

ZOLI'S

3501 Hulen Street | Fort Worth, Texas 76107

2019 CONSTRUCTION

2.5% ANNUAL INCREASES

NNN LEASE





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DISCLAIMER / LEGAL PAGE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Holt Lunsford Commercial, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Holt Lunsford Commercial, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Holt Lunsford Commercial, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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The Offering

PRICE

\$3,250,000

CAP RATE

5.57%

NOI

\$ 181,024.13

INVESTMENT HIGHLIGHTS

Single Tenant NNN Lease Building With Ample Parking and Minutes Away From Downtown Fort Worth

Over 104,000 and 301,000 people within a 3 and 5 mile radius

Strategically Located Off Of Hulen Street and Seconds Away From I-30

Experiences traffic counts of over 39,000 vehicles per day and benefits from close proximity to Arlington Heights High School and Texas Christian University

Experienced Operator With Other Concepts Including Cane Rosso and Thunderbird Pies

Jay Jerrier, who started in 2011, now has 10 locations across Texas. These concepts have been named "Best Pizza in Dallas" by D Magazine from 2011-2015

Close Proximity To Many Notable Shopping Centers, Including Clearfork, Trinity Commons, and Chapel Hill Shopping Center

Nearby tenants include Central Market, Mi Cocina, World Market, McDonald's, Starbucks, Chic-Fil-A, Tom Thumb, The Container Store, and many more



Lease Abstract

OFFERING PRICE:	\$3,250,000
CAP RATE:	5.57%
NOI*:	\$181,024.13
TENANT:	Zoli's Red 5, LLC DBA Zoli's Pizza
GUARANTOR:	Corporate Parent Guaranteed
LOCATION:	3501 Hulen Street, Fort Worth, TX 76107
BUILDING SQUARE FEET:	5,000
TOTAL USEABLE SQUARE FEET:	6,800
LAND AREA:	+/- 1 Acres
RENT COMMENCEMENT:	10/1/19
BASE LEASE TERM:	10 Years
LEASE EXPIRATION:	9/30/29
RENEWAL OPTIONS	Three (3), Five (5) Year Options
LEASE TYPE:	NNN
YEAR BUILT:	2019

NOI INCLUDES BASE RENT + PERCENTAGE RENT

Demographics

VARIABLE	ONE MILE	THREE MILES	FIVE MILES
2023 POPULATION (ESRI)	11,509	100,029	285,889
2023 AVERAGE HOUSEHOLD INCOME (ESRI)	\$88,598	\$117,508	\$93,470
2028 POPULATION (ESRI)	11,313	103,248	291,281
2020-2023 ANNUAL RATE (ESRI)	-0.26%	0.84%	0.63%
2023-2028 ANNUAL RATE (ESRI)	-0.34%	0.64%	0.37%
2023 MEDIAN AGE (ESRI)	37	37.1	35.3
2023 HOUSEHOLDS (ESRI)	5,532	45,391	113,123
2028 HOUSEHOLDS (ESRI)	5,446	47,335	116,731
2023-2028 ANNUAL RATE (ESRI)	-0.31%	0.84%	0.63%
2023 AVERAGE HOUSEHOLD SIZE (ESRI)	2.06	2.1	2.41
2023 MEDIAN HOUSEHOLD INCOME (ESRI)	\$60,196	\$71,586	\$58,118
2028 MEDIAN HOUSEHOLD INCOME (ESRI)	\$67,113	\$79,908	\$64,427
2028 AVERAGE HOUSEHOLD INCOME (ESRI)	\$97,997	\$129,713	\$103,860
2023-2028 ANNUAL RATE (ESRI)	1.95%	2.00%	2.13%
2023 PER CAPITA INCOME (ESRI)	\$40,847	\$53,456	\$37,425
2028 PER CAPITA INCOME (ESRI)	\$45,124	\$59,609	\$42,038
2023-2028 ANNUAL RATE (ESRI)	2.01%	2.20%	2.35%



Tenant Overview

THE STATS

» Tenant Name: Zoli's Pizza

» Options to Terminate: No

» Options to Purchase: No

» First Right of Refusal: No

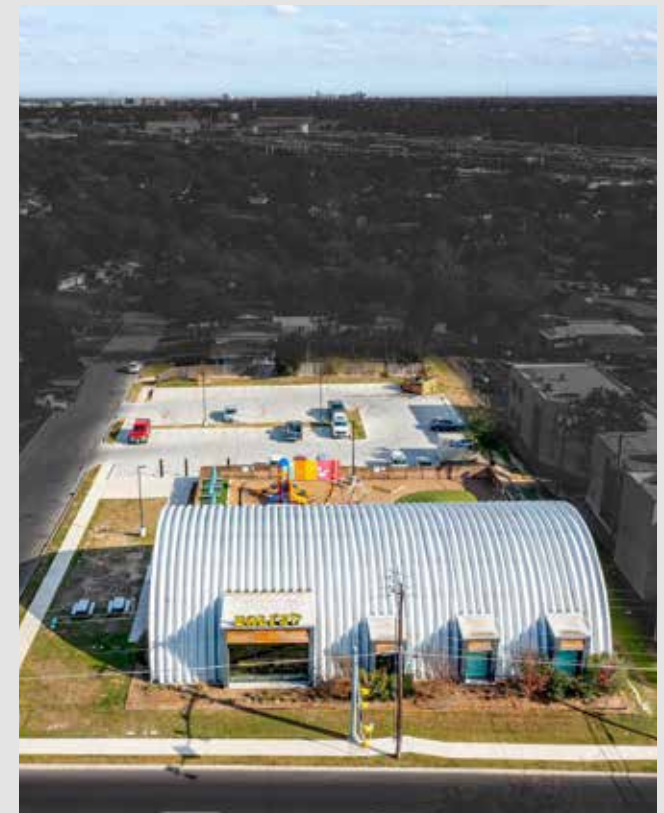
» Headquartered: Dallas, Texas

» Web Site: www.zolispizza.com

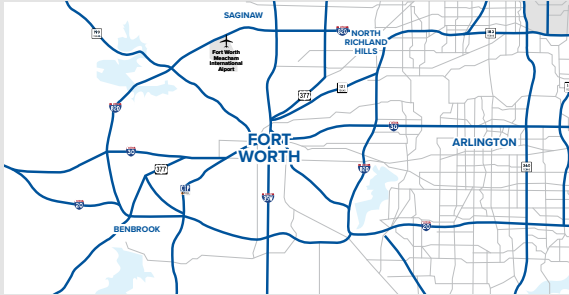
» Years in the Business: 5

PROPERTY HIGHLIGHTS

Zoli's (founded by Jay Jerrier) first opened in 2013 within Dallas's Bishop Arts District two years after starting his first concept, Cane Rosso. Zoli's has since moved to two locations, one in Addison, and this one in Fort Worth. Jerrier has since expanded his concept's presence to 10 locations ranging from DFW to Houston. He received serious recognition after D Magazine labeled his pizza "Best Pizza in Dallas" from 2011-2015. Zoli's is a casual fun concept that caters to the whole family. This location features a wide variety of options, a fun and unique interior, a full cocktail bar, and a large playground.



Market Overview



2022 Growth Rate

2.2%

(dallasfed.org)

2028 Projected Growth Rate

8.64%

(Site Selection Group)

Population

7.9 Million

(dallasfed.org)

The Dallas/Fort Worth metroplex is the fourth-most populous metro in the U.S.

The metro area has an aggregate of nearly 7.9 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. Strong job gains continually draw new residents to the region. The city of Fort Worth has a population 956,709 people, and the city of Dallas hosts about 1.3 million residents. Strong job gains continually draw new residents to the region. With an

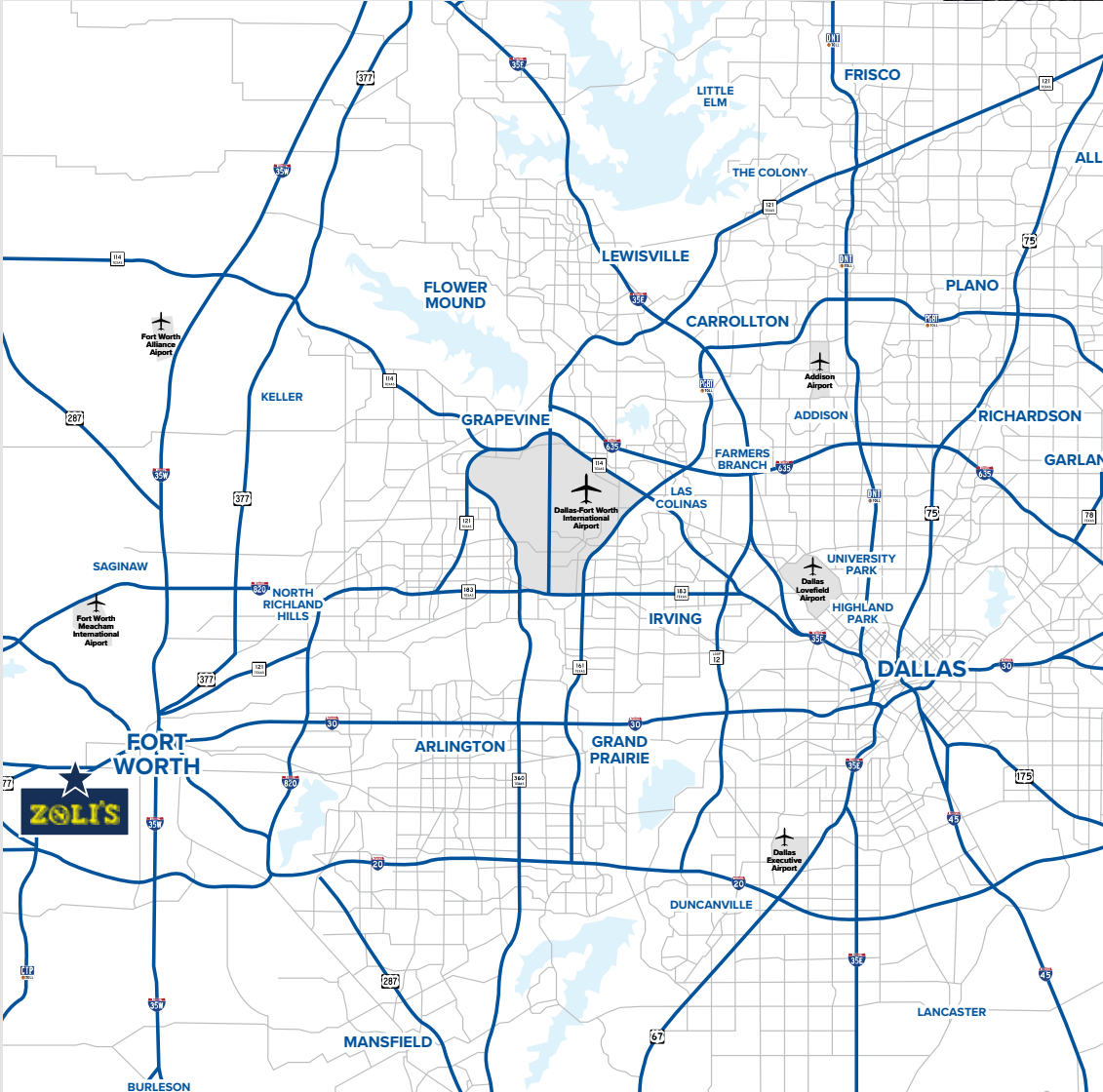
increase of jobs and attractive economic incentives, Fort Worth is seeing an influx of about 53 new people moving into the city per day, which leads the entire U.S. in raw population growth. On top of that, the Dallas-Fort Worth-Arlington metro ranks number 5 on the list of the top 10 fastest-growing metro areas by the year 2028.

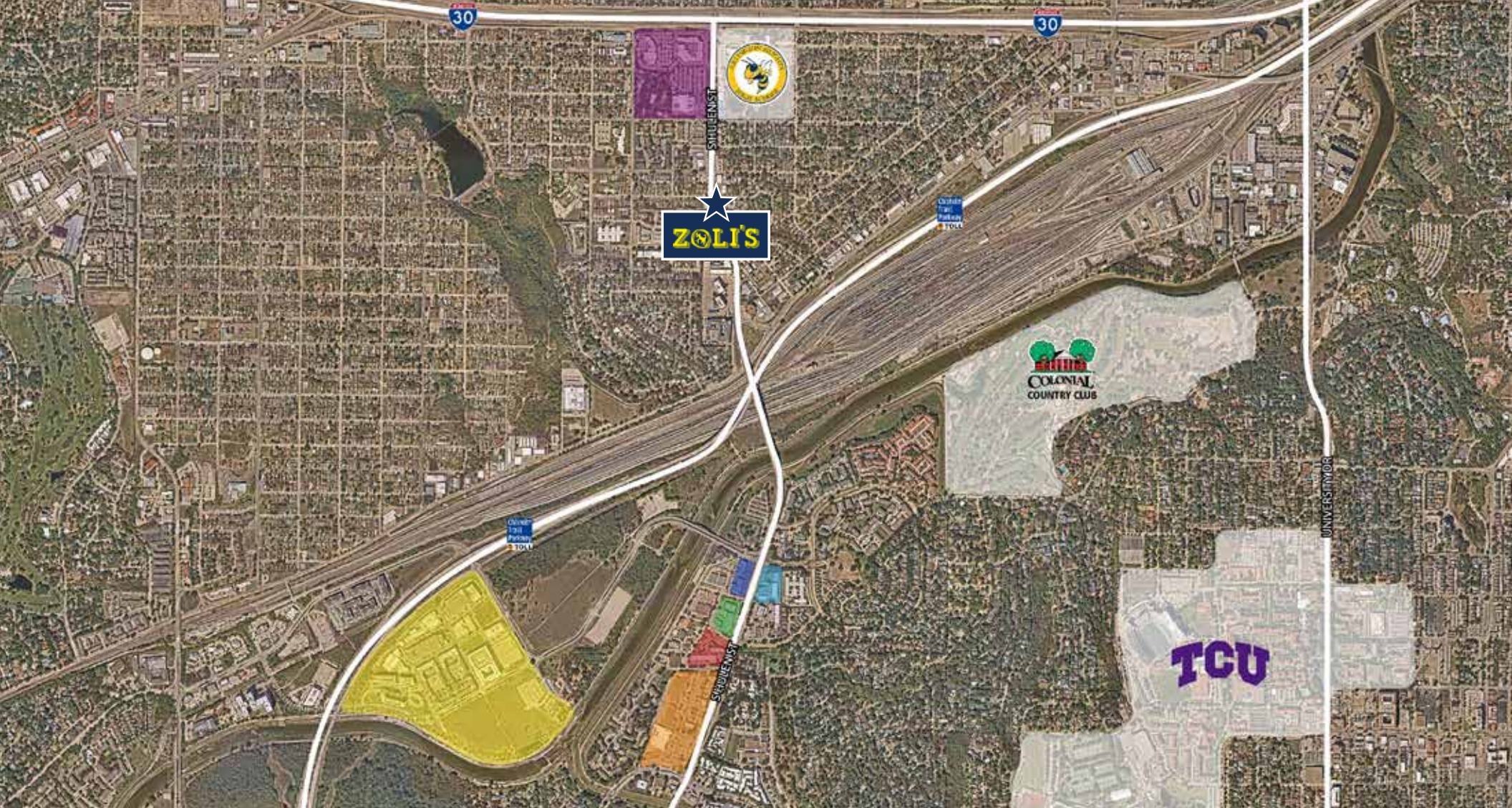
High-Growth

The metro is expected to add nearly 579,200 people through the year of 2028.



Regional Map





- Central Market
- The Container Store
- World Market
- Mi Cocina
- Orvis
- Potbelly
- James Avery
- J Crew
- Men's Warehouse

- New Balance
- Nekter
- Club Champion
- Chick Fil A
- McDonald's
- Salad & Go
- Smoothie King
- Starbucks
- Sushi Axiom

- The Shops at Clearfork
- Neiman Marcus
- Burberry
- Gucci
- Louis Vuitton
- Tiffany & Co
- Mizzen+Main
- Saint Laurent
- Bachendorf's

- Press Café
- B&B Butchers
- Doc B's

- Trinity Commons
- Tom Thumb
- DSW
- Ulta
- Drybar

- Chipotle
- Bath & Body Works
- Spenga

- Local Foods Kitchen
- The Squire Shop

- AT&T Store
- The UPS Store

- Edohana Sushi
- Yogi's Deli & Grill
- ThrIve Drip Spa
- Spec's Wines, Spirits & Finer Foods

- Trader Joe's
- The Tavern
- City Vet

Siteplan





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Information About Brokerage Services

01-08-2024



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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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