OFFERING MEMORANDUM

$1,816,661

5.75% CAP RATE

18550 NW FWY
HOUSTON, TX 77061

POPEYES®

Absolute NNN Lease | Sam's Club Shdow Anchored | Located Along US Highway 290 with 150K+ VPD in Dense Retail Corridor | Located in the Nation's Fifth-Largest MSA | Operated by Top-Tier Franchisee with ±141 Units | 10%/5-Year Rental Increase Schedule w/ Additional Upside via Percentage Rent

Marcus & Millichap
NFB GROUP

WHY INVEST?

Strategically Located Along U.S. 290 Dense Retail Corridor in Northwest Houston

- **Excellent Visibility** and **Access from U.S. Highway 290 (150,000+ Vehicles Per Day),** a Major East-West Artery Through the Houston MSA
- **Freestanding Popeyes with Drive-Thru** on a ±0.57 AC Parcel, Positioned for High Convenience and Daily Traffic
- **Strategically Located in Northwest Houston**, Part of the Nation's **Fifth-Largest MSA** with a Population Exceeding 7.5 Million Residents
- **Surrounded by High-Performing National Retailers** Including Kroger, Target, Lowe's, CVS, AutoZone, McDonald's, and Walgreens
- **Robust Daytime and Residential Density** with Over **270,000 Residents** and **200,000+ Employees** Within a 5-Mile Radius

Absolute NNN Lease | Passive Investment with Percentage Rent Upside

- **Absolute NNN Lease with ±8 Years of Remaining Term**, Offering Passive Ownership with **Zero Landlord Responsibilities**
- Two (2) Five-Year Renewal Options
- **10% Rent Increases Every Five Years**, Ensuring Predictable and Growing Cash Flow Over the Lease Term
- Tenant Pays Percentage Rent **Equal to 8% of Gross Sales Exceeding a Natural Breakpoint (Calculated as Base Rent ÷ 8%)**
- Percentage Rent Kicks In **Only if Annual Gross Sales Increase More Than 5% Over the Prior Year**, Providing an Additional Layer of Income Potential

Established Franchisee | Global Recognized Brand | Resilient QSR Investment

- **CSM Group**, One of the Largest Popeyes Franchisee in the System, Owns and Operates **±141 Popeyes Locations Across Texas, Kansas, and Missouri** with Plans to Expand
- **Global QSR Leader** – Popeyes is a Top 25 U.S. QSR Brand with **Over 4,300 Locations** Worldwide and Growing International Presence
- Backed by **Restaurant Brands International (NYSE: QSR)**, One of the Largest Global Restaurant Companies
- Known for Its Iconic Louisiana-Inspired Menu and Viral Chicken Sandwich, Driving Continued Consumer Demand

INVESTMENT SUMMARY

Address: GOOGLE MAPS	18550 NW Fwy, Houston, TX 77061
Franchisee:	CSM Group (±141-Units)
Guarantor:	Inquire w/ Broker
Price:	$1,816,661
Cap Rate:	5.75%
NOI:	$104,458
Building Size (SF):	±2,165 SF
Lot Size (AC):	±0.57 Acres

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

LEASE TERMS

Lease Commencement:	4/22/2024
Lease Term Expiration:	4/30/2034
Term Remaining:	±8 Years
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Monthly Rent:	$8,705
Annual Base Rent:	$104,458
Rental Increases:	10%/5-Years*
Renewal Options:	2 x 5-Years
Next Rental Increase:	4/1/2029

*Tenant also pays percentage rent equal to 8% of gross sales exceeding a "natural breakpoint," which is calculated annually by dividing the total base rent by 8%. Percentage rent only applies if gross sales for the year increase more than 5% over the prior year. This is in addition to and seperate from the 10%/5-year rent increase.

$1,816,661
LISTING PRICE

5.75%
CAP RATE

±8 YRS
LEASE TERM

$104,458
NOI

NNN
LEASE TYPE

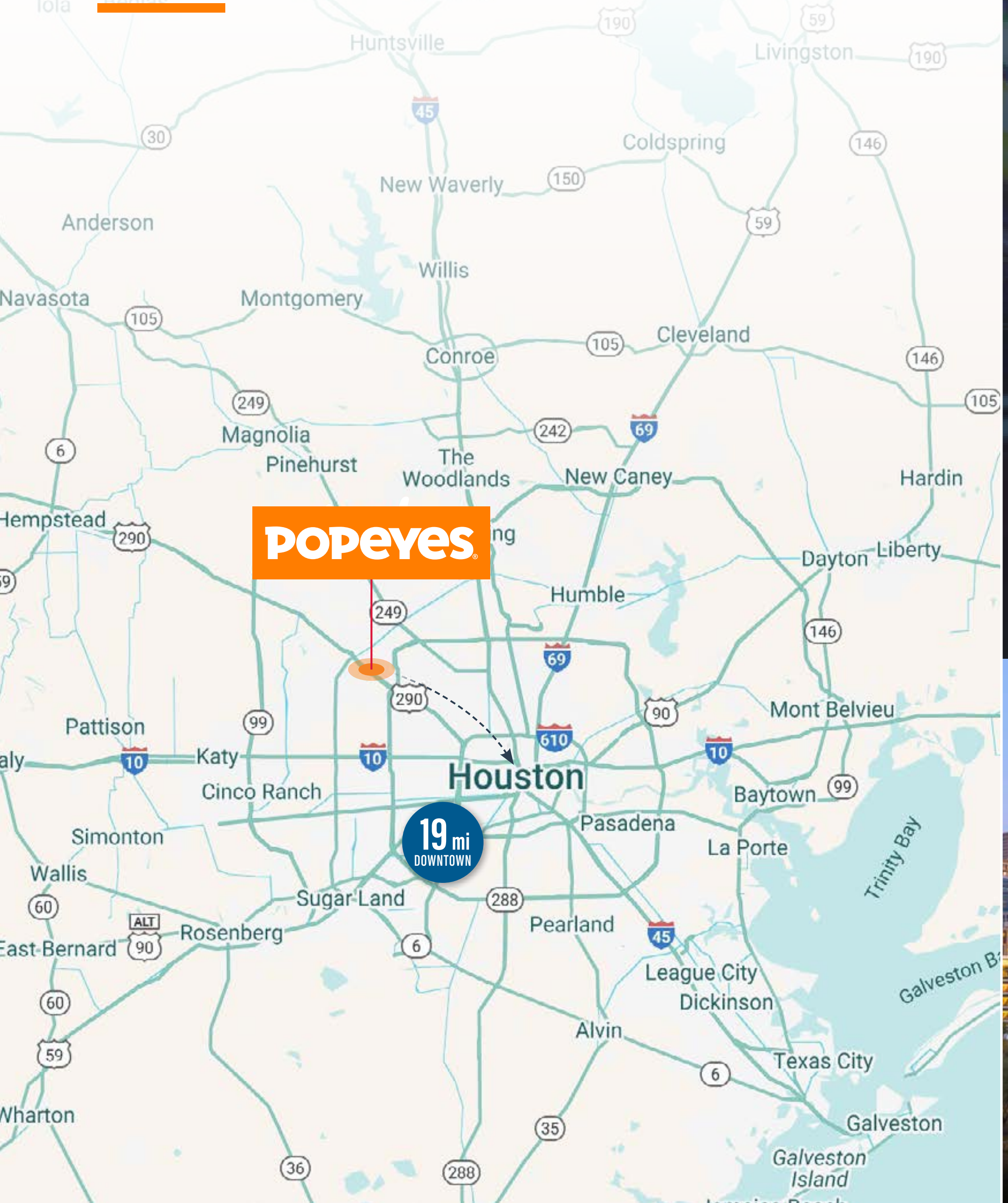

LOUISIANA KITCHEN
POPEYES
POPEYES
LOUISIANA KITCHEN


POPEYES
LOUISIANA KITCHEN
TERMINIX


POPEYES
LOUISIANA KITCHEN


Chuy's
TEXAS
IHOP
Black Bear Diner
Quality
Comfort
HYATT
Academy SPORTS + OUTDOORS
FOGO DE CHÃO BRAZILIAN STEAKHOUSE
HARLEY-DAVIDSON
InTown SUITES
Denny's
Luby's
WELLS FARGO
Eldridge Crossing
THE HOME DEPOT
Walmart Supercenter
CVS pharmacy
FedEx Office
MATTRESS FIRM
DutchBros
PANDA EXPRESS
SALLY BEAUTY
URBAN BIRD
HYUNDAI
TOYOTA
CHEVROLET
NW FREEWAY, US 290 | ±153,790 VPD
Sterling McCall Collision Center of Jersey Village
sam's club
altex Computers & Electronics
POPEYES

HOUSTON
TEXAS



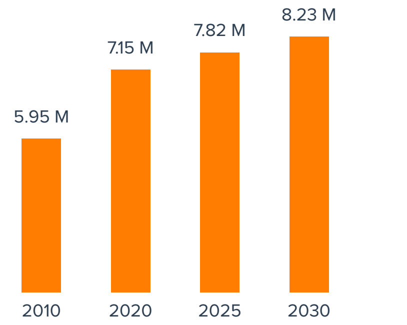
The Houston Metropolitan Statistical Area (MSA) is the largest in Texas and the fifth-largest in the United States, home to **over 7.5 million residents** across nine counties. As a dynamic global city, Houston is a powerhouse for **energy, healthcare, aerospace, and international trade**. Known as the "Energy Capital of the World," the city is home to the headquarters of ExxonMobil, ConocoPhillips, and Halliburton, along with hundreds of supporting firms in oil, natural gas, and renewables. The **Texas Medical Center**, the world's largest medical complex, anchors a thriving life sciences sector, while companies like United Airlines and Sysco strengthen the region's position in logistics and corporate services.

Strategically located just inland from the Gulf of Mexico, Houston enjoys direct access to global commerce via the **Port of Houston**, one of the busiest in the country. The city is connected by a robust freeway system, including Interstates 10, 45, and 69, providing access to major U.S. markets and supporting a vast logistics and distribution network. Ongoing investment in **infrastructure, master-planned communities, and urban revitalization**—particularly in areas like Midtown, EaDo, and the Innovation District—continues to drive both population and employment growth across the region.

Largest Metro Area in Texas
5th Largest in the Country

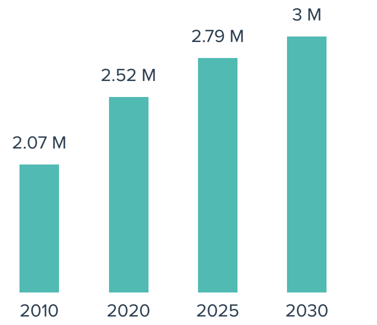
HOUSTON MSA
POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, HOUSTON



HOUSTON MSA
HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, HOUSTON



POPULATION	AVG. HH INCOME	DAYTIME POPULATION
7.82M	**$121,278**	**4.88M**
within MSA	*within MSA*	*within MSA*

Culturally, Houston is one of the most diverse cities in America, with over **145 languages spoken** and a vibrant international community. The city is known for its world-class museums—including the Museum of Fine Arts, Houston Museum of Natural Science, and the Contemporary Arts Museum. Local districts like **Montrose, the Heights, and the East End** offer a rich mix of art galleries, independent restaurants, breweries, and festivals. With a food scene that ranges from global street fare to James Beard-awarded chefs, Houston has become a culinary destination in its own right.

LARGEST EMPLOYERS

H-E-B
Houston Methodist LEADING MEDICINE
MEMORIAL HERMANN
THE UNIVERSITY OF TEXAS MD Anderson ~~Cancer~~ Center
Walmart

Houston is also a major hub for education and sports. The region is anchored by top-tier universities like **Rice University and the University of Houston**, both known for academic excellence and research output. The city boasts a passionate sports culture, with major league teams including the **Houston Texans (NFL), Astros (MLB), Rockets (NBA), and Dynamo (MLS)** drawing widespread support. It also hosts marquee events like the Houston Livestock Show and Rodeo—the largest of its kind in the world—cementing its role as a center for both entertainment and Texas tradition.

TENANT PROFILE

Popeyes®

Founded in 1972 in New Orleans, Louisiana, Popeyes® boasts over 45 years of culinary tradition and history. Renowned for its unique New Orleans-style menu featuring delectable offerings like fried chicken, chicken tenders, fried shrimp, and other regional favorites, Popeyes® has earned its place as one of the world's largest quick-service chicken restaurants. The chain's famous Louisiana seasoning and hand-battered preparation techniques contribute to its distinctive taste. With more than 3,700 locations across the United States and around the globe, Popeyes® is celebrated for its commitment to Louisiana heritage and authentic flavors. The brand's iconic chicken sandwich, launched in 2019, sparked a nationwide craze and significantly boosted its popularity.

As a subsidiary of Restaurant Brands International (RBI), Popeyes® is part of a powerhouse in the quick-service restaurant industry. RBI, with annual system-wide sales exceeding $35 billion, operates over 29,000 restaurants in more than 100 countries. The company's strategic growth initiatives and marketing campaigns have helped expand Popeyes® reach. Among its portfolio are four esteemed and iconic quick-service restaurant brands, including Tim Hortons®, Burger King®, Popeyes®, and Firehouse Subs®. Rated "BB" by S&P, Restaurant Brands International stands as a leader in the global culinary landscape.

Popeyes® continues to grow and innovate, staying true to its roots while appealing to a broad, international audience. The introduction of new menu items and limited-time offerings keeps the brand fresh and exciting for customers. Its dedication to quality and flavor has solidified its status as a beloved brand worldwide.

2024 REVENUE	LOCATIONS	EMPLOYEES	PARENT COMPANY
$6.8B	3.7K+	25K+	rbi restaurant brands international

SOURCE: 2025, STATISTA

IN THE NEWS

CSM GROUP: REIGNING POPEYES FRANCHISEE OF THE YEAR—TWICE IN A ROW

June 15, 2025

In a bold testament to operational excellence and growth, CSM Group has clinched the coveted Popeyes Franchisee of the Year award at the 2024 and 2025 Popeyes Conventions—marking back-to-back triumphs that underscore its leadership in the brand's franchisee ecosystem. Founded in 1979, CSM Group currently operates over 120 Popeyes and Tim Hortons locations across Texas, Kansas, and Missouri. The company's footprint continues to expand, fueled by strategic new-builds and remodels.

POPEYES'S 'EASY TO LOVE' REVAMP—HERE'S WHAT IT MEANS FOR THE BRAND

February 12, 2025 | *QSR Magazine*

Stores will boost advertising spend, undergo remodels, and implement several upgrades to the kitchen. Popeyes franchisees have bought into the brand's multi-year plan to increase franchisee profitability. The company announced Wednesday that 85 percent of restaurants have committed to amending their franchise agreement to align with the Easy to Love strategy, which calls for increased media investment and a unified restaurant image. Stores have agreed to test higher national advertising rates...

FULL ARTICLE

EXCLUSIVELY LISTED BY

JASON FEFER
(310) 909-2394
jason.fefer@marcusmillichap.com
CA 02100489

TYLER BINDI
(310) 909-2374
tyler.bindi@marcusmillichap.com
CA 02116455

ROBERT NARCHI
(310) 909-5426
robert.narchi@marcusmillichap.com
CA 01324570

TIM SPECK
Broker of Record
5001 Spring Valley Rd., Ste. 1100 W
Dallas, TX 75244
Lic #: 9002994

Marcus & Millichap
NFB GROUP

Popeyes®