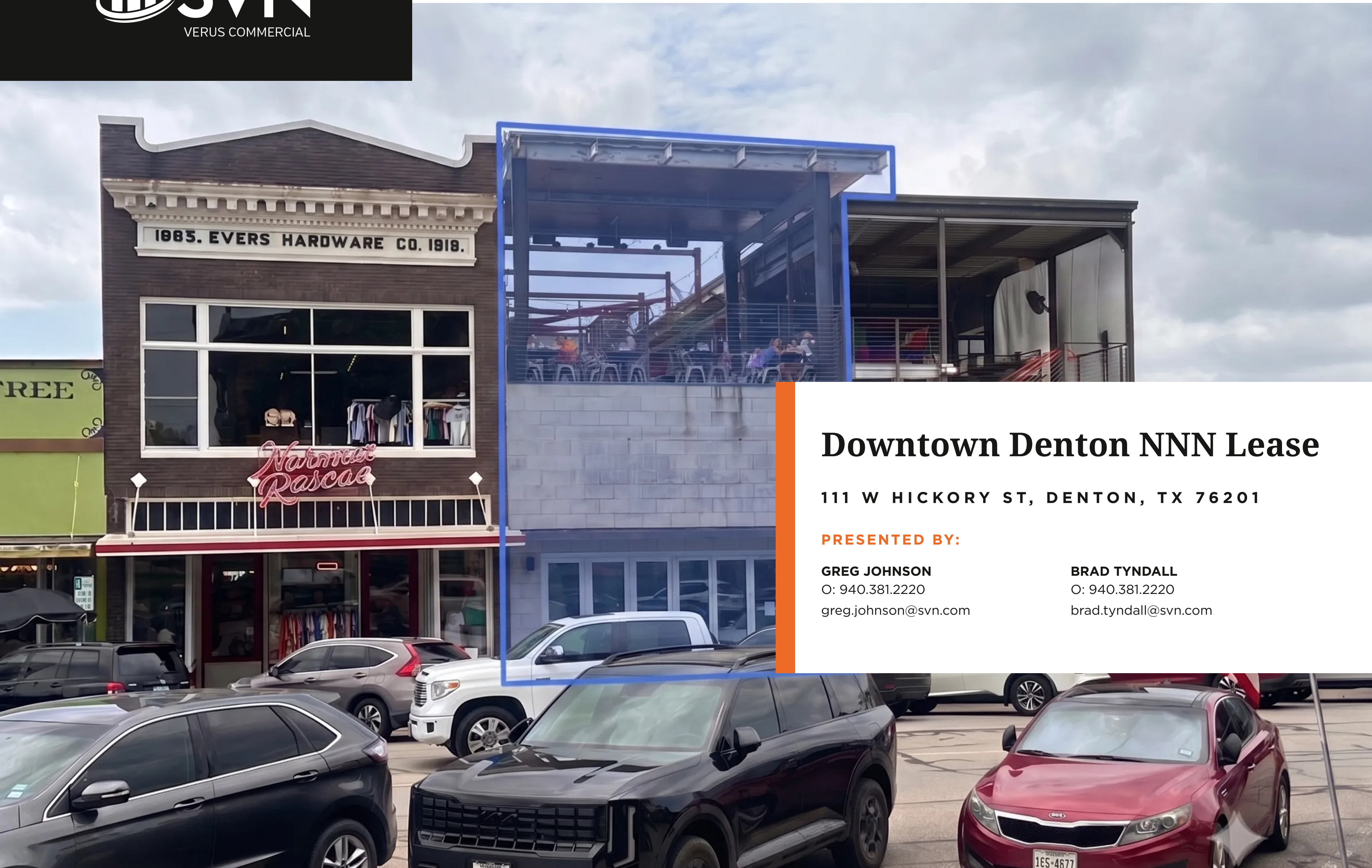
Offering Memorandum



Downtown Denton NNN Lease

111 W HICKORY ST, DENTON, TX 76201

PRESENTED BY:

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PROPERTY SUMMARY

DOWNTOWN DENTON NNN LEASE

111 W HICKORY ST
DENTON, TX 76201

OFFERING SUMMARY	
SALE PRICE:	$2,900,000
BUILDING SIZE:	5,733 SF
LOT SIZE:	2,998 SF
PRICE / SF:	$505.84
CAP RATE:	6.52%

PROPERTY SUMMARY

111 W Hickory is an opportunity to own a piece of real estate on the Historic Downtown Denton Square with in place rent from a proven tenant. LSA Burger Co. occupies both 111 W Hickory and the neighboring 113 W Hickory (not part of sale). 111 W Hickory is a mission critical piece of the vibrant LSA Burger Co. business, housing cold storage, private dining room, office space, elevator and half of LSA's iconic rooftop dining and entertainment.

The Historic Downtown Denton Square is home to restaurants, retail, office and apartments. The walkability is a highlight of the Square, and LSA Burger Co. has been a vital piece of the revitalization of Downtown Denton since opening its doors in November of 2013.

LOCATED ON THE HISTORIC DOWNTOWN DENTON SQUARE

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	LSA Burger Co.	2,300 SF	40.12%	$33.00	$75,900	January 1, 2016	May 31, 2032
200	LSA Burger Co.	3,433 SF	59.88%	$33.00	$113,289	January 1, 2016	May 31, 2032
TOTALS		**5,733 SF**	**100%**		**$189,189**		

TENANT PROFILE

LSA BURGER CO.

- LSA Burger Co. has the only Rooftop space on the Historic Downtown Denton Square.
- Since opening in November of 2013, LSA Burger Co. has consistently been one of the top revenue Restaurants/Bars in all of Downtown Denton.
- In addition to the Denton location, LSA Burger Co. has another location in the Grandscape Development in The Colony, TX with potential for an expansion of the brand to additional locations in the future.
- LSA is currently expanding their footprint into the front half of 111 W Hickory building that was previously occupied by Discover Denton.
- This expansion will bring additional dining space to their current footprint and a private dining area for events and overflow seating.

MORE THAN JUST A BURGER JOINT

- At LSA, we've always wanted to create more than a place to eat. It's a place to gather, listen to live music, and share moments with friends and family. Our rooftop seating and laid-back vibe make it a spot that feels like home. From the moment you walk in, you're not just a guest—you're part of the LSA family. That's why we keep things fresh, fun, and full of Texas soul.
- We believe in making food that tells a story. Our menu is full of gourmet burgers, like the Spirit of a Hero, created to support veterans. Each burger is named after a Texas legend—George Strait, Selena, and others. We wanted our food to be just as meaningful as it is delicious, and each creation on the menu is a reflection of Texas pride. From day one, we made it clear: we're about quality, flavor, and honoring those who made Texas what it is today.

MEET THE TEAM

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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