Texas. This property will be leased to McDonald's USA, LLC ("McDonald's"), a global giant in the fast-food industry boasting a staggering 41,822 locations worldwide and annual revenues totaling \$25.49 billion.

Under the terms of the agreement, McDonald's will operate under a triple net lease structure, offering a primary lease term of fifteen years with a ten percent (10%) rental increase every eight years.

The offering presents an exceptional opportunity to acquire a newly constructed drive-thru/pickup facility, complete with a lobby. Nestled within an established master-planned community and a thriving retail corridor, this property enjoys convenient highway access and frontage. Moreover, it's leased to an investment-grade, industry-leading tenant, making it an attractive investment prospect.

INVESTMENT HIGHLIGHTS

- High end suburban home construction provides tenants with favorable population demographics
- Located along Highway 288, a major thoroughfare connecting the city of Houston and many of its suburbs

Lease Abstract

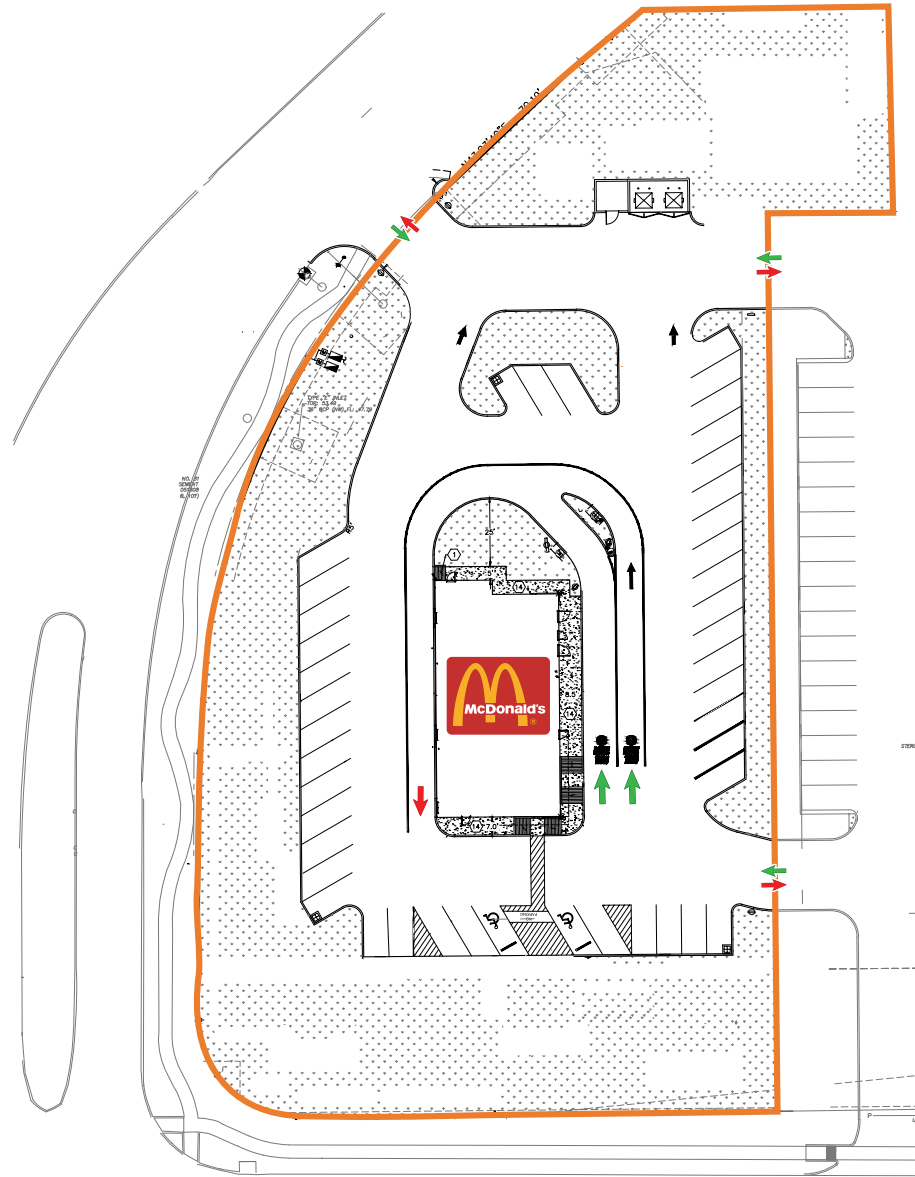
AUTOZONE	
Address	3233 Meridiana Pkwy, Rosharon, TX 77583
Lease Type	Absolute NNN
Ownership Type	Fee Simple
Tenant Guarantor	Corporate
Asking Price	\$2,866,665.60
NOI	\$107,499.96
Cap Rate	3.75%
Primary Term	20 Years
Rent Increases	10% Annual
Lease Commencement	3/28/2025
Lease Expiration	3/28/2025
Renewal Options	Eight (8), 5-Year
Building Size (Sq Ft)	3,686 SF
Land Size (Acres)	1.39 AC
Year Built	2025

LEASE YEAR	ANNUAL RENT	CAP RATE
Year 1	\$107,499.96	3.75%
Year 2	\$107,499.96	3.75%
Year 3	\$107,499.96	3.75%
Year 4	\$107,499.96	3.75%
Year 5	\$107,499.96	3.75%
Year 6	\$118,250.04	4.13%
Year 7	\$118,250.04	4.13%
Year 8	\$118,250.04	4.13%
Year 9	\$118,250.04	4.13%
Year 10	\$118,250.04	4.13%
Year 11	\$130,074.96	4.54%
Year 12	\$130,074.96	4.54%
Year 13	\$130,074.96	4.54%
Year 14	\$130,074.96	4.54%
Year 15	\$130,074.96	4.54%
Year 16	\$143,082.48	4.99%
Year 17	\$143,082.48	4.99%
Year 18	\$143,082.48	4.99%
Year 19	\$143,082.48	4.99%
Year 20	\$143,082.48	4.99%

McDonald's Corporation, headquartered in Chicago, Illinois, is a leading global food service retailer, serving approximately 68 million customers daily across over 41,800 restaurants in more than 120 countries. In the United States, McDonald's operates over 13,400 locations, including all 50 states. The company employs over 150,000 individuals worldwide, encompassing both corporate staff and personnel in company-owned and operated restaurants. The company continues to expand its global presence, with plans to increase its restaurant count to 50,000 by the end of 2027.

Site Plan

1.39 Acres



Meridiana Parkway

Site Aerial



Strategic Location



Tenant Overview

**Company Type:**

Public NYSE: MCD DIJA component
S&P 100 component
S&P component

2023 Employees

150,000

2023 Revenue:

\$25.49 Billion

2023 Net Income:

\$8.47 Billion

2023 Assets:

\$56.14 Billion

Credit Rating:

BBB+

2023 Stores Globally:

41,822

[mcdonalds.com](https://www.mcdonalds.com)

In 1954, Ray Kroc stumbled upon a modest burger joint in California, marking the inception of a remarkable journey. From its modest origins, the establishment has evolved into a global culinary powerhouse. Today, McDonald's boasts over 36,000 restaurants across 100 nations, cementing its status as a premier player in the food service industry.

Information About Brokerage Services

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

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Buyer/Tenant/Seller/Landlord Initials

Date