

HOUSTON
16.5 MILES



90

INTERSTATE
10



HOBBY LOBBY
Super Savings, Super Selection!
sam's club



THORNWOOD
ELEMENTARY
SCHOOL



CHEVROLET



FARMERS
INSURANCE



Davita
enterprise



TEXAS
HEALTH
SCHOOL



SPRING
FOREST
MIDDLE
SCHOOL



PET SUPPLIES PLUS
DOLLAR TREE



Practical
Auto Care



DUNKIN'



CHASE



CIRCLE K



MEMORIAL DRIVE



POPEYES
LOUISIANA KITCHEN



ACE
Hardware



BURGER
KING

25,369 VPD

HOUSTON, TX

Dunkin'

BRAND-NEW 20-YEAR ABSOLUTE NNN LEASE
ADJACENT TO KROGER



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COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | 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 and CP Partners Commercial Real Estate, 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.

Dunkin'

14490 MEMORIAL DR, HOUSTON, TX 77079 [↗](#)

\$2,371,000

PRICE

4.85%

CAP RATE

NOI	\$115,000
LEASE TYPE	Absolute NNN
LEASE TERM	20 Years
LEASABLE AREA	1,943 SF
LAND AREA	0.34 AC

Surrounding Retail



Newly renovated QSR property in desirable Houston market

Brand-new 20-year absolute NNN lease Dunkin' featuring 10% rental increases every 5 years and 5, 5-year extension options. Subject property located **adjacent to Kroger** and features **significant visibility on Memorial Drive – 25,369 VPD.**

The Offering

- Brand-new 20-year absolute NNN lease
- 10% rental increases every 5 years during the primary term and option periods
- Hard corner location with significant visibility on Memorial Drive – 25,369 VPD
- Strong franchisee guaranty – HZ Coffee Group, LLC

About The Guarantor

- Rapidly expanding Dunkin' franchisee with 5+ years of operating experience
- 150+ locations in TX, FL, and UT
- Significant 8-figure revenues (ask Agent for more details)

Market Highlights

- Subject property located in Houston – largest city in TX with 2.3+ million residents
- Home to numerous corporate headquarters including Exxon Mobile, Phillips 66, Hewlett Packard, ConocoPhillips, Waste Management, and Halliburton
- Affluent residential demographics – average household incomes of \$120,367 within a 1-mile radius of the subject property
- Adjacent to Kroger supermarket and surrounded by other major national retailers including McDonald's, Chick-Fil-A, Raising Cane's, and Chase Bank



		CURRENT
Price		\$2,371,000
Capitalization Rate		4.85%
Building Size (SF)		1,943
Lot Size (AC)		0.34
Stabilized Income		
Scheduled Rent		\$115,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses		\$0.00
Net Operating Income		\$115,000

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	HZ T Treats, LLC d/b/a Dunkin'
Lease Guarantor	HZ Coffee Group, LLC
Lease Type	Absolute NNN
Lease Term	20 Years
Rent Increases	10% Every 5 Years
Rent Commencement	1/15/2025
Options	5, 5-Year
Year Renovated	2024
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	CAP RATE
Dunkin'	1,943	1/15/2025	1/31/2030	\$115,000	\$9,583	\$115,000	4.85%
	<i>10% Increase</i>	2/1/2030	1/31/2035		\$9,871	\$118,450	5.00%
	<i>10% Increase</i>	2/1/2035	1/31/2040		\$10,167	\$122,004	5.15%
	<i>10% Increase</i>	2/1/2040	1/31/2045		\$10,472	\$125,664	5.30%
	Option 1	2/1/2045	1/31/2050		\$10,786	\$129,434	5.46%
	Option 2	2/1/2050	1/31/2055		\$11,110	\$133,317	5.62%
	Option 3	2/1/2055	1/31/2060		\$11,443	\$137,316	5.79%
	Option 4	2/1/2060	1/31/2065		\$11,786	\$141,435	5.97%
	Option 5	2/1/2065	1/31/2070		\$12,140	\$145,679	6.14%
TOTALS:	1,943			\$115,000	\$9,583	\$115,000	4.85%

LEGEND



Property Boundary

1,943

Rentable SF

0.34

Acres

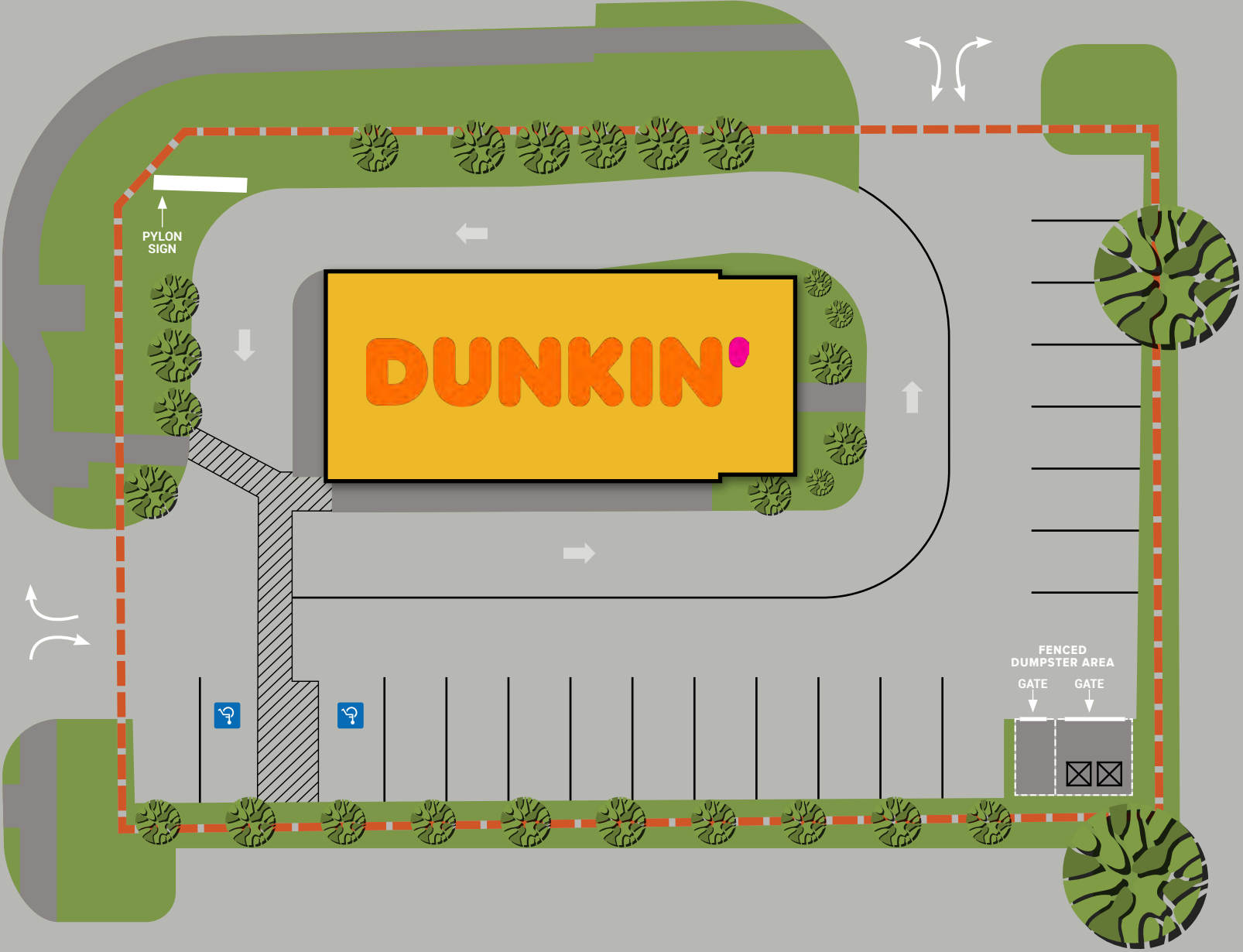
20

Parking Spaces



MEMORIAL DRIVE

TULLY STREET



The largest coffee and donuts brand in the United States



13,200+

LOCATIONS IN NEARLY
40 GLOBAL MARKETS

\$32.5 Billion

INSPIRE BRANDS GLOBAL
SYSTEM SALES IN 2023

DUNKIN'

About HZ Coffee Group

- Rapidly expanding Dunkin' franchisee with 5+ years of operating experience
- 150+ locations in TX, FL, and UT
- Significant 8-figure revenues (ask Agent for more details)

About Dunkin'

- Established in 1950, Dunkin' stands as a prominent global chain specializing in coffee and donuts, with its headquarters in Canton, Massachusetts
- There are over 13,200 locations in 40 countries worldwide, with more than 9,000 of those in the United States
- In 2020, Inspire Brands acquired Dunkin' Brands under its diverse portfolio of highly-valued brands including Arby's, Baskin-Robbins, Buffalo Wild Wings, Jimmy John's, and SONIC Drive-In
- This acquisition led Inspire Brands to achieve an impressive milestone in 2023, surpassing \$32.5 billion in global system sales
- Also in 2020, Dunkin' earned the #1 spot on *Entrepreneur's* Franchise 500 ranking, distinguishing it as the best coffee restaurant franchise in the United States

[Tenant Website](#) 

HOUSTON
16.5 MILES

CVS pharmacy

Randalls
Jason's deli
Starbucks

Pizza Hut

ConocoPhillips
WORLD HEADQUARTERS

O'Reilly AUTO PARTS

Panera BREAD

STRATFORD
HIGH SCHOOL

90

DARRELL
TULLY
STADIUM

Cadillac

INTERSTATE
10

Hilton
Garden Inn

planet fitness
CAVENDER'S

PNC

DYME
THE FORGE
HOBBIES & GAMES

Chick-fil-A

Wendy's

Domino's
FIREHOUSE
SUBS

Auto Zone
WINGSTON

BURGER
KING

SUBJECT PROPERTY
DUNKIN'

Schlotsky's
IT'S A MOUTHFUL

jiffy lube

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

McDonald's

CHASE

BR baskin
robbins

25,369 VPD

ACE
Hardware

POPEYES
LOUISIANA KITCHEN

MEMORIAL DRIVE





DOWNTOWN HOUSTON
16.7 MILES

DAIRY ASHFORD ROAD

TULY STREET

MEMORIAL DRIVE

MEMORIAL DRIVE

DAIRY ASHFORD ROAD

32,417 VPD

4,490 VPD

20,202 VPD

25,437 VPD

25,371 VPD

STADIUM

ARENA

HIGH SCHOOL

SCHOOL

ELEMENTARY SCHOOL

SCHOOL

MIDDLE SCHOOL

ELEMENTARY SCHOOL

SCHOOL

SCHOOL

ELEMENTARY SCHOOL

SCHOOL





DOWNTOWN HOUSTON
16.7 MILES



44,469 VPD

189,903 VPD

9,376 VPD

45,131 VPD

90,552 VPD

183,104 VPD

194,724 VPD

167,802 VPD

90,134 VPD

170,066 VPD

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2020	18,452	135,974	301,391
2022	19,840	137,861	301,791

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$120,367	\$116,840	\$103,790
Median	\$77,037	\$72,713	\$63,690

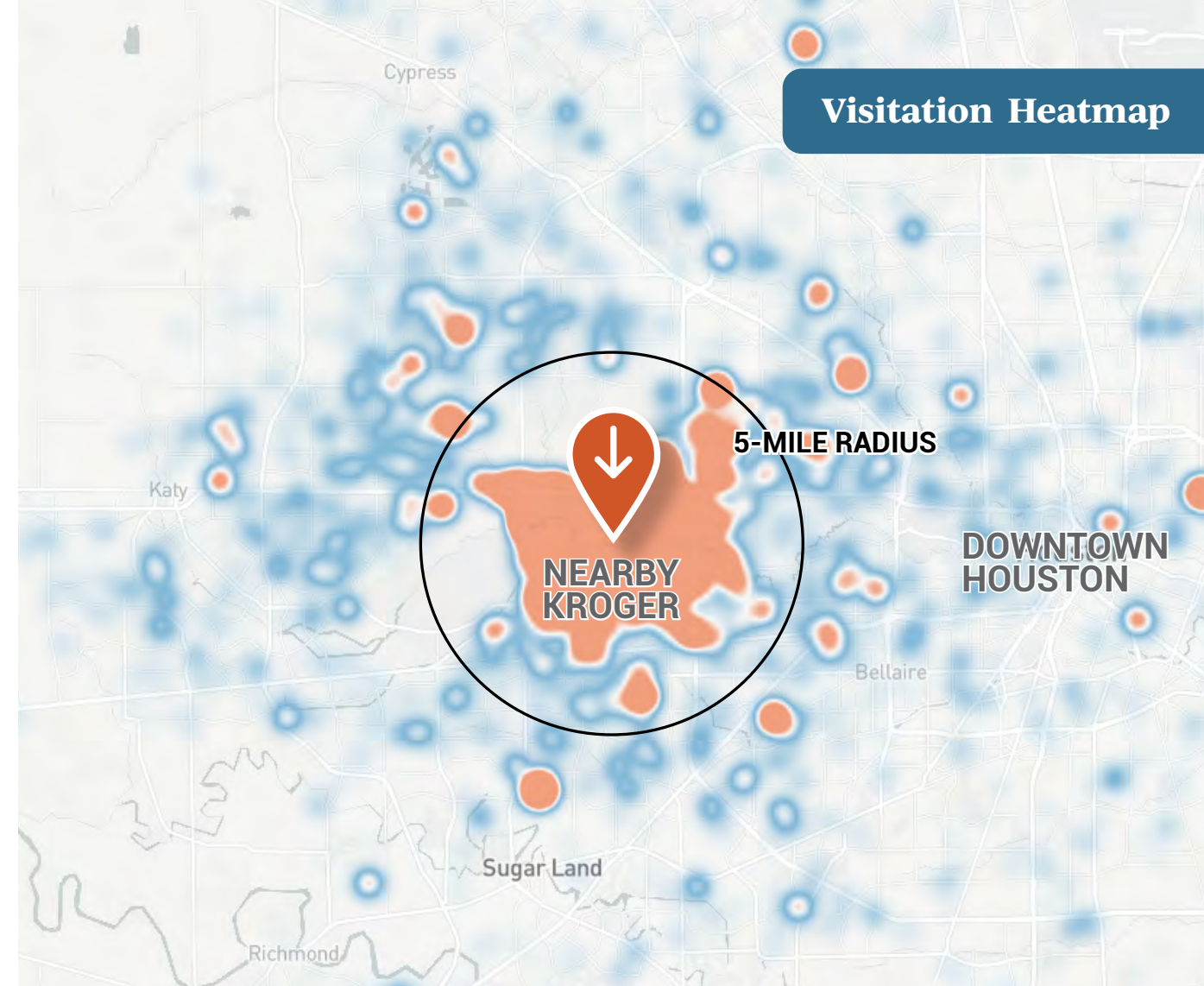
The nearby Kroger is ranked in the **89th percentile of grocery stores nationwide** based on number of visits in the last 12 months

959.5K Visits

OVER PAST 12 MONTHS AT THE NEARBY KROGER

20 Minutes

AVERAGE DWELL TIME AT THE NEARBY KROGER



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Kroger 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.

Houston, Texas

THE LARGEST CITY IN TEXAS

H-Town & The Space City

- Houston is the most populous city in Texas and the fourth-most populous city in the U.S., with Greater Houston historically being among the fastest-growing metropolitan areas in the country
- Renowned for its vibrant culture and robust business environment, Houston is also home to the NASA's Lyndon B. Johnson Space Center (JSC) - formerly the Manned Spacecraft Center - and major league sports teams: Houston Astros (MLB), Houston Texans (NFL), Houston Rockets (NBA)
- It hosts the second-most Fortune 500 headquarters of any U.S. municipality within its city limits

Educational Institutions

- University of Houston is a nationally recognized Tier One research university and the flagship institution of the University of Houston System with 44,000 students

Business & Economy

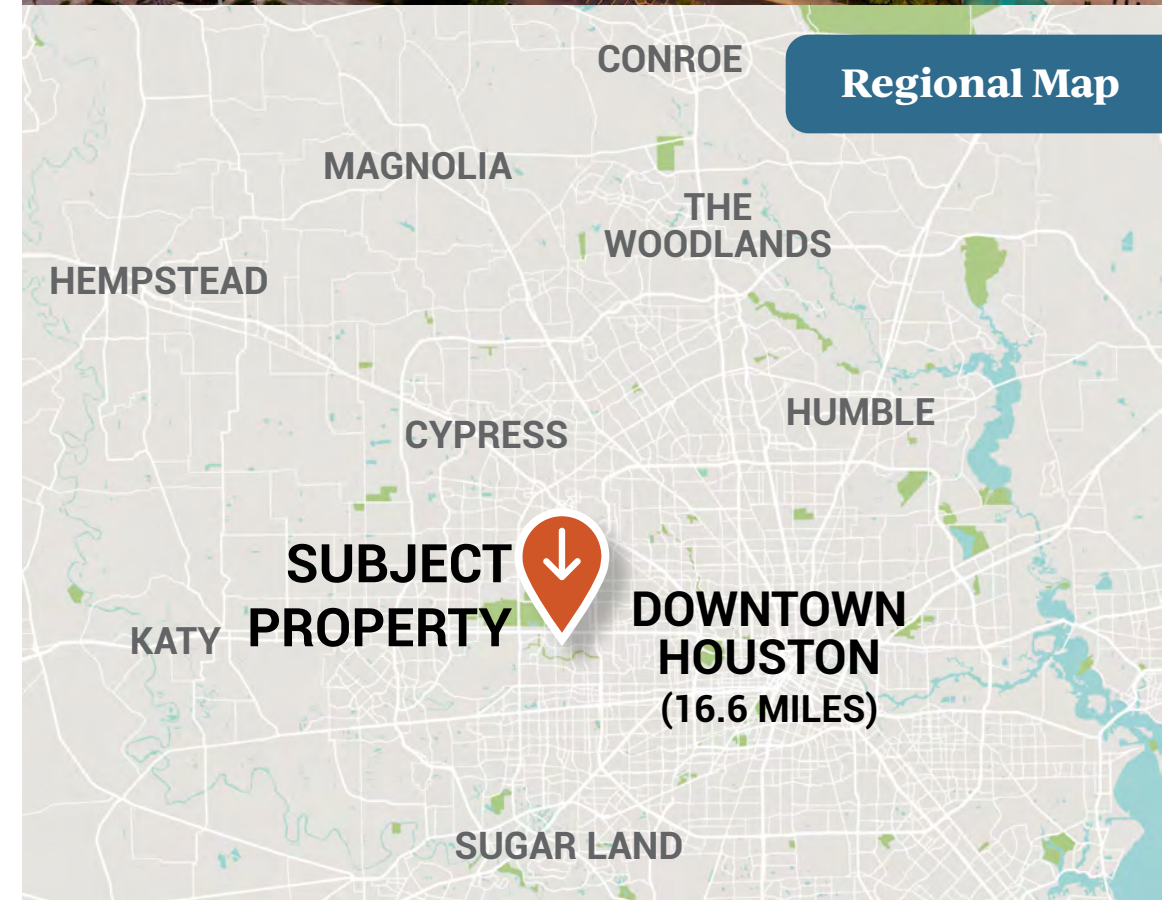
- Houston is recognized worldwide for its energy industry – particularly for oil and natural gas, as well as for biomedical research and aeronautics
- The Texas Medical Center, located in Houston, is the largest medical complex in the world, serving more than 10 million patients per year
- A major trade center anchored by the Port of Houston, the MSA has the highest trade export value of all metropolitan areas
- The Houston Airport System (HAS) manages George Bush International Airport (IAH), recognized as one of the nation's busiest and a global hub, and William P. Hobby Airport (HOU)

6.7 Million

HOUSTON MSA
ESTIMATED POPULATION

\$463.2 B

HOUSTON MSA GDP



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:
 - 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.

<u>ParaSell, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9009637</u> License No.	<u>broker@parasellinc.com</u> Email	<u>949.942.6585</u> Phone
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date