

OFFERING MEMORANDUM

# *ABSOLUTE NET LEASED* ONO HAWAIIAN BBQ IN ROYSE CITY, TX

506 W I-30, ROYSE CITY, TX 75189



REPRESENTATIVE PHOTO

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Ono Hawaiian BBQ

*Exclusively Listed by*

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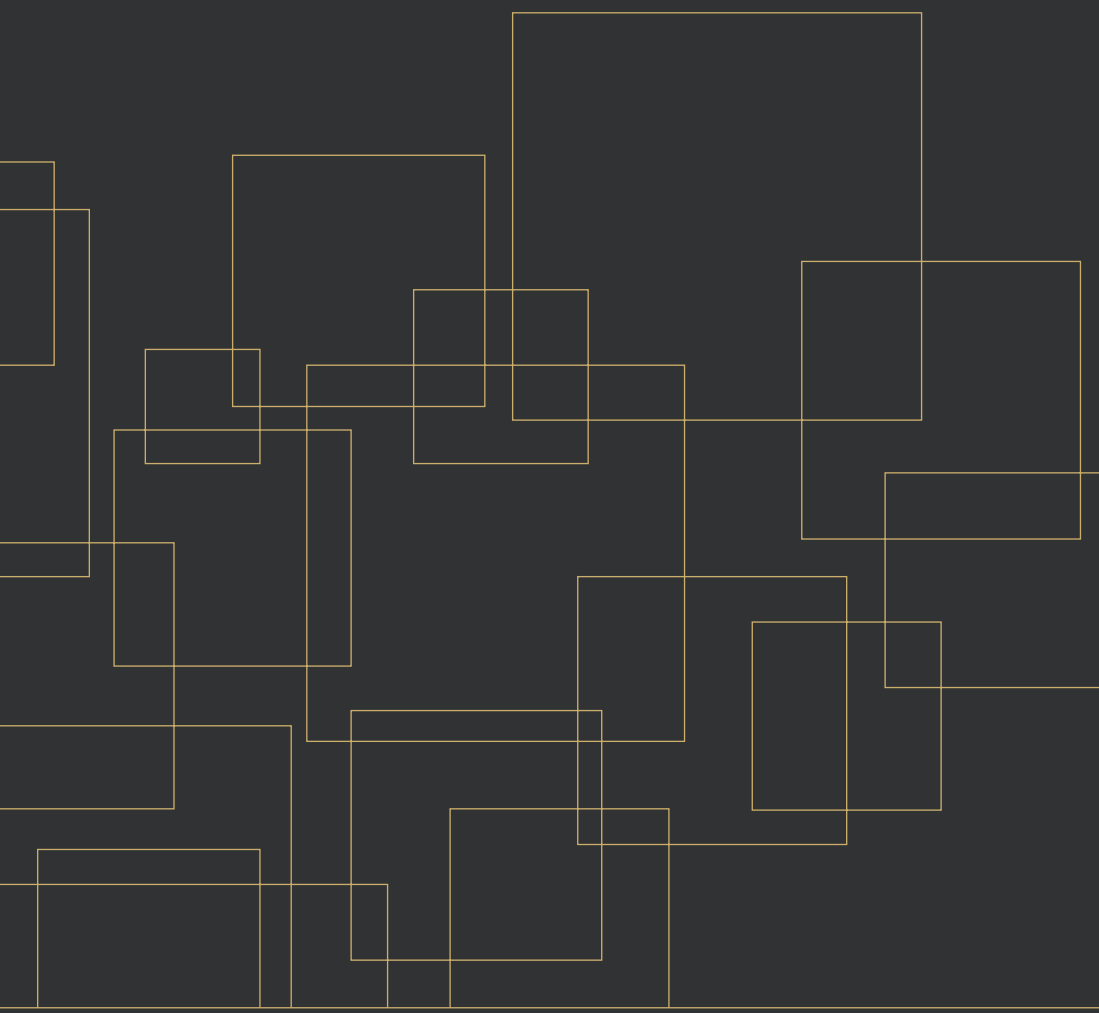
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# EXECUTIVE SUMMARY

# EXCELLENT VISIBILITY OFF FREEWAY ON HARD CORNER

Kidder Mathews is pleased to present an exceptional opportunity to acquire a fully leased Ono Hawaiian BBQ property in Royse City, Texas. This freestanding building spans ±2,629 SF and is situated on approximately ±0.97 acres of land. The absolute NNN lease agreement features 10 percent rental increases every five years during the initial term and the option periods.

ADDRESS	506 W I-30, Royse City, TX 75189
RENTABLE SF	±2,629
YEAR BUILT	2016
LOT SIZE	±0.97 acres

*\$2,990,000*

PURCHASE PRICE

*5.5%*

CAP RATE



REPRESENTATIVE PHOTO

## INVESTMENT HIGHLIGHTS



### *New 15-Year Absolute Net Lease*

A new 15-year absolute net lease was signed in 2021, offering a stable, long-term investment with reliable income, minimizing the landlord's obligations.



### *Attractive 10% Rental Escalations Every 5 Years*

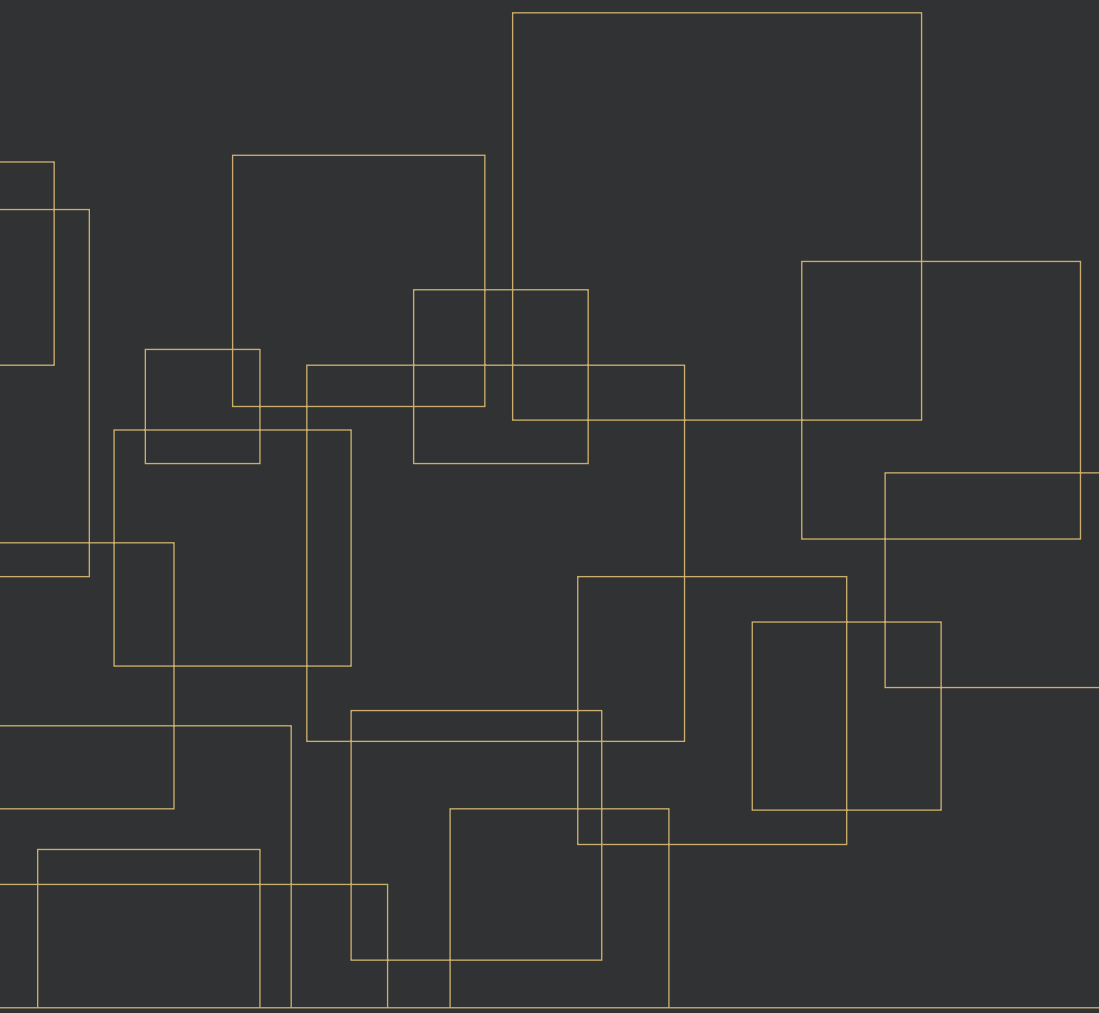
Attractive 10% rental escalations are built into the lease, occurring every five years throughout both the primary term and the option periods.



REPRESENTATIVE PHOTO

### *Excellent Visibility and Access on Interstate 30*

This property boasts a prime hard corner freeway location as a pad site to a Walmart Supercenter, with traffic counts exceeding 61,000 vehicles per day.



# PROPERTY OVERVIEW

# PROPERTY INFORMATION

## PROPERTY OVERVIEW

ADDRESS	506 W I-30, Royse City, TX 75189
PARCEL NUMBERS	3547-0000-0006-00-OR
COUNTY	Rockwall County

## SITE INFORMATION

ACRES	±0.97 Acres
LAND SQUARE FEET	±42,075 SF
LAND USE	Commercial

## BUILDING INFORMATION

YEAR BUILT	2016
TOTAL BUILDING SF	±2,629 SF
GROSS LEASABLE SF	±2,629 SF
STORIES	1

## TAX INFORMATION

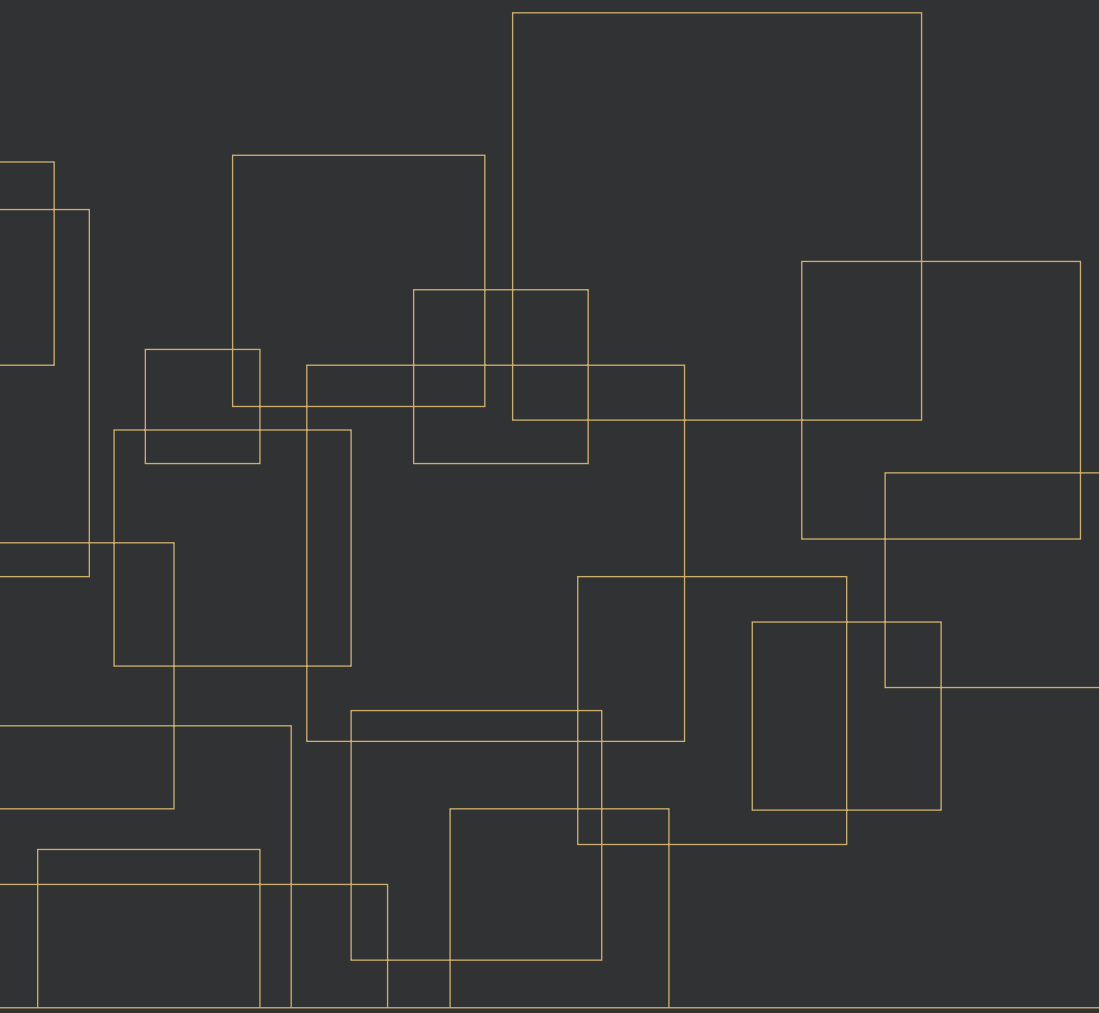
LAND VALUE	\$500,854
IMPROVEMENT VALUE	\$563,360
TOTAL TAXABLE VALUE	\$1,063,944
2025 PROPERTY TAX	\$25,021

## NEARBY TENANTS



# PROPERTY OVERVIEW





# LOCATION OVERVIEW



# RISING *RETAIL* *HUB* NEAR DALLAS METROPOLITAN

*Royse City is a growing bedroom community about 30 miles northeast of downtown Dallas, situated between Dallas and Greenville, Texas.*

Retail development along the Interstate 30 corridor has surged in recent years, with prominent retailers such as Walmart, Buc-ee's, Whataburger, and Dairy Queen opening new locations. Dallas-Fort Worth is the largest metropolitan area in Texas and the fourth largest in the United States. Over the past decade, the Metroplex has led the nation in population growth, adding approximately 1.3 million residents and reaching a current population of over 8 million. The region, known for its strong job market, continued to expand rapidly, with about 152,000 new residents from 2022 to 2023 alone. Additionally, Texas's no income tax policy further enhances its appeal as a business and residential destination.

*+8.1M*

METROPOLITAN  
STATISTICAL AREA  
POPULATION

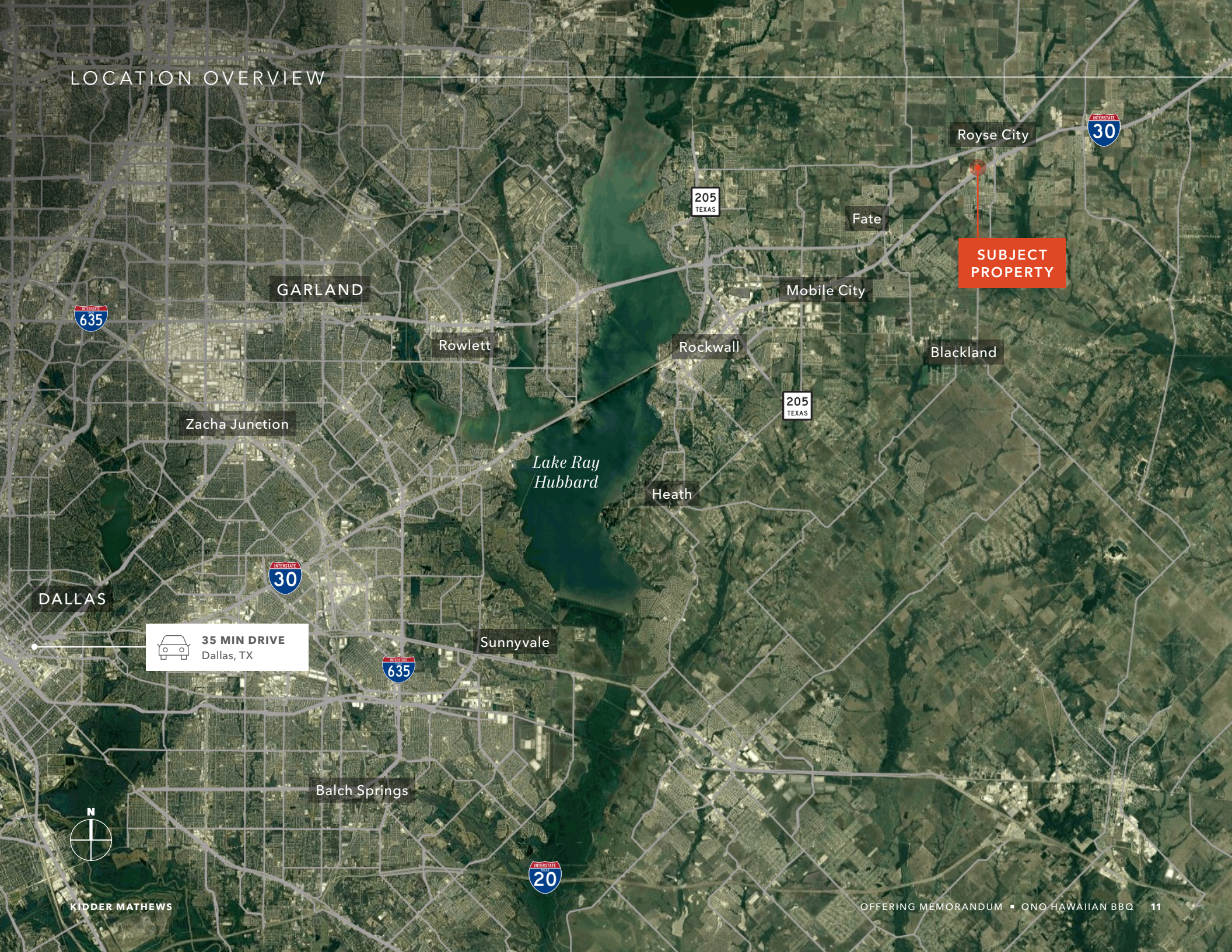
*+150*

CORPORATE  
HEADQUARTERS  
CENTERS

*4TH*

LARGEST MSA  
IN THE UNITED  
STATES

# LOCATION OVERVIEW



Royse City

**SUBJECT PROPERTY**

GARLAND

Fate

Mobile City

Rowlett

Rockwall


Blackland

Zacha Junction

Lake Ray Hubbard

Heath

DALLAS

 **35 MIN DRIVE**  
Dallas, TX

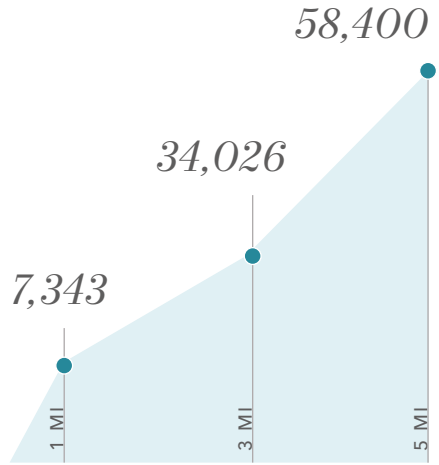
Sunnyvale

Balch Springs

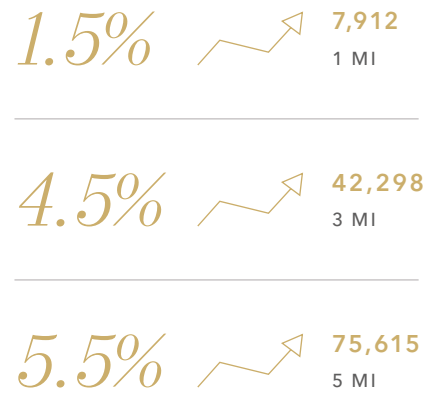


# DEMOGRAPHICS

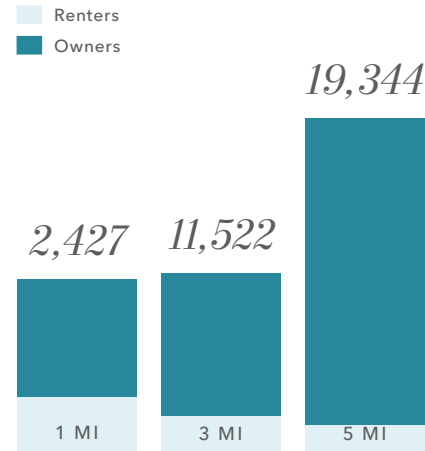
## POPULATION



## 2024-2029 POP GROWTH



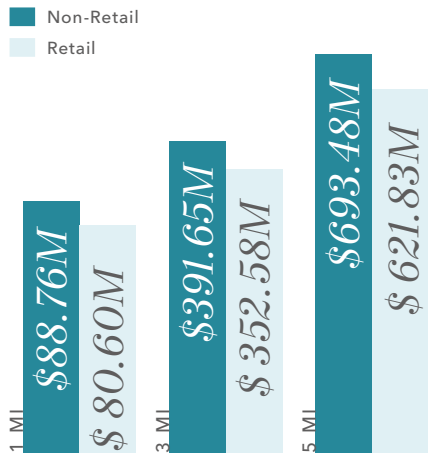
## AVERAGE HH SIZE



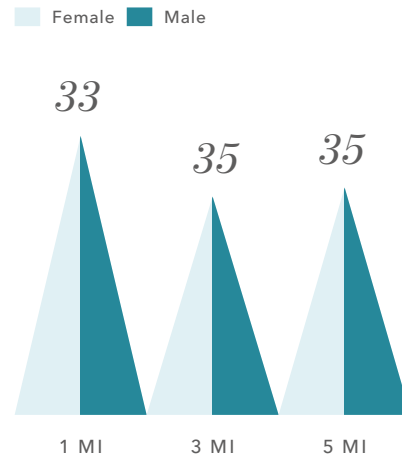
## AVERAGE HH INCOME



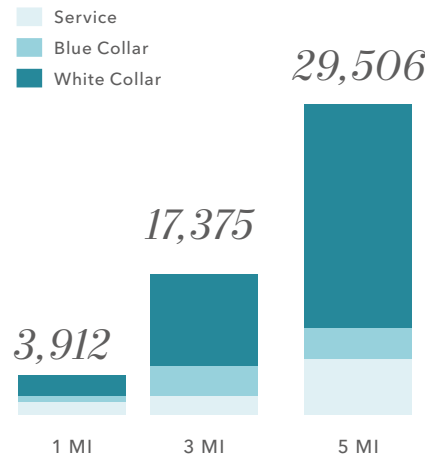
## CONSUMER SPENDING



## MEDIAN AGE & GENDER

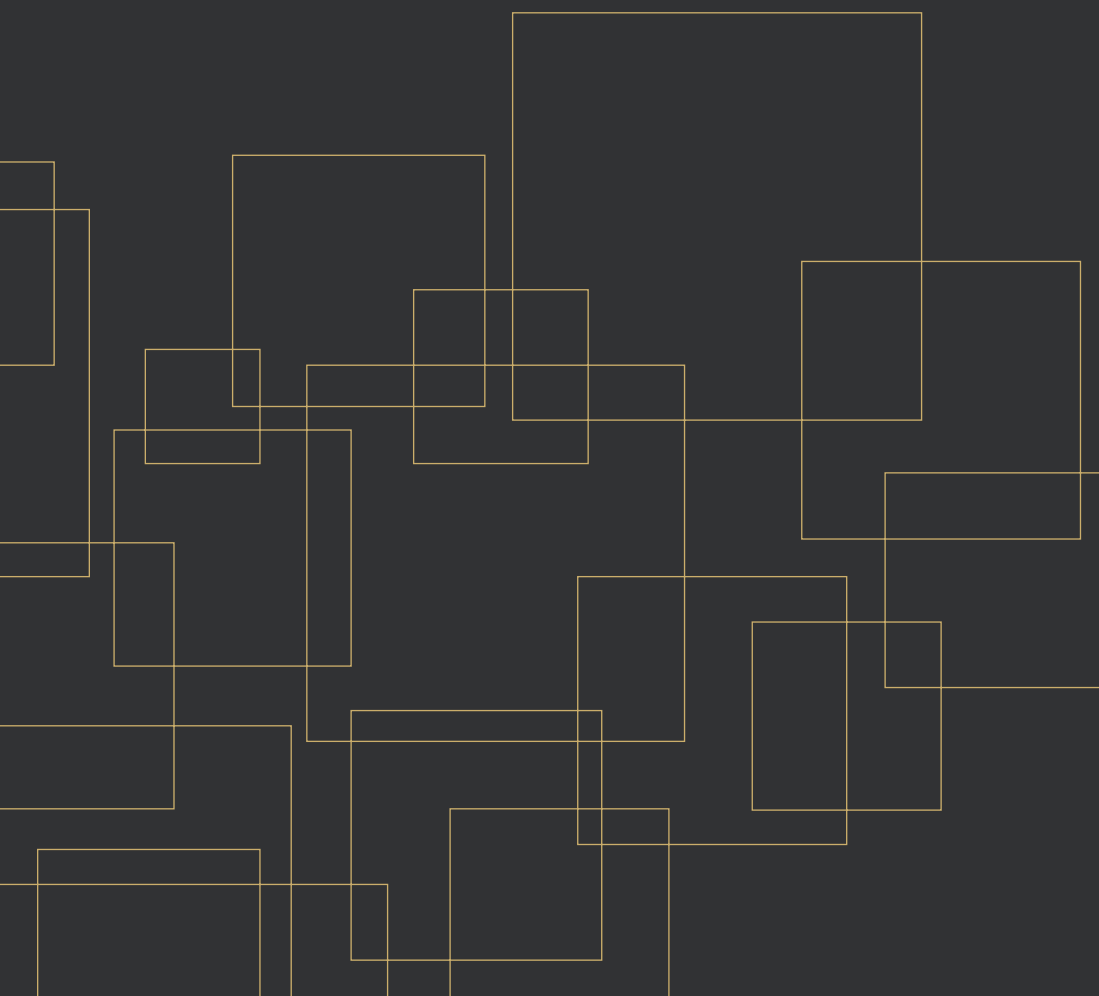


## EMPLOYMENT



## EDUCATION OVERVIEW





# FINANCIALS

# PRICING DETAILS

## PRICING SUMMARY

PRICE	\$2,990,000
RENTABLE SF	±2,629
PRICE/SF	\$1,137.31
CAP RATE	5.5%
YEAR BUILT	2016
LOT SIZE	0.97 Acres
TYPE OF OWNERSHIP	Fee Simple

## LEASE SUMMARY

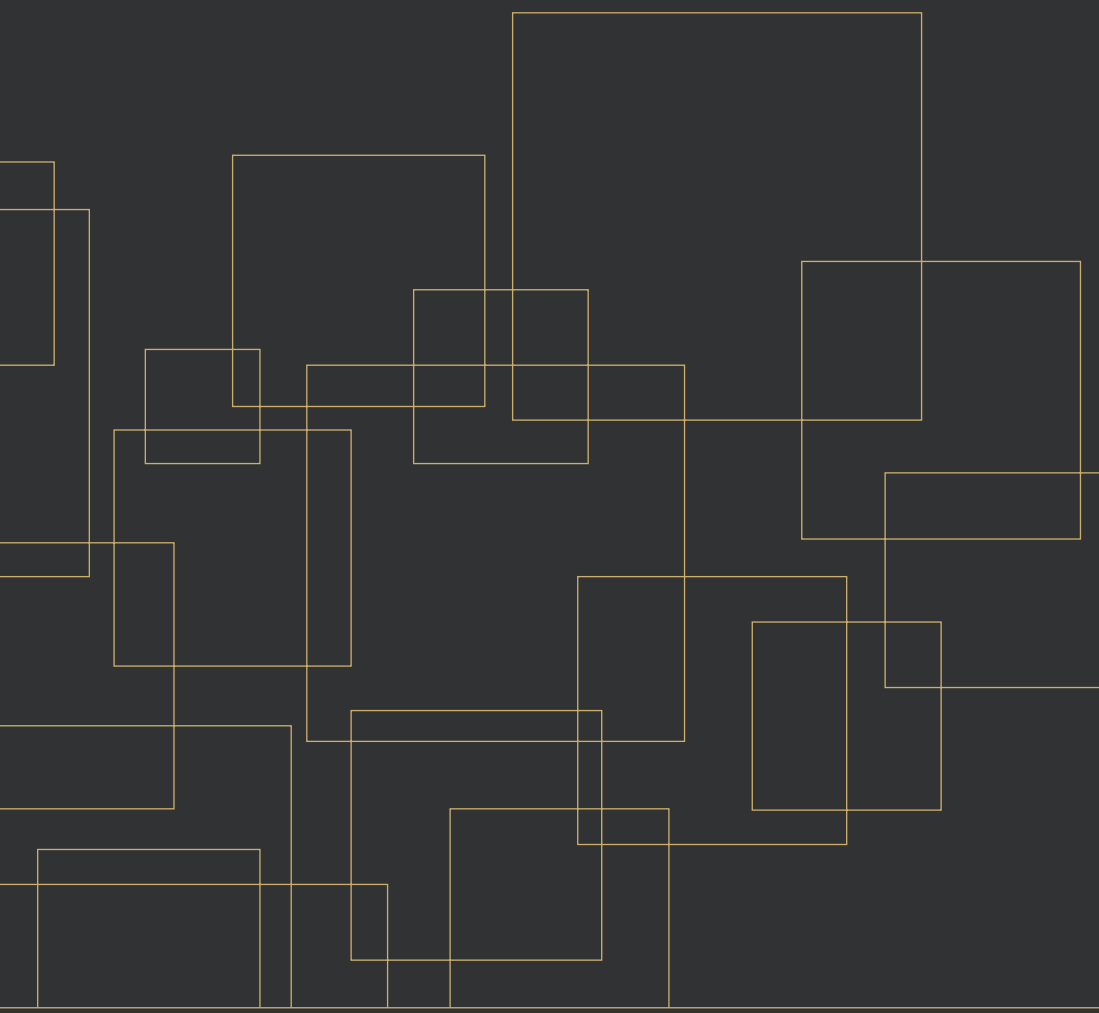
TENANT NAME	Ono Hawaiian BBQ
OWNERSHIP	Private
TENANT	Corporate
LEASE TYPE	Absolute Net
ROOF AND STRUCTURE	Tenant Responsible
INITIAL LEASE TERM	15 Years
LEASE COMMENCEMENT DATE	September 1, 2025
RENT COMMENCEMENT DATE	March 1, 2026
LEASE EXPIRATION DATE	8/31/2040
TERM REMAINING ON LEASE	15 Years
INCREASES	10% Every 5 Years
OPTIONS	Two, 5-Year

## RENT ROLL

Years	Annual Rent	CAP Rate
YEARS 1-5	\$165,000.00	5.5%
YEARS 6-10	\$181,500.00	6.0%
YEARS 11-15	\$199,650.00	6.7%



REPRESENTATIVE PHOTO



# TENANT PROFILE



*Established in 2002, Ono Hawaiian BBQ is a prominent fast-casual restaurant renowned for its fresh, made to order Hawaiian cuisine.*

Founded in 2002, Ono Hawaiian BBQ is a family-owned fast casual restaurant known for our Hawaiian-inspired Plate Lunches and other island specialties. Ono Hawaiian uses the freshest ingredients, prepared from scratch daily in each restaurant and grilled fresh to order. With locations in California, Arizona and Texas we aim to combine the culture and “Aloha” spirit of Hawaii into our restaurants to bring a taste of the islands with exceptional service in an inviting atmosphere.



REPRESENTATIVE PHOTOS

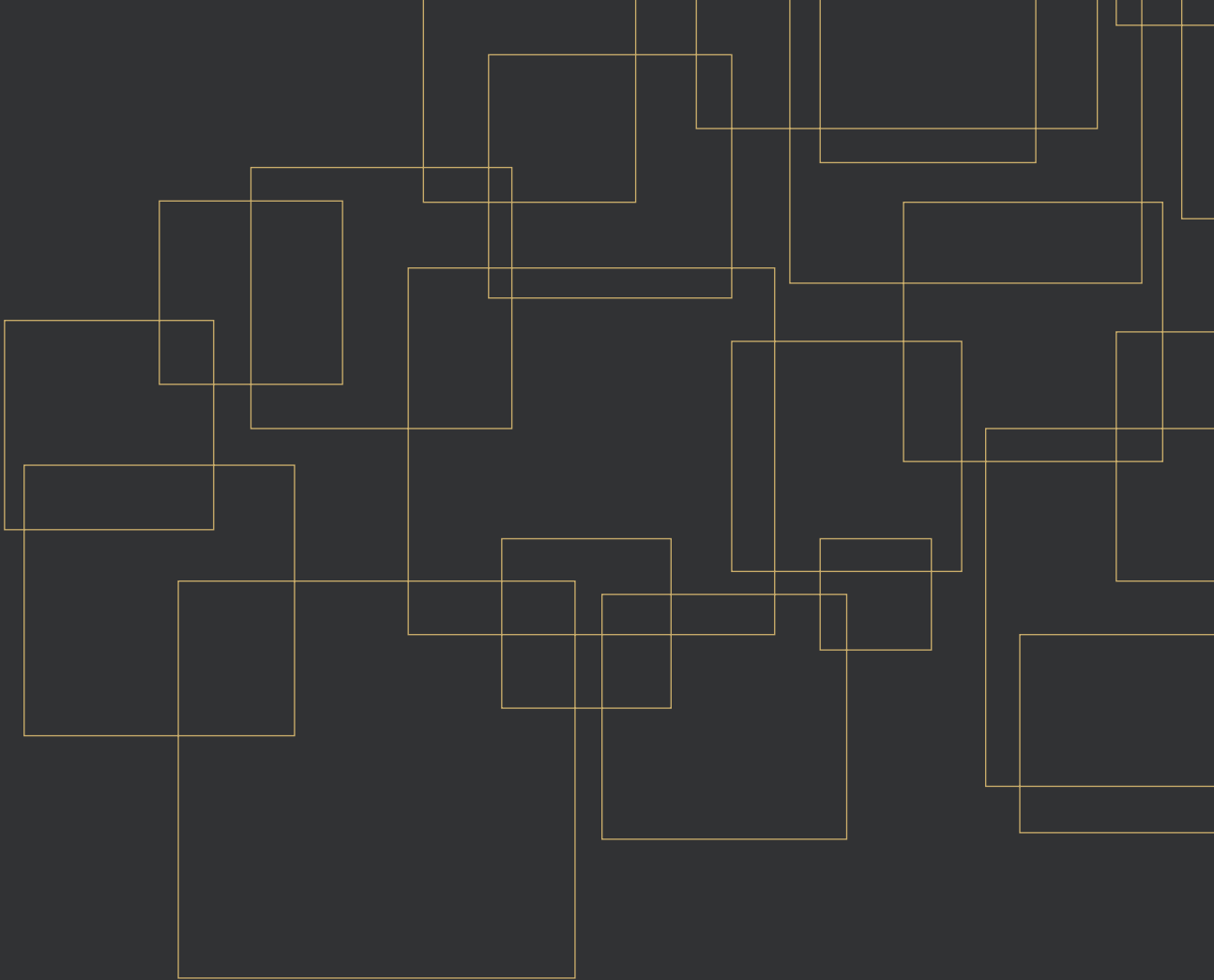
OWNERSHIP *Corporate*

# OF LOCATIONS *120+*

YEAR FOUNDED *2002*

HQ LOCATION *Diamond Bar, CA*





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