



4100 Bryant Irvin Road
Fort Worth, Texas 76109

Confidential Offering Memorandum presented by

Bobby Montgomery
NAI Robert Lynn

Jon McDaniel
NAI Robert Lynn

tel +1 817 872 3908
fax +1 817 872 3888
bmontgomery@nairl.com

tel +1 817 872 3902
fax +1 817 872 3888
jmcdaniel@nairl.com

This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, 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, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own

investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived.

Disclaimer



Townes Quality Grinds

Address

4100 Bryant Irvin Road
Fort Worth, Texas 76109

Year Constructed

2024

Property Description

Single-Tenant Drive Thru Building

Gross Leasable Area

2,553 SF

Price

\$1,400,000.00

Cap Rate

6.0%

Occupancy

100%

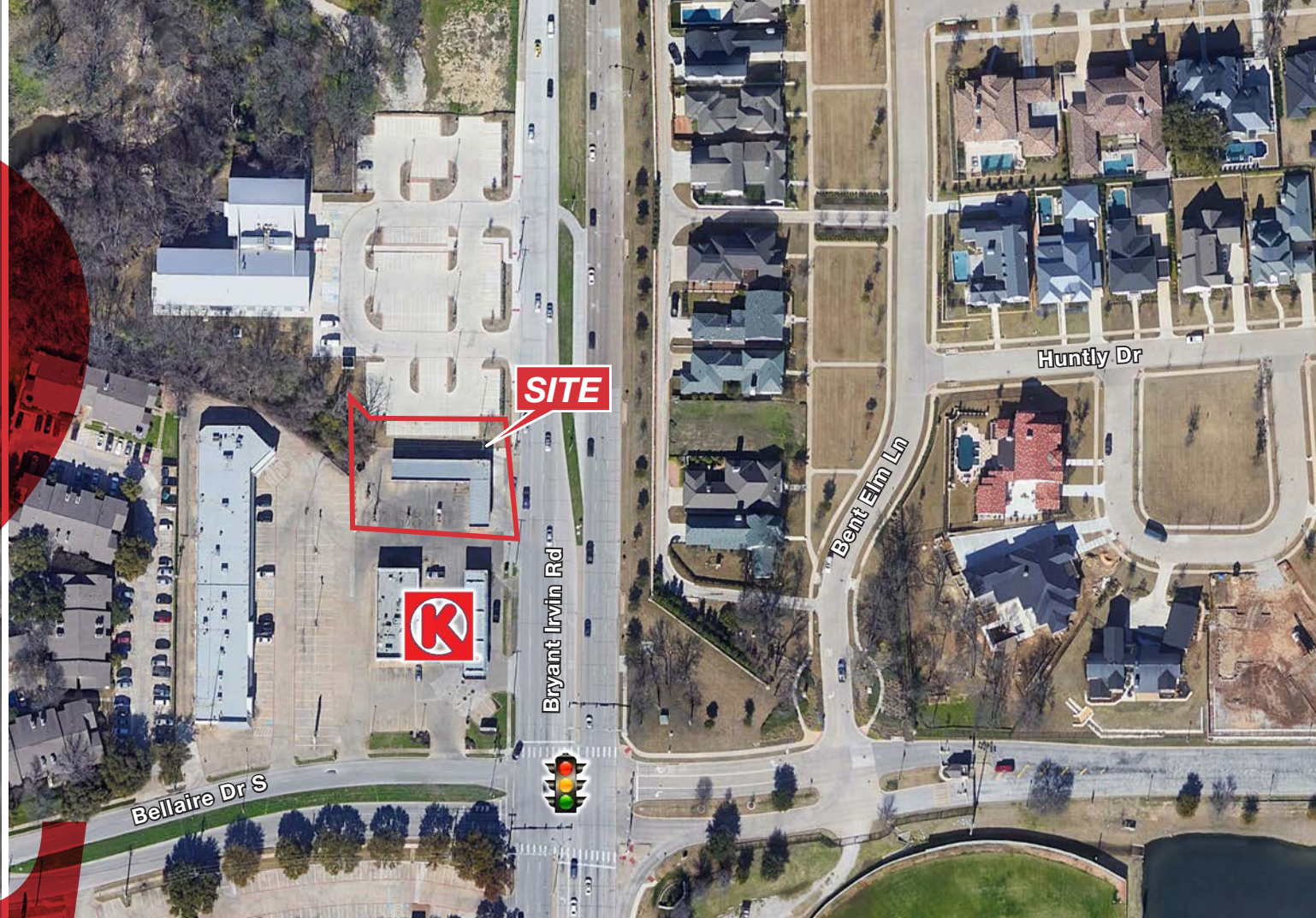
Land Parcel

0.28 Acres

Tenant

Townes Quality Grinds

Property Site Plan



Property Aerial

Property Summary



Property Aerial

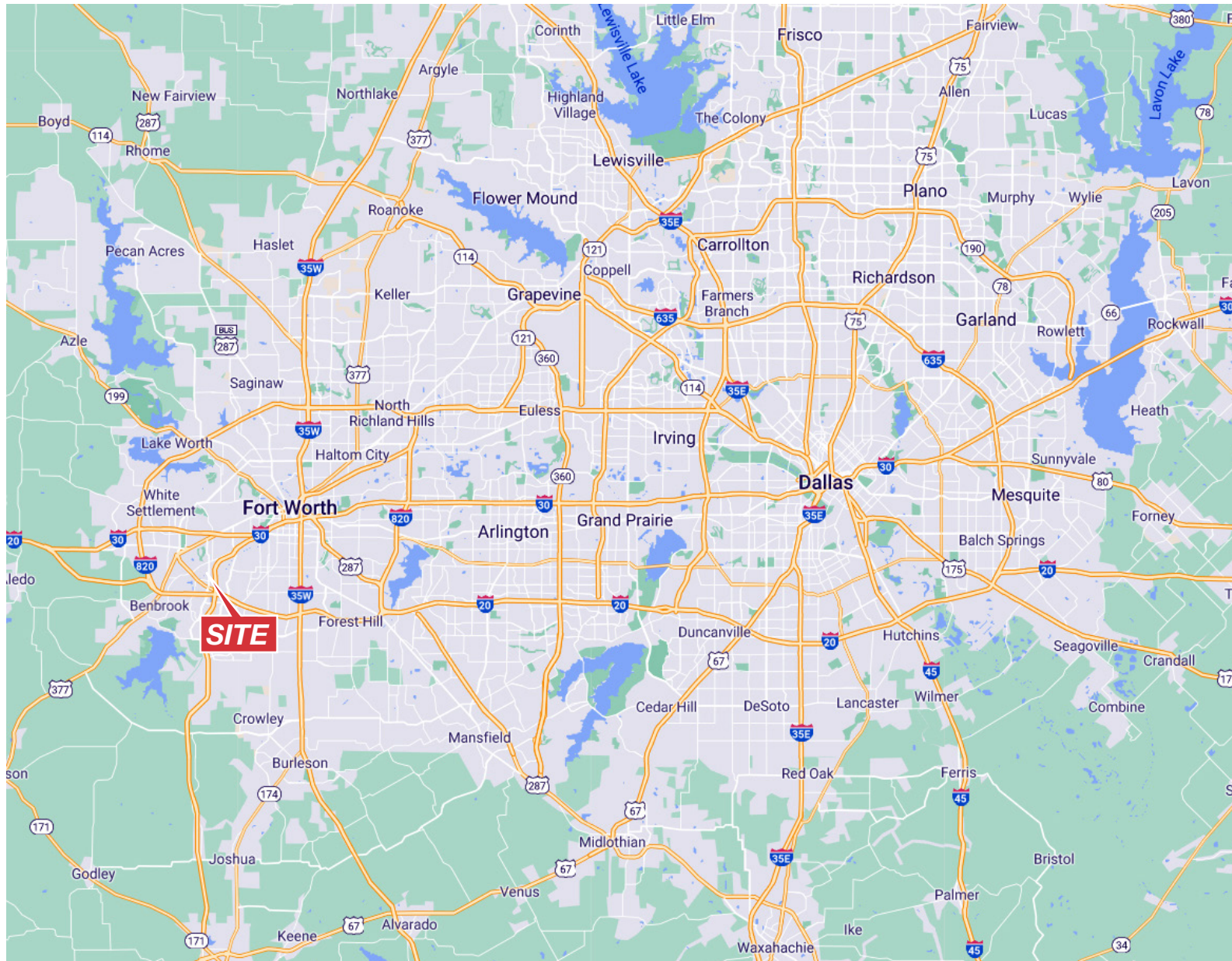


Market Aerial

Property Summary



Dallas-Fort Worth Map



Demographic Analysis

Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	12,362		287,737		757,306	
2024 Estimate	11,592		271,953		713,304	
2020 Census	10,592		259,805		672,228	
Growth 2024 - 2029	6.64%		5.80%		6.17%	
Growth 2020 - 2024	9.44%		4.68%		6.11%	
2024 Population by Hispanic Origin	1,837		87,234		296,005	
2024 Population	11,592		271,953		713,304	
White	7,943	68.52%	144,123	53.00%	303,874	42.60%
Black	1,411	12.17%	40,380	14.85%	134,311	18.83%
Am. Indian & Alaskan	30	0.26%	1,652	0.61%	5,065	0.71%
Asian	422	3.64%	9,139	3.36%	20,485	2.87%
Hawaiian & Pacific Island	23	0.20%	279	0.10%	843	0.12%
Other	1,763	15.21%	76,380	28.09%	248,727	34.87%
U.S. Armed Forces	4		521		1,442	
Households						
2029 Projection	6,924		117,341		271,641	
2024 Estimate	6,488		110,687		255,388	
2020 Census	5,939		105,298		239,529	
Growth 2024 - 2029	6.72%		6.01%		6.36%	
Growth 2020 - 2024	9.24%		5.12%		6.62%	
Owner Occupied	1,397	21.53%	53,327	48.18%	138,151	54.09%
Renter Occupied	5,091	78.47%	57,360	51.82%	117,237	45.91%
2024 Households by HH Income	6,489		110,688		255,388	
Income: <\$25,000	904	13.93%	20,872	18.86%	47,439	18.58%
Income: \$25,000 - \$50,000	1,509	23.25%	24,738	22.35%	60,048	23.51%
Income: \$50,000 - \$75,000	1,478	22.78%	19,547	17.66%	47,305	18.52%
Income: \$75,000 - \$100,000	771	11.88%	12,652	11.43%	32,262	12.63%
Income: \$100,000 - \$125,000	477	7.35%	9,451	8.54%	22,795	8.93%
Income: \$125,000 - \$150,000	309	4.76%	6,357	5.74%	14,031	5.49%
Income: \$150,000 - \$200,000	300	4.62%	6,254	5.65%	13,660	5.35%
Income: \$200,000+	741	11.42%	10,817	9.77%	17,848	6.99%
2024 Avg Household Income	\$94,031		\$89,564		\$82,498	
2024 Med Household Income	\$64,030		\$62,229		\$59,875	

Tenant Profile

A brand-new coffee/eatery concept built inside of an old multi-bay car wash is prepping for its grand opening on Monday, July 15. Townes Quality Grinds, located at 4100 Bryant Irvin Road right across the street from the Fort Worth Country Day school, is the brainchild of owners Drew Boatman, Chas Taipale, and Shanna Shanks. This coffee concept is a first for this trio, who have mainly been in the bar space. Boatman owns Bodega, Dirty Laundry, and the Rusty Nickel Icehouse. He also recently purchased the beloved Star Café in the Fort Worth Stockyards.

Another aspect to this business Shanks says was in the plans from the start was to make everything on the menu Fort Worth-centric. Townes itself is named after Shanks and Taipales son, which is also a nod to Cowtown singer-songwriter Townes Van Zandt. And then there are menu items like a lavender and white chocolate coffee named Queen of the Prairie, which Shanks says is one of our city's nicknames. Then there's the Panther, which is made with double chocolate mocha, chocolate chip cookie dough syrup, a dark chocolate drizzle, and then chocolate milk with a double shot of espresso for good measure... Keeping the Fort Worth-centric vibe going, Townes is using 817 Coffee Roasters as the base for all of these drinks. They also have a line of cold drinks that include several smoothies as well as iced coffees.

fortworth
MAGAZINE

Investment Overview

Financials

LEASE ABSTRACT

Tenant Trade Name:	Townes Quality Grinds
Type of Ownership:	Fee Simple
Lease Type:	Net Lease
Roof and Structure:	Tenant Responsibility
Tenant Responsibilities:	Property Taxes, Maintenance, Utilities
Landlord Responsibilities:	Property Insurance (Reimbursed 100% by Tenant)
Gross Building Square Footage:	2,553 SF
Acreage:	0.28 Acres
Year Built:	2024
Rent/Lease Commencement Date:	5/1/2024
Lease Expiration Date:	4/30/2029
Timing Remaining on Lease:	4.5 Years
Original Lease Term:	5 Years
Renewal Options:	2, 5-year Renewal Options at Fair Market Rental Rate with 2.5% Annual Increases
Guaranty:	Personal - Andrew L Boatman
Percentage Rent:	5% of Gross Sales Exceeding \$1,680,000.00

RENT SCHEDULE

<u>Term</u>	<u>Minimum Monthly Rent</u>
11/1/2024-10/31/2025	\$7,000.00
11/1/2025-10/31/2026	\$7,175.00
11/1/2026-10/31/2027	\$7,354.38
11/1/2027-10/31/2028	\$7,538.24
11/1/2028-4/30/2029	\$7,726.70
2025 Gross Annual Rent	\$84,350.00
Asking Price	\$1,400,000.00
Cap Rate	6.0%



Confidential Offering Memorandum presented by

Bobby Montgomery
NAI Robert Lynn

tel +1 817 872 3908
fax +1 817 872 3888
bmontgomery@nairl.com

Jon McDaniel
NAI Robert Lynn

tel +1 817 872 3902
fax +1 817 872 3888
jmcdaniel@nairl.com