



Salad and Go

20-YEAR GROUND LEASE

EXPLOSIVE GROWTH - THOUSANDS OF NEW HOMES & MILLIONS OF SQUARE FEET OF NEW RETAIL RECENTLY BUILT OR PLANNED

CYPRESS, TX



CP PARTNERS
COMMERCIAL REAL ESTATE

In association with Peter Ellis | A Licensed Texas Broker



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Salad and Go

9410 FRY ROAD, CYPRESS, TX 77433

\$1,721,739

PRICE

5.75%

CAP RATE

NOI	\$99,000
LEASE TYPE	Ground Lease
OPTIONS	Three, 5-Year Options
LEASE TERM	20 Years
BUILDING SIZE	±850 SF
LAND AREA	28,750 SF



Brand new 20-year ground leased Salad and Go with drive-thru

This 2024 construction Salad and Go features a **20-year corporate backed absolute NNN ground lease** with three, 5-year renewal options and 10% increases every 5 years. The subject property is located along Fry Road (30,469 VPD) within a **newly constructed, trophy retail and multi-family development**, surrounded by the affluent master-planned communities of Bridgeland, Blackhorse, Cypress Creek Lakes, and Towne Lake (see page 8 for details).



Passive Investment Opportunity

- A single-tenant Salad and Go on a 20-year ground lease with three, 5-year options in the greater Houston area
- The subject property features a corporate lease, double drive-thru, and separate mobile express pick-up window
- The lease features 10% rental increases every 5 years during the primary term and option periods, providing an investor with a hedge against inflation
- The subject property is well-positioned with excellent visibility from heavily trafficked Interstate 30 (63,740 VPD)
- Texas is an income tax free state

A Densely Populated Community

- Bridgeland is a 11,500 AC master-planned community with 3,000 AC of dedicated open space, 900 AC of lakes & waterways, and 3 village recreation centers with an access point adjacent to the subject property (*see page 8 for details*)
- Cypress Creek Lakes is a 1,600 AC master-planned community with over 2,000 homes and has an access point adjacent to the subject property
- Towne Lake is an award-winning master-planned community that is home to 3 onsite schools and 15 neighborhoods, located just 3 miles from the subject property

		CURRENT
Price		\$1,721,739
Capitalization Rate		5.75%
EST Building Size (SF)		850
Lot Size (SF)		28,750
Stabilized Income	\$/SF	
Scheduled Rent		\$99,000
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Common Area Maintenance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$99,000.00

Surrounding Retail



Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/FT	Year Rent/FT
And Go Concepts, LLC, d/b/a Salad and Go	28,750	5/1/2024	4/31/2029	\$99,000	\$8,250	\$99,000	\$0.29	\$3.44
<i>(Corporate Lease)</i>		5/1/2029	4/31/2034		\$9,075	\$108,900	\$0.32	\$3.79
		5/1/2034	4/31/2039		\$9,983	\$119,790	\$0.35	\$4.17
		5/1/2039	4/31/2044		\$10,981	\$131,769	\$0.38	\$4.58
	Option 1	5/1/2044	4/31/2049		\$12,079	\$144,946	\$0.42	\$5.04
	Option 2	5/1/2049	4/31/2054		\$13,287	\$159,440	\$0.46	\$5.55
	Option 3	5/1/2054	4/31/2059		\$14,615	\$175,385	\$0.51	\$6.10
TOTALS:	28,750			\$99,000	\$8,250	\$99,000	\$0.29	\$3.44

LEGEND

Property Boundary

±850
Rentable SF

28,750
Land SF


Egress



LEGEND

Property Boundary

31 Retail Units Planned

700 Multi-Family Units Under Construction

7+ Points of Ingress/Egress

Egress



A rapidly growing drive-thru only QSR



130+

LOCATIONS IN 4 STATES

\$76.2 Million

FY 2022 SALES

2013

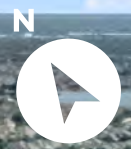
YEAR FOUNDED



About Salad and Go

- Salad and Go is a drive-thru restaurant chain that has a mission to make fresh, nutritious food convenient and affordable for all
- It is a privately held company with more than 130 locations operating across four states including Arizona, Texas, Oklahoma and Nevada
- The brand is headquartered in Tempe, Arizona, with a second office in Addison, Texas, and two food production facilities in Phoenix and Dallas
- Salad and Go's menu features a variety of fresh items such as salads, wraps, soups, breakfast burritos and bowls, cold brew coffee and hand-crafted lemonades
- Salad and Go's annual sales, estimated by Technomic, reached \$206 million in 2023, up from an estimated \$76.2 million in 2022
- Restaurants are roughly 700 square feet and come with a walk up window, but no dining room and customers go from ordering at the speaker to receiving their meal in no more than two to three minutes with all food made to order
- Salad and Go's Salad Donation and Guest Give Programs raises funds to support local communities and organizations aligned with the company's mission, helping to combat hunger and food scarcity by providing meals to those in need

[Tenant Website](#)



11,425 VPD
TUCKERTON ROAD



PLANNED DEVELOPMENT

30,469 VPD

FRY ROAD



Mister CAR WASH Valvoline Bojangles
10+ NEW TENANTS TO BE ANNOUNCED



12,049 VPD

700 MULTIFAMILY UNITS
UNDER CONSTRUCTION

30,469 VPD

6,216 VPD

LIFETIME

Healthy Delights
CURRY PIZZA HOUSE

Jersey Mike's
SUBS

SportClips
HAIRCUTS

H-E-B

CyLife
CHURCH

Auto Service
ups
Sonic Drive-Ins

Public Storage

WHATABURGER

STAR CINEMA GRILL

Auto Zone
MURPHY USA

CALIBER
AUTO CARE

ZAXBY'S
CHASE

Wendy's

NOTHING BUTT CAKES

SUBJECT PROPERTY

SAJAD AND GO

Dutch Bros
Valvoline

Mister CAR WASH
Bojangles

10+ NEW TENANTS TO BE ANNOUNCED

Quick Quack
CAR WASH

PANDA EXPRESS
CHINESE KITCHEN

TACO BELL

SONIC

EXPRESS
OIL CHANGE



→ DOWNTOWNHOUSTON
30.4 MILES



53,252 VPD

50,598 VPD

133,922 VPD

111,230 VPD

63,569 VPD

197,377 VPD

208,962 VPD

190,527 VPD

62,733 VPD

118,080 VPD

DOWNTOWN
HOUSTON

109,578 VPD

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	9,114	75,309	198,776
2028	10,347	102,483	247,202

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$241,125	\$166,588	\$134,063
Median	\$211,370	\$138,241	\$110,105

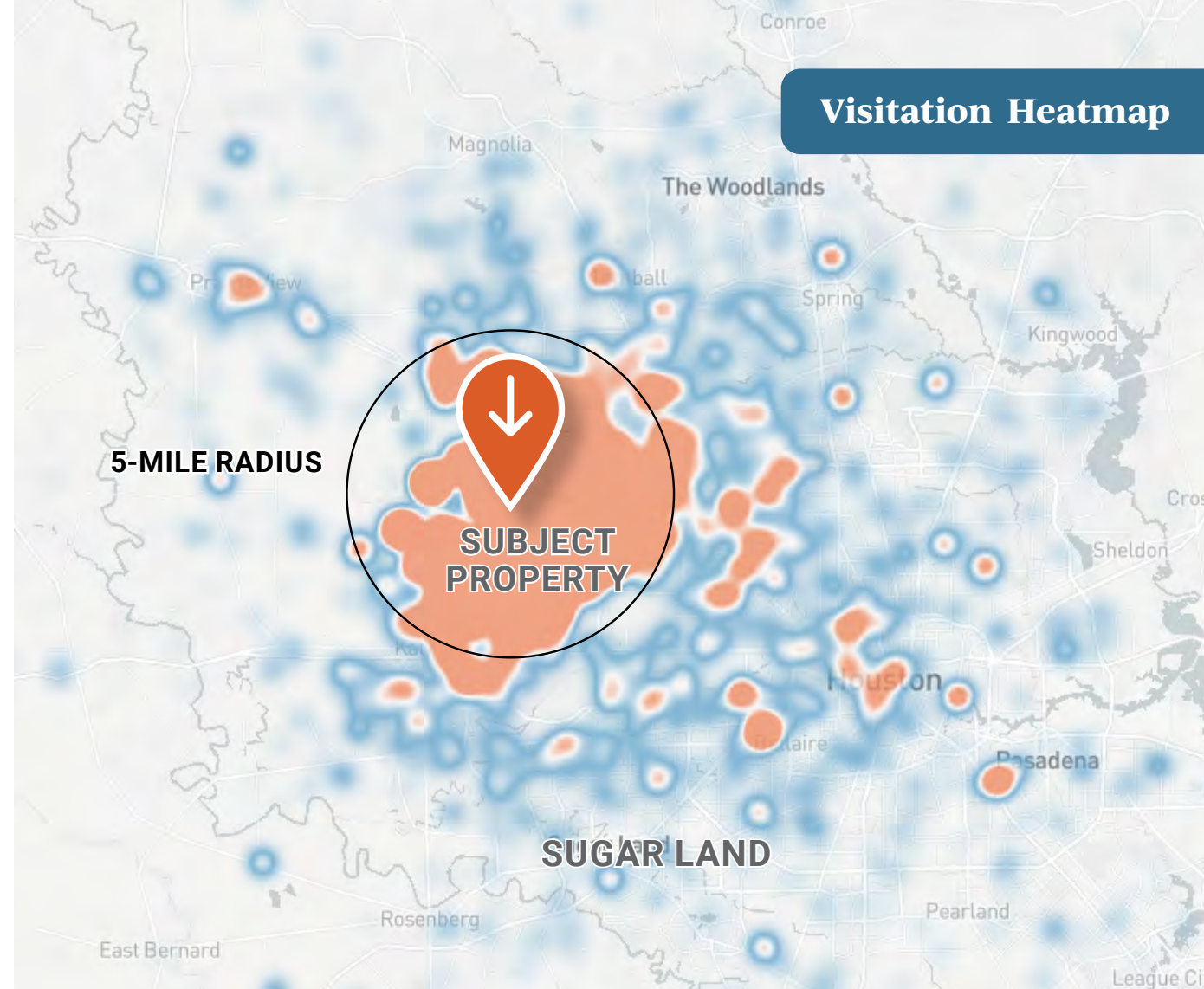
The adjacent H-E-B location **ranks in the top 1%** of grocery stores nationwide, in terms of visits.

2.6M Visits

OVER PAST 12 MONTHS AT THE ADJACENT H-E-B

27 Minutes

AVERAGE DWELL TIME AT THE ADJACENT H-E-B



Visitation Heatmap

5-MILE RADIUS

SUBJECT PROPERTY

SUGAR LAND

The shading on the map above shows the **home location of people who visited the adjacent H-E-B over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Cypress, TX

A NORTH HOUSTON GEM



Affluent Suburban Community

- Cypress is one of the most developed, booming suburbs in the state of Texas with approximately 184,851 residents
- Located in Harris County along U.S. Hwy 29 and about 24 miles northwest of Downtown Houston
- Cypress is now ranked 50th on a list of the top 100 highest-income urban areas in the entire U.S.

Award-Winning Neighborhoods

- Notable master-planned communities include Towne Lake and Bridgeland
- Home to leading schools (featuring the fourth largest school district), world class amenities, and 900 acres of lakes and waterways
- Towne Lake is one of the region’s most sought-after areas in Northwest Houston – featuring a 300-acre lake, the largest private recreational lake in Houston
- Located right in the heart of the Cypress-Fairbanks area, Towne Lake is surrounded by restaurants, shopping, as well as a high-ranking school district and recreational opportunities

A Houston Suburb

- Houston is the most populous city in the state of Texas and the fourth-most populous city in the United States
- Houston is the principal city of the Greater Houston metro area, which is the fifth-most populated MSA in the United States
- Houston has the largest medical complex in the world: The Texas Medical Center and degree programs at Shaw Air Force Base
- Houston is listed as No. 1 for global trading, with the second largest port in the United States

6.8 Million

HOUSTONMSAESTIMATED POPULATION

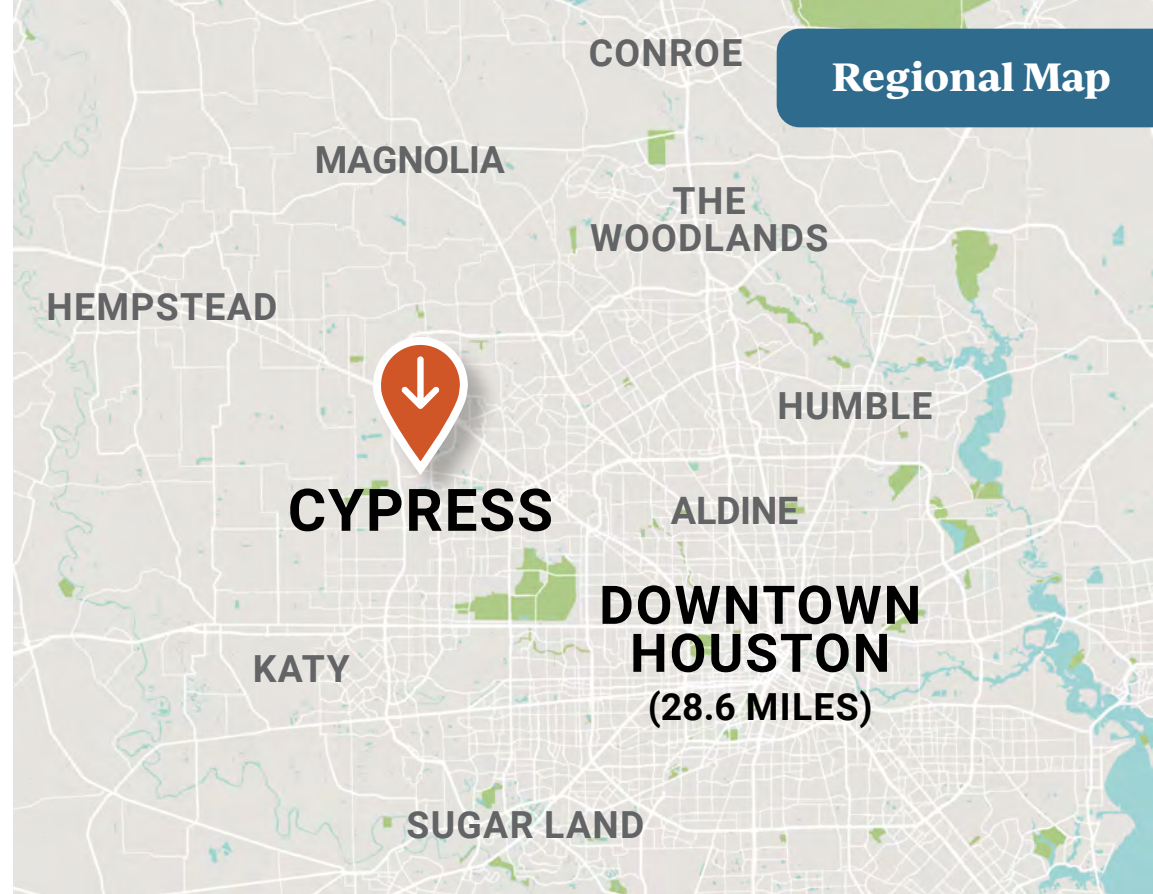
\$513 B

HOUSTON MSA GDP

The Boardwalk at Towne Lake



Regional Map





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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.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date