

CARL'S JR

288 STRICKLAND DR

ORANGE, TX 77630

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

ANDREW IVANKOVICH
SENIOR ASSOCIATE

Direct (214) 692-2037 | Mobile (626) 807-3586
andrew.ivankovich@matthews.com
License No. 678815 (TX)

BRADEN CROCKETT
VICE PRESIDENT & DIRECTOR STNL

Direct (214) 692-2040 | Mobile (714) 345-6206
braden.crockett@matthews.com
License No. 01946071 (CA)

BROKER OF RECORD
KYLE MATTHEWS
License No. 9005919 (TX)



SECTION 1 EXECUTIVE OVERVIEW

INVESTMENT SUMMARY

» PROPERTY ADDRESS	288 Strickland Dr Orange, TX 77630
--------------------	---------------------------------------

» ASKING RENT	\$84,000
---------------	----------

» BUILDING SIZE	2,849 SF
-----------------	----------

» YEAR BUILT/REMODEL	2010
----------------------	------

» LOT SIZE	0.05 AC
------------	---------

INVESTMENT HIGHLIGHTS

- » Asking Rent of \$84,000 annually or \$29.48/SF
- » Attractive 2,849 SF footprint with Drive-Thru window situated on 0.50 AC (21,780SF) Lot
- » Newer Construction - Building originally built in 2010

LOCATION HIGHLIGHTS

- » Anticipated 3.29% Population Growth over next 5 Years
- » Frontage of 250' on Strickland which sees 13,800 VPD
- » Across the street from Home Depot Center and down the street from Walmart

TENANT MAP



SECTION 2 AREA OVERVIEW



ORANGE, TX

Orange is a city in Orange County, Texas, United States. It is the county seat of Orange County, and is the easternmost city in Texas. Located on the Sabine River at the border with Louisiana, Orange is 113 miles from Houston and is part of the Beaumont–Port Arthur Metropolitan Statistical Area. Founded in 1836, it is a deep-water port to the Gulf of Mexico.



DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2010 Census	5,061	21,706	29,404
2019 Estimate	4,993	21,643	29,662
2024 Projection	5,082	22,162	30,519
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2010 Census	2,050	8,808	11,761
2019 Estimate	2,027	8,859	11,989
2024 Projection	2,065	9,104	12,386
INCOME	1 - MILE	3 - MILE	5 - MILE
Average HH Income	\$65,119	\$64,929	\$69,624

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Carl's Jr** located at **288 Strickland Dr, Orange, TX 77630** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
_____ 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

CARL'S JR

288 STRICKLAND DR

ORANGE, TX 77630

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

ANDREW IVANKOVICH
SENIOR ASSOCIATE

Direct (214) 692-2037 | Mobile (626) 807-3586
andrew.ivankovich@matthews.com
License No. 678815 (TX)

BRADEN CROCKETT
VICE PRESIDENT & DIRECTOR STNL

Direct (214) 692-2040 | Mobile (714) 345-6206
braden.crockett@matthews.com
License No. 01946071 (CA)

BROKER OF RECORD
KYLE MATTHEWS
License No. 9005919 (TX)