



Bojangles

The Village at Ownsby Farms

SW Corner of Preston Rd.
& Ownsby Pkwy.
Celina, TX 75009



REPRESENTATIVE PHOTO



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Bojangles - The Village at Ownsby Farms

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DEMOGRAPHICS

Bojangles

SW Corner of Preston
Rd. & Ownsby Pkwy.
Celina, TX 75009

Year Built:

2025

Land:

1.05 Acres
(45,956 SqFt)

Bldg:

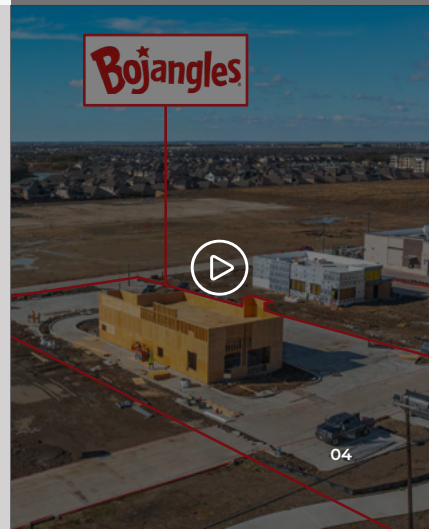
3,138 SqFt

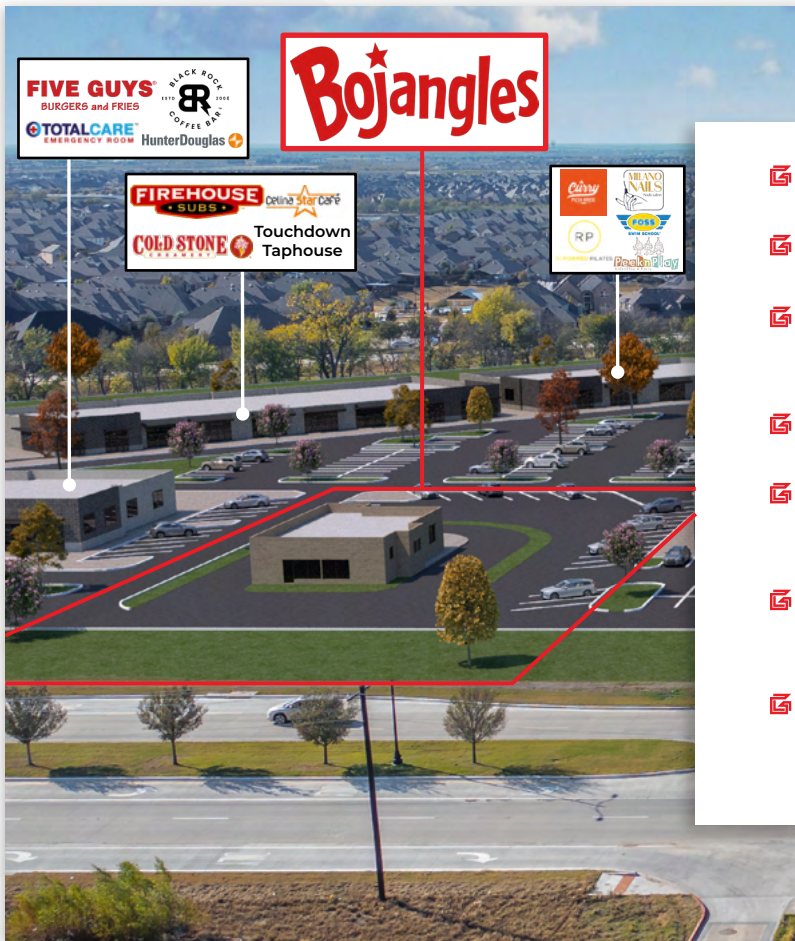


GOMEZGROUP

Parking:

32 Parking Spaces





- 📌 Brand New 2025 Construction
- 📌 Absolute NNN Ground Lease
- 📌 15-Year Initial Term with Five 5-Year Renewal Options
- 📌 10% Rent Increases Every 5 Years
- 📌 Population +83,800 in 5 Miles with 16.38% Annual Population Growth Rate
- 📌 +\$216,800 Avg HHI in 1 Mile Radius, Higher than the National Average
- 📌 Celina, TX Ranked 4th Fastest-Growing City in the U.S. According to 2025 Census Bureau

- 314% Population Increase, Ranking #3 in Top 10 Fastest-Growing Cities Over the Last Decade According to dallas.culturemap.com
- 1.05 Acre Lot with Drive-Thru
- The Village at Ownsby Farms, a +100 Acre Development Anchored by Costco, with Lowe's, EoS, Academy Sports and More
- Located on Preston Rd. (9,680 VPD), a Major North-South Corridor with Prime Visibility, Frontage and Accessibility
- Directly Across Ownsby Pkwy from the Brand New The Home Depot, Estimated Opening August 2026

▶ WATCH PROPERTY VIDEO



- Immersed Among 8 Major Master-Planned Communities within 10-Mile Radius, Exceeding 8,000 Acres Combined
- Less than 2.5 Miles from Kroger Anchored Shopping Center with 1.7MM Annual Visits, per Placer.ai
- 4 Miles from The Gates of Prosper, a 327K Sqft Shopping Center with 4.9MM Annual Visits, per Placer.ai
- Dense Retail Corridor with National Tenants such as Target, Walmart Supercenter, Hobby Lobby, DICK's Sporting Goods, and Kohl's



► SITE PLAN







Bojangles

FIREHOUSE SUBS
Celine Star Cafe
COLD STONE
ICE CREAM
Touchdown
Taphouse

FIVE GUYS
BURGERS and FRIES
TOTALCARE
EMERGENCY ROOM
HUNTER DOUGLAS
COFFEE BAR

Carly's
SALON & SPA
MILANO NAILS
NAIL SALON
RP
REPAIR & PROTECT
FOX'S
PROFESSIONAL
REPAIR & PROTECT

PETSMART

Academy
SPORTSWEAR

PNC

The Ownsby Apartments
396 Units

BLAZE PIZZA
PACIFIC DENTAL SERVICES
SportClips
HAIR CUTS
Redmond's
NATURAL FLAVORED

TORREY'S TACOS
NO BETTAR
RESTAURANT
SOAK
TUBS & SHOWERS

COSTCO
WHOLESALE

THE HOME DEPOT
Opening August 2026

S. PRESTON RD (9,680 VPD)

Retail Development
Coming Soon

S. PRESTON RD (9,680 VPD)



Bojangles

TORCH TACOS
NO BETTER
SOAK
MEXICAN STYLE FOOD
NORTH YOUNG

THE HOME DEPOT
Opening August 2026

COSTCO
WHOLESALE

BLAZE PIZZA
FAST PIZZA
Sport Clips
HAIRCUTS
PACIFIC
DENTAL SERVICES
PICKERMAN'S
DENTISTRY

PNC

Future Retail
Development

EoS
FITNESS

LOWE'S

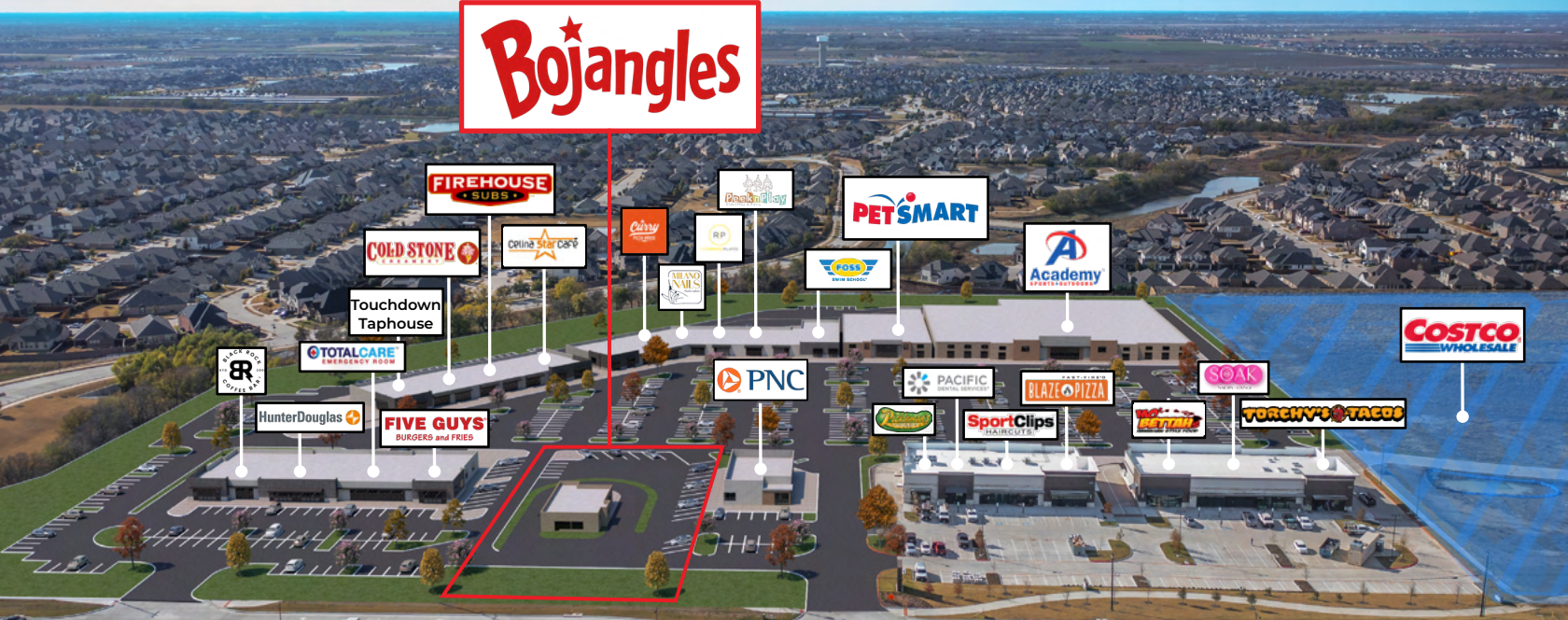
Retail Development
Coming Soon

S. PRESTON RD (9,680 VPD)

FIVE GUYS
BURGERS and FRIES
TOTALCARE
EMERGENCY ROOM
BLACK ROCK
COFFEE BAR
HunterDouglas



Bojangles



S. PRESTON RD (9,680 VPD)

S. PRESTON RD (9,680 VPD)







Bojangles

**BOJANGLES
THE VILLAGE AT OWNSBY FARMS**

**SW Corner of Preston Rd. & Ownsby Pkwy.
Celina, TX 75009**

**GREEN MEADOWS BY
CASTLEROCK COMMUNITIES**

1,400 Acres
+4,000 Homes

71-Acre Community
165 Units
**COVENTRY HOMES
HILLSIDE VILLAGE**

ATLAS BLUEWOOD APARTMENTS

272 Units

**BLUEWOOD BY
HILLWOOD COMMUNITIES**

1,380-Acre Master
Planned Community

MUSTANG LAKES

681-Acre Master
Planned Community
Approx. 3,400 Homes

**CHRISTOPHER TODD NEIGHBORHOODS
CELINA PARK**

108 Units

THE OWNSBY APARTMENTS

396 Units

LIGHT FARMS

1,070-Acre
Master Planned
Community
+3,000 Homes

**LAUGHLIN TWO
EIGHTY NINE**

268 Units

**LILYANA BY
HILLWOOD COMMUNITIES**

400-Acre Master
Planned Community

**THE ROYALTON AT
CREEKS OF LEGACY**

270 Units

FRONTIER PKWY

12,204 VPD

PROSPER CROSSINGS

324 Units

HIGHFIELD PRESTON

251 Units

**LEGACY MANSIONS BY
HAMRA HOMES**

+180 Acres
Part of Legacy Hills
Master Planned
Community with
3,200 Acres

**STAR TRAIL
MASTER-PLANNED COMMUNITY**

900 Acres

**THE MANSIONS
OF PROSPER**

450 Units

Green Meadows by
CastleRock Communities
1,400 Acres; +4,000 Homes

Methodist Celina Medical Center
+11,000 Employees System-Wide



Coventry Homes -
Hillside Village
71-Acre Community

Yardly Cross
Creek Meadows
265 Homes

Tommie Dobie Bothwell
Elementary School
Approx. 466 Students

Highland Homes
Cambridge Crossing
43-Acre Mixed-Use
Development

The Ownsby Apartments
396 Units

Light Farms, 1,070-Acre Master
Planned Community
+3,000 Homes

Sundance Celina
261 Units

Christopher Todd
Neighborhoods Celina Park
108 Units



The Royalton at
Creeks of Legacy
270 Units



Legacy Mansions
by Hamra Homes
+180 Acres; Part of Legacy
Hills Master Planned
Community with 3,200 Acres

Ralph and Mary Lynn
Boyer Elementary
±851 Students

Prosper ISD Children's
Health Stadium
34,000 SqFt Natatorium

Prosper High School
±3,722 Students

Highfield Preston
251 Units

Prosper Ridge by
Southgate Homes

Prosper Elms
Apartments
196 Units

Star Trail
900-Acre Master
Planned Community



KROGER
MARKETPLACE



E. FIRST ST

COUNTRY RD

E. FIRST ST

Bojangles

S. PRESTON RD (9,680 VPD)



THE VILLAGE AT
OWNSBY FARMS



S. COIT RD



Sam Johnson
Elementary School
±614 Students

E. FRONTIER PKWY (12,204 VPD)

Lilyana By Hillwood Communities
400-Acre Master Planned Community

Lilyana
Elementary School
±802 Students

PROSPER TRAIL (11,345 VPD)

N. CUSTER RD

LAUD HOWELL PKWY

AMERICAN PUBLISHERS

The Mansions
of Prosper
450 Units

Cynthia A. Cockrell
Elementary School
±754 Students





Bojangles

**BOJANGLES
THE VILLAGE AT OWNSBY FARMS**

**SW Corner of Preston Rd. & Ownsby Pkwy.
Celina, TX 75009**



COLLIN COLLEGE

2.2 Miles
±2,500 Students



**THE UNIVERSITY OF
TEXAS AT DALLAS**

27.3 Miles
±29,886 Average Annual
Student Enrollment



UNIVERSITY OF DALLAS

40.3 Miles
±2,538 Average Annual
Student Enrollment



**THE DALLAS ARBORETUM
AND BOTANICAL GARDEN**

40.2 Miles Over
1.1MM Annual Visitors



DALLAS ZOO

40.5 Miles
Over 1MM
Annual Visitors



**DALLAS FORT WORTH
INTERNATIONAL AIRPORT**

34.7 Miles
88MM Passengers in 2024

287





Lease Type
Absolute NNN Ground Lease

Lease Guarantor
Bojangles OPCO, LLC, a Delaware Limited Liability Company

Rent Commencement Date
March 15, 2025

Lease Expiration Date
March 31, 2040

Term Remaining on Lease
±15 Years

Options
Five 5-Year

Increases
10% Increase Every 5 Years



TENANT	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
BOJANGLES	ABSOLUTE NNN GROUND LEASE	45,956	03/15/2025	03/31/2040	\$125,000	\$2.72	\$137,500	03/30 @\$2.99 03/35 @\$3.29	FIVE 5-YEAR: 03/40 @\$3.62 03/45 @\$3.98 03/50 @\$4.38 03/55 @\$4.82 03/60 @\$5.30

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	03/15/2025 – 03/14/2030	\$10,416	\$125,000
	03/15/2030 – 03/14/2035	\$11,458	\$137,500
	03/15/2035 – 03/31/2040	\$12,604	\$151,250
	04/01/2040 – 03/31/2045 (OPTION 1)	\$13,864	\$166,375
	04/01/2045 – 03/31/2050 (OPTION 2)	\$15,251	\$183,012
	04/01/2050 – 03/31/2055 (OPTION 3)	\$16,776	\$201,313
	04/01/2055 – 03/31/2060 (OPTION 4)	\$18,453	\$221,445
	04/01/2060 – 03/31/2065 (OPTION 5)	\$20,299	\$243,589

NOI
\$125,000



Cap Rate
5.25% %

Price
\$2,380,951



Price/ft Land
\$51.81



Bojangles

Bojangles, a privately held fast-food chain rooted in Southern flavors, was founded in 1977 by Jack Fulk and Richard Thomas in Charlotte, North Carolina, where it remains headquartered today. Known for its Cajun-seasoned fried chicken, scratch-made buttermilk biscuits, and signature sweet tea, the brand has become a staple across the Southeast. Bojangles currently operates 825 restaurants in 17 states, spanning both company-owned and franchised units. In 2024, the chain reported system-wide sales of \$1.88B and continues to grow its national footprint, with plans to open 18 additional restaurants by the end of 2025. The company has undergone notable ownership transitions, debuting on the NASDAQ in 2015 before being taken private in 2019 through acquisition by The Jordan Company and Durational Capital Management. Looking ahead, Bojangles is pursuing growth through expanded franchising and entry into nontraditional venues such as airports, reinforcing its strategy to broaden its reach beyond the Southeast while maintaining its strong regional identity.



LOCATIONS
+825



2024 SYSTEM-WIDE SALES
\$1.88B



OWNERSHIP
Private



WEBSITE
www.bojangles.com



HEADQUARTERS
Charlotte, NC

CELINA, TEXAS

Celina, Texas ranks among the fastest-growing cities in the nation, with its 2025 population estimated at approximately $\pm 60,100$ and annual growth surpassing 16%. It is part of the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), which is the fourth largest in the nation with over 8MM residents. The city of Celina has been ranked by the U.S. Census Bureau as the 4th fastest-growing city and is distinguished as Texas's first “gigabit city” thanks to its advanced fiber infrastructure. The local economy is anchored by retail, healthcare, education, and professional services, with major employers including Brookshire's Groceries, Celina ISD, Collin College, Kimley-Horn, Tractor Supply Company, McDonald's, Walmart (projected to open by Q1 2026), and the recently opened \$150MM Methodist Celina Medical Center. Guided by its “Life Connected” vision, the city emphasizes community, connectivity, and quality of life, while large-scale master-planned developments such as Light Farms, Green Meadows, and Mustang Lakes continue to drive infrastructure and residential growth. Strategically positioned along the Dallas North Tollway (est. 2027 completion), Celina is rapidly emerging as a hub for suburban development, retail expansion, and healthcare innovation in North Texas.

 WATCH PROPERTY VIDEO

DALLAS, TEXAS

Dallas, Texas serves as a powerhouse within the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), the nation's fourth largest with more than 8MM residents. The city itself is home to roughly 1.3MM people, while the wider metro area supports over 4.5MM workers. Dallas boasts a strong presence of Fortune 500 companies, including AT&T, Southwest Airlines, Texas Instruments, Jacobs Engineering, and Tenet Healthcare, with nearby suburbs hosting additional corporate leaders such as Toyota North America and Frito-Lay. The DFW region's economy is vast, generating a GDP of \$744B in 2023—greater than that of many countries worldwide.

Renowned as a hub for business and financial services, Dallas also thrives in industries such as technology, healthcare, transportation, manufacturing, and construction. The city of Dallas has earned widespread recognition in 2025 across business, hospitality, dining, and tourism. The city was celebrated in the *Dallas 100™ Entrepreneur Awards* for its thriving startup ecosystem, while several local companies received Innovation Awards for breakthroughs in biotech, AI, and aerospace. In hospitality, nine Dallas hotels and restaurants were honored by the Forbes Travel Guide, and the region collectively won 12 Texas Travel Awards, underscoring its appeal as a premier travel destination.

▶ WATCH PROPERTY VIDEO

► POPULATION

1
MILE

3
MILE

5
MILE

2024 Population	7,760	44,684	83,857
2029 Population Projection	9,201	52,935	98,521
Annual Growth 2024-2029	3.7%	3.7%	3.5%
Median Age	34.6	37.1	37.2
Bachelor's Degree or Higher	50%	52%	54%
U.S. Armed Forces	0	40	102

► HOUSEHOLDS

1

MILE

3

MILE

5

MILE

2024 Households	2,305	13,280	25,266
2029 Household Projection	2,737	15,760	29,746
Annual Growth 2024-2029	3.7%	3.7%	3.5%
Owner Occupied Households	2,466	14,522	26,297
Renter Occupied Households	271	1,239	3,449
Avg Household Size	3.4	3.4	3.3
Avg Household Vehicles	2	3	2
Total Specified Consumer Spending (\$)	\$118.9MM	\$700.8MM	\$1.3B

► INCOME

1

MILE

3

MILE

5

MILE

Average Household Income

\$216,866

\$214,129

\$202,647

Median Household Income

\$195,432

\$197,192

\$184,298

► HOUSING

Median Home Value

\$619,922

\$725,764

\$711,402

Median Year Built

2011

2011

2011



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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