



FOR SALE

- + Freestanding Chick-fil-A
- + Land and Building Ownership
- + Build-to-Suit
- + Depreciable Asset



PRICED TO SELL | 5.0% CAP RATE

500 E. Commerce Street

Brownwood, Texas 76801

Designated Broker | Daniel Taylor | Colliers International North Texas, LLC | TX License # 522575

Colliers

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Confidentiality Agreement

This Confidential Offering Memorandum (the "Memorandum") is being delivered exclusively by Colliers International (the "Agent") to a party who may be interested in the acquisition of the 500 E. Commerce Street, Brownwood, Texas 76801 (the "Property"), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the "Recipient"). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, ("Owner"), the manager of the Property ("Manager"), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property's anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates.

Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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DEMOGRAPHICS

Brownwood, Texas Market



Executive Summary



Name	Chick-fil-A
Property ID Number	21933
Pricing	\$4,808,000
Net Operating Income (NOI)	\$240,409.09
Capitalization Rate	5.0%
Total Building Area	±4,990 SF
Total Land Area	±1.46 Acres
Year Built	2020



Highlights

- Chick-fil-A
- Original Fifteen (15) Year Lease
- Ten (10) Years Remaining (From 12/01/2025)
- Thirteen (13) Five (5) Year Options
- Ten Percent (10%) Increases Every Five (5) Years
- Absolute Triple Net (NNN) Lease
- Zero Landlord Responsibilities
- Tenant Pays Common Area Maintenance (CAM), Real Estate Taxes, and Insurance
- Tenant Maintains All Aspects of the Property
- Management Free Investment
- Fee Simple Ownership
- Texas Tax Free State
- Strong Demographics
- Excellent Co-Tenancy (Walmart, Home Depot, McDonald's, Whataburger, Starbucks, Auto Zone, O'Reilly's, Tractor Supply)
- Excellent Commercial Location

710,000

Visits Last Full 12 months

\$13.95

2025 Check Average

\$9,200,000

2025 Average Unit Volume

Lease Summary

Tenant	Chick-fil-A, Inc., a Georgia Corporation
Tenant Trade Name	Chick-fil-A
Type of Ownership	Fee Simple
Lease Guarantor	Chick-fil-A, Inc., a Georgia Corporation
Lease Type	Absolute NNN Lease (Land and Building)
Lease Term	Fifteen (15) Years (Original Term)
Option Term	Thirteen (13) Five (5) Year Options
Right of First Offer	No
Rent Commencement Date	November 5, 2020
Lease Expiration Date	November 30, 2035
Sales Reporting	No

Annual Property Operating Data

TERM	MONTHLY RENT	ANNUAL RENT
Years 1-5 (11/05/20-11/30/25)	\$18,212.81	\$218,553.72
Years 6-10 (12/01/25-11/30/30)	\$20,034.09	\$240,409.09
Years 11-15 (12/01/30-11/30/35)	\$22,037.50	\$264,450.00
OPTION YEARS	MONTHLY RENT	ANNUAL RENT
Thirteen (13) Five (5) Year Options	10% Increase	10% Increase

Purchaser to pay all cash or obtain new financing at market terms and conditions.



Property Summary

Colliers is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in an absolute triple net (NNN) leased, corporate guaranteed, freestanding, Chick-fil-A, investment property located in Brownwood, TX.

The tenant, Chick-fil-A, Inc., signed a fifteen (15) year lease with thirteen (13) five (5) year options to extend. The lease is an absolute triple net (NNN) lease with zero landlord responsibilities. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor.

The subject property is strategically located along E. Commerce Street (26,300 VPD), a major thoroughfare serving the Brownwood retail corridor. The building is equipped with a drive-thru, providing ease and convenience for customers. Additionally, the asset is in close proximity to national/credit tenants including Walmart Supercenter, The Home Depot, ALDI, Hobby Lobby, Kroger, CVS Pharmacy, and more, promoting crossover store exposure. The 5-mile trade area is supported by a population of nearly 25,000 residents with an average household income of \$75,200.



TOTAL POPULATION

There are approximately 876 residents within a 1-mile radius; 16,290 residents within a 3-mile radius; and 24,442 residents within a 5-mile radius.



AVERAGE HOUSEHOLD INCOME

The estimated average household income is \$44,826 within a 1-mile radius; \$71,793 within a 3-mile radius; and \$75,200 within a 5-mile radius.



\$22.7B

Annual Revenue (2024)



3,300+

Locations



200,000+

Employees



Tenant Overview

About Chick-fil-A, Inc.

Chick-fil-A, Inc. is the third largest quick-service restaurant company in the United States, known for its freshly-prepared food, signature hospitality and unique franchise model. More than 200,000 Team Members are employed by local Owner-Operators in more than 3,300 restaurants across the United States, Canada and Puerto Rico.

Chick-fil-A opened its first restaurant in the UK in early 2025 with the goal of launching five locations across the UK within the next two years. The first Singapore restaurant is set to open in late 2025, marking the brand's entry into Asia.

Chick-fil-A local Owner-Operators live and work in the communities their restaurants serve, each supporting local efforts to address hunger, education, and making a positive impact. The family-owned and privately held company was founded in 1967 by S. Truett Cathy.

For more information on Chick-fil-A visit www.chick-fil-a.com and @ChickfilANews.

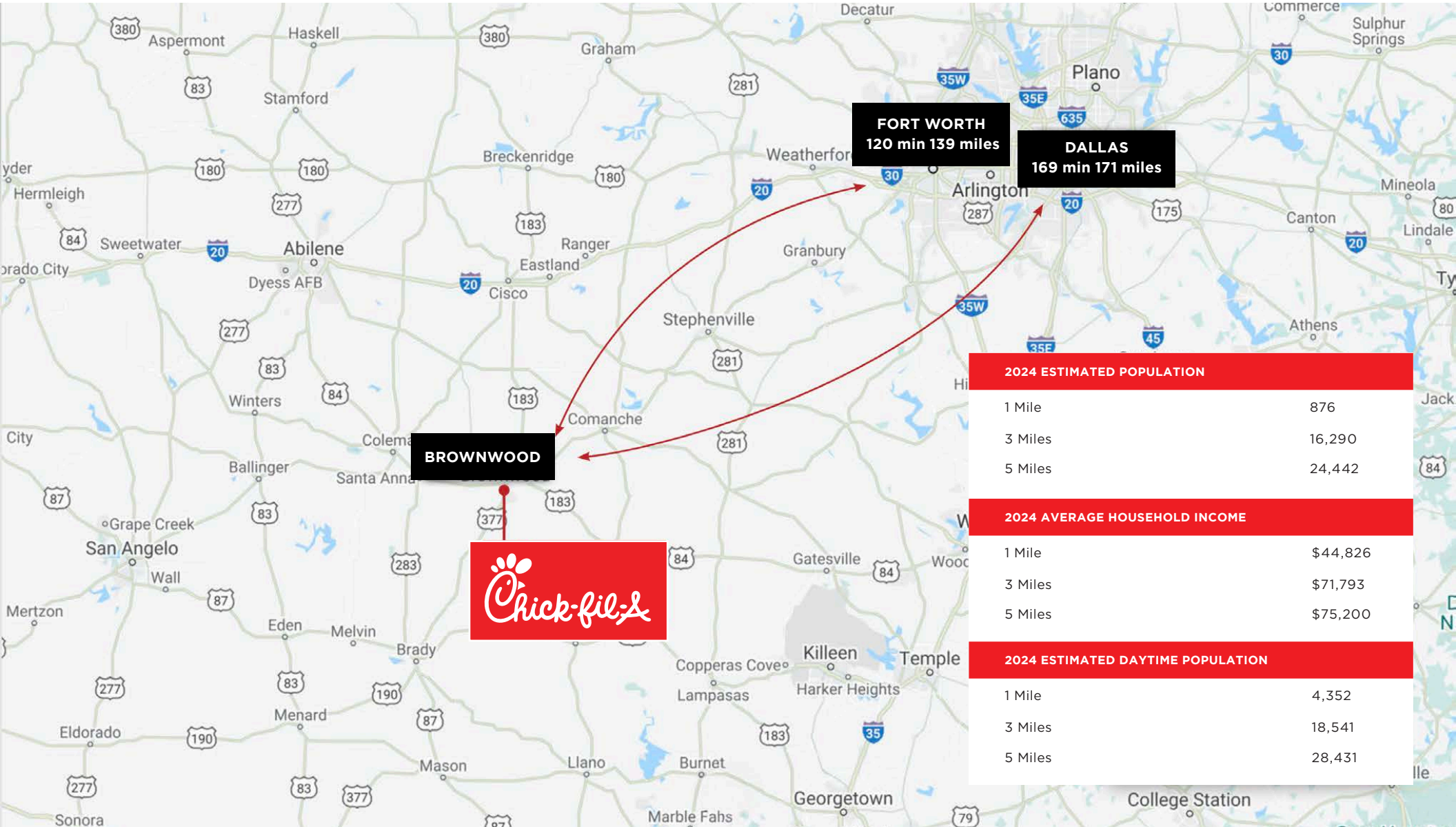


Parent Company Trade Name	Chick-fil-A, Inc.
Headquarters	Atlanta, Georgia
Year Founded	1967

500 E. Commerce Street

Brownwood, Texas 76801

LOCATION MAP



500 E. Commerce Street

Brownwood, Texas 76801

RETAILERS MAP



500 E. Commerce Street

Brownwood, Texas 76801

SITE PLAN



500 E. Commerce Street

Brownwood, Texas 76801

DEMOGRAPHICS

Population Summary	1 MILE	3 MILE	5 MILE
2024 Total Population	876	16,290	24,442
2024 Total Daytime Population	4,352	18,541	28,431
Workers	3,798	9,376	14,753
Residents	554	9,165	13,678
2029 Total Population	866	16,186	24,351
2010 Census Population	865	16,674	24,389
2000 Census Population	1,002	16,746	24,356
2023-2028 Total Projected Population Change	-1.1%	-0.6%	-0.4%
2010-2023 Total Estimated Population Change	1.3%	-2.3%	0.2%
2000-2010 Total Population Change	13.7%	-0.4%	0.1%
2024 Total Daytime Population	4,352	18,541	28,431
Workers	3,798	9,376	14,753
Residents	554	9,165	13,678
Household Summary	1 MILE	3 MILE	5 MILE
2024 Total Households	430	6,603	9,772
2029 Total Households	437	6,760	10,025
2010 Total Households	380	6,416	9,296
2000 Total Households	432	6,391	9,108
2023-2028 Total Projected Household Growth	1.6%	2.4%	2.6%
2010-2023 Total Estimated Household Growth	13.2%	2.9%	5.1%
2000-2010 Total Household Growth	12.0%	0.4%	2.1%
Family Household Summary	1 MILE	3 MILE	5 MILE
2024 Total Family Households	202	3,979	6,042
2029 Total Family Households	203	4,040	6,152
2010 Total Family Households	207	4,131	6,103
2000 Total Family Households	243	4,265	6,170
2023-2028 Total Projected Family Household Growth	0.5%	1.5%	1.8%
2010-2023 Total Estimated Family Household Growth	-2.4%	-3.7%	-1.0%
2000-2010 Total Family Households Growth	-14.8%	-3.1%	-1.1%

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DEMOGRAPHICS

2024 Population by Race/Ethnicity	1 MILE	3 MILE	5 MILE
Total	875	16,290	24,441
White Alone	65.3%	68.9%	71.5%
Black Alone	8.8%	4.8%	4.5%
American Indian Alone	0.3%	0.6%	0.6%
Asian Alone	0.5%	1.2%	1.0%
Pacific Islander Alone	0.0%	0.2%	0.1%
Some Other Race Alone	12.9%	10.5%	9.4%
Two or More Races	12.1%	13.9%	12.8%
Hispanic Origin	34.0%	30.5%	27.6%
Non-Hispanic Origin	66.0%	69.5%	72.4%
Diversity Index	74.4	70.8	67.6
Household Summary	1 MILE	3 MILE	5 MILE
2024 Total Households	430	6,603	9,772
2029 Total Households	437	6,760	10,025
2010 Total Households	380	6,416	9,296
2000 Total Households	432	6,391	9,108
2023-2028 Total Projected Household Growth	1.6%	2.4%	2.6%
2010-2023 Total Estimated Household Growth	13.2%	2.9%	5.1%
2000-2010 Total Household Growth	-12.0%	0.4%	2.1%
2024 Hispanic Origin Population by Race/Ethnicity	1 MILE	3 MILE	5 MILE
2024 Hispanic Population	298	4,963	6,740
White	37.3%	31.3%	31.2%
Black/African American	1.0%	1.7%	1.6%
American Indian/Alaska Native	0.7%	1.1%	1.1%
Asian	0.0%	0.1%	0.0%
Pacific Islander	0.0%	0.0%	0.0%
Other Race	37.3%	33.3%	33.0%
Two or More Races	23.8%	32.6%	33.1%

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DEMOGRAPHICS

2024 Population by Sex	1 MILE	3 MILE	5 MILE
Total Population	876	16,290	24,442
Male Population	48.7%	49.0%	49.0%
Female Population	51.3%	51.0%	51.0%
2024 Households by Income	1 MILE	3 MILE	5 MILE
Total Households	430	6,603	9,772
<\$15,000	30.9%	12.4%	10.6%
\$15,000 - \$24,999	14.9%	12.3%	11.1%
\$25,000 - \$34,999	9.1%	11.0%	9.6%
\$35,000 - \$49,999	16.3%	13.7%	14.1%
\$50,000 - \$74,999	17.0%	18.4%	18.4%
\$75,000 - \$99,999	4.2%	9.5%	12.9%
\$100,000 - \$149,999	4.4%	13.3%	14.0%
\$150,000 - \$199,999	1.4%	5.8%	5.6%
\$200,000+	1.9%	3.6%	3.8%
Average Household Income	\$44,826	\$71,793	\$75,200
Median Household Income	\$28,979	\$50,605	\$54,638
2024 Households by Type	1 MILE	3 MILE	5 MILE
Total Households	430	6,603	9,772
Family Households	47.0%	60.3%	61.8%
Non-Family Households	53.0%	39.7%	38.2%
2024 Population 15+ by Marital Status	1 MILE	3 MILE	5 MILE
Total	716	13,231	19,975
Never Married	40%	35%	33%
Married	35%	45%	47%
Widowed	6%	7%	8%
Divorced	19%	13%	12%

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DEMOGRAPHICS

Households by Type Details	1 MILE	3 MILE	5 MILE
2024 Total Households (Esri)	430	6,603	9,772
Households with 1 Person	38.3%	29.7%	28.7%
Households with 2+ People	61.7%	70.3%	71.3%
Family Households	54.3%	64.4%	65.7%
Husband-wife Families	33.1%	43.8%	46.5%
With Related Children	16.0%	20.6%	20.7%
Other Family (No Spouse Present)	21.3%	20.6%	19.1%
Other Family with Male Householder	5.5%	5.2%	4.9%
With Related Children	2.4%	3.2%	3.0%
Other Family with Female Householder	15.7%	15.4%	14.2%
With Related Children	9.7%	11.0%	10.2%
Non-family Households	7.3%	6.0%	5.6%
All Households with Children	29.2%	35.7%	34.7%
Multi-generational Households	6.1%	5.2%	4.7%
Unmarried Partner Households	5.8%	6.7%	6.1%
Male-female	5.8%	6.3%	5.6%
Same-sex	0.0%	0.4%	0.4%
Household Size	1 MILE	3 MILE	5 MILE
2010 Average Household Size	2.2	2.5	2.5
2024 Average Household Size	2.0	2.4	2.4
2029 Average Household Size	2.0	2.3	2.3
2010 Average Family Size	3.0	3.1	3.0
2024 Average Family Size	3.0	3.0	3.0
2029 Average Family Size	3.0	3.0	2.9
Poverty Status (ACS 2017-2021)	1 MILE	3 MILE	5 MILE
Households Below the Poverty Level	31.2%	18.0%	16.0%
Households at or Above the Poverty Level	68.8%	82.0%	84.0%
Married Couple Families below Poverty Level	3.3%	2.5%	2.9%

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DEMOGRAPHICS

2024 Population by Age	1 MILE	3 MILE	5 MILE
Total	875	16,291	24,443
0 - 4	5.7%	5.9%	5.8%
5 - 9	5.9%	6.1%	6.0%
10 - 14	6.5%	6.8%	6.6%
15 - 19	6.6%	7.9%	7.6%
20 - 24	6.6%	8.6%	7.5%
25 - 29	5.8%	6.5%	6.2%
30 - 34	6.0%	5.8%	6.0%
35 - 39	5.6%	5.9%	5.8%
40 - 44	5.3%	6.0%	5.9%
45 - 49	5.8%	5.8%	5.7%
50 - 54	6.4%	5.7%	5.6%
55 - 59	6.4%	5.7%	5.8%
60 - 64	6.6%	6.2%	6.2%
65 - 69	7.3%	5.6%	5.8%
70 - 74	5.3%	4.3%	4.7%
75 - 79	4.1%	3.5%	4.0%
80 - 84	2.0%	2.1%	2.5%
18+	77.2%	76.9%	77.3%
2023 Median Age	41.0	37.0	38.8
2024 Population 25+ by Educational Attainment	1 MILE	3 MILE	5 MILE
Total	600	10,541	16,272
Less than 9th Grade	12.3%	5.2%	4.3%
9th - 12th Grade, No Diploma	13.0%	8.3%	8.5%
High School Graduate	18.7%	25.1%	24.8%
Some College, No Degree	27.8%	27.1%	27.5%
Associate Degree	4.7%	6.3%	7.1%
Bachelor's Degree	7.8%	15.2%	15.2%
Graduate/Professional Degree	4.7%	5.1%	5.4%

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DEMOGRAPHICS

2024 Employed Population 16+ by Occupation	1 MILE	3 MILE	5 MILE
Total	329	7,615	11,386
White Collar	50.2%	51.6%	52.7%
Architecture/Engineering	0.6%	1.1%	1.3%
Arts/Design/Entertainment/Sports/Media	4.3%	2.9%	2.6%
Business/Financial	0.6%	1.4%	1.7%
Community/Social Service	4.6%	3.7%	3.2%
Computer/Mathematical	2.5%	0.8%	0.8%
Education/Training/Library	3.4%	5.8%	6.1%
Healthcare Practitioner/Technician	0.9%	3.0%	4.3%
Legal	0.0%	0.4%	0.8%
Life/Physical/Social Science	0.0%	1.3%	1.1%
Management	9.3%	9.0%	10.7%
Office/Administrative Support	8.7%	11.3%	10.2%
Sales and Sales Related	15.2%	11.1%	9.9%
Blue Collar	31.6%	26.6%	26.3%
Construction/Extraction	2.2%	3.9%	3.7%
Farming/Fishing/Forestry	0.3%	0.3%	0.4%
Installation/Maintenance/Repair	3.1%	3.5%	3.1%
Production	12.7%	8.9%	10.1%
Transportation/Material Moving	13.3%	9.9%	9.1%
Other	18.3%	21.7%	20.9%
Building/Grounds Cleaning/Maintenance	3.1%	3.6%	3.1%
Food Preparation/Serving Related	10.2%	8.4%	7.7%
Healthcare Support	3.1%	4.0%	4.5%
Personal Care/Service	1.6%	2.1%	2.0%
Protective Service	0.3%	3.7%	3.7%

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DEMOGRAPHICS

Occupied Housing Units by Vehicles Available (2017-2021)	1 MILE	3 MILE	5 MILE
Total Households	391	6,392	9,381
Owner Households	132	3,553	5,588
No Vehicles	7.6%	2.7%	2.3%
1 Vehicle	36.4%	28.0%	27.5%
2 Vehicles	33.3%	39.6%	40.6%
3 Vehicles	18.9%	19.3%	19.4%
4 Vehicles	2.3%	8.5%	7.8%
5 or More Vehicles	0.8%	1.8%	2.4%
Renter Households	25900.0%	283900.0%	379300.0%
No Vehicles	20.1%	15.3%	16.4%
1 Vehicle	68.7%	63.3%	58.9%
2 Vehicles	10.4%	16.4%	19.8%
3 Vehicles	0.8%	4.8%	4.8%
4 Vehicles	0.0%	0.0%	0.0%
5 or More Vehicles	0.0%	0.1%	0.1%
Workers Age 16+ by Transportation to Work (2017-2021)	1 MILE	3 MILE	5 MILE
Workers Age 16+	343	7,372	11,266
Worked in State and County of Residence	89.2%	93.3%	93.4%
Worked in State but Outside County of	8.8%	6.4%	6.0%
Worked Outside State of Residence	2.0%	0.3%	0.5%
Drove Alone to Work	87.2%	83.6%	83.9%
Carpooled	4.1%	9.7%	10.1%
Took Public Transportation	0.0%	0.1%	0.0%
Took a Taxicab	0.0%	0.0%	0.0%
Motorcycled	0.0%	0.3%	0.5%
Bicycled	0.0%	0.4%	0.5%
Walked	3.8%	1.5%	1.2%
Took Other Means of Transportation	0.0%	0.0%	0.0%
Worked at Home	4.7%	4.5%	3.6%

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DEMOGRAPHICS

Workers Age 16+ by Transportation to Work (2017-2021)	1 MILE	3 MILE	5 MILE
Travel Time to Work (Did Not Work From Home)			
<5 minutes	25.4%	10.2%	11.6%
5-9 minutes	28.8%	31.1%	30.9%
10-14 minutes	21.1%	29.4%	26.8%
15-19 minutes	11.6%	12.7%	12.1%
20-24 minutes	8.3%	7.0%	6.9%
25-29 minutes	0.3%	1.7%	1.8%
30-34 minutes	1.8%	2.2%	2.4%
35-39 minutes	0.3%	0.9%	0.9%
40-44 minutes	0.0%	0.0%	2.0%
45-59 minutes	0.0%	0.6%	0.5%
60-89 minutes	0.3%	1.4%	1.3%
90 minutes or more	1.8%	3.0%	2.9%
2024 Owner Occupied Housing Units by Value	1 MILE	3 MILE	5 MILE
Total	165	3,736	5,850
<\$50,000	30.3%	13.0%	9.4%
\$50,000 - \$99,999	35.8%	24.1%	20.8%
\$100,000 - \$149,999	8.5%	15.0%	17.8%
\$150,000 - \$199,999	10.3%	15.0%	16.4%
\$200,000 - \$249,999	5.5%	13.1%	14.6%
\$250,000 - \$299,999	3.0%	9.2%	8.4%
\$300,000 - \$399,999	5.5%	5.6%	6.2%
\$400,000 - \$499,999	0.6%	2.6%	3.4%
\$500,000 - \$749,999	0.0%	2.0%	2.3%
\$750,000 - \$999,999	0.0%	0.3%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.0%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.2%	0.1%
Average Home Value	\$106,098	\$172,437	\$184,853
Median Home Value	\$77,119	\$143,214	\$156,120

LET'S DISCUSS

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