
BUBBA'S 33 TERRELL, TX

Located in Kaufman County – Fastest Growing County in the US the Past Three Years



REP PHOTO

SWQ FTM 148 AND SPUR 557
TERRELL, TX 75160

CBRE



FUTURE 700 MF UNITS



ARBORETUM ESTATES
3,600 HOMES & 1,600 MF UNITS

MAGNOLIA GROVE APARTMENTS
275 UNITS



Exclusive Advisors



PROPOSED
sam's club
166,000 SF

FUTURE PAD SITE

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24,878 VPD



WESTWOOD DEVELOPMENT
666 MF UNITS

TRAVIS APARTMENTS
300 UNITS

THE SOUTHERLY AT TERRELL
300 UNITS

MAGNOLIA GROVE APARTMENTS
275 UNITS

HOBBY LOBBY

PROPOSED
sam's club
166,000 SF

Site
**Bubba's
33**

PROPOSED
TEXAS ONCOLOGY

Chuy's

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

FUTURE PAD SITE

N NORTHSPUR
1,500 HOMES

80
30,973 VPD

Academy
SPORTS+OUTDOORS

TEXAS
RANCHHOUSE

SPUR
557

24,878 VPD

CHEVROLET **Cadillac** **FUTURE GILCHRIST AUTOMOTIVE**
DRIVE THE DIFFERENCE

The Offering

Price: \$4,316,000

Cap Rate: 4.75%



NET OPERATING INCOME (NOI)	\$205,000	YEAR BUILT	2026
RENT INCREASES	10% EVERY 5 YEARS	GROSS LEASABLE AREA (GLA)	7,575 SF
LEASE TERM	15 YEARS	LOT SIZE	2.31 ACRES
LEASE COMMENCEMENT	APRIL 2026	LEASE TYPE	GROUND LEASE
LEASE EXPIRATION	APRIL 2041	ROOF & STRUCTURE	TENANT
REMAINING TERM	15 YEARS	OPTIONS TO PURCHASE	NONE
OPTIONS	3 X 5-YEAR	GUARANTOR	TEXAS ROADHOUSE INC.

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP
YEARS 1 - 5	4/14/2026	\$205,000	-	4.75%
YEARS 6 - 10	5/1/2031	\$225,500	10.00%	5.22%
YEARS 11 - 15	5/1/2036	\$248,050	10.00%	5.75%
OPTION 1	5/1/2041	\$272,855	10.00%	6.32%
OPTION 2	5/1/2046	\$300,141	10.00%	6.95%
OPTION 3	5/1/2051	\$330,155	10.00%	7.65%
NET OPERATING INCOME		\$205,000		

Investment Highlights



Ground Lease Offered Significantly Below the Value of the Building – On average in 2024, Bubba's 33 spent \$8.6 million on capital investments for new locations



Brand New 2026 Construction on Oversized 2.31 Acre Pad with 195 Parking Spaces – Bubba's 33 is estimated to open June 1st, 2026



Fastest Growing County in the US the Past Three Years – Kaufman County was the fastest growing county in the US in 2022, 2023, and 2024 for counties with a population of 50,000+ (Source: US Census Bureau)



Located within the Crossroads at Terrell – A 300+ acre mixed-use development including 275,000 SF of retail, 900 multi-family units with an additional 665 units approved, 30+ pad sites, and 3 hotels (see page 5 for more information)



H-E-B has Purchased 90 Acres Directly Across from the Crossroads at Terrell – #1 grocery retailer in the United States



Extremely Strong Performance of Surrounding Tenants – Inquire with broker for more details



15-Year, Absolute NNN Ground Lease with 10% Rental Escalations Every 5 Years – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure while the rental escalations provide a strong hedge against inflation



Strong Corporate Guarantee from Texas Roadhouse Inc. – Texas Roadhouse, Inc operates over 800 restaurants system wide across 49 states and 11 countries. As of September 30, 2025, they reported TTM total revenue of \$5.8 billion, TTM net income of \$436.8 million, and total assets of \$3.3 billion



Features Excellent Highway Visibility with Strong Traffic Counts and Double Diamond Interchange Allows for Convenient Access from All Directions – The site boasts 60,000+ VPD sitting at the convergence of US 80 (via Spur 557) & I-20



Texas has NO State Income Tax - 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

Crossroads at Terrell

Mixed Use Development

Buc-ee's Travel Stop boasts 6.8 million visits per year and is ranked the #4 most visited Buc-ee's in Texas (Placer.ai).

275,000 SF of retail anchored by Film Alley, Hobby Lobby, Ross, Rack Room Shoes, Burkes Outlet, ULTA, Marshall's, Petco, and Academy.

900 multifamily units open across three apartment buildings – Magnolia Grove Apartments, Southerly at Terrell, and Travis at Terrell. Another 666 units have been zoned on the final 38 acres of apartment land in Phase II.

Dynamic regional trade area that services all of Kaufman and Van Zandt counties makes this development a primary retail and commercial hub for the region.

30+ pad site deals executed since 2015 within the development.

Proposed Sam's Club for the main 19-acre Phase II retail anchor tract.

Currently three hotels on site with another three hotels proposed.

Texas Oncology is expected to take 5.5 acres in the Phase II anchor section to build a 20,000 SF medical center and office for their practice. Texas Oncology is one of the largest community-based oncology practices in the United States, and the largest provider of cancer care in Texas, delivering approximately half of all cancer care in the state through over 210 locations and 500+ physicians.

52-acre tract east of Buc-ee's has been zoned for 700 new apartment units.

Adjacent to Ford, Dodge, Jeep, Chrysler, Chevrolet, Hyundai, Nissan, Kia, and Cadillac dealerships.



Crossroads at Terrell Site Plan



Housing Growth in Terrell, TX

Growth surrounding the Crossroads at Terrell has driven a steady influx of new local shoppers, resulting in strong retail sales and increased traffic throughout the development. With more than 40,000 residential lots planned within a 20-minute drive of the Crossroads at Terrell, the area is positioned for sustained population growth well into the future.

Terra Nova: Main Square Development has received approval for the development of Terra Nova, a new \$3 billion master-planned community. Over the next 20 years, the project will have 15 phases to develop 3,600 single-family homes, 1,200 multifamily units, a 48-acre mixed use district, and 145 acres of parks and trails.

Arboretum Estates: Dallas Developer Mehrdad Moayedil's new development planned in Terrell off Las Lomas and Interstate 20 calls for approximately 2,390 homes on 584 acres, 35 acres of multifamily housing, 177 acres of industrial space, and 18 acres of retail.

Northspur: Hines and Trez Capital have announced plans for Northspur, a 700-acre master-planned community adjacent to US-80 which will consist of approximately 1,500 single-family homes with a variety of lot sizes.

“Terrell is the retail, employment and transportation hub of the fastest growing county in the nation,” said City of Terrell Mayor, Rick Carmona.



Housing Map

Windmill Farms
±9,000 Lots

3 Miles

amazon
120 Ac

Northspur
1,542 Lots

57,384 VPD (24)

Walmart
HARBOR FREIGHT
TRACTOR SUPPLY CO
CVS
ANYTIME FITNESS
O'Reilly
Aarons
cicis
SALLY BEAUTY

Western Securities

Terra Nova
1,500 Ac

Terrell High School

Hillside Ranch

Creekside

Terrell

12,438 VPD (24)

Brookshire's
food & pharmacy

DOLLAR GENERAL

Terrell State Hospital

21,675 VPD (24)

Moore Ave

SPUR 557

Terrell Industrial Park

SITE

205 TEXAS

Las Lomas
(Kaufman Co)
6,426 Lots

Crossroads at Terrell
Academy SPORTS+OUTDOORS
FILM ALLEY
Marshalls
HOBBY LOBBY
petco
ROSS
bealls
five BEL'W
ULTA
SPEC'S

38,969 VPD (24)

Starbucks
DQ
Ford

Preserve at Rosehill

Future Multi-Family

62,665 VPD (24)

Lechtner Farm

74,285 VPD (24)

Blue Star Industrial Park
180 Acres

Hunters Ridge

SPEC'S
TWIN PEAKS
Cane's
TEXAS
Baja's
Olive Garden
Freddy's
Dutch Bros
Chevy's

Arboretum Estates
2,383 Lots

THE HOME DEPOT

Terrell Municipal Airport

Applebee's

Schlottsky's

IHOP

Wendy's

McDonald's

The Shops at Terrell
FAMOUS FOOTWEAR
carter's
OLD NAVY
Nike Factory Store
GAP
crocs
Levi's
adidas
TORRID
Reebok
JOCKEY
SKECHERS OUTLET

80

34 TEXAS

148

2578



TYPE: RESTAURANT

LOCATIONS: 50+

YEARS IN BUSINESS 13

HEADQUARTERS: LOUISVILLE, KY

WEBSITE: www.bubbas33.com

Bubba's 33 is a high-energy, casual dining restaurant concept founded in 2013 by the team behind Texas Roadhouse. The brand is known for its scratch-made burgers, hand-stretched pizzas, and ice-cold beer, all served in a fun, sports-centric environment with dozens of TVs. Bubba's 33 emphasizes quality ingredients, generous portions, and a lively atmosphere that appeals to families, sports fans, and group dining. Since its launch, the concept has expanded rapidly across the U.S., benefiting from strong brand recognition and proven operating expertise. The restaurant's approachable price point and broad menu make it a strong, repeat-visit destination in both suburban and urban markets.



#1 Casual Dining Destination – Texas Roadhouse's U.S. systemwide sales surged 14.7% in 2024, to \$5.5 billion, taking over the #1 spot in casual dining.

\$8.4 Million Average Unit Volume in 2025 – Growing from \$5.5 million in 2019.

Q4 2025 Same-Store Sales Up 4.2% – 60th consecutive quarter of comparable restaurant sales growth, excluding the pandemic.

744-Unit Steakhouse Chain – Texas Roadhouse opened in 1993 and is now located in 49 states and 10 countries.



SPUR
557

Site Plan

Bubba's
33

TEXAS
KITCHENS

Olive Garden
ITALIAN KITCHEN

Pepper's

BUFFALO WILD WINGS

Academy
SPORTS+OUTDOORS

McALISTER'S DELI
SMOOTHIE KING
Baylor Scott & White
HEALTH

HOBBY LOBBY

Terrell Nails Bar

Jersey Mike's
SUBS

ZALES
THE DIAMOND STORE

MATTRESS FIRM

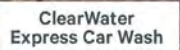
PROPOSED
sam's club 
166,000 SF

Crossroads Pkwy

Surrounding Area

0.5 Miles

Site



557

Spur 557

NFM 148

557

Surrounding Area

2 Miles



Walmart
Distribution Center

Walmart **ANYTIME FITNESS** **McDonald's**
DOLLAR TREE **CVS pharmacy** **Jack in the box**
SALLY BEAUTY **Great Clips** **Arby's**
SUBWAY **WING-STOP** **Sushi Yaki Japanese Kitchen** **Pizza Hut**

WORKOUT ANYTIME

FAMILY DOLLAR

U-HAUL

cart.com

Brookshire's food & pharmacy **HARBOR FREIGHT TOOLS**
Walgreens **cicis** **cricket wireless** **AT&T**

DOLLAR GENERAL

Enterprise

FILM ALLEY **Academy SPORTS+OUTDOORS**
Marshalls **petco** **FIVE BELOW**
HOBBY LOBBY **bealls** **RACK ROOM SHOES**
ULTA BEAUTY **ROSS DRESS FOR LESS** **SPEC'S** **ZALES THE DIAMOND STORE**
TWIN PEAKS **Olive Garden** **Chuy's** **TEXAS ROADHOUSE** **BUFFALO WILD WINGS**
DUTCH BROS **Freddy's** **Canoe's** **3's**
PANDA EXPRESS **CHIPOTLE MEXICAN GRILL** **Starbucks** **BUENO** **MOD** **Jonny Mikes**
COLD STONE CREAMERY **James Avery JEWELRY** **T-Mobile**
AT&T **SportClips HAIRCUTS** **McALISTER'S DELI**

Site

BUG-EG'S **FAIRFIELD INN & SUITES Marriott**
LAQUINTA INNS & SUITES **tru**
WHATABURGER **Starbucks**
TACO CABANA

CHRYSLER **DODGE** **Jeep** **RAM** **Ford** **HYUNDAI**
Southern BARBQUE

QUALITY INN **Red Roof Inn** **Starbucks**
BAYMONT INN & SUITES **SONIC**
WAFFLE HOUSE **CINNABON** **6**

THE HOME DEPOT

Church's

Holiday Inn Express **IHOP** **GOLDEN CHICKEN**

THE SHOPS AT TERRELL
Famous Footwear **maurices** **OLD NAVY**
JOCKEY **SKECHERS** **TORRID**
NIKE **Levi's** **CROCS** **GAP** **carter's** **McDonald's**

Crossroads at Terrell

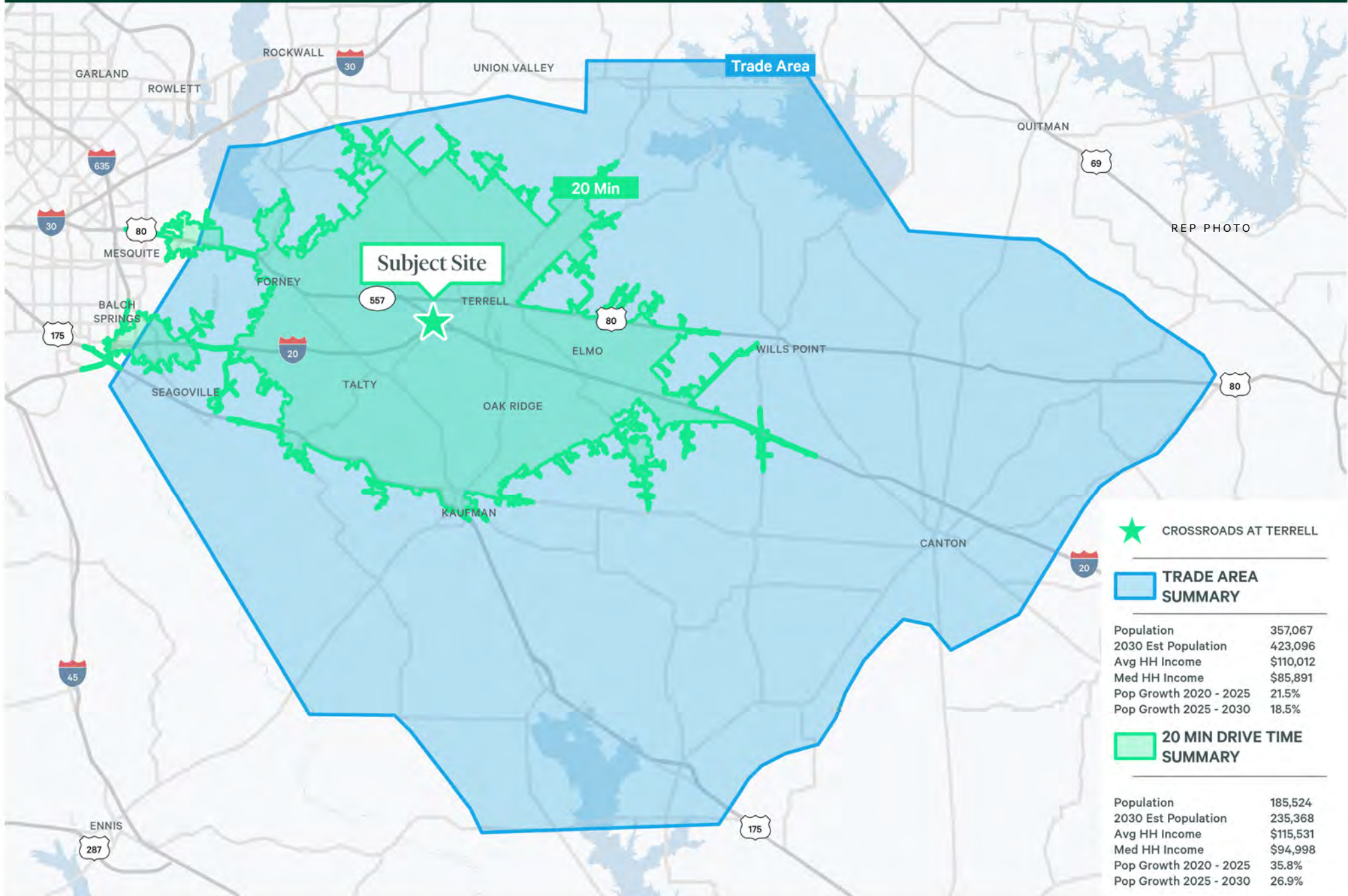
1260 FARM TO MARKET RD 148 | TERRELL, TX



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Crossroads at Terrell

TERRELL, TX



★ CROSSROADS AT TERRELL

TRADE AREA SUMMARY

Population	357,067
2030 Est Population	423,096
Avg HH Income	\$110,012
Med HH Income	\$85,891
Pop Growth 2020 - 2025	21.5%
Pop Growth 2025 - 2030	18.5%

20 MIN DRIVE TIME SUMMARY

Population	185,524
2030 Est Population	235,368
Avg HH Income	\$115,531
Med HH Income	\$94,998
Pop Growth 2020 - 2025	35.8%
Pop Growth 2025 - 2030	26.9%

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. 16

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

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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.

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BUBBA'S 33 TERRELL, TX



REP PHOTO

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