



NET LEASED INVESTMENT GROUP

Walk-On's at West End
2910 W Loop 289, Lubbock, TX 79407

Representative Photo



\$5,285,715 | 7% CAP

- Regional Single Tenant
- 25 Year Lease
- 2016 Construction
- 10% rent increase every 5 years
- 52,000 VPD on Loop 289
- 4,411 Housing Units in 1-mile radius

NET LEASED INVESTMENT GROUP

LUBBOCK OFFICE

4924 S. Loop 289
Lubbock, TX 79414
806.793.0888

AUSTIN OFFICE

11610 Bee Caves Road, Ste.230
Austin, TX 78738
512.382.5564



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NET LEASED DISCLAIMER

Coldwell Banker Commercial hereby advises all prospective purchasers of Single/Multi-Tenant Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single / multi-tenant property, it is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Coldwell Banker Commercial expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single / multi-tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer’s tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single / multi-tenant property to determine to your satisfaction the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any longterm lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Coldwell Banker Commercial and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single-tenant property.

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SECTION 1:

PROPERTY INFORMATION

- PROPERTY INFORMATION
- Executive Summary
- Tenant Profile
- Additional Photos



Executive Summary

PROPERTY SUMMARY

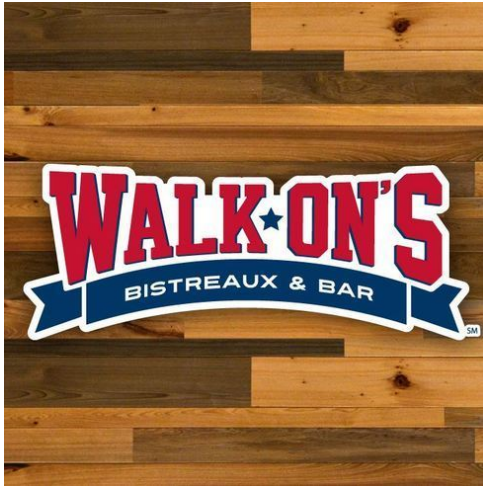
Sale Price:	\$5,285,715
Cap Rate:	7.0%
Lease Guarantee:	Personal Guarantees
NOI:	\$370,000
Lot Size:	1.84 Acres
Building Size:	8,800 SF
Location:	West End Pad
Access:	Loop 289 Frontage Road



PROPERTY HIGHLIGHTS

- National Single Tenant
- 25 Year Lease
- 2016 Construction
- 10% rent increase every 5 years
- 52,000 VPD on Loop 289
- 4,411 Housing Units in 1-mile radius

Tenant Profile



Walk-On's

What is a Walk-On? A walk-on is an athlete trying out for a team who has not been drafted, invited, scouted, awarded a scholarship... you get the picture.

The founders of Walk-On's, Jack Warner and Brandon Landry, were themselves walk-ons for the LSU basketball team, they played proudly for the Tigers, driven by the team camaraderie and their true love of the game.

Jack and Brandon met in 1997 on the hardwood floor of LSU's Pete Maravich Assembly Center. During their time on the team, Jack and Brandon had amazing opportunities to travel and visit cities across the SEC and around the world. In the course of their travel, they visited the best of the best in restaurants and sports bars. While they were lucky enough to be living one dream of playing LSU basketball, they were also beginning to create a new dream.

In 2001, on a plane ride home from a game at the University of Tennessee, the floor plan for Walk-On's Bistreaux & Bar became a reality on the back of a napkin. Jack and Brandon submitted their business plan for Walk-On's to one of their professors for a class project. The professor gave them a C, saying their idea needed some work, which only motivated Jack and Brandon even more. After six banks denied them a loan for Walk-On's, the seventh bank finally agreed to help turn their dream into reality. Throughout the process of opening Walk-On's, they discovered their ultimate non-negotiable they still abide by today: never stop trying!

During their years on the bench, Jack and Brandon learned that being a walk-on was a privilege, and even though they didn't play much, they were just as important to the team as the star players. Legendary Coach Dale Brown taught them that everyone on a TEAM has one common goal: To Win! Jack and Brandon took the lessons learned from the hardwood floors of the PMAC and brought them to life on the floors of their restaurants and bars. Today, Walk-On's Enterprises' vision is TO WIN! Everywhere. Every way. Everyone. Every day.

In 2012, Walk-On's Bistreaux & Bar was named the #1 Sports Bar in America by ESPN.

Additional Representative Photos



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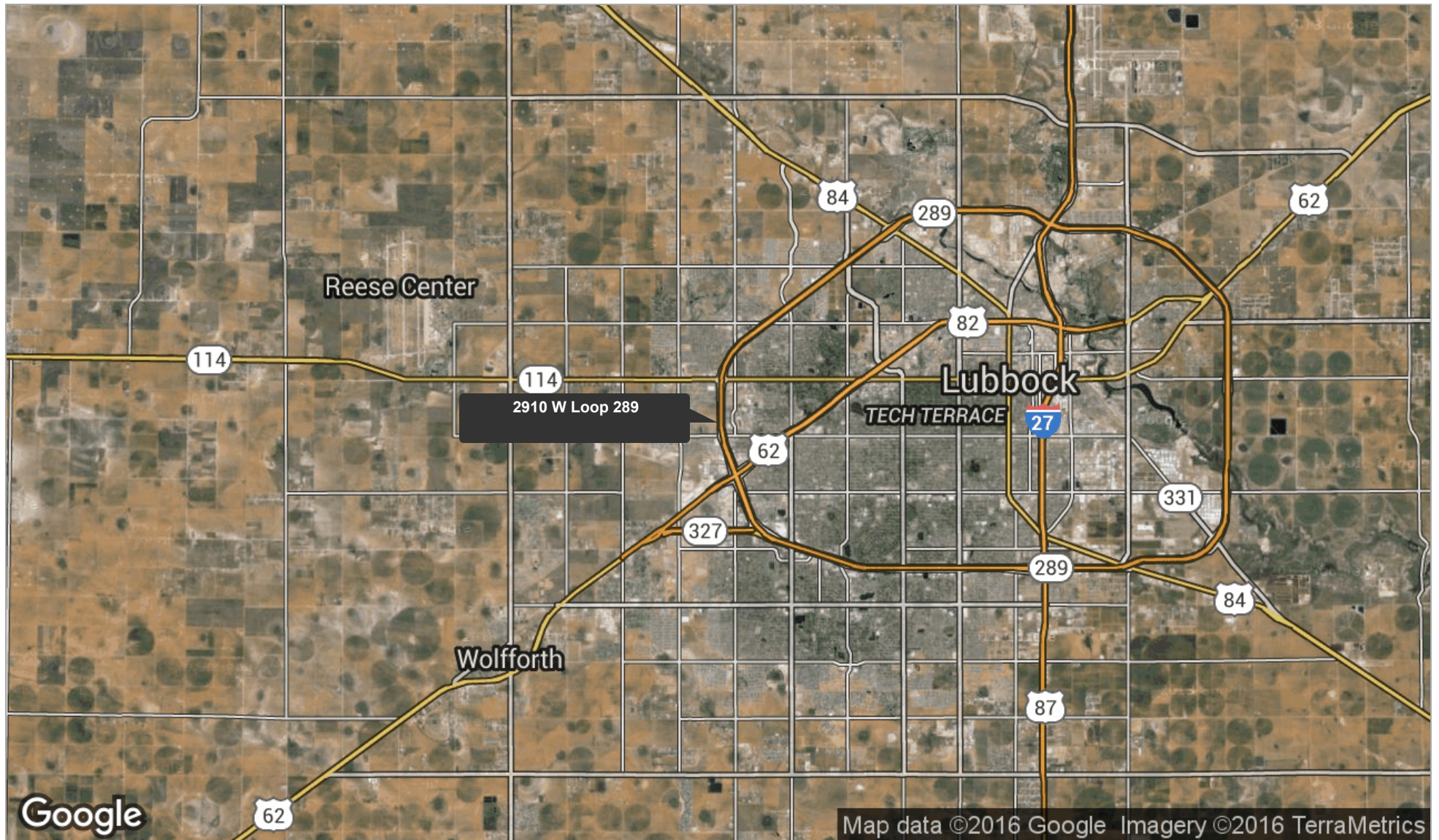
SECTION 2:

LOCATION INFORMATION

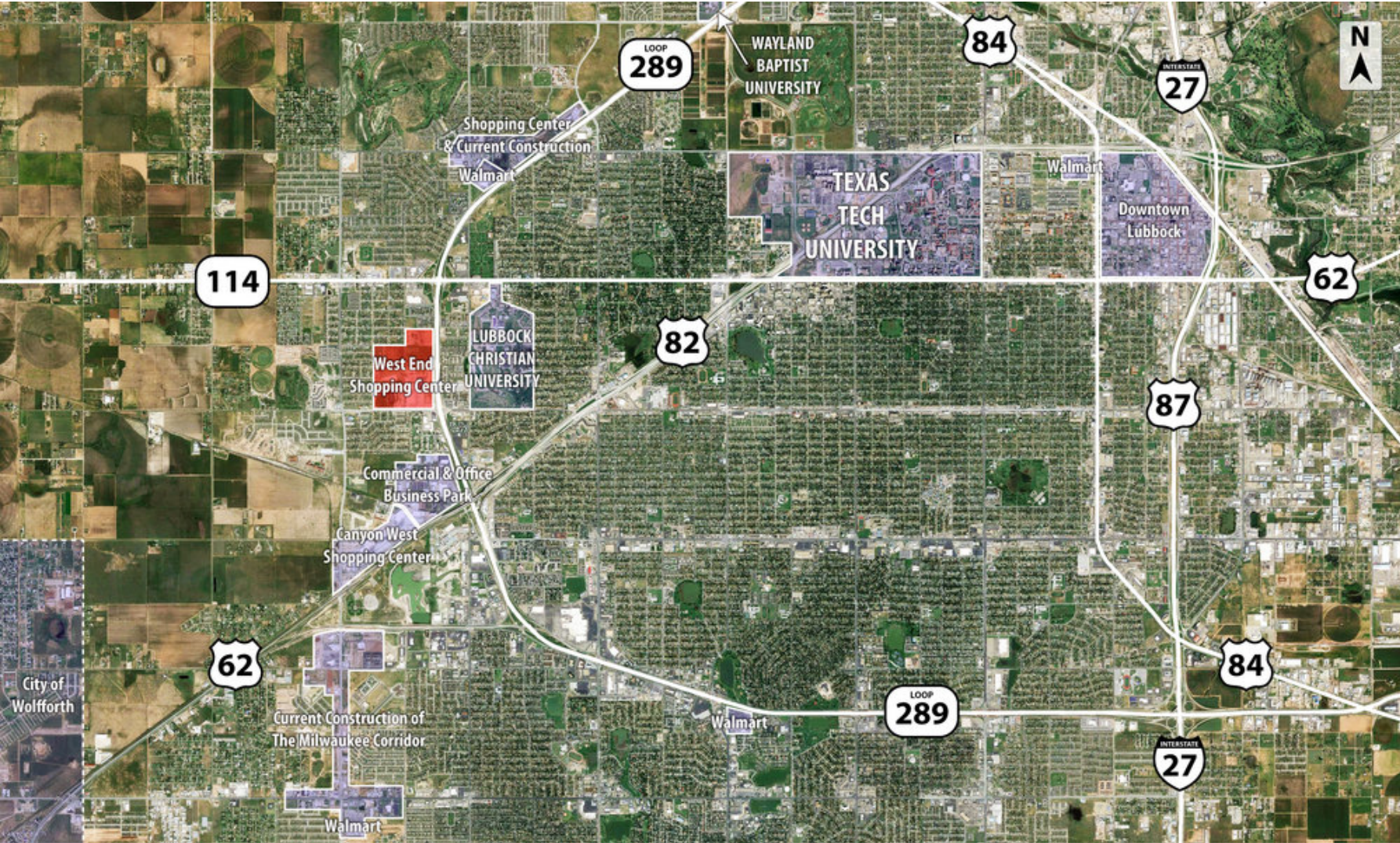
- **LOCATION INFORMATION**
- **Regional Map**
- **Aerial Photo**
- **Aerial Photo**



Regional Map



Aerial Photo



SECTION 3:

ADDITIONAL INFORMATION

- **ADDITIONAL INFORMATION**
- **Site Plan**
- **Advisor Bio & Contact 1**
- **Back Page**



Site Plan



Advisor Bio & Contact 1



BEAU TUCKER, CCIM
Land And Investment Specialist

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WEST TEXAS TEAM

Beau Tucker is a Certified Commercial Investment Member (CCIM) that specializes in all aspects of NNN Investment, build-to-suit and land sales. Beau represents a diverse body of tenants, developers and investors in a wide range of commercial retail, office, and mixed-use acquisitions and dispositions. Beau is a leading broker of shopping centers, net leased investment services and has become the #1 Land Brokerage in West Texas.

Beau Tucker is a member of the International Council of Shopping Centers (ICSC) and a RECON attendee. Member of Urban Land Institute (ULI). Maintains a database of over 5,000 investors. Responsible for over \$120,000,000 in land & investment inventory.

PRIMARY SPECIALTIES

NNN Investment, Build-to-Suit and Land Sales

AFFILIATIONS & AWARDS

- #3 Coldwell Banker Commercial agent in United States - 2014
- #5 Coldwell Banker Commercial agent in United States - 2013
- #1 Coldwell Banker Commercial agent in Texas - 2014
- #2 Coldwell Banker Commercial agent in Texas - 2013
- #1 Coldwell Banker Commercial agent in Texas - 2012
- Top %1 of all Coldwell Banker Commercial affiliates internationally 2010-2014
- Top Producer, Premier Circle of Distinction 2012 - 2014
- Top Producer, 2011 Silver Circle of Distinction
- Top Producer, 2010 Bronze Circle of Distinction
- 2010 CBC Mentor/Protégé of the Year
- Designated "CCIM" (Certified Commercial Investment Member) by CCIM Institute - 2011
- Graduate of Emerging Broker Training, 2010 Coldwell Banker Commercial

REAL ESTATE EXPERIENCE

- Joined Coldwell Banker Commercial, Rick Canup Realtors, in May 2008 as a land, build-to-suit and investment specialist
- Currently maintains over \$120,000,000 in land and investment inventory
- Represents more than 1,600 investors
- Maintains an inventory of over 200 West Texas properties
- Experienced in site selection, site disposition, build-to-suit marketing for land developers, and 1031 exchanges

Notable Clients

• Chuy's Mexican Food • Raising • Burger King • Popeye's • Panda Express • Potbelly • Freddy's • Sonic • Gatti's Pizza • Dion's Pizza • Taco Villa • Twisted Root Burger Co. • IHOP • Comet Cleaners • Caddis Development • Asset Plus • Subway • 7-Eleven • Stripes • Walgreens • CVS/pharmacy • Family Dollar • United Market Street • H-E-B • Zach's Club • Hastings • Holiday Inn Express • Virginia College • Battery Joe • Kwik Kar • Mighty Wash • Monsanto • Chick-fil-A • Case & Associates • The NRP Group, LLC • Peoples Bank • 7B Building & Development • Edge Homes • Geroge McMahan Development, LLC • CMS Properties • Realty Link • The Spectra Group, Inc. • Hunt Properties • Landmark Properties • Kin Properties • Campus Crest • Leon Capital Group • Prosperity Bank



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Exclusively Offered By:

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Land And Investment Specialist

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CBCNetLeasedGroup.com

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