

# LAKEVIEW BY PEPPERSMASH

4847 MAIN STREET | THE COLONY



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# EXECUTIVE SUMMARY



<b>Tenant</b>	Peppersmash
<b>Address</b>	4847 Main Street, The Colony 76056
<b>Purchase Price</b>	\$2,500,000
<b>NOI</b>	\$164,004
<b>Cap Rate</b>	6.56%
<b>Lease Term</b>	10 Years
<b>Lease Start</b>	11/01/2019
<b>Lease Expiration</b>	10/31/2029

Weitzman is pleased to offer to qualified investors the opportunity to acquire a generational piece of real estate occupied by Lakeview by Peppersmash (“Peppersmash”). Peppersmash recently signed a 10-year lease with two (2) five (5) year options to extend. The lease generates an annual rental income of \$164,004 throughout its term, along with additional income of percentage rent of 6% upon annual sales reaching \$1.5M. The lease is a NNN lease, one of the safest types of real estate ownership, creating stable and passive income streams for an investor.

The property is situated on approximately 80,930 square feet, or 1.858 acres, of land in one of the highest barrier-to-entry trade areas in Dallas-Fort Worth. Peppersmash is strategically located on Main Street-FM 423 in The Colony, less than 1.5 miles away from Topgolf, Nebraska Furniture Mart, and “Grandscape”, a master-planned development under construction that will be one of the largest and most unique mixed-use projects in the country with over 400+ acres and 3 million SF of retail, entertainment, dining, residential, and office attractions.

# INVESTMENT OVERVIEW | OPPORTUNITY

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**Long Term, NNN Lease** – New 10-year base lease term with options | Zero landlord responsibilities | Percentage Rent

**Experienced Operator** – Owner/operator with 30+ years of experience managing national-branded restaurants| Subject is the 2nd location under the Peppersmash Brand

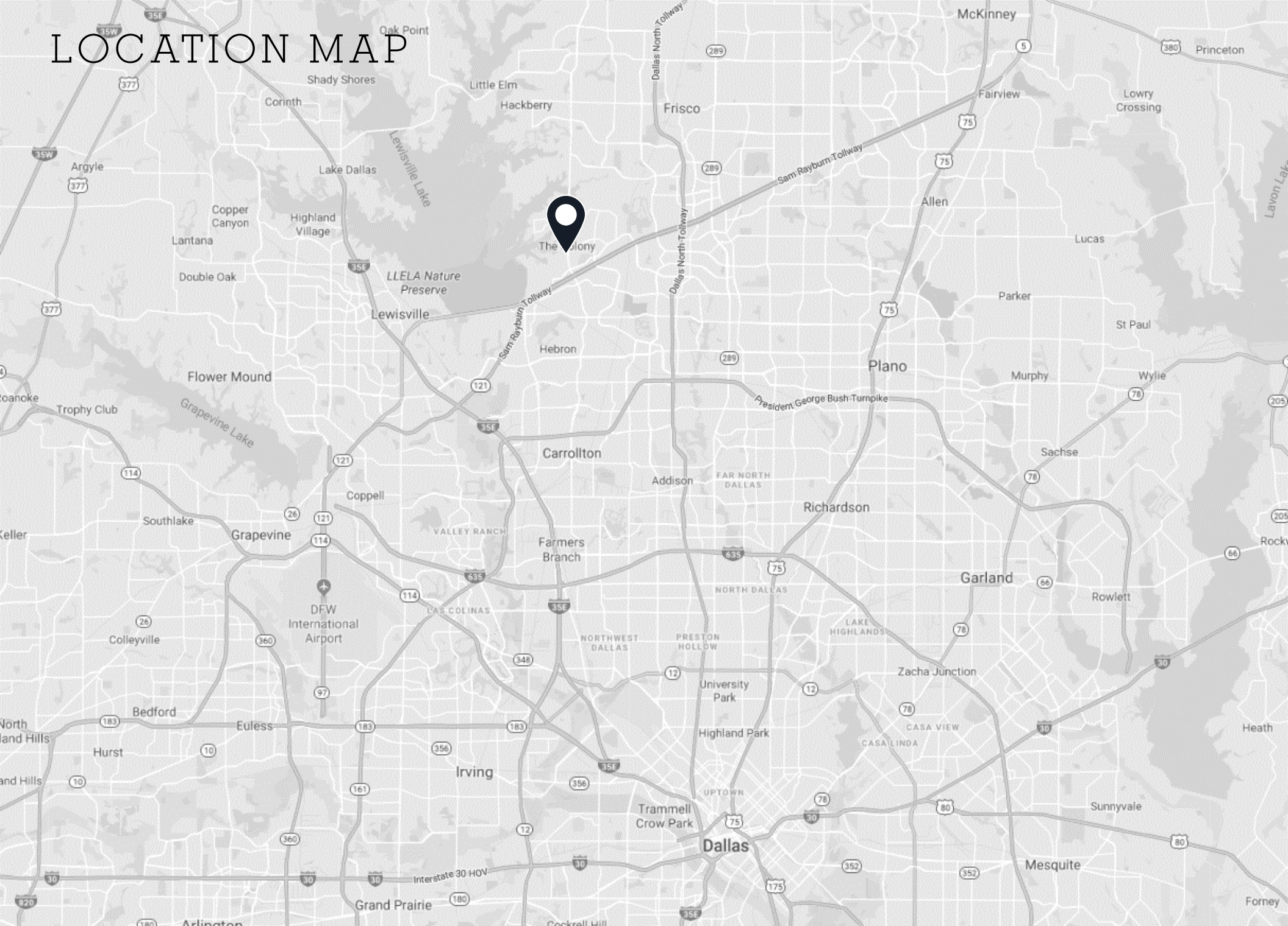
**Extremely Dense Retail Corridor** – Location offers excellent combination of high population, dense residential housing, affluent local demographic, and national credit operators

**High Visibility and Traffic** – Located on Main Street approximately 1 mile North of SH-121 (162,829 VPD) | Monument Signage | Patio Overlooking Beautiful Lake Lewisville

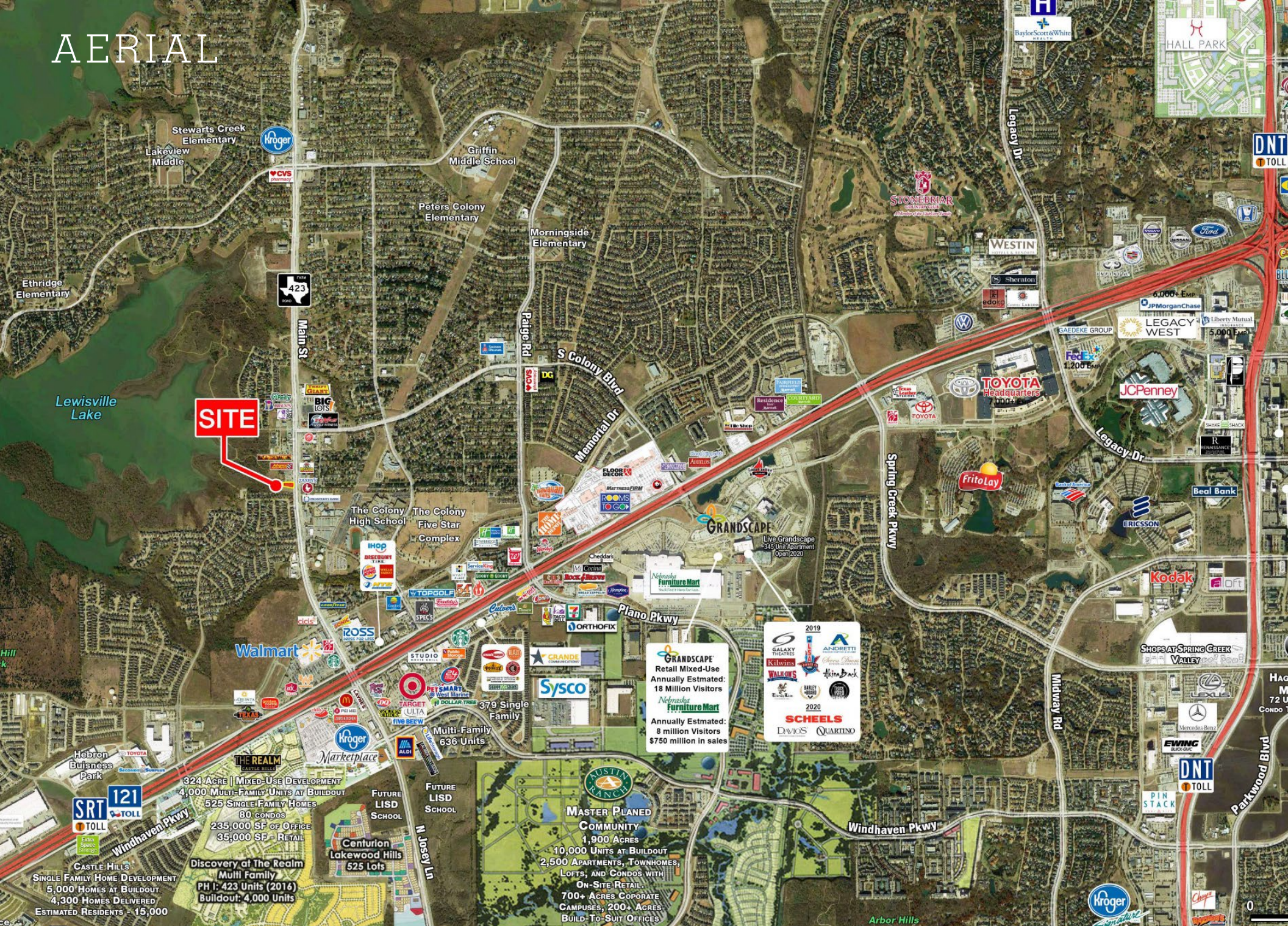
**Uniquely Positioned Within Growing Market** - Minutes from “Grandscape”, a 3-million SF master planned development, Top Golf, & Nebraska Furniture Mart, New headquarters for Fed Ex, Liberty Mutual, Toyota, and JP Morgan Chase all within close proximity



# LOCATION MAP



# AERIAL



**SITE**

324 Acre | MIXED-USE DEVELOPMENT  
 4,000 MULTI-FAMILY UNITS AT BUILDOUT  
 525 SINGLE-FAMILY HOMES  
 80 CONDOS  
 235,000 SF OF OFFICE  
 35,000 SF - RETAIL

CASTLE HILLS  
 SINGLE FAMILY HOME DEVELOPMENT  
 5,000 HOMES AT BUILDOUT  
 4,300 HOMES DELIVERED  
 ESTIMATED RESIDENTS - 15,000

Centurion Lakewood Hills  
 525 Lots

MASTERS PLANNED COMMUNITY  
 1,900 ACRES  
 10,000 UNITS AT BUILDOUT  
 2,500 APARTMENTS, TOWNHOMES,  
 LOFTS, AND CONDOS WITH  
 ON-SITE RETAIL  
 700+ ACRES CORPORATE  
 CAMPUSES, 200+ ACRES  
 BUILD-TO-SUIT OFFICES

GRANDSCAPE  
 Retail Mixed-Use  
 Annually Estimated:  
 18 Million Visitors

Nebraska Furniture Mart  
 Annually Estimated:  
 8 million Visitors  
 \$750 million in sales

2019

- GALAXY THEATRES
- KITWINS
- WALKERS
- ANDRETTI
- Chico's
- Helm Back

2020

- SCHEELS
- DIVOS
- QUARTINO

# PROPERTY OVERVIEW

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# PROPERTY DESCRIPTION

Address:	4847 Main Street, The Colony, TX 76056
Land Size:	1.86 Acres
Access:	Signaled Intersection on Main Street
Signage:	Building Signage
Building Size:	4,220 SF plus 2,800 SF patio
Year of Construction:	2000/2019
Parking:	63 Spaces
Drive Area:	Concrete Pavement, Concrete Curbs
Zoning:	General Retail (GR)
Traffic Counts:	Main Street - 42,420 vpd Sam Rayburn Tollway (SH-121) – 162,829 vpd





# LEASE SUMMARY



<b>Tenant Name:</b>	Peppersmash Lakeview Kitchen, LLC, a Texas limited liability company
<b>DBA:</b>	Lakeview by Peppersmash
<b>Lease Start:</b>	November 1, 2019
<b>Lease Expiration:</b>	October 31, 2029
<b>Lease Type:</b>	NNN
<b>Landlord Responsibilities:</b>	None
<b>Base Lease Term:</b>	10 Years
<b>Renewal Options:</b>	Two (2) Five (5) Year Options
<b>Annual Base Rent:</b>	January 2020 – June 2020 (\$10,000/mo) July 2020 – October 2029 (\$13,667/mo)
<b>Annual Option Rent:</b>	Market
<b>Right of First Offer:</b>	14 Days

# TENANT OVERVIEW

Peppersmash is a popular scratch-kitchen concept offering an array of cocktail and other specialized beverages pairing with a robust menu of food. The tenant and operator of the restaurant partnered in 2001 with the founding of Chalak Mitra Group (CMG), a real estate consulting group. The CEO of CMG held the role of CEO for Genghis Grill for 10 years from 2004-2014. Today, the group operates 147 KFC/Taco Bells, 5 La Madeleines, 79 Genghis Grills, 12 Elephant Bars, 5 Fireside Pies, 4 Ruby Tequila's Mexican Kitchens, and 2 Peppersmashes. Prior to assisting in the development of CMG, the Peppersmash owner/operator also engaged in the 2004 inception of Genghis Grill Franchise Concepts, LP, a company implemented to anchor the success in proper franchise development for the Genghis Grill brand.



# MARKET OVERVIEW

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# THE COLONY

The Colony, is a city in Denton County and a suburb of Dallas. The Colony, City by the Lake, sits on 15.7 square miles filled with outdoor adventure, live entertainment, retail shopping, unique restaurant and bar amenities. The City by the Lake, with its strikingly beautiful views of Lewisville Lake, extends 23 miles along its eastern shoreline.

Only 20 miles north of Dallas, The Colony is in the southeast corner of Denton County along the impressively ever-growing, commercial SH-121 Corridor, the Sam Rayburn Tollway, which includes the newly opened US Headquarters of Toyota USA that is within two miles of The Colony. The Colony's closest neighbors are Plano, Lewisville, Little Elm, Carrollton, and Frisco. It is a short 15 minute drive to Dallas Fort Worth International Airport and only 25 minutes to Dallas Love Field Airport.

The Colony has ever-expanding, year-round entertainment and attractions to please the entire family and visitors as well as business travelers, including outdoor adventures, top-ranked golf courses, unique bay golf, water parks, live entertainment venues, sports facilities, event spaces, vibrant nightlife, new hotels and beautiful shoreline amenities. The city is home to Pizza Inn's corporate headquarters as well as an Edward Don & Company distribution center and a variety of small and medium-sized businesses. The Grandscape development, is driving on SH-121, a new development boom to the city.

Grandscape is described as one of the largest and most unique mixed-use real estate developments in the country. Recognized in 2018 by D CEO's Commercial Real Estate Awards as the 'Best Mixed-Use Project' in North Texas. Found in Grandscape are unique and exciting options such as live entertainment, deliciously sensational restaurant offerings and world-renowned chefs, vibrant nightlight, lodging and includes the U.S.'s largest retail furniture store, Nebraska Furniture Mart of Texas, all which draw visitors from all over the United States and World.

The Cascades is a 110-acre development fronting SH 121 and is a Jackson-Shaw master-planned community mixing residential, mid-sized tenant service with complimentary selections of hospitality, restaurant, retail and social venues.



# THE COLONY

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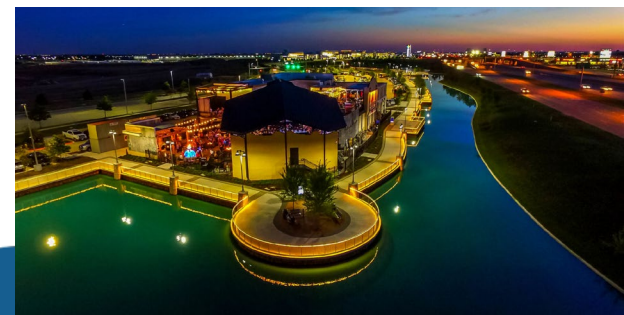
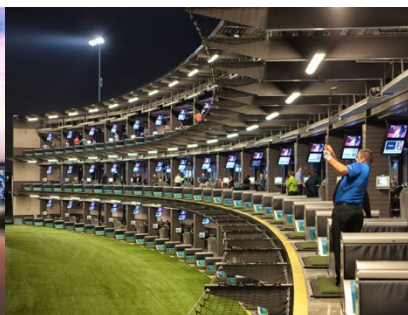
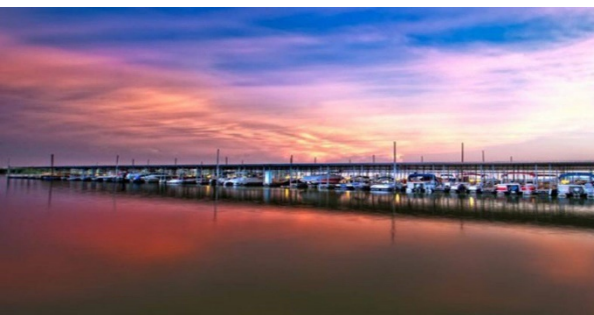
The Colony offers some of the best known golf courses in North Texas, The Tribute and The Old American. The Tribute is a 1,600-acre master planned lakeside golf and resort community on a peninsula on Lake Lewisville, unlike any other in North Texas. The Old American was recently named Golf Magazine's No. 5 'Best Public Golf Course' in Texas, making it the highest ranked course in the Metroplex.

Austin Ranch is a master planned community one mile west of the Dallas North Tollway and includes apartments, luxury homes, retails and corporate campuses.

The Colony is part of the award-winning Lewisville Independent School District and Little Elm Independent School District which services The Tribute neighborhood. In The Colony proper, there are six elementary schools, two middle schools and one high school under L.I.S.D. leadership and an elementary STEM school within the Little Elm I.S.D. The Colony students consistently are recognized for their excellence in academics, arts, and athletics. Higher education opportunities are available at numerous colleges and universities in North Texas, including the University of North Texas, Southern Methodist University, Texas Women's University, North Central Texas College, University of Texas at Dallas and Collin College.

The Colony's commitment to find creative and resourceful ways to enhance sports and the quality of life for the entire community was demonstrated when named #1 Sportstown for the State of Texas by Sports Illustrated Magazine and the National Parks and Recreation Association. The Colony is home to Blue Sky Sports Complex and Five Star Complex. Blue Sky Sports Complex, located on more than 56 acres of park land along Lewisville Lake, this indoor / outdoor sports complex offers two indoor soccer fields used for youth and adult soccer leagues, various camps, clinics and flag football. Three full-size outdoor soccer fields equipped with lights are used for games, practices, camps and tournaments. Five Star Complex is an 80-acre state-of-the-art sports facility built in 2003 is home to five baseball fields, eight soccer fields, two football fields, six flag football fields and two softball fields. The complex can also accommodate lacrosse, rugby and ultimate frisbee tournaments.

The Colony also features 28 parks with over 3,000 acres, one of the highest acres of parks per capita in the state. Creative agreements with the city and U.S Army Corps of Engineers led to an award-winning trail system that winds through acres of wildlife management areas along the shoreline of Lewisville Lake.



# PHOTOS



# PHOTOS



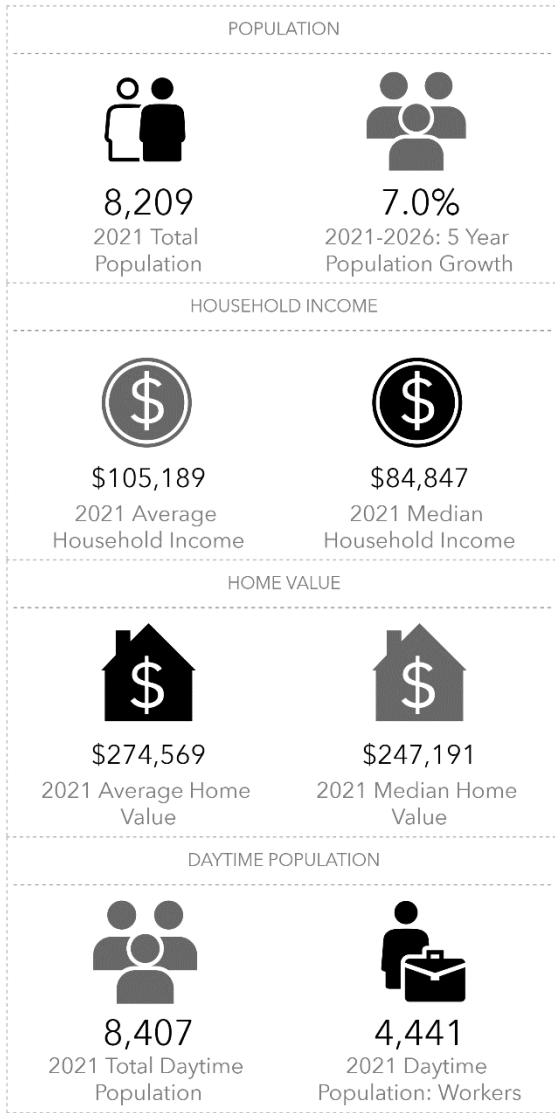
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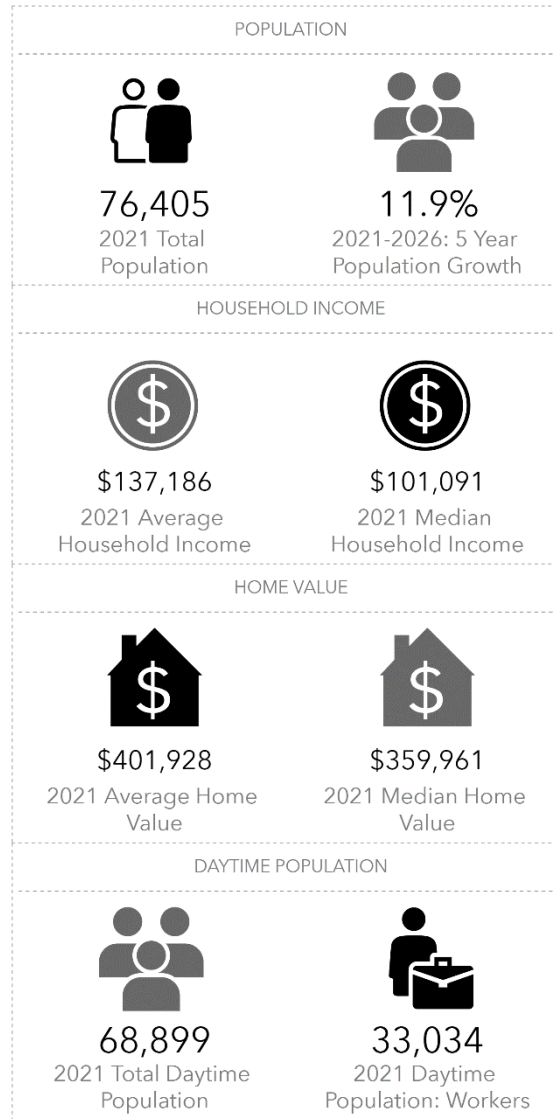


# DEMOGRAPHICS

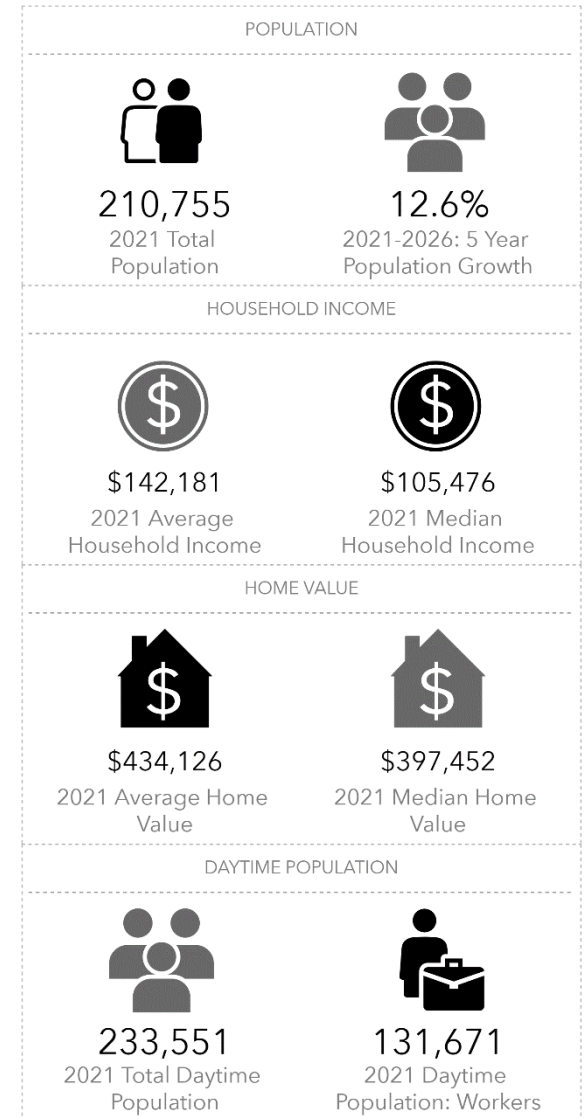
## 1 MILE



## 3 MILES



## 5 MILES



Source: This infographic contains data provided by Esri. The vintage of the data is 2021.

# TEXAS | BY THE NUMBERS

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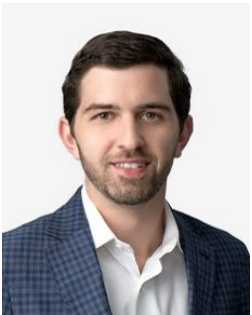
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## TYPES OF REAL ESTATE LICENSE HOLDERS:

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- **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 on 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 listening 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.

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