



SAVANNAH  
MASTER-PLANNED  
COMMUNITY

  
UNION HOUSE  
MODERN APARTMENTS  
322 UNITS

Public  
Storage



EINSTEIN BROS.  
BAGELS



38,413 VPD

QDOBA  
MEXICAN EATS

SUBJECT PROPERTY  
 SLIM CHICKENS

FUTURE RESIDENTIAL  
DEVELOPMENT

FUTURE RETAIL  
DEVELOPMENT

FUTURE RETAIL  
DEVELOPMENT

E UNIVERSITY DRIVE

380

AUBREY, TX (DALLAS-FT. WORTH MSA)

# Slim Chickens

BRAND-NEW 15-YEAR ABSOLUTE NET LEASE  
EXPLOSIVE GROWTH DALLAS SUBMARKET

 **CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas  
Broker #9009637





## Listing Team

**JOHN ANDREINI**  
ja@cppcre.com  
PH: 415.274.2715  
CA DRE# 01440360

**KIRBY DEDERIAN**  
kirby@cppcre.com  
PH: 415.231.0598  
CA DRE# 02095008

**SCOTT REID**  
**PARASELL, INC.**  
scott@parasellinc.com  
PH: 949.942.6585  
TX LIC# 739436

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed Texas Broker  
#9009637

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California DRE LIC# 01499268

## Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

# Slim Chickens

750 UNION PL, AUBREY, TX 76227 [↗](#)

\$3,750,000

PRICE

6.00%

CAP RATE

NOI	\$225,000
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	3,100 SF
LAND AREA	1.10 AC



Explosive growth market: 22-25% estimated population growth within a 1, 3, and 5-mile radius of the subject property over the next 5 years

Brand-new 15-year absolute net lease featuring 7.5% rental increases every 5 years and five, 5-year extension options. The tenant is a **growing Slim Chickens franchisee** currently operating 8 locations between San Antonio and Austin with a **development agreement in place for over 45 total units.**



## The Offering

- Brand-new 15-year absolute net lease in the Dallas-Fort Worth MSA
- 7.5% rental increases every 5 years during the primary term and option periods
- 2023 build-to-suit construction with drive-thru
- High visibility on heavily trafficked retail thoroughfare – 38,000+ VPD

## About The Operator/Guarantor

- A top franchisee in the Slim Chickens system currently operating 8 locations between San Antonio and Austin
- Development agreement in place for over 45 total units in Texas and Ohio
- Owns the franchise rights to 13 Texas counties from Georgetown to San Antonio

## Market Highlights

- 4th largest MSA in the U.S. – 8+ million residents
- Explosive growth submarket – estimated 22-25% population growth within a 1, 3, and 5-mile radius of the subject property over the next 5 years
- Adjacent to Union House – a brand-new 322-unit apartment community with robust amenities (see Page 5)
- Nearby national retailers driving traffic to the direct trade area include Kroger, Costco, Walmart, H-E-B, and Home Depot





## Overview

Union House is a modern, upscale apartment community offering one, two, and three-bedroom rental units in the Aubrey area of North Texas. The community is among the new residential offerings in the region and is positioned as a high-amenity living option within the broader Union Park master-planned community.

## Apartment Features

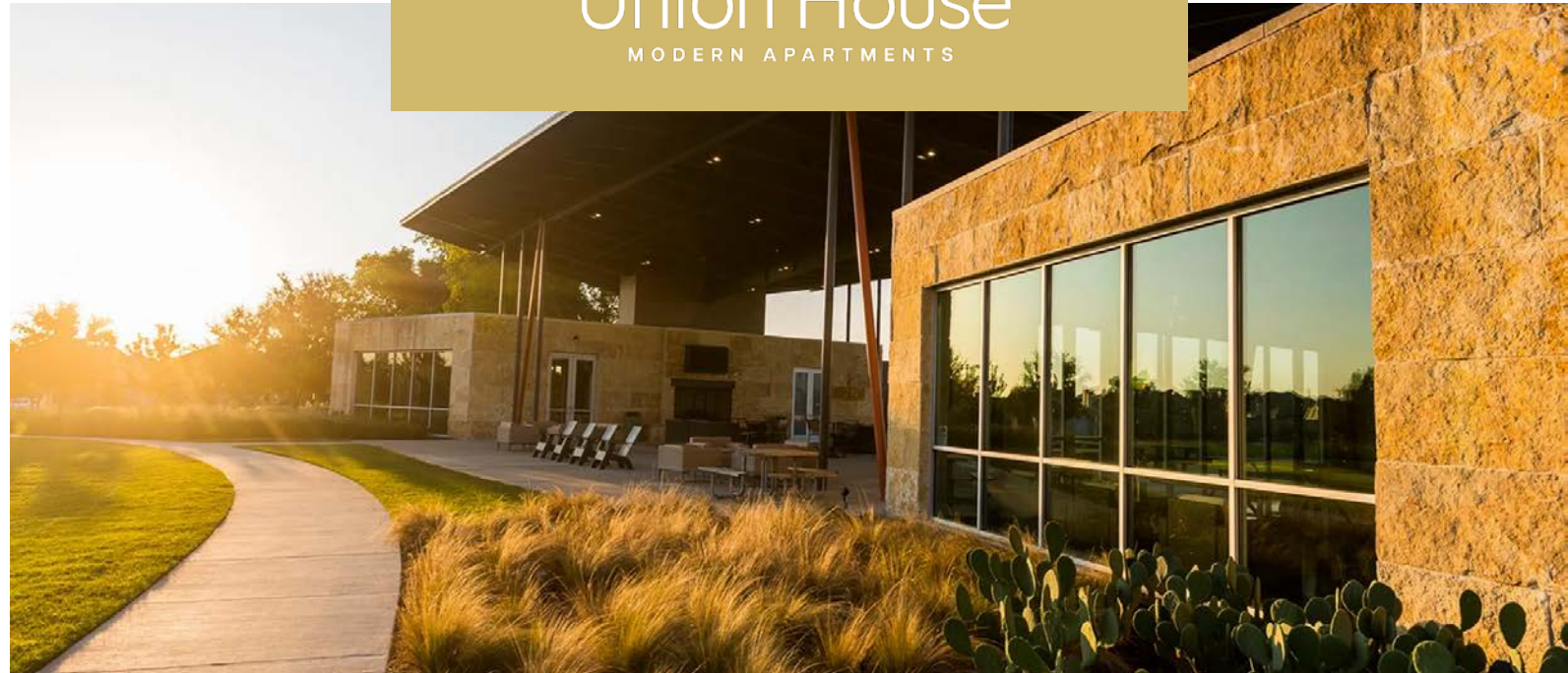
- 1, 2, and 3-bedroom apartments with a range of floor plans and sizes
- Contemporary interiors including granite counter tops, stainless steel appliances, walk-in closets, wood-style flooring, and private patios/balconies in many units
- Select units may include stackable full-size washer/dryers and other conveniences

## Community Amenities

- Resort-style pool and outdoor social spaces
- 24-hour fitness center with spin/yoga space
- Private co-working lounge and clubhouse with coffee bar
- Pet-friendly features, including dog park and trails
- 1 GB community-wide Wi-Fi
- Covered and detached parking + EV charging

# Union House

MODERN APARTMENTS





CURRENT		
Price		\$3,750,000
Capitalization Rate		6.00%
Building Size (SF)		3,100
Lot Size (AC)		1.10
Stabilized Income		
Scheduled Rent		\$225,000
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$225,000

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Slim Chickens
Lease Guarantor	8-Unit Franchisee
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	7.5% Every 5 Years
Rent Commencement	12/30/2025
Options	Five, 5-Year
Year Built	2023
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility



Tenant Info		Lease Terms		Rent Summary		
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent
Slim Chickens	3,100	12/30/2025	12/31/2030	\$225,000	\$18,750	\$225,000
	7.5% Increase	1/1/2031	12/31/2035		\$20,156	\$241,875
	7.5% Increase	1/1/2036	12/31/2040		\$21,668	\$260,016
	Option 1	1/1/2041	12/31/2045		\$23,293	\$279,517
	Option 2	1/1/2046	12/31/2050		\$25,040	\$300,481
	Option 3	1/1/2051	12/31/2055		\$26,918	\$323,017
	Option 4	1/1/2056	12/31/2060		\$28,937	\$347,243
	Option 5	1/1/2061	12/31/2065		\$31,107	\$373,286
TOTALS:	3,100			\$225,000	\$18,750	\$225,000



LEGEND



Property  
Boundary

3,100

Rentable SF

1.10

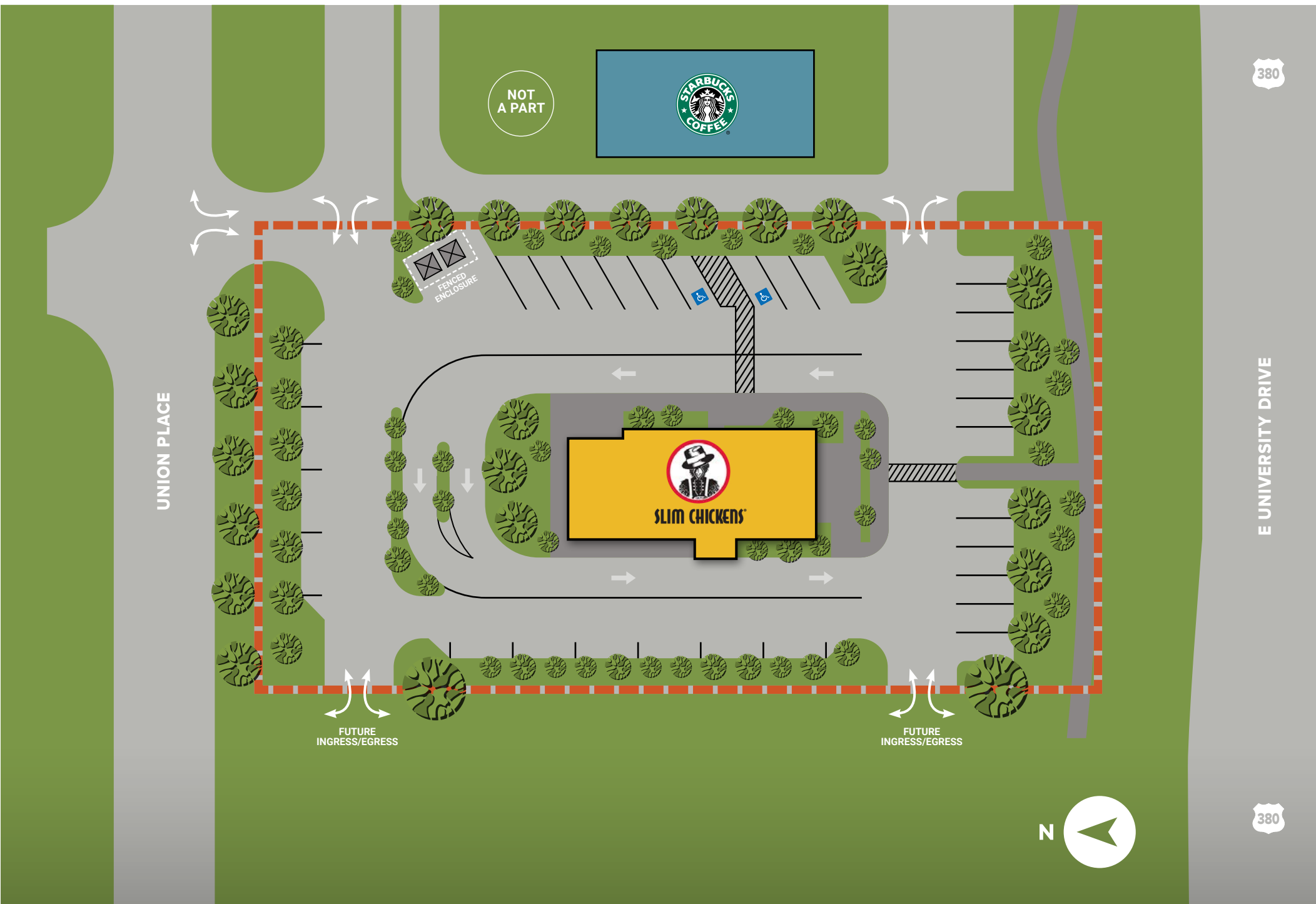
Acres

31

Parking Spaces



Egress



# An Emerging National and International Chicken Franchise



320+

TOTAL  
LOCATIONS

\$2.4 Million

AVERAGE UNIT  
VOLUME (AUV)

1,000

UNITS IN  
DEVELOPMENT



## About The Operator

- A top franchisee in the Slim Chickens system currently operating 8 locations between San Antonio and Austin
- Development agreement in place for over 45 total units in Texas and Ohio
- Owns the franchise rights to 13 Texas counties from Georgetown to San Antonio

## About Slim Chickens

- Established in 2003, Slim Chickens is a fast-casual chicken restaurant renowned for its signature hand-breaded chicken tenders, Southern-inspired menu, and welcoming hospitality
- The brand opened its first location in Fayetteville, Arkansas, and has since rapidly expanded its presence across multiple markets
- Today, Slim Chickens operates more than 320 restaurants in the United States and internationally, including the United Kingdom, Germany, Turkey, and Malaysia
- There are over 1,000 units currently in development, representing a 25% in development growth
- According to the 2025 Franchise Disclosure Document (FDD), Slim Chickens achieved an average unit volume (AUV) of \$2.4 million
- Slim Chickens has earned numerous accolades, including recognition in *Franchise Times* 400, the *2025 Fast Casual Top 100 Movers & Shakers*, *Entrepreneur's Franchise 500*, and *Franchise Times' Fast & Serious* ranking of the smartest-growing brands

[Tenant Website](#)





## Placer Data - Nearby Retail

- **H-E-B** ranks in the **top 1% of grocery stores** nationwide in terms of annual visits
- **Kroger** ranks in the **top 5% of grocery stores** nationwide in terms of annual visits
- **Home Depot** ranks in the **top 4% of home improvement stores** nationwide in terms of annual visits





DALLAS  
39.6 MILES



Located in  
a thriving  
Dallas  
submarket

322  
ADJACENT  
RESIDENTIAL UNITS

38,413  
VEHICLES PER DAY ALONG  
E UNIVERSITY DRIVE

39.6 miles  
TO DOWNTOWN  
DALLAS













DOWNTOWN DALLAS  
39 MILES

37,366 VPD

380

E UNIVERSITY DRIVE

135,235 VPD

35E

LEWISVILLE LAKE

119,802 VPD

380

DALLAS NORTH TOLLWAY

113,841 VPD

380

SAM RAYBURN TOLLWAY

25,894 VPD

380

DALLAS PARKWAY

35,868 VPD

380

UNIVERSITY DRIVE

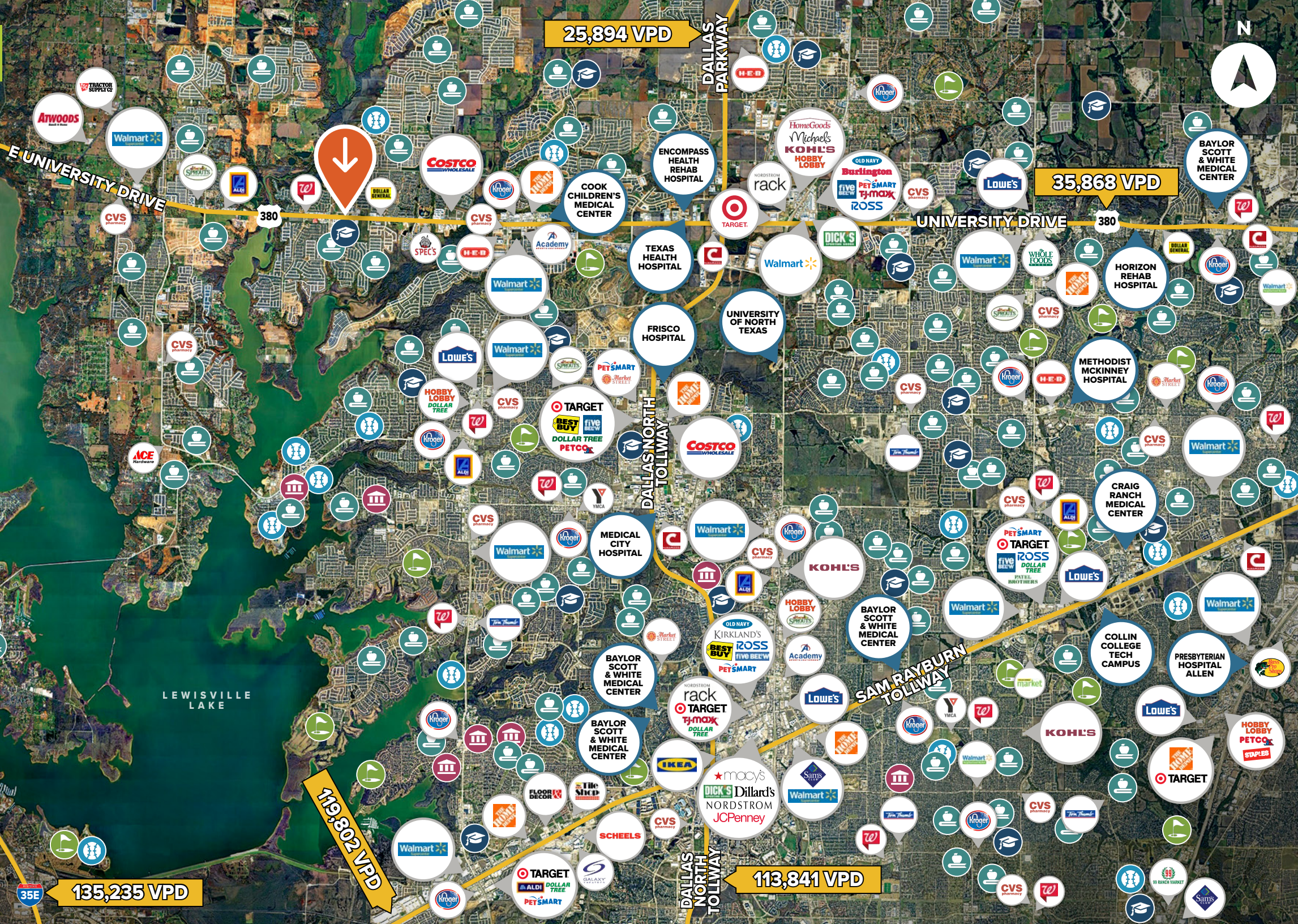
 GOVERNMENT OFFICE

 ELEMENTARY/  
MIDDLE SCHOOL

 HIGH SCHOOL

 GOLF COURSE

 SPORTS COMPLEX





Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	14,085	83,512	190,786
2029 Projection	17,703	104,014	234,220

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$149,469	\$145,465	\$153,499
Median	\$125,836	\$125,548	\$127,311

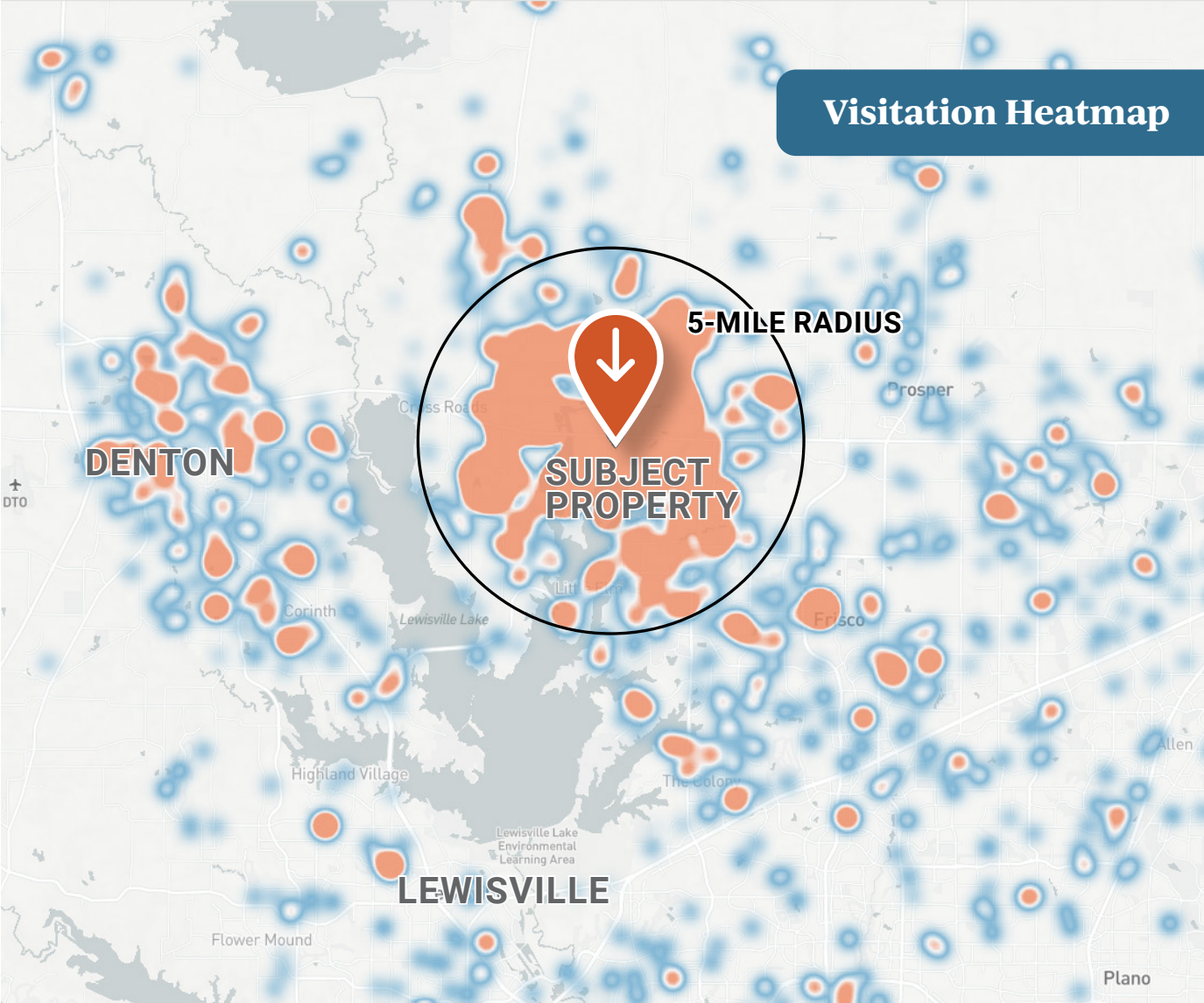
The typical visitor persona for individuals who visited the subject property in the last 12 months are individuals with **annual incomes of \$75k-\$100k**

84.8K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

17 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



The shading on the map above shows the **home location of people who visited the subject property 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.

# Aubrey, TX

A HIGH DEMAND SUBURBAN CORRIDOR



## About Aubrey

- Aubrey is an growing community of 6,637 residents in Denton County, approximately 40 miles north of Dallas
- Positioned along U.S. Highway 380, the city offers convenient access to key North Texas hubs including Frisco, Prosper, Denton, and Plano
- With the nickname “Horse Country USA,” Aubrey is known for its charm, friendly atmosphere, excellent schools, and close knit community
- Its proximity to Lake Lewisville offers miles of beautiful shoreline for outdoor activities
- In addition to its quaint downtown area, the city has experienced strong population growth driven by new master planned residential developments and expanding retail

## The DFW Metroplex

- Dallas is a vibrant metropolitan city located along the Trinity River with an estimated population of 1.2 million people, making it the ninth-largest city in the U.S.
- The Dallas-Fort Worth metroplex is the largest metropolitan area in Texas and the fourth largest in the U.S., spanning 9,286 square miles with an estimated population surpassing 8 million
- Known for entrepreneurship, innovation, and tech, DFW is ranked as the third-largest concentration of Fortune 500 companies in the U.S.
- The city hosts the highest concentration of schools in Texas, with renowned educational institutions including The University of Texas at Dallas, Southern Methodist University, and University of Dallas



**8.1 Million**

DALLAS MSA  
ESTIMATED POPULATION

**\$688.9 B**

DALLAS MSA GDP



**SAVANNAH**  
MASTER-PLANNED  
COMMUNITY



**UNION HOUSE**  
MODERN APARTMENTS  
322 UNITS

**Public  
Storage**



**QDOBA**  
MEXICAN EATS



**SUBJECT PROPERTY**



**FUTURE RETAIL  
DEVELOPMENT**

**E UNIVERSITY DRIVE**

**380**

**UNION PLACE**

**FUTURE RETAIL  
DEVELOPMENT**



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COMMERCIAL REAL ESTATE

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**JOHN ANDREINI**

ja@cppcre.com  
PH: 415.274.2715  
CA DRE# 01440360

**KIRBY DEDERIAN**

kirby@cppcre.com  
PH: 415.231.0598  
CA DRE# 02095008

**SCOTT REID  
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scott@parasellinc.com  
PH: 949.942.6585  
TX LIC# 739436

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed Texas Broker  
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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:
  - 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.

ParaSell, Inc.	9009637	broker@parasellinc.com	949.942.6585
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Reid	739436	broker@parasellinc.com	949.942.6585
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