

MO' BETTAHS
HAWAIIAN STYLE FOOD

LEASE UP
OPPORTUNITY
(1,978 SF)

MO' BETTAHS
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DRIVE THRU →



DRIVE
THRU
↓

MO' BETTAHS
HAWAIIAN STYLE FOOD
DO NOT
ENTER



MO' BETTAHS 2-TENANT RETAIL
1858 PRECINCT LINE ROAD, HURST, TEXAS 76054

CONFIDENTIAL OFFERING MEMORANDUM

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CONFIDENTIAL OFFERING MEMORANDUM

MO' BETTAHS 2-TENANT RETAIL

LOCATION

1858 PRECINCT LINE ROAD

HURST, TEXAS 76054

OFFERED BY

Harry Hardin

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(1,978 SF)



Precinct Line Road

41,274 VPD-26

SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire Mo' Bettahs 2-Tenant Retail (the "Property"), a 4,140 SF fundamentally sound retail asset with corporately backed Mo' Bettahs occupying the existing drive-thru end cap located adjacent to Walmart Supercenter in Hurst, Texas. The Property offers significant upside potential in leasing the existing 1,978 SF vacancy to achieve a 7.81% pro forma cap rate. Submarket leasing has demonstrated rents from \$38.00 - \$45.00 PSF NNN for similar retail along Precinct Line Road.

- Please see pages 22 & 23 for underwriting details.

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

- 52.22% Leased 4,140 SF Drive-Thru Retail Asset Adjacent to Walmart Supercenter in Hurst, TX (DFW)
- Corporate Mo' Bettahs In Drive Thru End Cap, 10% Rental Increase in Year 5, Two 5-year Renewal Options 10% Increases
- Significant Upside Exists in Leasing 1,978 SF Vacancy; Submarket Leasing has Demonstrated Rents from \$38.00 - \$45.00 PSF NNN
- Situated on +/-1.00 Acre Parcel with Excellent Visibility from Precinct Line Road, a Drive-Thru for Mo' Bettahs, Masonry Construction with Engaging Architectural Elements, Multiple Ingress/Egress Points & a Two-Sided Monument Sign
- Average Household Income Exceeds \$117,300, \$115,300 & \$129,100 in a 1, 3 & 5 Mile Radii, Respectively
- Regional Trade Area with Over 2,100,000 SF of Retail GLA and Occupancy Rate in Excess of 93.5% in a 1 Mile Radius (CoStar)
- Notable Area Retailers Include Walmart Supercenter, Super Target, Kroger, Natural Grocers, Aldi, CVS Pharmacy, Starbucks, In-N-Out Burger, AT&T, Panera Bread, Chase Bank & Brident Dental Among Others

Mo' Bettahs 2-Tenant Retail is a 4,140 SF retail asset with corporately backed Mo' Bettahs occupying the existing drive-thru end cap located adjacent to Walmart Supercenter in Hurst, Texas. Situated on +/- 1.00 acres the Property is moments north of the Highway 183 and Precinct Line Road intersection, and just 15 minutes west of DFW International Airport, 15 minutes east of Downtown Fort Worth and 30 minutes west of Downtown Dallas. Mo' Bettahs 2-Tenant Retail offers significant upside potential in leasing the existing 1,978 SF vacancy to a retail, service or medical user. Submarket leasing has demonstrated rents from \$38.00 - \$45.00 PSF NNN for similar fundamental small format retail along Precinct Line. The Property benefits from excellent visibility with frontage along Precinct Line Road, an existing drive-thru, masonry construction with engaging architectural elements, multiple ingress/egress points and a two-sided monument sign. Average household income exceeds \$117,300, \$115,300 and \$129,100 in a 1, 3 and 5 mile radii, respectively. Notable national retails in the area include Walmart Supercenter, Super Target, Kroger, Natural Grocers, Lowe's Khol's, Aldi, CVS Pharmacy, Office Depot, Starbucks, Chick-fil-A, In-N-Out Burger, AT&T, Chase Bank, Panera Bread, Ace Hardware and Dunkin' amongst numerous others.

Mo' Bettahs 2-Tenant Retail is strategically located along a key service and retail corridor along Precinct Line Road with over 2,100,000 SF of retail, entertainment and restaurant GLA and an occupancy rate in excess of 93.5% (CoStar). Highway 183 is moment south of the Property and provides convenient connectivity throughout the Dallas -Fort Worth metroplex as a major east west thoroughfare experiencing traffic counts in excess of 178,700 vehicles per day. North East Mall, situated four (4) minutes west of Mo' Bettahs 2-Tenant Retail at the Interstate 820 and Highway 183 interchange,

is a super-regional shopping mall featuring over 1,669,000 SF of retail GLA. Notable retailers housed within North East Mall include Macy's, Dillard's, Sleep Number and Bath & Body Works, among numerous others. Immediately south of North East Mall is The Shops at North East Mall, a 343,000 SF power center with tenants such as Ulta Beauty, Bed Bath & Beyond, PetSmart, Best Buy, Five Below, Michaels and more. The Property is within 15 minutes of DFW International Airport, the fourth busiest airport in the world by aircraft movements and home to the new \$350 million American Airlines World Headquarters. The 300-acre campus will serve as the primary training and meeting destination for American Airlines employees. Mo' Bettahs 2-Tenant Retail is located directly across from Tarrant County College and in close proximity to Walker Creek Elementary School and Birdville High school which has a total combined enrollment in excess of 16,200 students.

The city of Hurst and surrounding area have seen considerable development spurred by high quality schools, affordable housing and attractive tax rates. Transportation to the rest of the metroplex is made convenient by Hurst's central location and easy access to a network of major freeways, as well as DFW International Airport and the Trinity Railway Express. The Hurst-Eules-Bedford Independent School District is consistently recognized as one of the highest-performing districts for academic performance and has been ranked in the top percent of school systems nationwide. Overall, Mo' Bettahs 2-Tenant Retail gives an investor the opportunity to acquire a corporate Mo' Bettahs anchored drive-thru masonry construction retail asset with frontage along Precinct Line Road and significant upside potential in leasing out available 1,978 SF within a dynamic retail corridor in the DFW submarket of Hurst, Texas.

- Please see pages 22 & 23 for underwriting details.

EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION

1858 Precinct Line Road
Hurst, Texas 76054



PRICING

\$2,725,000

PRO FORMA CAP RATE

7.81%

BUILDING SIZE

4,140 SF

PERCENT LEASED

52.22%

LAND AREA

+/- 1.00 Acres

YEAR BUILT

2003

TRAFFIC COUNTS

Precinct Line Road
Highway 183

41,274 VPD-26
224,092 VPD-26

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Mo' Bettahs	2,162 SF	52.22%	May 2035
Lease Up Opportunity	1,978 SF	47.78%	

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	9,775	113,546	270,611
2025 Avg. Household Income	\$117,386	\$115,342	\$129,163
2025 Total Households	4,397	46,017	106,485

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- Please see pages 22 & 23 for underwriting details.

ADDITIONAL INFORMATION



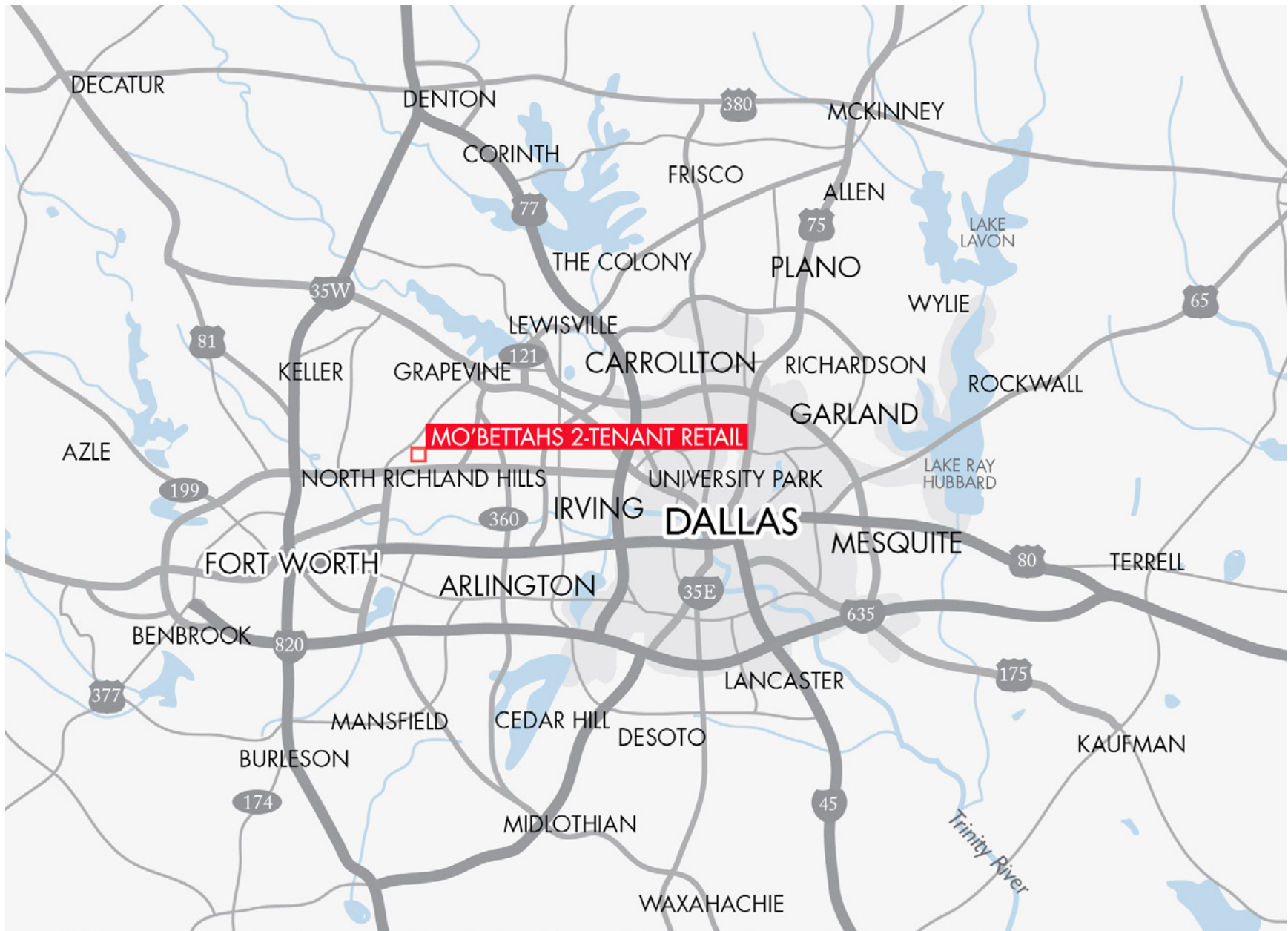
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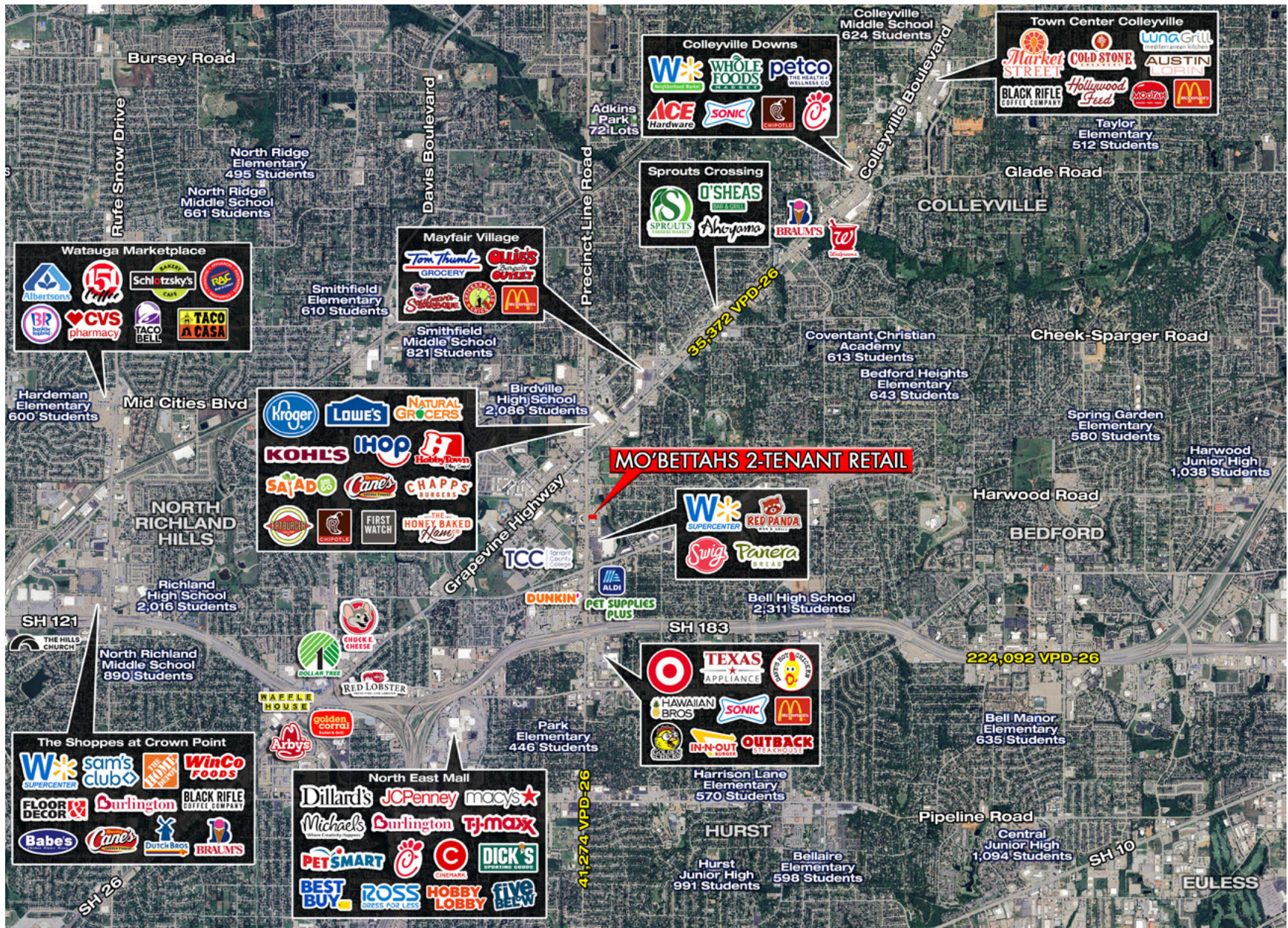
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PROPERTY OVERVIEW

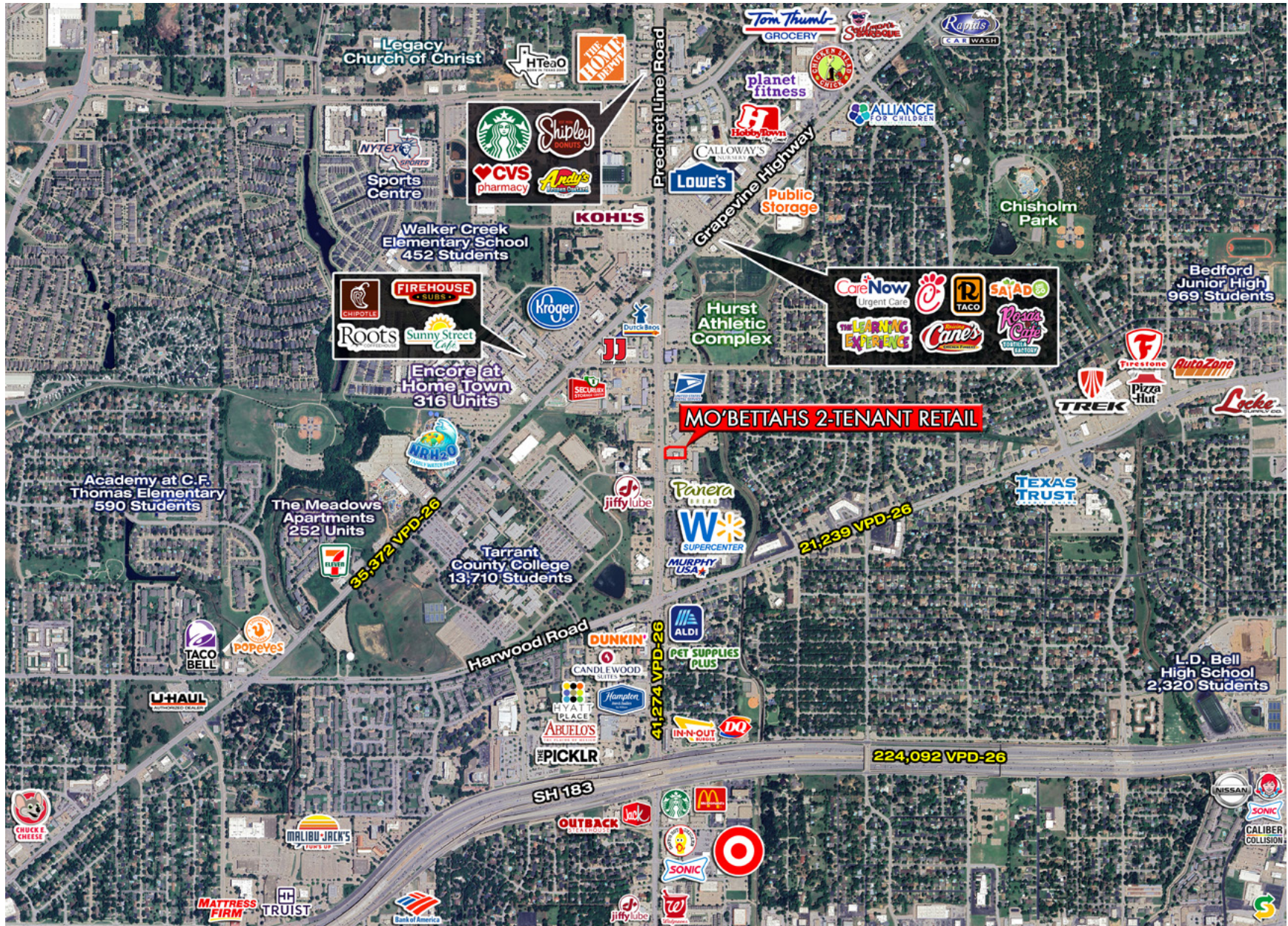


PROPERTY OVERVIEW

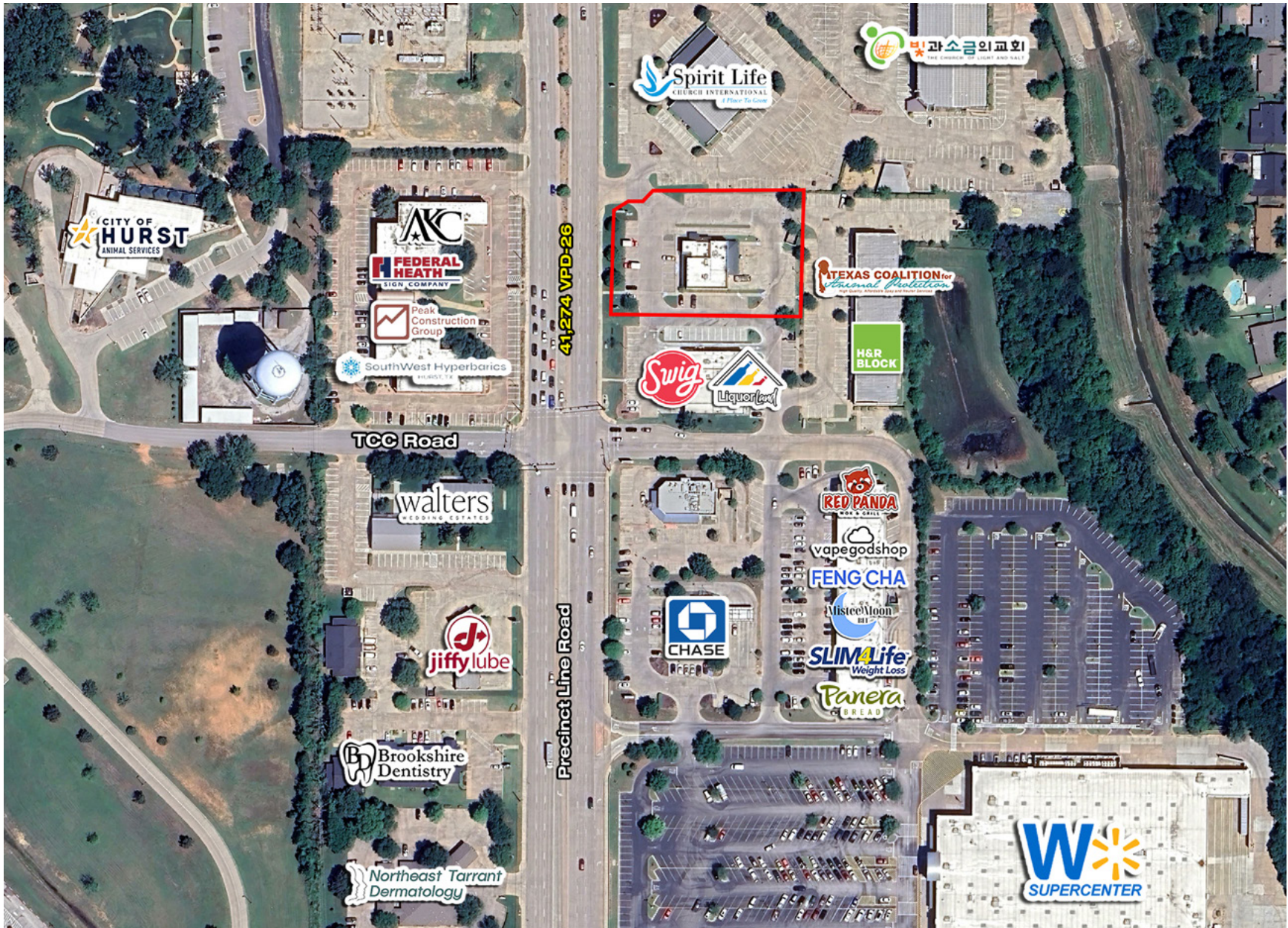


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PROPERTY OVERVIEW



PROPERTY OVERVIEW



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PROPERTY OVERVIEW



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PROPERTY OVERVIEW



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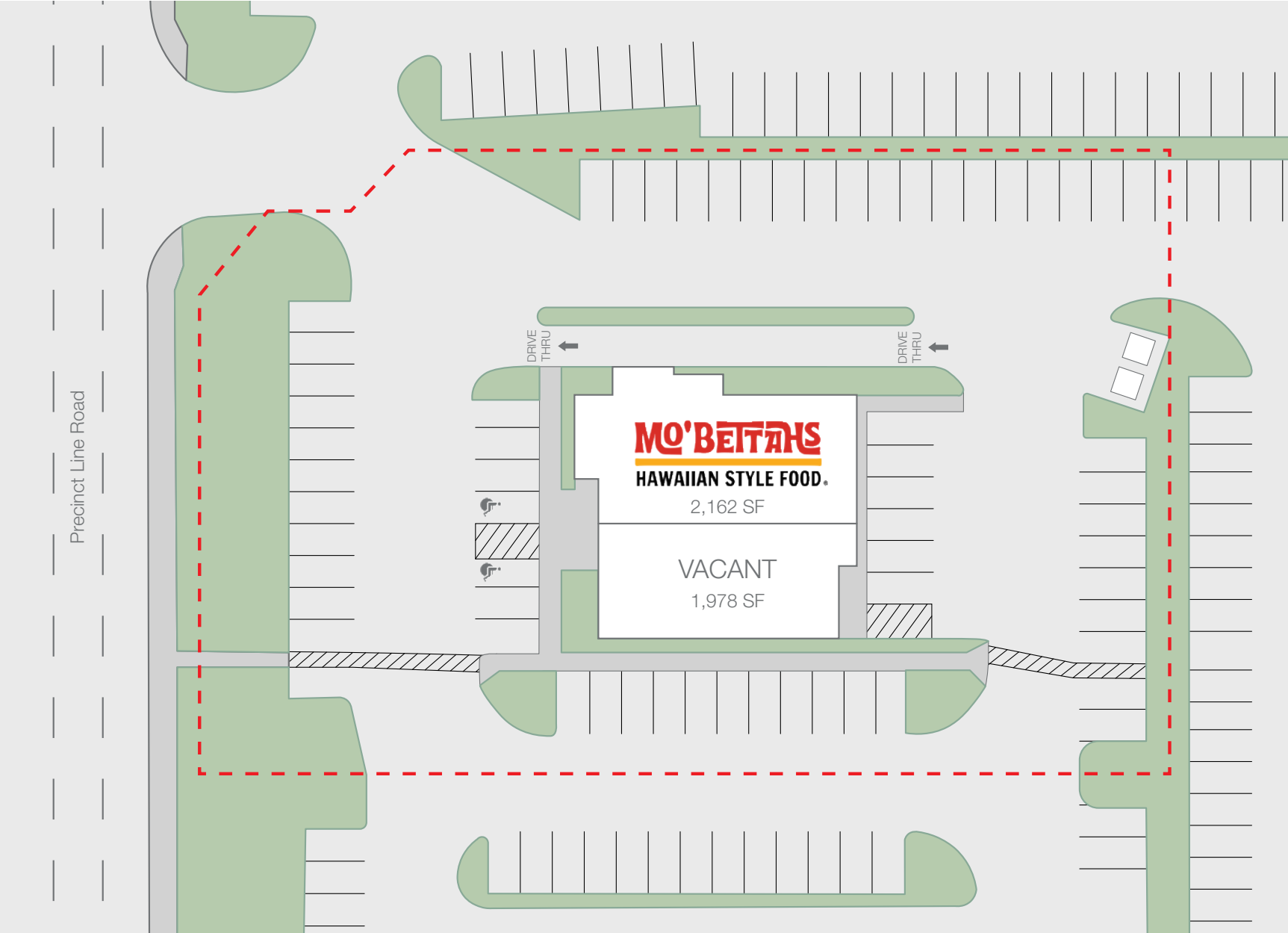
PROPERTY OVERVIEW

ADJACENT WALMART



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PROPERTY OVERVIEW
SITE PLAN



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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI	Pro Forma NOI
Mo' Bettahs 2-Tenant Retail	4,140 SF	52.22%	\$102,934	\$212,796

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



- Pro forma does not demonstrate Cap Ex, Leasing Costs or TI. For demonstration purposes only. Buyer should verify with its own due diligence and financial assumptions, underwriting assumptions, rent assumptions (actual or in the future), Property related diligence and/or overall due diligence related to the viability, financial or otherwise, of the Property relative to its suitability of Buyer's intended purposes.

FINANCIAL OVERVIEW
RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
100	Mo' Betahs	2,162	52.22%	Jun-25	May-35	\$60.00	\$129,720	Jun-30	\$66.00	\$142,692	NNN	Two 5-year options at: 1st: \$72.60; 2nd: \$79.86
200	Vacant	1,978	47.78%									
TOTAL AREA:		4,140					\$129,720					
TOTAL LEASED AREA:		2,162	52.22%									
TOTAL VACANT AREA:		1,978	47.78%									

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FINANCIAL OVERVIEW

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	\$26,752	\$6.46
Insurance	\$12,051	\$2.91
Common Area Maintenance	\$10,368	\$2.50
Management Fee	\$6,894	\$1.67
TOTAL EXPENSES	\$56,065	\$13.54



INCOME & EXPENSES

	12-MONTH	PER SF	PRO FORMA	PER SF
Base Rent				
Occupied Space	\$129,720	\$60.00	\$129,720	\$60.00
Vacant Space (1,978 SF)			\$83,076	\$42.00
GROSS POTENTIAL RENT	\$129,720	\$60.00	\$212,796	\$51.40
Expense Reimbursements				
Real Estate Taxes	\$13,970	\$3.37	\$26,752	\$6.46
Insurance	\$6,293	\$1.52	\$12,051	\$2.91
CAM	\$5,414	\$1.31	\$10,368	\$2.50
Management Fee	\$3,600	\$0.87	\$10,479	\$2.53
Total Expense Reimbursements	\$29,278	\$7.07	\$59,649	\$14.41
GROSS POTENTIAL INCOME	\$158,998	\$38.41	\$272,445	\$65.81
EFFECTIVE GROSS INCOME	\$158,998	\$38.41	\$272,445	\$65.81
Expenses				
Real Estate Taxes	\$26,752	\$6.46	\$26,752	\$6.46
Insurance	\$12,051	\$2.91	\$12,051	\$2.91
Common Area Maintenance	\$10,368	\$2.50	\$10,368	\$2.50
Management Fee	\$6,894	\$1.67	\$10,479	\$2.53
Total Expenses	\$56,065	\$13.54	\$59,649	\$14.41
NET OPERATING INCOME	\$102,934	\$24.86	\$212,796	\$51.40

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FINANCIAL OVERVIEW

PRICING

PRICE	\$2,725,000	GLA	4,140 SF
PRO FORMA CAP RATE	7.81%	NOI	\$102,934
PRO FORMA NOI	\$212,796	AVERAGE EFFECTIVE RENT PER SF	\$24.86 PSF



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PROPERTY OVERVIEW

TENANT PROFILE



Mo' Bettahs is a fast-casual restaurant chain known for bringing authentic Hawaiian-style plate lunches to the mainland United States. Founded by brothers Kimo and Kalani Mack in Utah, the brand highlights generous portions of grilled meats like teriyaki chicken, kalua pork, and steak, typically served with rice and macaroni salad—classic staples of Hawaiian comfort food. The restaurant emphasizes fresh, made-to-order meals and a welcoming, laid-back island atmosphere that reflects the founders' Hawaiian roots. Over time, Mo' Bettahs has expanded steadily and now operates more than 50 locations across several states, including Utah, Idaho, Texas, and beyond. Its growth has been fueled by a loyal customer base drawn to the bold flavors, hearty portions, and consistent quality, making it a standout in the fast-casual dining scene.

www.mobettahs.com



TRADE AREA OVERVIEW

DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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TRADE AREA OVERVIEW
DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	9,775	113,546	270,611
2030 Total Population (Esri)	9,864	113,957	271,489
2010 Total Population (U.S. Census)	8,165	103,123	243,239
2000 Total Population (U.S. Census)	8,034	99,757	220,958
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	0.71%	0.58%	0.97%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.18%	0.07%	0.06%
2025 Total Daytime Population (Esri)	15,875	113,973	259,901
2025 Median Age (Esri)	41.0	40.6	40.1
2025 Total Households (Esri)	4,397	46,017	106,485
2030 Total Households (Esri)	4,545	46,954	108,551
2010 Total Households (U.S. Census)	3,470	41,371	94,380
2000 Total Households (U.S. Census)	3,336	38,596	83,854
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.31%	0.20%	0.21%
2025 Average Household Income (Esri)	\$117,386	\$115,342	\$129,163
2025 Median Household Income (Esri)	\$86,390	\$84,728	\$92,152
2025 Per Capita Income (Esri)	\$52,185	\$46,848	\$50,842
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	2%	2%	3%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	1%	4%	4%
2025 Population Age 25+: High School Diploma (Esri) (%)	16%	19%	18%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	21%	21%	20%
2025 Population Age 25+: Associate's Degree (Esri) (%)	13%	10%	10%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	28%	28%	28%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	16%	12%	13%
2025 Total (SIC01-99) Businesses	852	5,207	10,921
2025 Total (SIC01-99) Employees	8,027	48,066	104,104

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