
MOD PIZZA ROCKWALL, TX



1901 N GOLIAD ST
ROCKWALL, TX 75087

CBRE



MOD PIZZA ROCKWALL, TX

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The Offering

Price: \$2,310,000

Cap Rate: 6.00%



NET OPERATING INCOME (NOI) \$138,600

RENT INCREASES 10% EVERY 5 YEARS

LEASE TERM 10 YEARS

LEASE COMMENCEMENT JUNE 2019

LEASE EXPIRATION AUGUST 2029

REMAINING TERM 3.7 YEARS

OPTIONS 2 X 5-YEAR

YEAR BUILT 2019

GROSS LEASABLE AREA (GLA) 2,800 SF

LOT SIZE 0.88 ACRES

LEASE TYPE NN

ROOF & STRUCTURE LANDLORD

OPTIONS TO PURCHASE NONE

GUARANTOR CORPORATE

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP
YEARS 6 - 10*	6/19/2024	\$138,600	10.00%	6.00%
OPTION 1	8/19/2029	\$152,460	10.00%	6.60%
OPTION 2	8/19/2034	\$167,706	10.00%	7.26%
NET OPERATING INCOME		\$138,600		

* LEASE YEAR 10 INCLUDES TWO ADDITIONAL MONTHS OF TERM AND RENT

Investment Highlights



Corporate Net Lease with 10% Rental Increases

– Allows an investor the opportunity to acquire a net lease asset with limited responsibilities and 10% rental increases every 5 years and in option periods



Strategically Located Across from a 90,000 SF Kroger and Directly Adjacent to Starbucks and Chick-fil-A



Strong Corporate Guarantee – MOD Pizza is owned by Elite Restaurant Group and has over 450 locations in 28 states and more than 12,000 employees



Located in the 3rd Fastest Growing County in Texas

– Rockwall County is one of the fastest growing counties in Texas and the U.S., growing over 30.4% since 2020



High Quality Construction Located Directly Off

N Goliad St (22,100+ VPD) – Features excellent accessibility and ample parking with a large outdoor patio for customer seating



Eight Schools Within a 2-Mile Radius of the Property

– Combined total enrollment of over 5,020 students



Densely Developed Residential Market with Ideal Consumer Demographics

– There are over 206,475 residents within a 7-mile radius of the property with an average household income of \$145,472



Located Along Area's Major Retail Corridor

– Neighboring national retailers include Tom Thumb, Walmart Neighborhood Market, Chipotle, McDonald's, Aldi, Kroger, Starbucks, Chick-fil-A, CareNow, Great Clips, CityVet, Chase Bank, UPS, Walgreens, AT&T, and many more



Business Friendly Climate

– Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations



Texas has NO State Income Tax



TYPE: RETAIL

NO. OF BRANCHES: 450+

YEARS IN BUSINESS 17

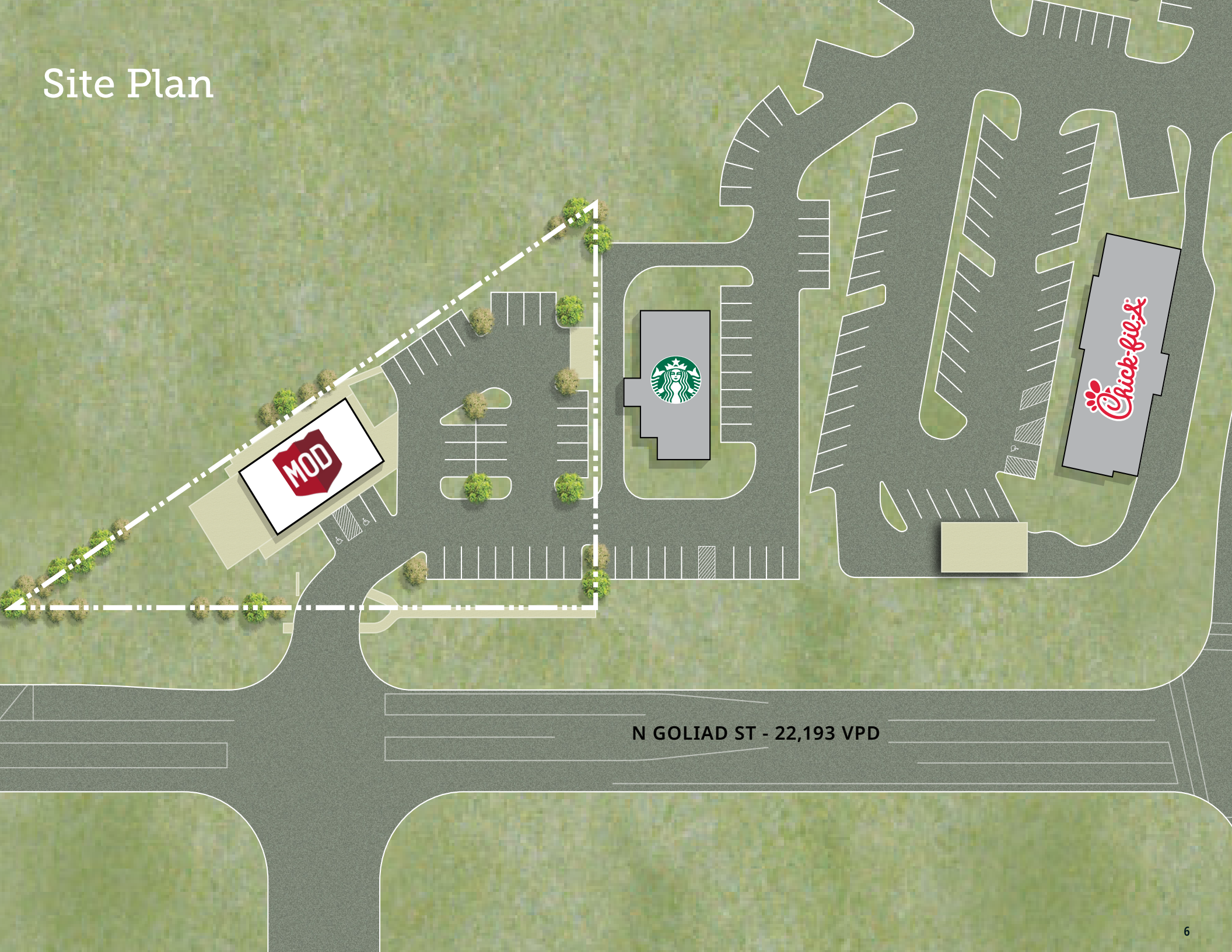
HEADQUARTERS: BELLEVUE, WA

WEBSITE: www.modpizza.com

MOD Pizza is a fast-casual pizza chain that lets customers build their own individually sized pizzas with unlimited toppings for a single price. The brand emphasizes speed, value, and customization, delivering a casual dining or takeout experience with a focus on fresh, quality ingredients. MOD operates in high-visibility locations such as suburban and urban storefronts, often in shopping centers or lifestyle centers, to attract a wide, family-friendly and millennial audience. Growth has come through a mix of company-owned and franchised locations, supported by digital ordering, loyalty programs, and expanding off-premise services like delivery and catering.



Site Plan



N GOLIAD ST - 22,193 VPD

Surrounding Area



CHILDREN'S

ATHLETICO
PHYSICAL THERAPY
ROCKWALL
DENTAL ASSOCIATES
LEMONDROP
NAIL BAR

W

LAKESHORE COMMONS
GREAT AMERICAN COOKIES
Majestic Nail Bar
Marble SLAB CREAMERY
ATI ideal dental
PHYSICAL THERAPY EST. 2008

STARBUCKS

CHIPOTE
MEXICAN

CVS
pharmacy

YOGASIX
CityVet MOOYAH

PNC
We the People Taproom

Rockwall Fire Station

Kroger

Site
MOD PIZZA

N Goliad St

E Quail Run Rd

22-193 VPD

N Goliad St

Surrounding Area

2 Miles

Rockwall Golf & Athletic Club

Lake Ray Hubbard

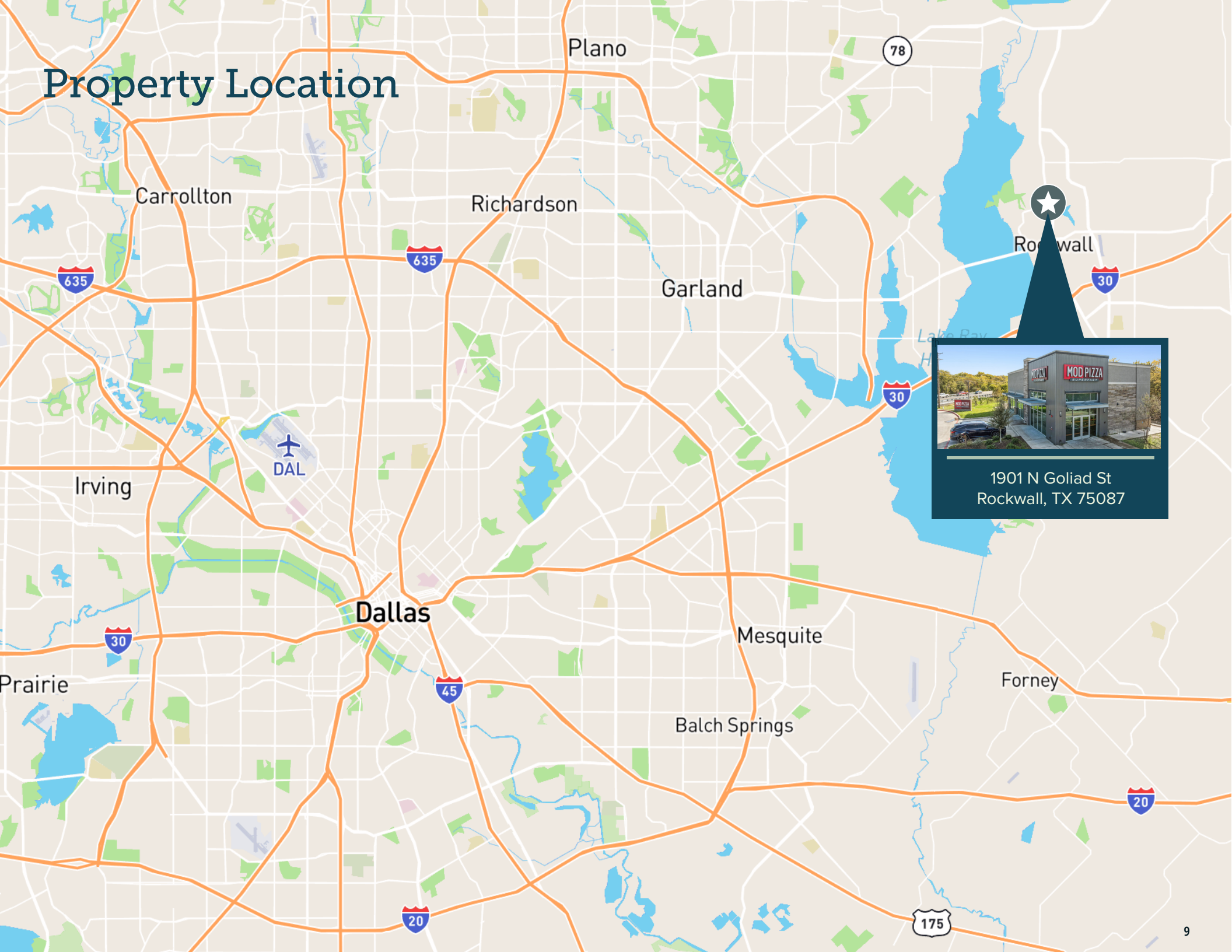
The Parks at Squabble Creek

THE SHOPS AT STONE CREEK

MOBILE CITY



Property Location



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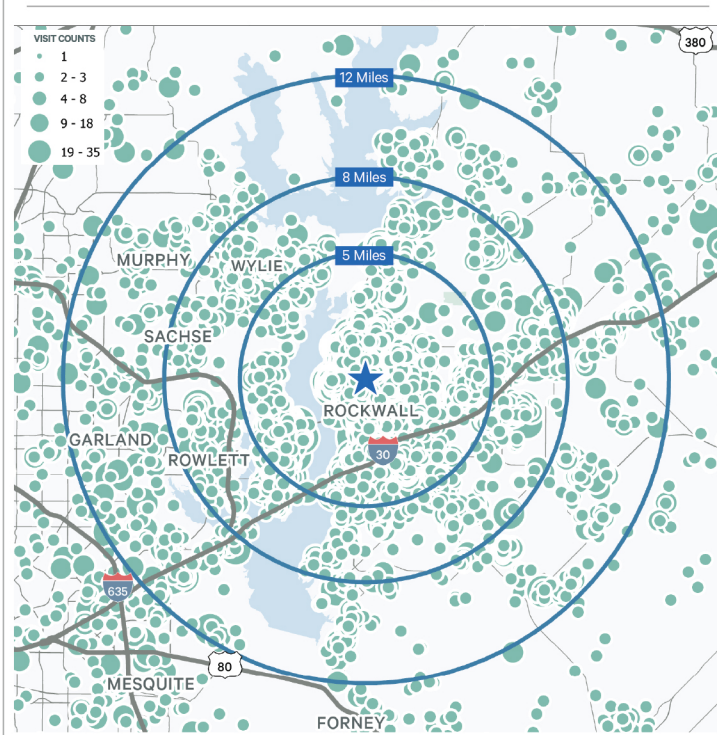
MOD Pizza | Mass Mobile Data

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Study Period: November 2024 to October 2025

Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

Common Evening Radius



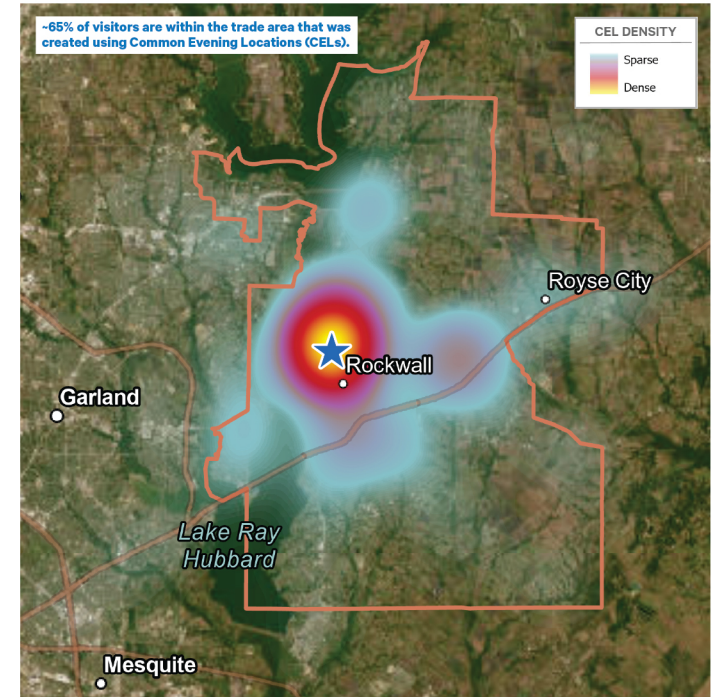
Trade Area Demographics

Total Population	Average Household Income
157,126	\$146,193
Total Households	2025 Retail Trade Sales SIC
54,812	\$2 Billion
Educational Attainment	Median Age
11% Associates 29% Bachelors 16% Graduate	38.5

Site Demographics

Dwell Time	Visitor Frequency
17.58 Minutes	Return 45% One-Time 55%

Trade Area

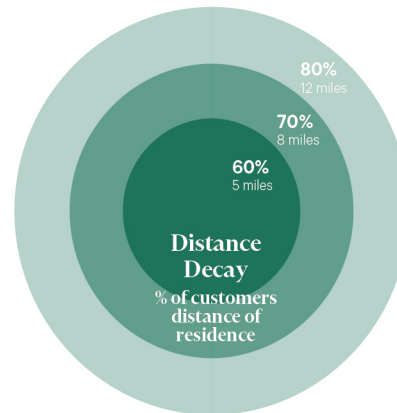


Percent Daytime Locations

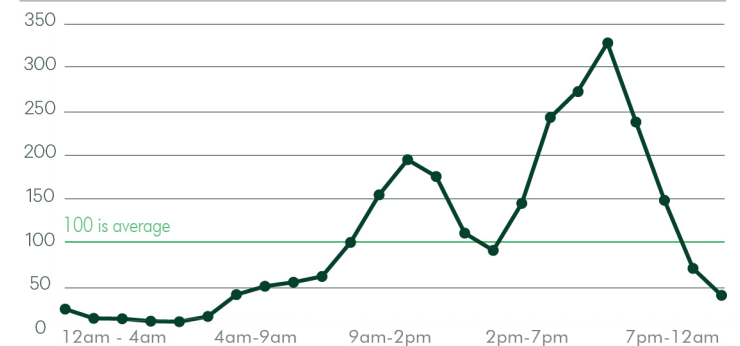
Rockwall	48%
Royse City	6%
Dallas	5%
Rowlett	4%

Percent Evening Locations

Rockwall	52%
Royse City	7%
Rowlett	5%
Lavon	4%



Traffic By Hour



Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2025 Population - Current Year Estimate	11,253	31,330	111,503	206,475
2030 Population - Current Year Estimate	12,965	36,444	129,043	239,890
2020-2025 Annual Population Growth Rate	1.34%	1.68%	2.47%	3.15%
2025-2030 Annual Population Growth Rate	2.87%	3.07%	2.96%	3.05%
HOUSEHOLDS				
2025 Households - Current Year Estimate	3,713	11,140	38,340	70,589
2030 Households - Current Year Estimate	4,344	13,188	45,185	83,299
2020-2025 Compound Annual Household Growth Rate	1.64%	2.11%	3.04%	3.58%
2025-2030 Annual Household Growth Rate	3.19%	3.43%	3.34%	3.37%
HOUSEHOLD INCOME				
2025 Average Household Income	\$161,320	\$151,937	\$145,146	\$145,472
2030 Average Household Income	\$174,148	\$162,866	\$156,895	\$159,030
TRAFFIC COUNTS				
	N GOLIAD ST			
Vehicles Per Day	22,193 VPD			



Dallas-Fort Worth Overview



Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total \$1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of \$13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business. 12

Dallas-Fort Worth Overview

4TH LARGEST MSA

in United States

LARGEST MSA

in Texas

24

Fortune 500 Companies

49

Fortune 1000 Companies

\$600+ BILLION

GDP

OVER 8 MILLION RESIDENTS

10.5 Million Residents Estimated by 2040

#1 METRO

for Population Growth over the Past Decade (25%)

#1 REAL ESTATE

Investment Market

#1 LARGE METRO FOR JOB GROWTH

250,000+ jobs added per year

#1 STATE FOR DOING BUSINESS

for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP

Among U.S. Metros

2ND BUSIEST AIRPORT

in the World (DFW International)

99.3 MILLION

Annual Passengers (DFW International & Dallas Love Field)

48.9 MILLION

Annual Visitors

Disclosure and Agreement

Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

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

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves 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 at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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