Aubrey, TX (Dallas-Ft. Worth MSA)

Slim Chickens

Ten-Figure Net Worth Guarantor

Explosive Growth Dallas Submarket

CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Texas Broker #9009637

CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

John Andreini
ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian
kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid
ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
TX LIC# 739436

In Association with
ParaSell, Inc.
PH: 949.942.6585
A Licensed Texas Broker
#9009637

Disclaimer

This document and the information herein (the “Offering Memorandum”) have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively “CPP”) to provide summary, unverified information to prospective purchasers and their representatives (the “Recipients”) strictly for purposes of evaluating the subject property’s initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

Slim Chickens

750 Union Pl, Aubrey, TX 76227

PRICE: $3,600,000 **CAP RATE:** 6.25%

NOI	$225,000
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	3,100 SF
LAND AREA	1.10 AC

Explosive growth market: 22-25% estimated population growth within a 1, 3, and 5-mile radius of the subject property over the next 5 years

Brand-new 15-year absolute net lease featuring 7.5% rental increases every 5 years and five, 5-year extension options. The tenant is a **growing Slim Chickens franchisee** currently operating 8 locations between San Antonio and Austin with a **development agreement in place for over 45 total units.**

The Offering

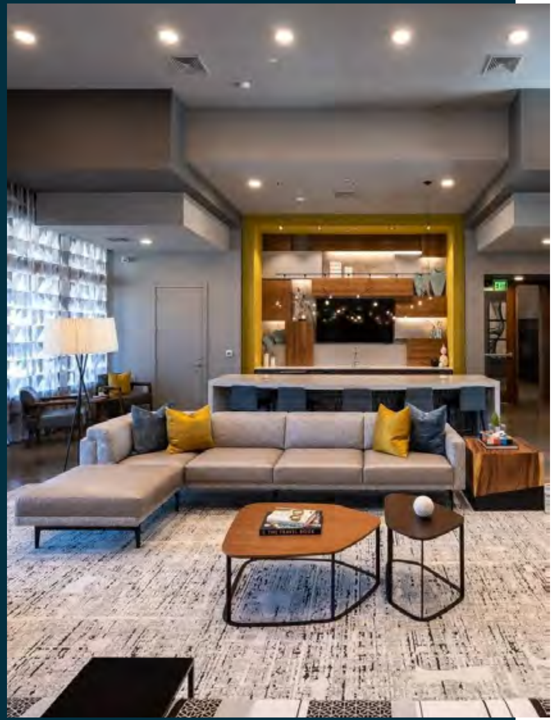
- Brand-new 15-year absolute net lease in the Dallas-Fort Worth MSA
- 7.5% rental increases every 5 years during the primary term and option periods
- 2023 build-to-suit construction with drive-thru
- High visibility on heavily trafficked retail thoroughfare – 38,000+ VPD
- Franchisee and personal guaranties – ten-figure net worth for the personal guarantor

About The Operator/Guarantor

- A top franchisee in the Slim Chickens system currently operating 8 locations between San Antonio and Austin
- Development agreement in place for over 45 total units in Texas and Ohio
- Owns the franchise rights to 13 Texas counties from Georgetown to San Antonio

Market Highlights

- 4th largest MSA in the U.S. – 8+ million residents
- Explosive growth submarket – estimated 22-25% population growth within a 1, 3, and 5-mile radius of the subject property over the next 5 years
- Adjacent to Union House – a brand-new 322-unit apartment community with robust amenities (see Page 5)
- Nearby national retailers driving traffic to the direct trade area include Kroger, Costco, Walmart, H-E-B, and Home Depot



Union House
MODERN APARTMENTS

Overview

Union House is a modern, upscale apartment community offering one, two, and three-bedroom rental units in the Aubrey area of North Texas. The community is among the new residential offerings in the region and is positioned as a high-amenity living option within the broader Union Park master-planned community.

The Offering

- 1, 2, and 3-bedroom apartments with a range of floor plans and sizes
- Contemporary interiors including granite counter tops, stainless steel appliances, walk-in closets, wood-style flooring, and private patios/balconies in many units
- Select units may include stackable full-size washer/dryers and other conveniences

Community Amenities

- Resort-style pool and outdoor social spaces
- 24-hour fitness center with spin/yoga space
- Private co-working lounge and clubhouse with coffee bar
- Pet-friendly features, including dog park and trails
- 1 GB community-wide Wi-Fi
- Covered and detached parking + EV charging

		CURRENT
Price		**$3,600,000**
Capitalization Rate		**6.25%**
Building Size (SF)		3,100
Lot Size (AC)		1.10
Stabilized Income		
Scheduled Rent		$225,000
Less	**$/SF**	
Taxes	NNN	$0.00
Insurance	NNN	$0.00
Capital Expenditure Reserve	NNN	$0.00
Total Operating Expenses	NNN	$0.00

Net Operating Income	**$225,000**

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Slim Chickens
Lease Guarantor(s)	Franchisee & Personal
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	7.5% Every 5 Years
Rent Commencement	12/30/2025
Options	Five, 5-Year
Year Built	2023

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Slim Chickens	**3,100**	**12/30/2025**	12/31/2030	**$225,000**	**$18,750**	**$225,000**
	7.5% Increase	1/1/2031	12/31/2035		$20,156	$241,875
	7.5% Increase	1/1/2036	**12/31/2040**		$21,668	$260,016
	Option 1	1/1/2041	12/31/2045		$23,293	$279,517
	Option 2	1/1/2046	12/31/2050		$25,040	$300,481
	Option 3	1/1/2051	12/31/2055		$26,918	$323,017
	Option 4	1/1/2056	12/31/2060		$28,937	$347,243
	Option 5	1/1/2061	12/31/2065		$31,107	$373,286
TOTALS:	**3,100**			**$225,000**	**$18,750**	**$225,000**

LEGEND

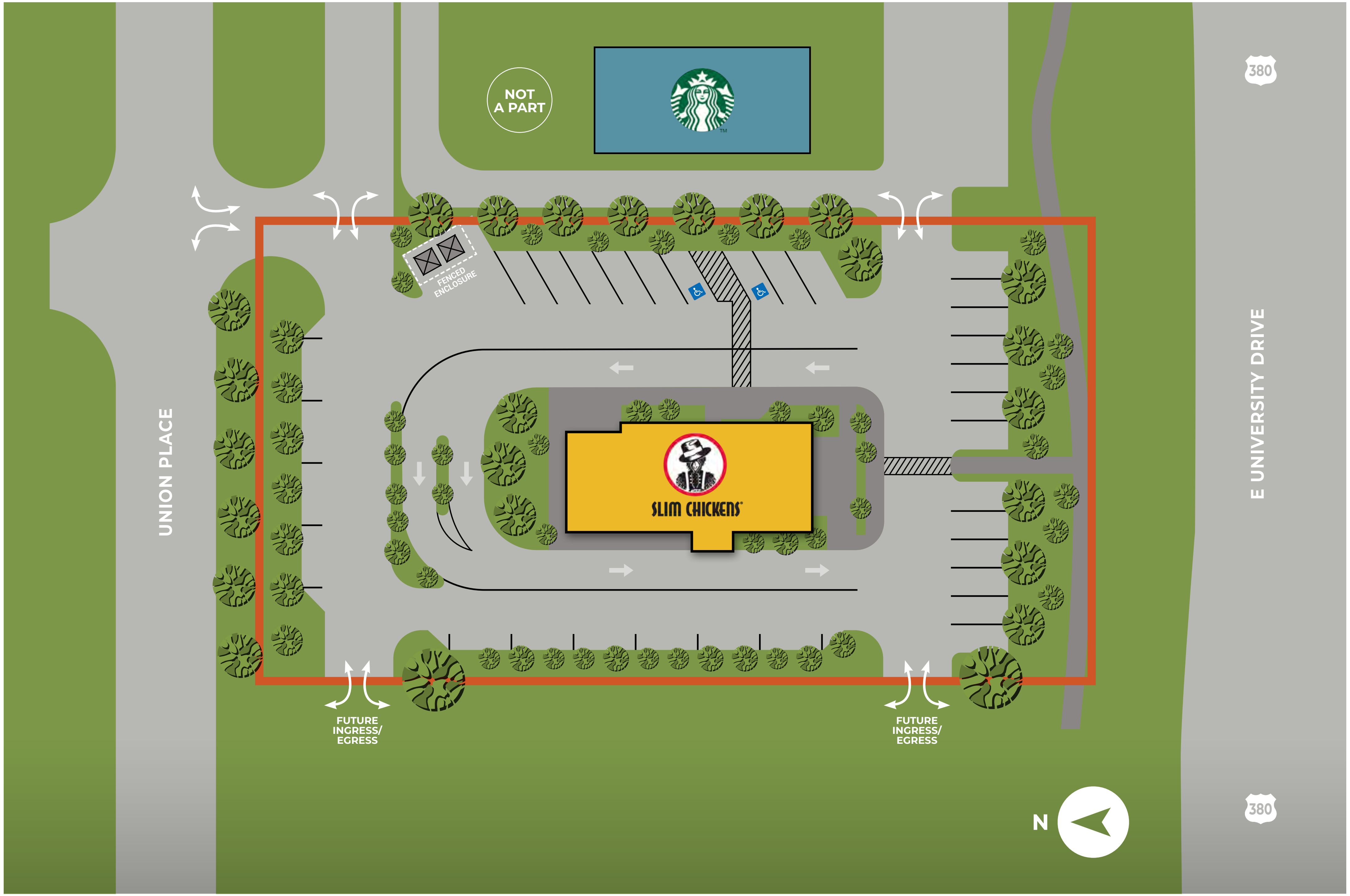
Property Boundary

3,100
Rentable SF

1.10
Acres

31
Parking Spaces

Egress



Slim Chickens

An Emerging Chicken Franchise

About The Operator

- A top franchisee in the Slim Chickens system currently operating 8 locations between San Antonio and Austin
- Development agreement in place for over 45 total units in Texas and Ohio
- Owns the franchise rights to 13 Texas counties from Georgetown to San Antonio

About Slim Chickens

- Established in 2003, Slim Chickens is a fast-casual chicken restaurant renowned for its signature hand-breaded chicken tenders, Southern-inspired menu, and welcoming hospitality
- The brand opened its first location in Fayetteville, Arkansas, and has since rapidly expanded its presence across multiple markets
- Today, Slim Chickens operates more than 320 restaurants in the United States and internationally, including the United Kingdom, Germany, Turkey, and Malaysia
- According to the 2025 Franchise Disclosure Document (FDD), Slim Chickens achieved an average unit volume (AUV) of $2.4 million
- Slim Chickens has earned numerous accolades, including recognition in ***Franchise Times 400***, the ***2025 Fast Casual Top 100 Movers & Shakers***, ***Entrepreneur's Franchise 500***, and ***Franchise Times' Fast & Serious*** ranking of the smartest-growing brands

SLIM CHICKENS®

$2.4 Billion

AVERAGE UNIT VOLUME (AUV)

320+

TOTAL LOCATIONS

TENANT WEBSITE

Placer.ai

Nearby Retail Rankings

- **H-E-B** ranks in the **top 1% of grocery stores** nationwide in terms of annual visits
- **Kroger** ranks in the **top 5% of grocery stores** nationwide in terms of annual visits
- **Home Depot** ranks in the **top 4% of home improvement stores** nationwide in terms of annual visits

Located in a thriving Dallas submarket

322

RESIDENTIAL UNITS

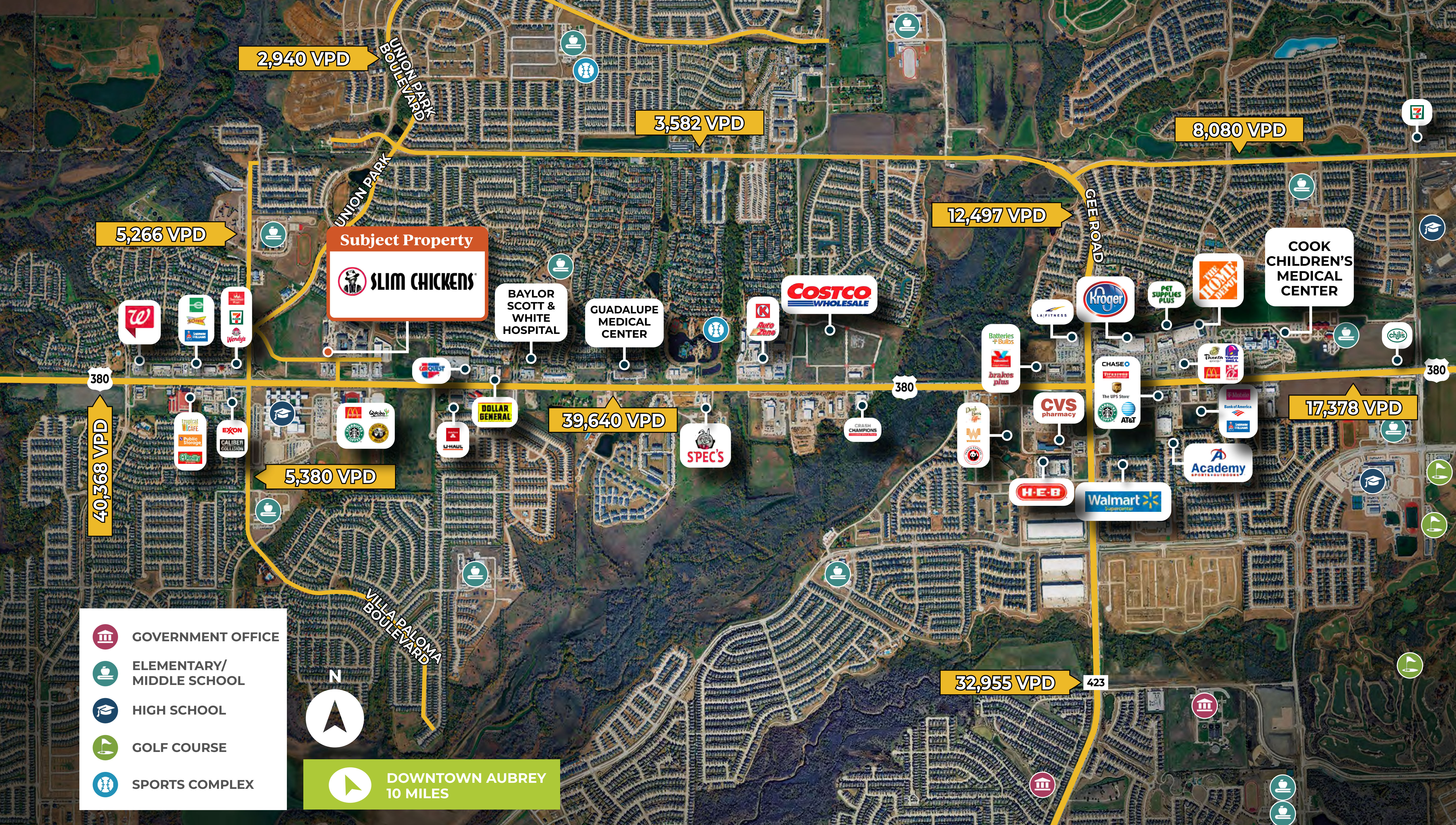
38,413

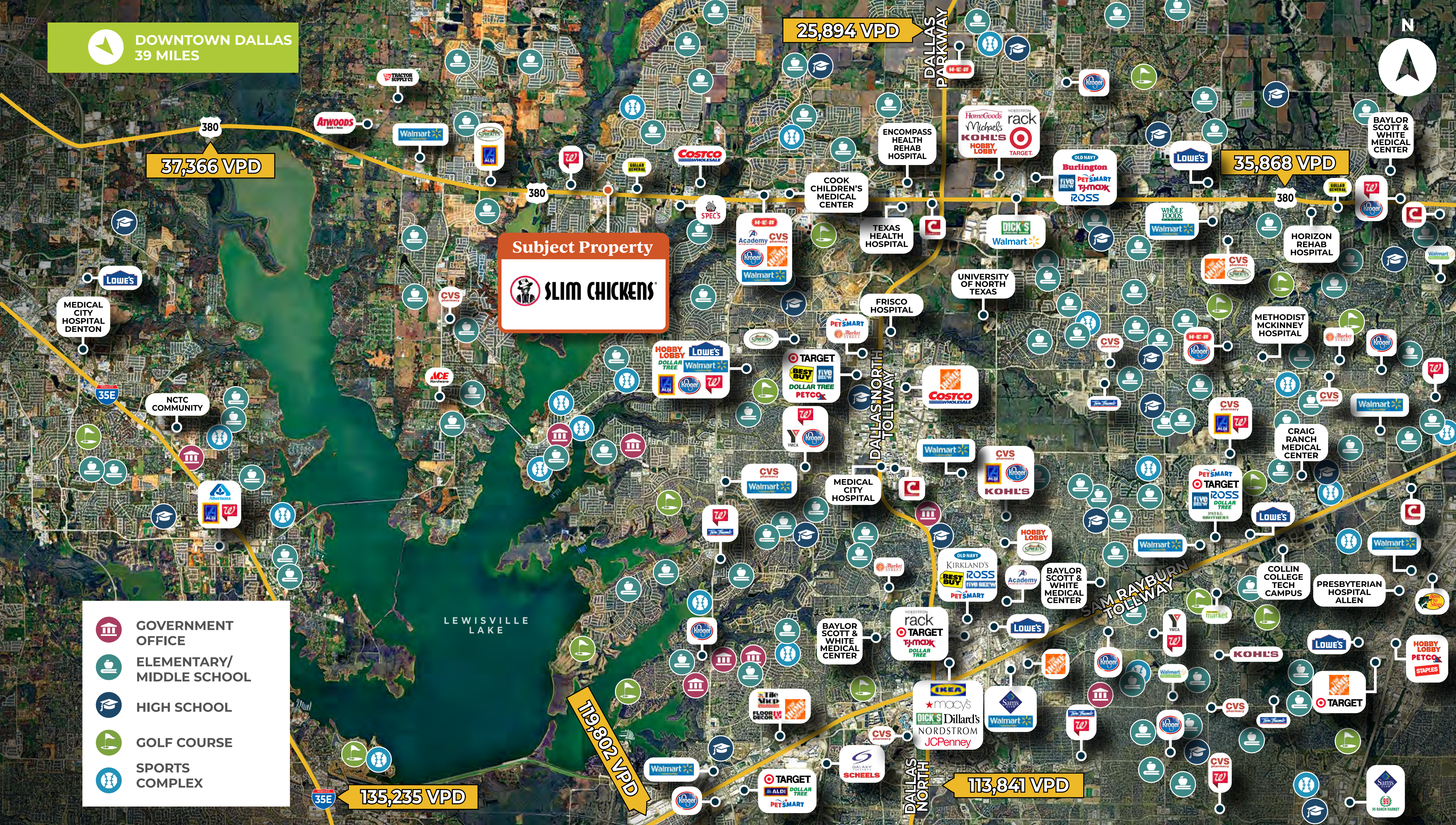
VEHICLES PER DAY ALONG E UNIVERSITY DRIVE

39.6 miles

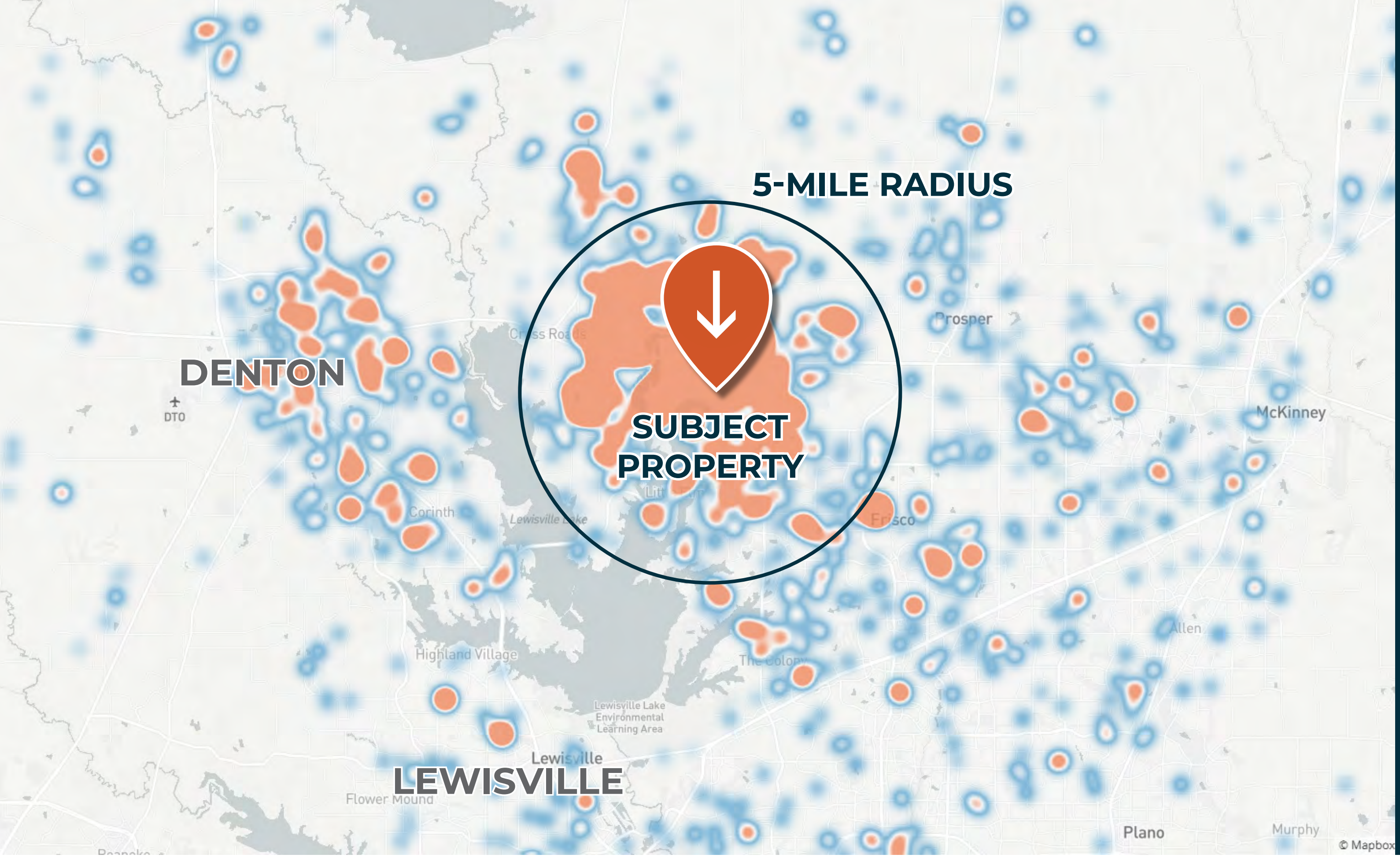
TO DOWNTOWN DALLAS

DALLAS
39.6 MILES
N
PALOMA CREEK
Master-Planned Community
Paloma Creek Elementary
Navo Middle School
UNION HOUSE
Modern Apartments
322 Units
Subject Property
SLIM CHICKENS
FUTURE RESIDENTIAL DEVELOPMENT
FUTURE RETAIL DEVELOPMENT
FUTURE RETAIL DEVELOPMENT
PERGOLA PARKWAY
UNION PLACE
E UNIVERSITY DRIVE
38,413 VPD
380
Ray Braswell High School


Subject Property
SLIM CHICKENS
2,940 VPD
3,582 VPD
8,080 VPD
5,266 VPD
12,497 VPD
39,640 VPD
17,378 VPD
5,380 VPD
40,368 VPD
32,955 VPD
UNION PARK BOULEVARD
UNION PARK
GEE ROAD
VILLA PALOMA BOULEVARD
380
423
BAYLOR SCOTT & WHITE HOSPITAL
GUADALUPE MEDICAL CENTER
COOK CHILDREN'S MEDICAL CENTER
COSTCO WHOLESALE
Kroger
THE HOME DEPOT
PET SUPPLIES PLUS
LA FITNESS
AutoZone
DOLLAR GENERAL
U-HAUL
SPEC'S
CRASH CHAMPIONS
CVS pharmacy
H-E-B
Walmart
Academy
CHASE
The UPS Store
AT&T
Batteries Bulbs
brakes plus
EXXON
CALIBER COLLISION
Public Storage
Wendy's
chili's
GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX
N
DOWNTOWN AUBREY 10 MILES



DOWNTOWN DALLAS
39 MILES
N
25,894 VPD
DALLAS PARKWAY
37,366 VPD
380
35,868 VPD
Subject Property
SLIM CHICKENS
ENCOMPASS HEALTH REHAB HOSPITAL
COOK CHILDREN'S MEDICAL CENTER
TEXAS HEALTH HOSPITAL
UNIVERSITY OF NORTH TEXAS
FRISCO HOSPITAL
BAYLOR SCOTT & WHITE MEDICAL CENTER
HORIZON REHAB HOSPITAL
METHODIST MCKINNEY HOSPITAL
CRAIG RANCH MEDICAL CENTER
MEDICAL CITY HOSPITAL DENTON
NCTC COMMUNITY
MEDICAL CITY HOSPITAL
DALLAS NORTH TOLLWAY
SAM RAYBURN TOLLWAY
COLLIN COLLEGE TECH CAMPUS
PRESBYTERIAN HOSPITAL ALLEN
LEWISVILLE LAKE
119,802 VPD
35E
135,235 VPD
DALLAS NORTH
113,841 VPD
GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

86.4K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

17 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data

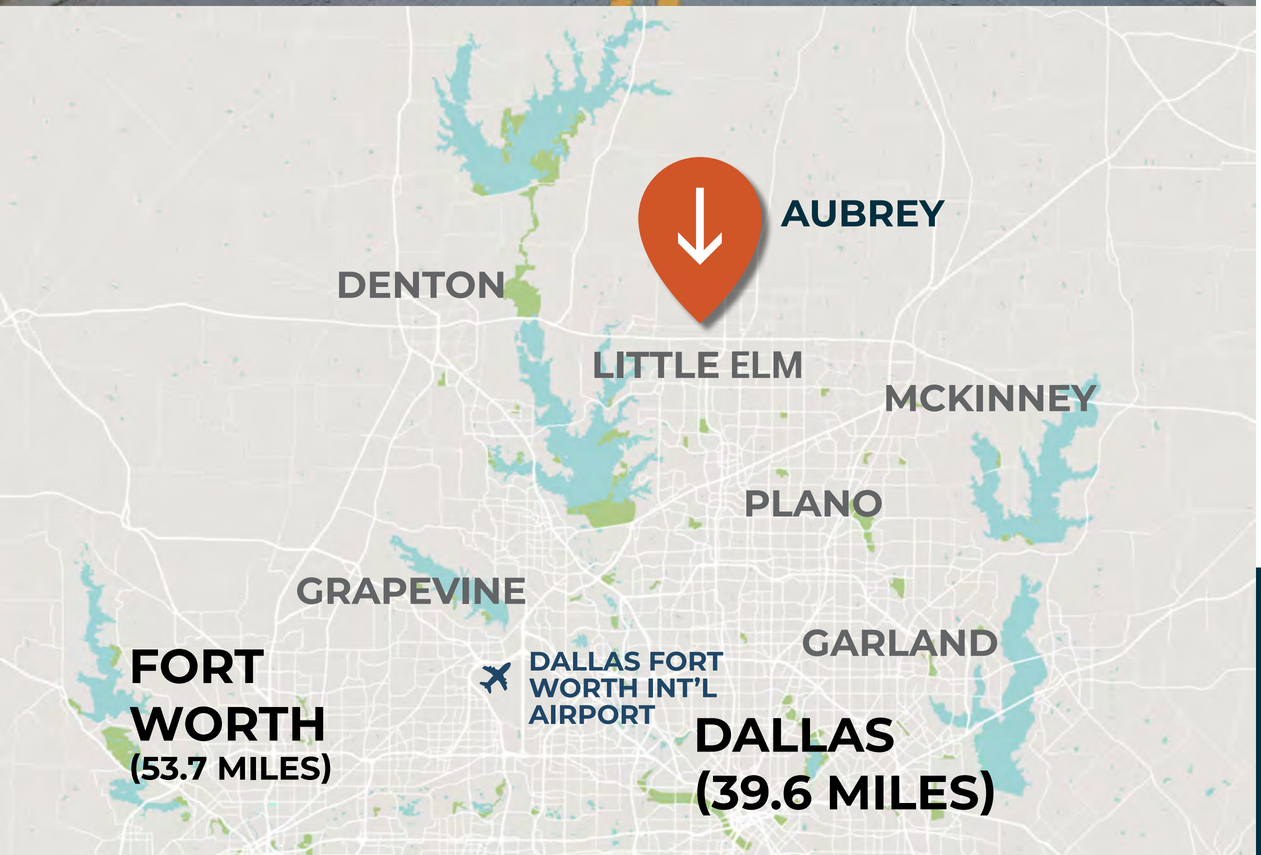
	1-Mile	3-Mile	5-Mile
2025	15,547	85,197	193,236
2030 PROJ.	19,561	105,084	235,744

Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	$158,748	$155,476	$166,222
MEDIAN	$134,060	$134,429	$137,918

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.

Downtown Aubrey



Aubrey, TX

About Aubrey

- Aubrey is an growing community of 6,637 residents in Denton County, approximately 40 miles north of Dallas
- Positioned along U.S. Highway 380, the city offers convenient access to key North Texas hubs including Frisco, Prosper, Denton, and Plano
- With the nickname "Horse Country USA," Aubrey is known for its charm, friendly atmosphere, excellent schools, and close knit community
- Its proximity to Lake Lewisville offers miles of beautiful shoreline for outdoor activities
- In addition to its quaint downtown area, the city has experienced strong population growth driven by new master planned residential developments and expanding retail

The DFW Metroplex

- The Dallas-Fort Worth metroplex is located in central Texas along the Trinity River, with approximately 8.1 million residents, making it the largest metro area in Texas and fourth-largest in the U.S., spanning 9,286 square miles
- DFW ranks third nationally in Fortune 500 company concentration, reflecting its strength in entrepreneurship, innovation, and tech
- The region hosts the highest concentration of schools in Texas, including top institutions like UT Dallas, SMU, and University of Dallas

8.1 Million

DALLAS-FORT WORTH MSA ESTIMATED POPULATION

$688.9 Billion

DALLAS-FORT WORTH MSA GDP

CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

John Andreini
ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian
kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid
ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
TX LIC# 739436

In Association with
ParaSell, Inc.
PH: 949.942.6585
A Licensed Texas Broker
#9009637

11-2-2015

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.

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:
  - 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
ParaSell, Inc.	9009637	broker@parasellinc.com	949.942.6585

Designated Broker of Firm	License No.	Email	Phone
Scott Reid	739436	broker@parasellinc.com	949.942.6585

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