



**TACO BELL**

1022 W SHADY GROVE | IRVING, TX 75060

**CBRE**

# EXCLUSIVE MARKETING ADVISORS

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# OFFERING SUMMARY

**PRICE: \$1,550,000**  
**CAP RATE: 4.90%**

NET OPERATING INCOME	\$75,867
YEAR BUILT	2003
GROSS LEASEABLE AREA	3,031 SF
LOT SIZE	0.75 ACRES
LEASE TERM	20 YEARS
LEASE COMMENCEMENT	MAY 2003
LEASE EXPIRATION	MAY 2028
REMAINING TERM	8 YEARS
LEASE TYPE	GROUND
ROOF & STRUCTURE	TENANT
RENT INCREASES	EVERY 5 YEARS
OPTIONS	2 X 5 YEARS
OPTIONS TO PURCHASE	NONE

**1022 W SHADY GROVE RD**  
**IRVING, TX**



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# INVESTMENT HIGHLIGHTS

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**Essential Retail** – Open and Operating with Drive Thru Capability. Taco Bell exercised their first renewal option 4 years early during the COVID-19 Quarantine showing a strong commitment to the site

**Absolute NNN Corporate Ground Lease with Zero Landlord Responsibilities** – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

**Below Market Rent** – Creating Future Asset Appreciation

**Long-Term Tenant** – Taco Bell has been successfully operating in the area and at this location since before 2003. Taco Bell relocated from the opposite corner to build their current store and add a drive thru showing commitment to the trade area.

**Densely Developed DFW Residential Market with Exceptional Demographics** – There are over 438,000 people living within a 7-mile radius with average household incomes exceeding \$70,000 within a 1-mile radius.

**Built in Customer Base** – The subject site is located across the street from North Lake College

**Excellent Access and Visibility with Strong Traffic Counts** – The subject site is located near the signalized hard corner intersection of MacArthur Blvd. and Shady Grove Rd. with traffic counts in excess of 16,000 vehicles per day on Shady Grove and 15,000 vehicles per day on MacArthur Blvd.

**10% Rent Increases Every 5 Years**

**Corporate Guaranty** – There are over 6,849 Taco Bells in 27 countries with a net growth of over 400 new stores in 5 countries in 2017 alone. Taco Bell is the best performing brand in the Yum! Brands portfolio with a 7% increase in system sales growth from 2016 to 2017

**Texas has NO State Income Tax**

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# TENANT OVERVIEW

## TACO BELL

TYPE:	Restaurant
YEARS IN BUSINESS:	56+
NO. OF LOCATIONS:	7,000+
HEADQUARTERS:	Irvine, CA
WEBSITE:	<a href="http://www.tacobell.com">www.tacobell.com</a>

Taco Bell is an American chain of fast food restaurants based out of Irvine, California and a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Tex-Mex foods that include tacos, burritos, quesadillas, nachos, novelty and specialty items, and a variety of “value menu” items. As of 2018, Taco Bell serves more than 2 billion customers each year at 7,000 restaurants, more than 80 percent of which are owned and operated by independent franchisees and licensees.



# PROPERTY LOCATION



DFW  
International  
Airport

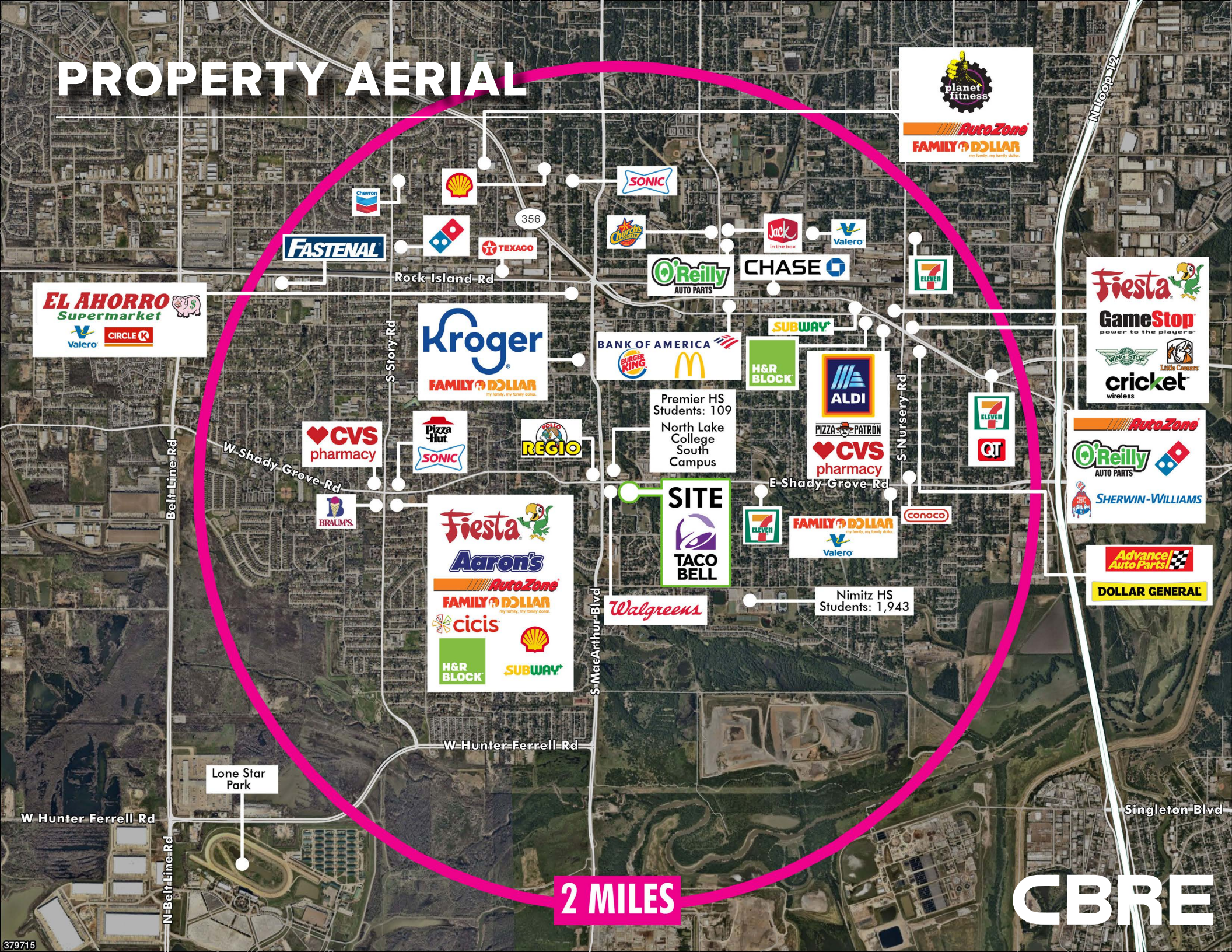


**TACO  
BELL**

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# PROPERTY AERIAL



**EL AHORRO**  
Supermarket  
Valero CIRCLE K

**FASTENAL**

**CVS**  
pharmacy

**BRAUM'S**

**Kroger**  
FAMILY DOLLAR  
my family, my family dollar.

**Pizza Hut**  
SONIC

**Fiesta**  
Aaron's  
AutoZone  
FAMILY DOLLAR  
my family, my family dollar.  
cicis  
H&R BLOCK  
SUBWAY

Shell

**TEXACO**

**REGIO**

**SONIC**

**Church's**  
Steak 'n' Chicken

**O'Reilly**  
AUTO PARTS

**BANK OF AMERICA**  
BURGER KING  
McDonald's

**SITE**  
TACO BELL

**Walgreens**

**SONIC**

**Jack**  
In the box

**CHASE**

**H&R BLOCK**

**SUBWAY**

**ALDI**

**PIZZA PATRON**  
CVS  
pharmacy

**ELEVEN**

**FAMILY DOLLAR**  
my family, my family dollar.  
Valero

**planet fitness**  
AutoZone  
FAMILY DOLLAR  
my family, my family dollar.

**Jack**  
In the box

**CHASE**

**SUBWAY**

**ALDI**

**PIZZA PATRON**  
CVS  
pharmacy

**ELEVEN**

**FAMILY DOLLAR**  
my family, my family dollar.  
Valero

Nimitz HS  
Students: 1,943

**ELEVEN**

**ELEVEN**  
QT

S-Nursery Rd

**Fiesta**  
GameStop  
power to the players  
WING STOPS  
Little Caesars  
cricket  
wireless

**AutoZone**  
O'Reilly  
AUTO PARTS  
SHERWIN-WILLIAMS

**Advance**  
Auto Parts  
DOLLAR GENERAL

W Hunter Ferrell Rd

Lone Star Park

W-Hunter-Ferrell-Rd

S-MacArthur Blvd

Singleton Blvd

2 MILES

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# PROPERTY AERIAL



Premier HS  
Students: 109  
North Lake  
College  
South  
Campus



W Shady Grove Rd

E Shady Grove Rd

Uplift Infinity Prep.  
Students: 333



Townley ES  
Students: 709

Nimitz HS  
Students: 1,943

0.5 MILES





# SITE PLAN

**North Lake College**  
DALLAS COUNTY COMMUNITY COLLEGE DISTRICT  
**PREMIER HIGH SCHOOLS**

**REGIO**



W SHADY GROVE RD

S MACARTHUR BLVD

*Walgreens*

**TACO BELL**

MEYERS RD

L&R Auto Service

Corte Mix Hair Salon

Ministerio Dios De Sanidad

Esposa De Jesucristo

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# DEMOGRAPHICS

## POPULATION (2019)

1 MILE	16,786
3 MILES	101,189
5 MILES	232,469
7 MILES	438,096

## HOUSEHOLDS (2019)

1 MILE	5,153
3 MILES	30,644
5 MILES	77,804
7 MILES	150,780

## AVG HH INCOME (2019)

1 MILE	\$70,489
3 MILES	\$65,188
5 MILES	\$68,048
7 MILES	\$66,680

## ANNUAL POPULATION GROWTH RATE (7 MILES)

2010 - 2019	1.26%
2010 - 2024	1.04%

## TRAFFIC COUNTS (VPD)

SHADY GROVE RD	16,763
MACARTHUR BLVD	15,422



# WHY DALLAS - FORT WORTH?

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

**DFW HAS THE MOST DIVERSE ECONOMY IN TEXAS**

**4TH BUSIEST AIRPORT IN THE U.S. (DFW INTERNATIONAL)**

**ONE OF THREE HIGH-TECH JOBS IN TEXAS ARE LOCATED IN DFW**

**90 MEMBER HOSPITALS IN THE DFW HOSPITAL COUNCIL, 20,000+ HOSPITAL BEDS**

**DFW COST OF LIVING IS 22.5% BELOW THE LARGE U.S. METRO AVERAGE**

**15 MAJOR UNIVERSITIES, 380,880 STUDENTS ENROLLED**

SOURCE: FORBES, DALLAS NEWS, CENSUS BUREAU, WORLD POPULATION REVIEW, REAL CAPITAL MARKETS

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

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

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