

Chick-fil-A | For Sale

Representative
Photo



Chick-fil-A Ground Lease

1151 W. Princeton Dr., Princeton, TX 75407



Hunington Properties, Inc.

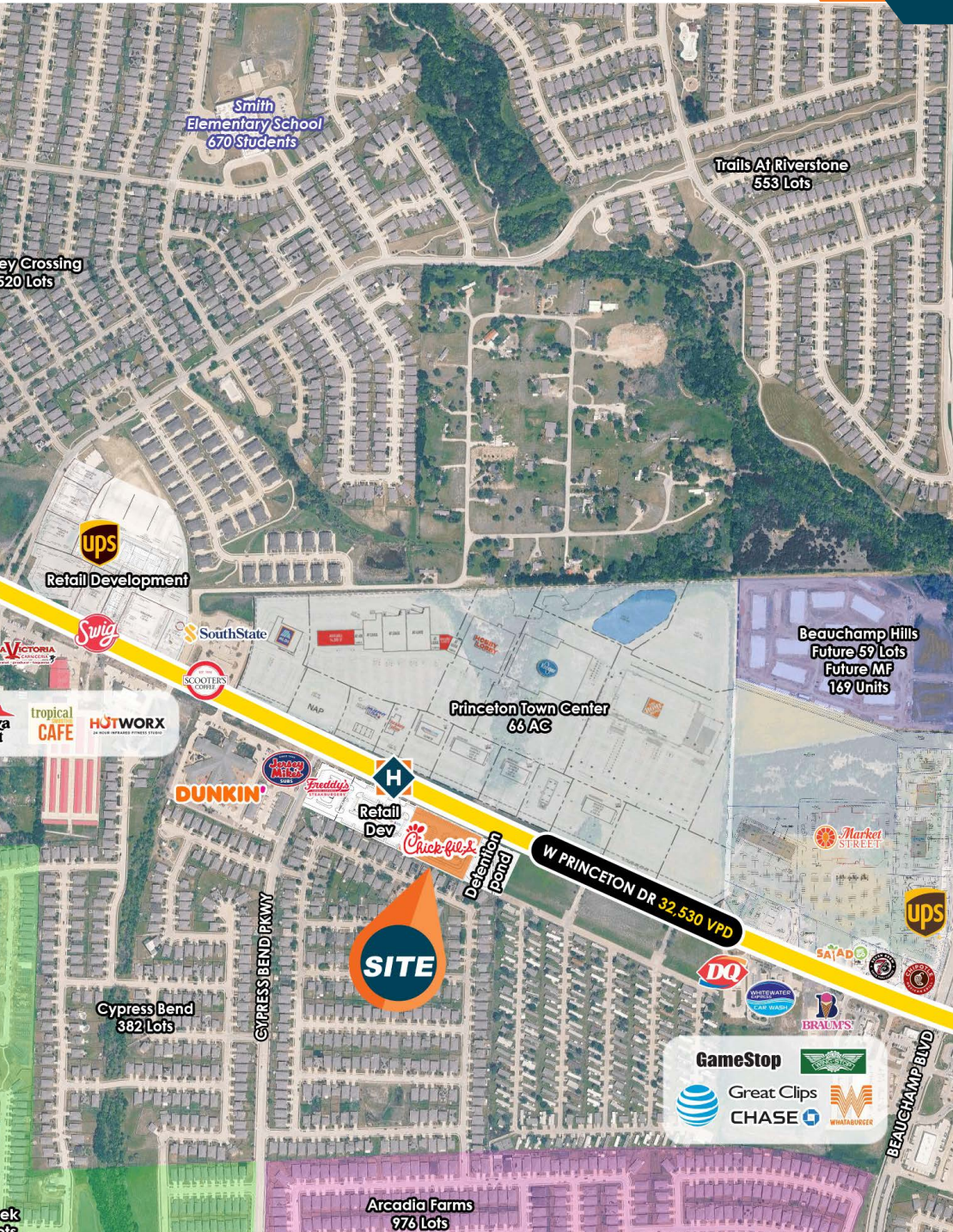
501 W President George Bush Hwy

Suite #150

Richardson, TX 75080

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STNL Chick-fil-A Ground Lease

1151 W. Princeton Dr., Princeton, TX 75407



Executive Summary

| | |
|------------------|--------------------------|
| Sale Price | \$4,800,000.00 |
| NOI | \$180,000.00 |
| CAP | 3.75% |
| Lease Type | Ground Lease |
| Lease Structure | Absolute NNN |
| Lease Term | 15 Years |
| Lease Expiration | October 2041 (Estimated) |
| Building SF | 4,849 SF |
| Lot Size | 2.16 AC |
| Tenant | Chick-fil-A |



Demographics

| | |
|-------------------|----------------------------|
| Population (2025) | 1 mi. - 13,982 |
| | 2 mi. - 33,362 |
| | 5 mi. - 56,549 |
| Average HHI | 1 mi. - \$139,752 |
| | 2 mi. - \$129,963 |
| | 5 mi. - \$124,713 |
| Traffic Counts | W Princeton Dr: 32,530 vpd |



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THE OFFERING

Hunington Properties is pleased to present the opportunity to acquire the property leased to Chick-fil-A located at 1151 W. Princeton Dr. in Princeton.

Chick-fil-A is a nationally recognized quick-service restaurant brand known for its signature chicken sandwich, strong customer loyalty, and industry-leading service model. With thousands of locations across the United States, the brand has established itself as one of the most successful and consistently performing concepts in the quick-service restaurant sector.

This offering presents an attractive opportunity to acquire a well-positioned retail asset in one of the fastest-growing communities in North Texas. Located along the primary commercial corridor of W Princeton Drive with convenient access to major regional roadways, the property benefits from strong traffic counts, significant surrounding residential growth, and excellent visibility within the rapidly expanding Princeton trade area.

INVESTMENT HIGHLIGHTS

- Site located on the southeast corner of US-380 and Cypress Bend Pkwy next to a brand new development retail strip center and a new development Freddy's Steak Burgers.
- Situated across US-380 from a Market Street development and proposed power center with commitments from multiple national credit retailers.
- Since 2012, Princeton has seen a 416% increase in new home starts and a 65% increase in median home prices. By 2050, the city's population is projected to grow to nearly 80,000 residents.

Lease Abstract

| CHICK-FIL-A | |
|-------------------|--|
| Address | 1151 W. Princeton Dr., Princeton, TX 75407 |
| Lease Type | Ground Lease |
| Primary Term | 15 Years |
| Rent Commencement | October 2026 (Estimated) |
| Lease Expiration | October 2041 (Estimated) |
| Sale Price | \$4,800,000.00 |
| CAP Rate | 3.75% |
| NOI | \$180,000.00 |
| Rent Increases | 10% Every 5 Years |
| Renewal Options | Ten (10), 5-Year |
| Building Size | 4,849 SF |
| Land Size | 2.16 AC |
| Year Built | 2026 |

| LEASE YEAR | ANNUAL RENT | CAP RATE |
|------------|--------------|----------|
| Year 1 | \$180,000.00 | 3.75% |
| Year 2 | \$180,000.00 | 3.75% |
| Year 3 | \$180,000.00 | 3.75% |
| Year 4 | \$180,000.00 | 3.75% |
| Year 5 | \$180,000.00 | 3.75% |
| Year 6 | \$198,000.00 | 4.13% |
| Year 7 | \$198,000.00 | 4.13% |
| Year 8 | \$198,000.00 | 4.13% |
| Year 9 | \$198,000.00 | 4.13% |
| Year 10 | \$198,000.00 | 4.13% |
| Year 11 | \$217,800.00 | 4.54% |
| Year 12 | \$217,800.00 | 4.54% |
| Year 13 | \$217,800.00 | 4.54% |
| Year 14 | \$217,800.00 | 4.54% |
| Year 15 | \$217,800.00 | 4.54% |

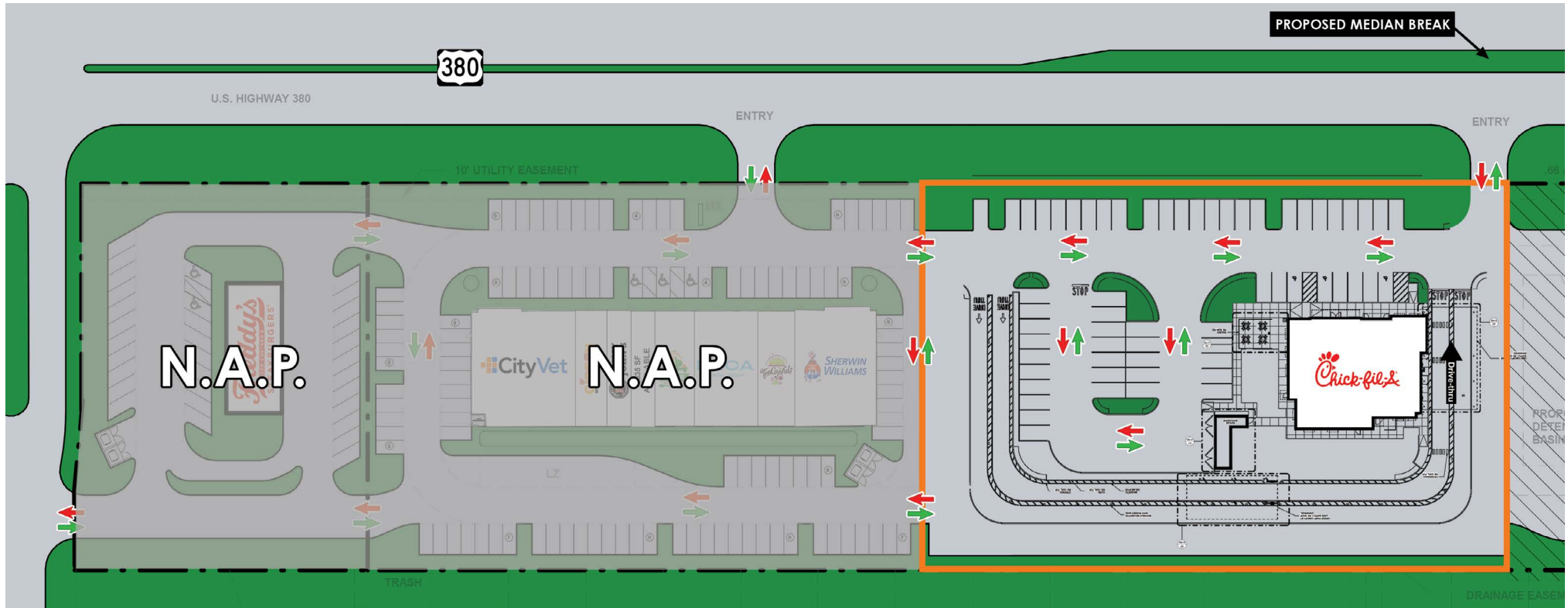
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Chick-fil-A, headquartered in Atlanta, Georgia, is one of the largest and most recognizable quick-service restaurant companies in the United States, with more than 3,000 locations nationwide. Founded in 1967 by S. Truett Cathy, the brand is best known for its signature chicken sandwiches, waffle fries, and commitment to high-quality ingredients and exceptional customer service. With a strong focus on hospitality, operational excellence, and community engagement, Chick-fil-A has built a loyal customer base and a reputation for consistent dining experiences, establishing itself as a leading brand in the quick-service restaurant industry.

Site Plan





Chick-fil-A is one of the most successful and recognizable quick-service restaurant brands in the United States. Founded in 1967 by S. Truett Cathy and headquartered in Atlanta, Georgia, the company has grown into the nation's largest quick-service chicken restaurant chain, known for its signature chicken sandwich, exceptional customer service, and strong brand loyalty.

Today, Chick-fil-A operates more than 3,000 restaurants across the United States and internationally, consistently ranking among the top-performing restaurant brands by annual sales. The company generates over \$20 billion in systemwide revenue and leads the quick-service industry in average unit volumes per location, reflecting strong consumer demand and consistent operational performance.

A defining feature of the brand is its unique owner-operator model, in which local operators typically manage a single restaurant and remain actively involved in day-to-day operations. This approach fosters strong community engagement, high service standards, and operational consistency across the brand.

With a reputation built on quality food, hospitality-driven service, and disciplined growth, Chick-fil-A continues to be one of the most sought-after tenants in the quick-service restaurant sector.



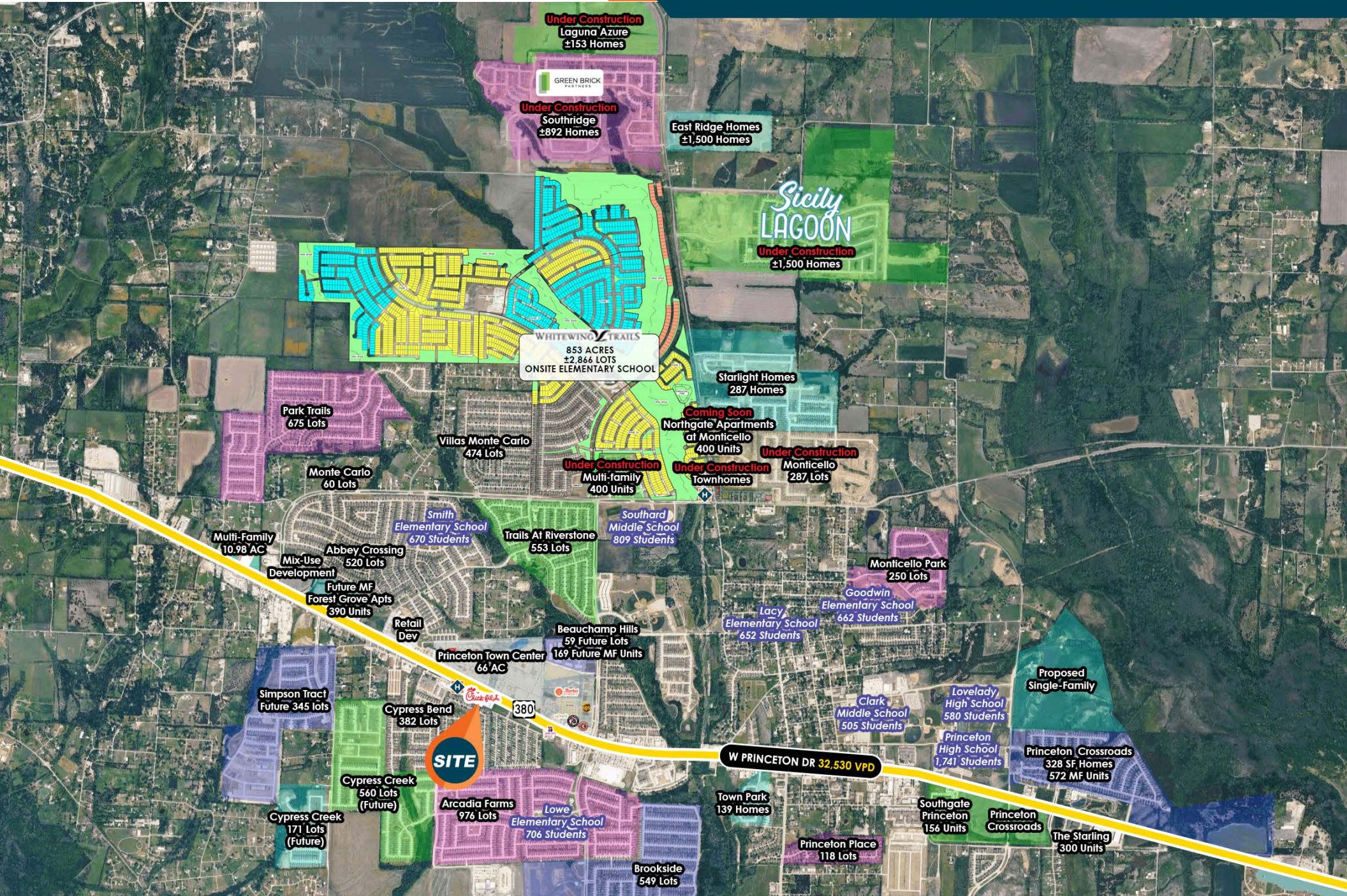
PRINCETON TEXAS

Princeton is a rapidly expanding community located in Collin County, roughly 40 miles northeast of Dallas within the Dallas–Fort Worth metropolitan area.

Data from the United States Census Bureau highlights the city as one of the fastest-growing municipalities in the country, recording an annual population growth rate of more than 30 percent. This surge has quickly transformed Princeton from a small suburban town into a major growth market, with the population increasing from approximately 17,000 residents in 2020 to around 37,000 by 2024.

Fueled by new residential development and its convenient access to the broader North Texas employment centers, Princeton continues to emerge as one of the region's most dynamic and rapidly developing communities.





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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|--|------------------------------|---|------------------------------|
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| Matthew Kivnani Sales Agent/Associate's Name | 741535 License No. | matthew@hpiproperties.com Email | 214.689.3600 Phone |

Buyer/Tenant/Seller/Landlord Initials

Date