

TXB

2104 EAST WILLIAM JOEL BRYAN PKWY, BRYAN (COLLEGE STATION MSA), TX 77802



OFFERING MEMORANDUM

Marcus & Millichap



WALGREENS
Marshall's
JOANN
 verizon
DOLLAR TREE

H-E-B
Jack
 in the box
CVS
 pharmacy

TARGET
DOLLAR TREE
jiffy lube
 PET SUPPLIES PLUS
 Minus the hassle.
7-ELEVEN
Cracker Barrel
HIBBETT SPORTS
HYATT house
DISCOUNT TIRE
 maurices

TRAVIS FIELD &
 TRAVIS BRYAN
 MIDTOWN PARK

DOWNTOWN
 BRYAN

TXB

Urban Air
 ADVENTURE PARK
LOWE'S
Walmart
PANDA EXPRESS
 CHINESE KITCHEN
TACO BELL
SONIC
WALGREENS
DAIRY QUEEN
Cane's
 CATERING FAMILIES

BLINN COLLEGE
 ±4,600 Students

sam's club
CINEMARK
Ashley
 HOMESTORE
Michael's
TEXAS
 BEAUTY
ULTA
Olive Garden
Cheddar's
 SCRATCH & KITCHEN
PAPA JOHN'S
carter's
Panera
 BREAD
THE FRONT
 RESTAURANT

BRYAN TEXAS
LEGENDS
 EVENT CENTER

Walmart
T-Mobile
Domino's
SUBWAY
Great Clips
POPEYES
 LOUISIANA KITCHEN
TRU-FIT
 ATHLETIC CLUBS
MCDONALD'S

EASTERWOOD
 AIRPORT

JCPenney
Dillard's
TJ-maxx
CAVENDERS
Conn's
H&M
OUIE'S
 BURGERS
 GOOD STUFF CHEAP
Krispy Kreme
 DOUGHNUTS
FOREVER 21
CHUCK E. CHEESE
HIBBETT SPORTS
POST OAK MALL

ATM | **TEXAS A&M**
 UNIVERSITY
 ±74,000 Students



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Executive Summary

2104 E William Joel Bryan Pkwy, Bryan (College Station MSA), TX 77802

FINANCIAL SUMMARY

Price	\$10,815,000
Cap Rate	6.0%
Building Size	6,400 SF
Net Cash Flow	6.0% \$648,902
Year Built	2024
Lot Size	2.42 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Taylor-Smarttt, LLC (dba TXB)
Guarantor	Multiple
Roof and Structure	Tenant Responsible
Lease Commencement Date	August 6, 2024
Lease Expiration Date	August 31, 2044
Lease Term Remaining	18 Years
Rental Increases	8% Every 5 Years
Renewal Options	5, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 8/31/2029	\$648,902.07	6.00%
9/1/2029 – 8/31/2034	\$700,814.24	6.48%
9/1/2034 – 8/31/2039	\$756,879.37	7.00%
9/1/2039 – 8/31/2044	\$817,429.72	7.56%
Renewal Options	Annual Rent	Cap Rate
Option 1 (9/1/2044 – 8/31/2049)	\$882,824.10	8.16%
Option 2 (9/1/2049 – 8/31/2054)	\$953,450.03	8.82%
Option 3 (9/1/2054 – 8/31/2059)	\$1,029,726.03	9.52%
Option 4 (9/1/2059 – 8/31/2064)	\$1,112,104.12	10.28%
Option 5 (9/1/2064 – 8/31/2069)	\$1,201,072.44	11.11%

Base Rent	\$648,902
Net Operating Income	\$648,902
Total Return	6.0% \$648,902

**BRYAN
HIGH SCHOOL**
±2,475 Students



**ATM | TEXAS A&M
UNIVERSITY**
±74,000 Students

St. Joseph Health.
A member of CommonSpirit

**CHI St. Joseph Health
Rehabilitation Hospital**
An affiliate of Encompass Health

**BLINN
COLLEGE.**
±4,600 Students

**NEW RETAIL
DEVELOPMENT**

**UNITED STATES
POSTAL SERVICE**



**CAMBER VILLAS
STUDENT HOUSING**
±200 Units

38,820 CPD
E WILLIAM JOEL BRYAN PKWY

TXB



49,900 CPD
TX-6

PREMIERE CINEMAS

Kroger

DUTCH BROS
Jack in the box
TACO BELL
CHASE

tru
POPEYES
IHOP
by HILTON
BW Best Western
Hotels & Resorts
NORTHERN
TOOL + EQUIPMENT
Walgreens

target
HYATT
house
DISCOUNT
TIRE
PET SUPPLIES PLUS

Walmart
LOWE'S
SONIC
Cane's

STORE HOUSE
STORAGE

Valero

ExxonMobil
Wendys
Dunkin' Donuts

CADENCE
Bank

UNITED STATES
POSTAL SERVICE

NEW RETAIL
DEVELOPMENT

TXB

7
ELEVEN

38,820 CPD
E WILLIAM JOEL BRYAN PKWY

Club
CARWASH



Property Description



INVESTMENT HIGHLIGHTS

- » **New 20-Year Absolute Triple-Net (NNN) Lease**
- » 8% Rental Increases Every 5 Years with Multiple Renewal Options
- » **TXB Operates Nearly 50 Locations and Counting Throughout Texas and Oklahoma**
- » High-Quality 2024 Construction Featuring a 6,400 SF Convenience Store with an Outdoor Patio, Electric Vehicle Charging Stations, and Fuel Pumps
- » **136,948 Residents within a 5-Mile Radius - Projected to Increase 3%+ by 2030**
- » Average Household Income Exceeds \$94,000 in the Immediate Area
- » **Signalized Hard Corner with Excellent Frontage Along E William Joel Bryan Pkwy (±38,820 Cars per Day)**
- » College Town Location, 1 Mile from Blinn College (±4,600 Students) and 4 miles from Texas A&M University (±74,000 Students)
- » **Easily Accessible Location, Directly Off TX-6 (±49,900 Cars per Day)**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	10,692	67,431	141,452
2025 Estimate	10,498	65,226	136,948
Growth 2025 - 2030	1.85%	3.38%	3.29%

Households

2030 Projections	4,425	27,031	53,908
2025 Estimate	4,302	26,029	51,745
Growth 2025 - 2030	2.85%	3.85%	4.18%

Income

2025 Est. Average Household Income	\$94,607	\$80,795	\$74,458
2025 Est. Median Household Income	\$77,324	\$67,190	\$59,424

Tenant Overview



TXB



SPICEWOOD, TX
Headquarters



±48
Locations



WWW.TXBSTORES.COM
Website

TXB, or Texas Born, is a restaurant-style convenience store brand serving fresh-made food, such as hand-breaded chicken tenders and made-to-order tacos. TXB offers guests delicious menu items at multiple Market locations and a line of private label products. With the motto, “Leave ‘Em Better,” TXB is continually striving to give guests high-quality food items and first-class service, all stemming from the Texas roots upon which the brand was built.

TXB was founded in 2001 with its founder, Kevin Smartt, acquired Kwik Check, a convenience store brand with 20 locations and a small fuel wholesale business. It was then rebranded to TXB and expanded to a network of 48 stores and counting across Texas and Oklahoma.

Property Photos



Location Overview



Bryan-College Station is the cultural, governmental, and civic center of Texas' Brazos County and the surrounding "Aggieland" area. With a population of over 90,000 residents, Bryan is one of the state's fastest-growing cities, strategically positioned in the "Texas Triangle" between Austin, Houston, and Dallas. Bryan borders the city of College Station to the south, and together they are referred to as the Bryan-College Station metropolitan area with a population of more than 250,000 residents.

Located in neighboring College Station, Texas A&M University enrolls roughly 74,000 students and employs over 17,000 people. Founded in 1876 and spanning 5,500 acres, the College Station campus is the flagship institution of the Texas A&M

University System. As of the 2021-22 academic year, Texas A&M University is the largest public university by enrollment. Bryan is also home to the Texas A&M Health Science Center, the Texas A&M University System's RELLIS Campus, and Blinn College.

Bryan-College Station is home to a growing and diverse economy with numerous commercial, residential, and redevelopment projects completed and planned. The Texas Triangle Park is a 1,000-acre business park that is continuing to attract new businesses. Furthermore, Downtown Bryan has transformed from an old railroad town to a vibrant commercial district.



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
 - 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.

_____	_____	_____	_____
Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
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's Initials	_____	Date	_____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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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.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

For financing options, please reach out to:

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