

Ground Lease | For Sale



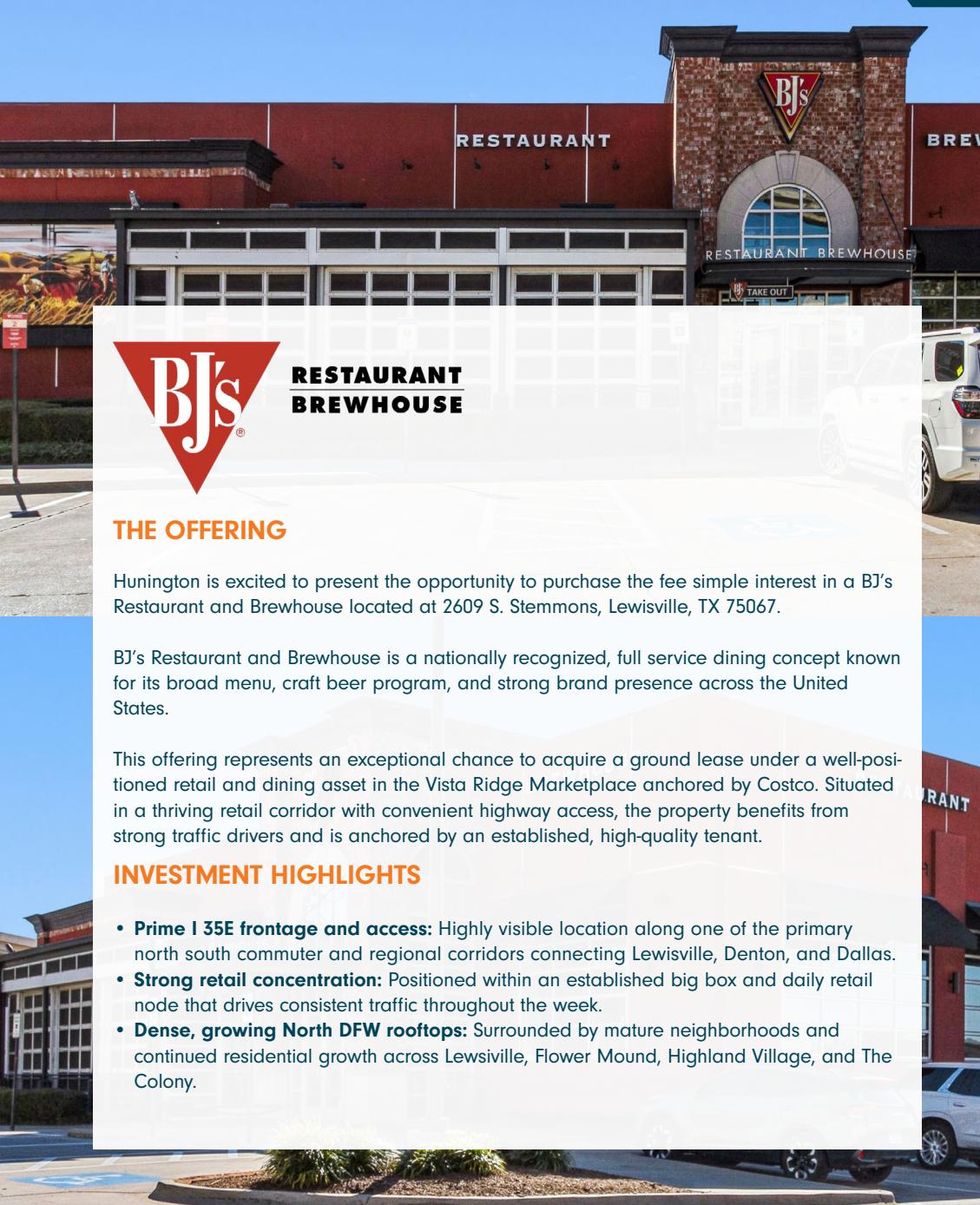
BJ's Restaurant and Brewhouse

2609 S. Stemmons, Lewisville, TX 75067



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Ste. 800, Houston, Texas 77046
713-623-6944 • hiproperties.com




**RESTAURANT
BREWHOUSE**

THE OFFERING

Hunington is excited to present the opportunity to purchase the fee simple interest in a BJ's Restaurant and Brewhouse located at 2609 S. Stemmons, Lewisville, TX 75067.

BJ's Restaurant and Brewhouse is a nationally recognized, full service dining concept known for its broad menu, craft beer program, and strong brand presence across the United States.

This offering represents an exceptional chance to acquire a ground lease under a well-positioned retail and dining asset in the Vista Ridge Marketplace anchored by Costco. Situated in a thriving retail corridor with convenient highway access, the property benefits from strong traffic drivers and is anchored by an established, high-quality tenant.

INVESTMENT HIGHLIGHTS

- Prime I 35E frontage and access:** Highly visible location along one of the primary north south commuter and regional corridors connecting Lewisville, Denton, and Dallas.
- Strong retail concentration:** Positioned within an established big box and daily retail node that drives consistent traffic throughout the week.
- Dense, growing North DFW rooftops:** Surrounded by mature neighborhoods and continued residential growth across Lewisville, Flower Mound, Highland Village, and The Colony.

BJ'S RESTAURANT AND BREWHOUSE

2609 S. Stemmons, Lewisville, TX 75067



Executive Summary

Sale Price:	\$2,938,053.00
CAP Rate:	5.65%
Original Lease Term:	20 years
Remaining Lease Term	6.8 Years
Annual Rent:	\$166,000
Lease Type:	Ground Lease – Absolute Net Rent
Rent Commencement:	10/1/2002
Square Footage:	Approx. 9,000 SF
Land Size:	1.59 AC
Tenant:	Chicago Pizza and Brewery, Inc.



Demographics

Population (2025)	1 mi. - 7,564 3 mi. - 93,538 5 mi. - 260,786
Average HHI (2025)	1 mi. - \$103,431 3 mi. - \$143,851 5 mi. - \$145,139



Traffic Counts	Stemmons Fwy: 57,926 vpd Hwy 121: 110,560 vpd
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Lease Abstract

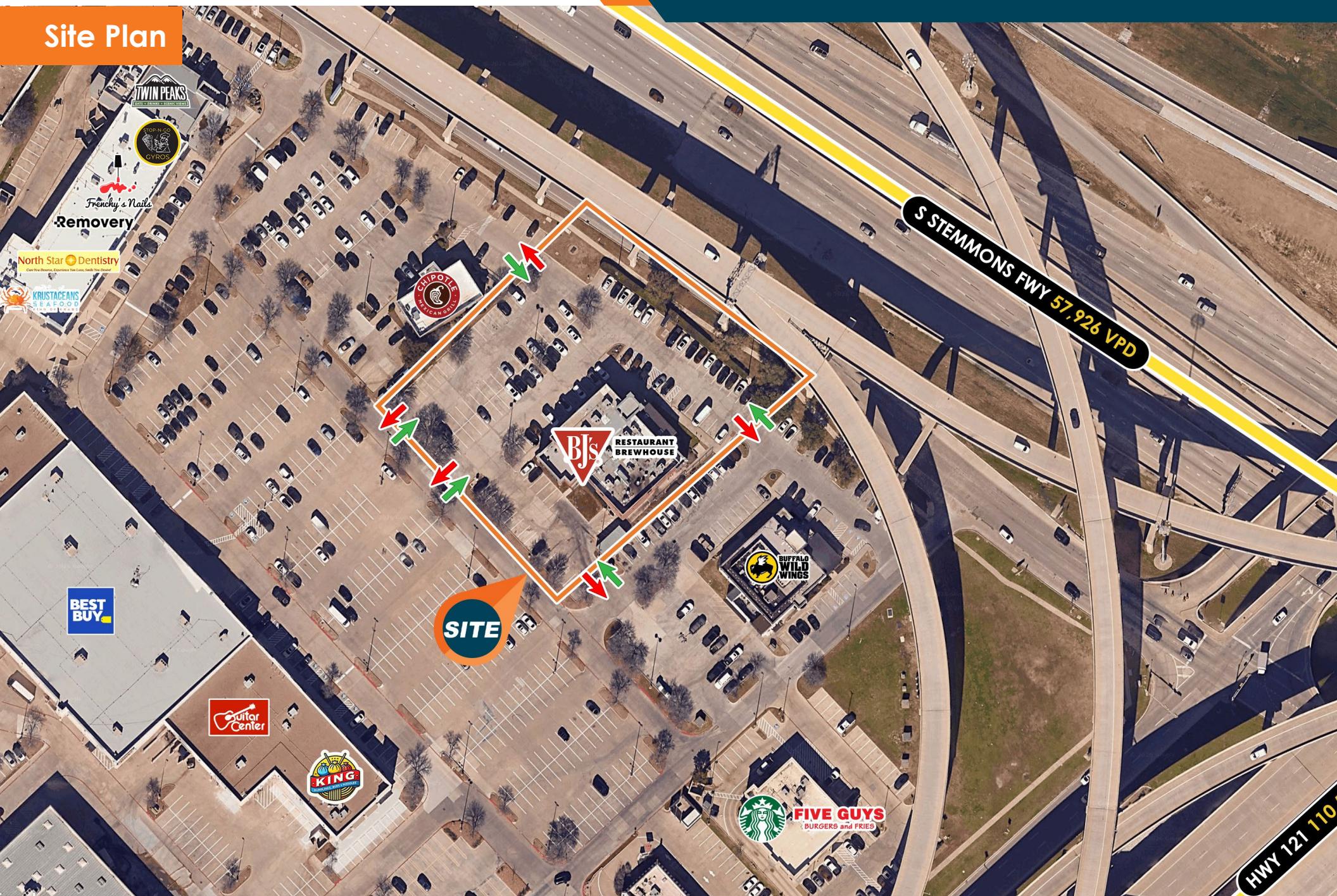
CHICAGO PIZZA AND BREWERY, INC.		LEASE YEAR	ANNUAL RENT	CAP RATE
Address	2609 S. Stemmons, Lewisville, TX 75067	Year 1	\$166,000	5.65%
Lease Type	Absolute Net Rent	Year 2	\$182,000	6.19%
Ownership Type	Ground Lease			
Tenant Guarantor	Corporate			
NOI	\$166,000.00			
Cap Rate	5.65%			
Primary Term	20 Years			
Rent Increases	\$182,000 on 10/1/2027			
Lease Commencement	10/1/2002			
Lease Expiration	9/30/2032			
Building Size (Sq Ft)	Approx. 9,000 SF			
Land Size (Acres)	1.59 AC			
Year Built	2002			



**RESTAURANT
BREWHOUSE**

BJ's Restaurants, Inc., headquartered in Huntington Beach, California, is a nationally recognized casual dining restaurant company with over 200 locations across the United States. Founded in Southern California, BJ's Restaurant & Brewhouse is best known for its wide-ranging menu, featuring signature deep-dish pizzas, handcrafted beers, and a diverse selection of American comfort foods. With an emphasis on quality ingredients, innovative brewing, and a welcoming dining experience, BJ's combines the atmosphere of a polished casual restaurant with the creativity of a craft brewhouse, establishing itself as a standout brand in the casual dining and hospitality industry.

Site Plan





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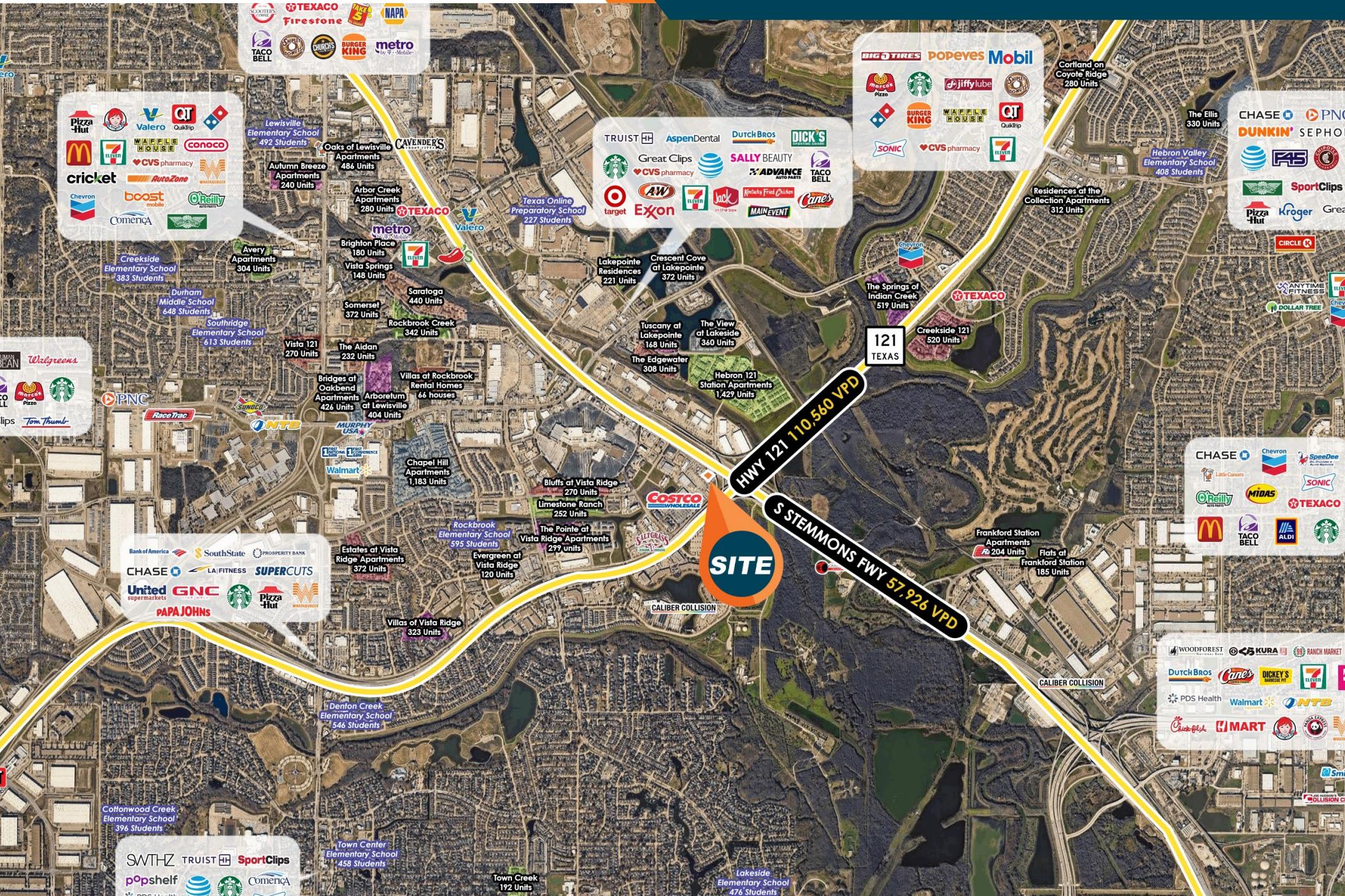


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Tenant Overview

**RESTAURANT
BREWHOUSE****Company Type:** Public NQGM: BJRI**2025 Employees** 22,200**2024 Revenue:** \$1.36 Billion**2024 Net Income:** \$16.687 Million**2025 Assets:** \$1.04 Billion**2025 Stores Globally:** 215bjsrestaurants.com

For more than 25 years, BJ's Restaurants & Brewhouse has been committed to delivering high-quality food, handcrafted beers, and exceptional hospitality in the casual dining industry. With a strong culture rooted in innovation and guest satisfaction, BJ's consistently goes above and beyond to create memorable dining experiences for its guests and communities. Today, BJ's is a leading casual dining restaurant brand in the United States, known for its diverse menu, proprietary craft beers, and welcoming brewhouse atmosphere.



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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Buyer/Tenant/Seller/Landlord Initials

Date