

FOR SALE



CHIPOTLE

12625 TOMBALL PARKWAY, HOUSTON, TEXAS 77086

FOR INFORMATION:

JOHN NGUYEN

281-923-0099

JOHN@JHUNTERPROPERTIES.COM

INVESTMENT SUMMARY

TENANT	Chipotle		
ADDRESS	12625 Tomball Parkway Houston, TX 77086		
PRICE	\$3,675,000.00		
CAP RATE	4%		
NOI	\$147,000.00		
TERM	10 Years		
RENT COMMENCEMENT	11/20/2023		
LEASE EXPIRATION	11/30/2033		
RENTAL INCREASES	10% rental increases every five (5) years		
	YEARS	RENT	RETURN
	1-5	\$ 147,000.00	4.00%
	6-10	\$ 161,700.00	4.40%
	11-15 (Option 1)	\$ 177,870.00	4.84%
	16-20 (Option 2)	\$ 195,657.00	5.32%
	21-25 (Option 3)	\$ 215,220.70	5.86%
	26-30 (Option 4)	\$ 236,744.97	6.44%
LEASE TYPE	Absolute NNN lease with tenant responsible for all taxes, insurance and maintenance		

- New 10-year absolute NNN lease with 10% rental increases every five years in initial term and option periods
- Strong corporate guarantee from an investment-grade national tenant (NYSE: "CMG")
- No landlord management, ideal for passive investors
- Chipotle is the only restaurant company of its size that owns and operates all its restaurants
- High-quality 2023 construction featuring the latest Chipotle prototype with a dedicated Chipotlane drive-thru
- Chipotle is ranked on the Fortune 500 and is recognized on the 2023 list for Fortune's Most Admired Companies
- Site features a rare Chipotlane drive-thru for added customer convenience and significantly increased sales potential

The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

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TENANT OVERVIEW



Chipotle Mexican Grill, Inc. (NYSE: "CMG*") is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. Chipotle had nearly 3,200 restaurants as of December 31, 2022, in the United States, Canada, the United Kingdom, France and Germany and is the only restaurant company of its size that owns and operates all its restaurants

Chipotle is ranked on the Fortune 500 and is recognized on the 2023 list for Fortune's Most Admired Companies. With over 100,000 employees passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices.

For more information, please visit www.chipotle.com.

LEASE ABSTRACT

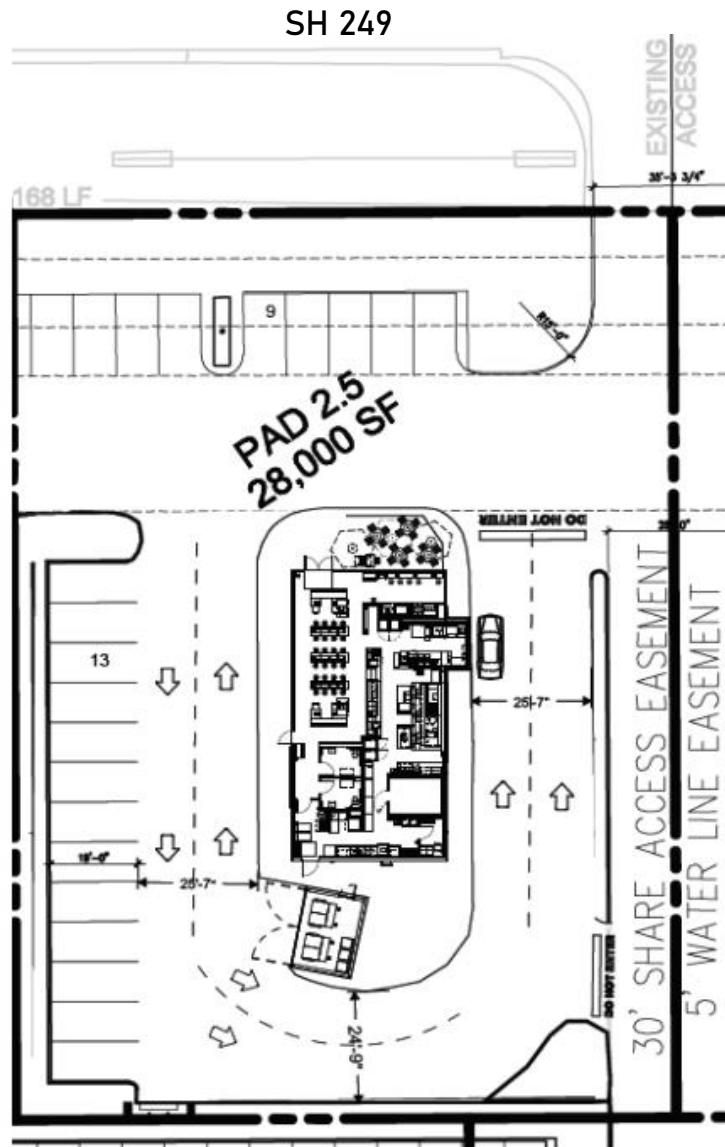
TENANT	Chipotle		
GUARANTOR	12625 Tomball Parkway Houston, TX 77086		
RENT COMMENCEMENT	11/20/2023		
LEASE EXPIRATION	11/30/2033		
RENEWAL OPTIONS	Four (4) five (5) years options		
RENTAL INCREASES	YEARS	RENT	RETURN
	1-5	\$ 147,000.00	4.00%
	6-10	\$ 161,700.00	4.40%
	11-15 (Option 1)	\$ 177,870.00	4.84%
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REAL ESTATE TAXES	Tenant is responsible for all real estate taxes		
INSURANCE	Tenant is responsible for all insurance costs		
REPAIR & MAINTENANCE	Tenant is responsible for all repairs and maintenance to the property		
MAINTENANCE BY LANDLORD	None		
RIGHT OF FIRST OFFER	None		

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SITE PLAN



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PHOTOS



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AERIAL



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AERIAL

SITE
 BUILT
 TO BE BUILT
 N.A.P



THE MARKET PLACE AT SH 249

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DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
18,270	117,677	320,036



NUMBER OF HOUSEHOLDS

1 Mile	3 Miles	5 Miles
5,618	34,799	104,755



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
21,592	106,844	330,943



HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$72,164	\$75,697	\$76,938



MEDIAN AGE

1 Mile	3 Miles	5 Miles
28.7	31.5	32.3

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

J. Hunter Properties	0511634	john@jhunterproperties.com	281-923-0099
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John B. Nguyen	0511634	john@jhunterproperties.com	281-923-0099
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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov