

Vacant Drive-Thru Restaurant Chick-Fil-A Adjacent (Dallas MSA QSR)

391 N Sonoma Trail, Ennis, TX 75119



[Watch Video](#)

Marcus & Millichap

PAINE NET LEASE TEAM

<https://painenetleaseteam.com>

Nationwide Restaurant Property Experts

The Paine Net Lease Team at Marcus & Millichap's Dallas office offers specialized expertise in single-tenant restaurant properties, both locally and across the nation.

By concentrating our efforts on restaurant properties, we can offer in-depth knowledge and insights that are crucial for navigating the unique dynamics and complexities of restaurant tenant success to help landlords identify risks and areas of maximized value.

Advisory Services:

- Property Valuation & Sales
- Local & Chain Rent Comps
- Visits Report & Foot Traffic Rankings
- Tenant Sales Performance Evaluation

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Quick Service Restaurant Expert

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
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(512) 936-3000

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Activity ID #ZAF0060527

Marcus & Millichap
PAINE NET LEASE TEAM

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

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As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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SECTION 1

Executive Summary

INVESTMENT HIGHLIGHTS

OFFERING SUMMARY

MARKET OVERVIEW

TEXAS_(TX)_INFORMATION_ABOUT_BROKERAGE_SER'

BROKER OF RECORD

Marcus & Millichap
PAINE NET LEASE TEAM

VACANT DRIVE-THRU RESTAURANT CHICK-FIL-A ADJACENT (DALLAS MSA QSR)

391 N Sonoma Trail, Ennis, TX 75119

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to purchase or lease a vacant drive-thru restaurant in the Dallas-Fort Worth metroplex, the fourth-most populous metroplex area in the United States housing more than 7.5 million people. The property is a 2,949-square-foot Drive-thru building on approximately 0.97 acres of land.

The property is situated adjacent to Chick-fil-A along Interstate 45 with over 48,340 vehicles per day. Located in downtown Ennis, with national retailers including, Walmart Supercenter, Starbucks, Hibbett Sports, Dollar Tree, Tractor Supply, AutoZone, Citizens National Bank, GameStop, Aaron's Furniture, Bealls, and more.

INVESTMENT HIGHLIGHTS

For Sale / For Lease Vacant Drive-Thru Restaurant Chick-fil-A Adjacent in Dallas MSA

Near Intersection of Interstate 45 & Ennis Ave, 48,340 and 16,806 VPD Respectively

Surrounding National Brands Include Walmart Supercenter, Tractor Supply, QuikTrip, Dollar Tree, McDonald's, Panda Express, Starbucks, AutoZone, Taco Bell, Holiday Inn, Chili's Grill & Bar and More

Vacant 2,949 SF Building on 0.97 Acre Lot | New 2021 Building Construction

Directly Across the Street from New Ennis Town Center Development

Dallas-Fort Worth Metroplex is the Fourth-Most Populous Metroplex Area in the United States Housing More than 7.5 Million People

OFFERING SUMMARY



For Sale or For Lease
Request for Offer



Lot Size
0.97 Acres



Building Size
2,949 SF

FINANCIAL

For Sale or For Lease

Request for Offer

OPERATIONAL

Rentable SF 2,949 SF

Lot Size 0.97 Acres (42,253 SF)

Year Built 2021







DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.9 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.4 million and 990,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 315,000 more people since the onset of the COVID-19 health crisis. In keeping with historical trends, Collin and Denton counties have received the majority of growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 24 Fortune 500 companies and many regional headquarters, drawing workers and residents.



SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the sixth-fastest growing major metro over the past decade, a trend that is set to continue for the near future.



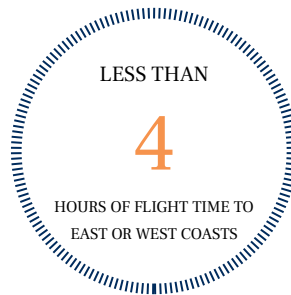
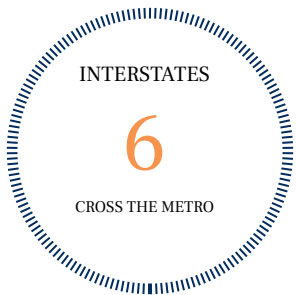
MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.

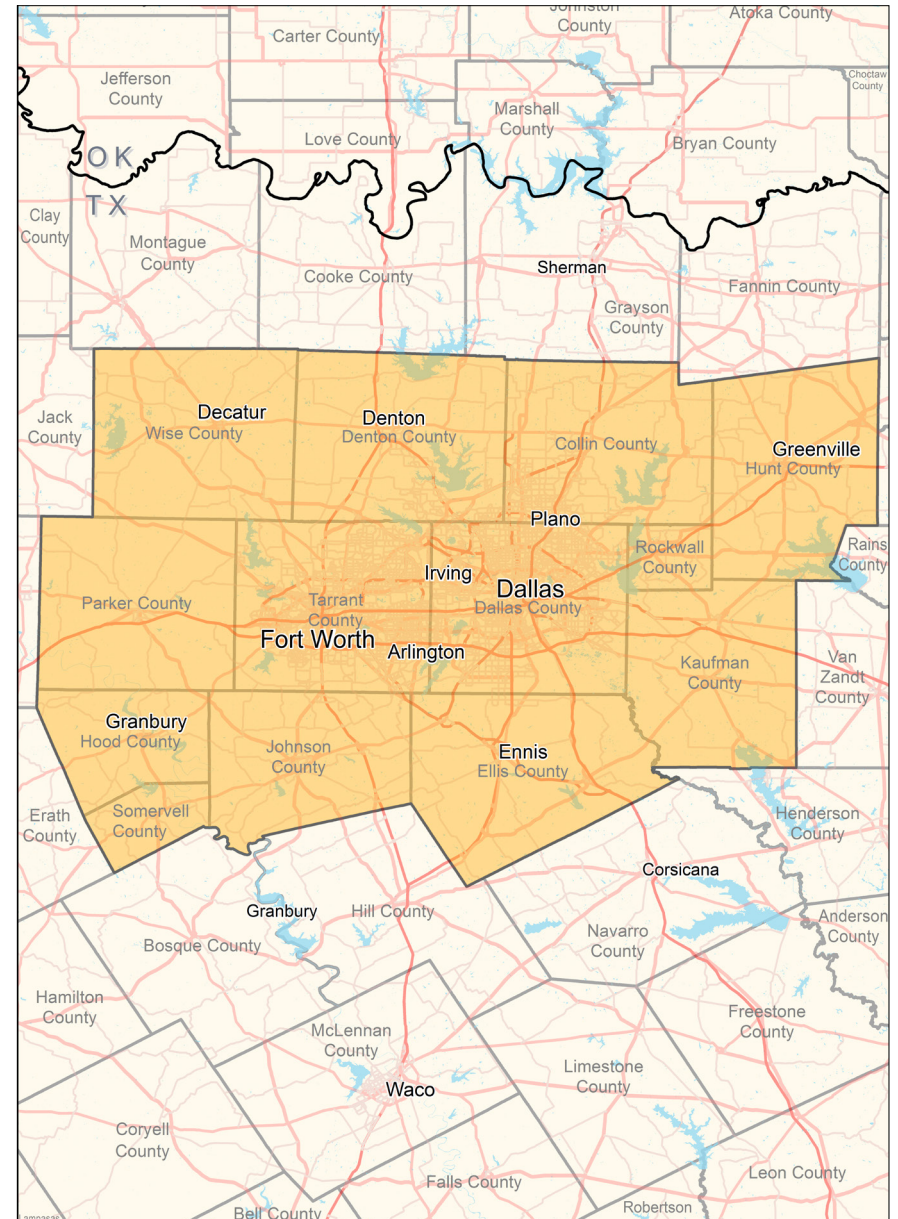


TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares.
- Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, consisting of buses and a light rail system. Trinity Railway Express and Amtrak provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets and trade.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area.
- The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



MILES OF A LIGHT RAIL SYSTEM
SERVING DALLAS AND
SURROUNDING CITIES



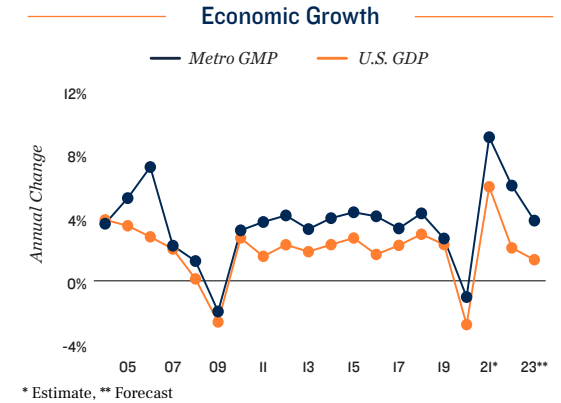
Vacant Drive-Thru Restaurant Chick-Fil-A Adjacent (Dallas MSA QSR) // MARKET OVERVIEW

ECONOMY

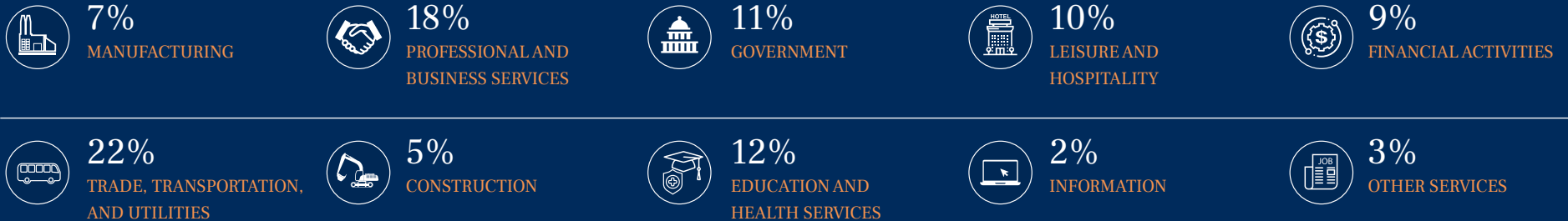
- The Metroplex’s central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.2 million jobs at the onset of 2023. The local labor force has doubled since 1990.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton.
- The area is forecast to add the second-highest number of new positions in 2023, behind only New York.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- Texas Health Resources
- Texas Instruments
- ExxonMobil Oil Corp
- Lockheed Martin
- Verizon Business Network Services
- JPMorgan Chase
- Boeing Company
- UT Southwestern Medical Center



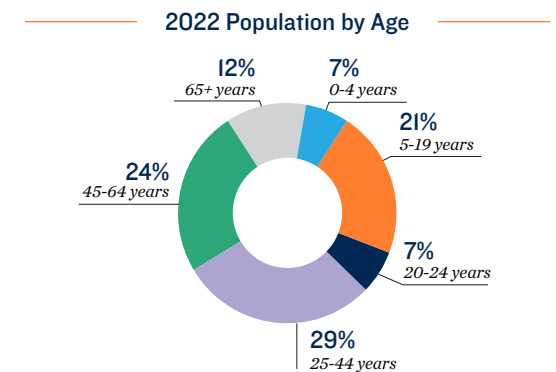
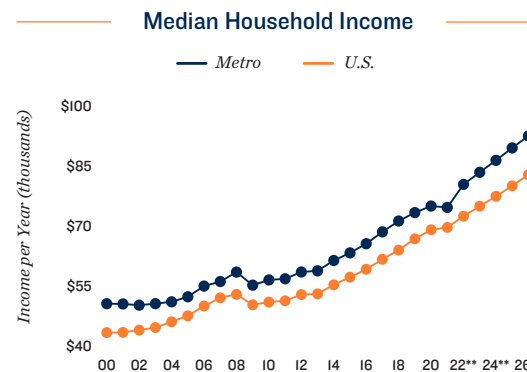
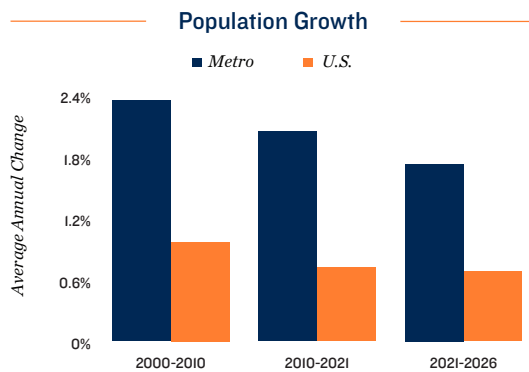
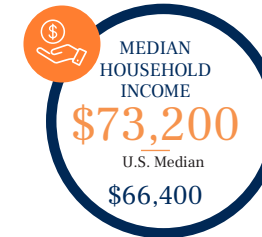
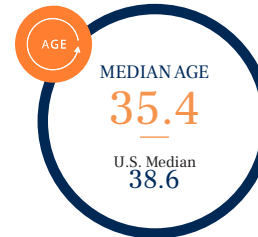
SHARE OF 2022 TOTAL EMPLOYMENT



DEMOGRAPHICS

- Roughly 679,400 new people are expected through 2027, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 266,800 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates to a skilled labor pool and higher incomes. Almost 34 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$6,800 above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2020 — providing a vibrant rental market.

QUICK FACTS



** Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

\$383,200

MEDIAN HOME PRICE

150+

VARIOUS MUSEUMS AND ART
GALLERIES

150

PUBLIC AND PRIVATE GOLF
COURSES

SPORTS

Baseball	MLB	TEXAS RANGERS
Football	NFL	DALLAS COWBOYS
Basketball	NBA	DALLAS MAVERICKS
Ice Hockey	NHL	DALLAS STARS
Soccer	MLS	FC DALLAS
Basketball	WNBA	DALLAS WINGS

EDUCATION

- UNIVERSITY OF TEXAS AT DALLAS
- UNIVERSITY OF NORTH TEXAS AT DALLAS
- SOUTHERN METHODIST UNIVERSITY
- TEXAS CHRISTIAN UNIVERSITY
- UNIVERSITY OF DALLAS
- TEXAS WOMAN'S UNIVERSITY, DENTON

ARTS & ENTERTAINMENT

- PEROT MUSEUM OF NATURE AND SCIENCE
- THE MODERN ART MUSEUM OF FORT WORTH
- KIMBELL ART MUSEUM
- DALLAS ZOO

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



Information About Brokerage Services

11-2-2015

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
- 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.

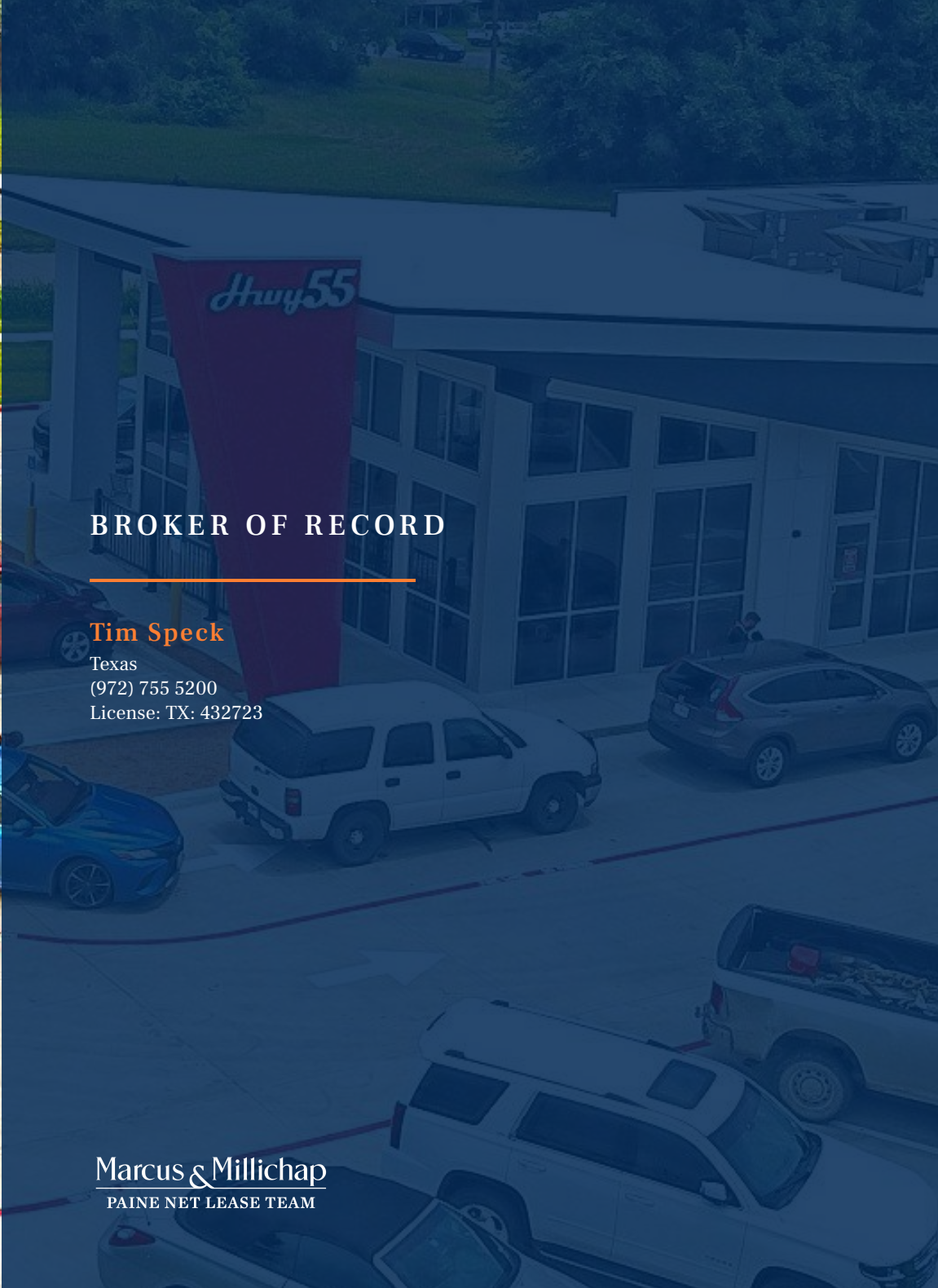
LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials _____ Date _____

Information available at www.trec.texas.gov
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BROKER OF RECORD

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