



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

MCALISTER'S DELI

1006 University Drive East
College Station, TX 77840



RETAIL

Alex Eberhardt, CCIM
806.784.3258
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TX #644944

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COLDWELL BANKER COMMERCIAL
CAPITAL ADVISORS
4924 S. Loop 289, Lubbock, TX 79414
806.793.0888

FOR SALE

CBCWORLDWIDE.COM



MCALISTER'S DELI

1006 University Drive East, College Station, TX 77840

SALE



OFFERING SUMMARY

Sale Price:	\$2,500,000
Cap Rate:	5.09%
NOI:	\$127,339
Lot Size:	1.02 Acres
Year Built:	2003
Building Size:	4,101 SF
Price / SF:	\$609.61

PROPERTY OVERVIEW

Coldwell Banker Commercial is pleased to offer for sale the only McAlister's Deli in the greater College Station/Bryan area. The subject property is an absolute NNN lease with zero landlord responsibilities. The restaurant is operated by the Saxton Group which is responsible for approximately 50 McAlister Deli locations across Texas and Oklahoma. The property is situated in a prime location along the highly trafficked University Drive within College Station near tier 1 school, Texas A&M University that boasts an enrollment of 69,000 students. University Drive connects other major thoroughfares such as Texas Ave and Earl Rudder Freeway/Hwy 6.

College Station is at the heart of central Texas and in the middle of all major metros in Texas including DFW, Houston, Austin, and San Antonio. Every metro area is no more than a 3-hour's drive from College Station.

Other notable nearby tenants include: Panera Bread, Starbucks, Chipotle, Michael's, Home Depot, Spec's, PetSmart, Texas Roadhouse, Newk's Eatery, Cheddar's, Chicken Express, Freebirds, Blue Baker, Rosa's Cafe & Tortilla Factory, Abuelo's, Razzoo's Cajun Cafe, Golden Corral, Jimmy John's, On The Border, Office Depot, Best Buy, Torchy's Taco's, Chili's Grill, Raising Cane's, and Whataburger.

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
McAlister's Deli		4,101	5/1/2017	5/1/2027	\$127,336	100.0	\$31.05
Totals/Averages		4,101			\$127,336		\$31.05

- Automatic rent escalation beginning on 5/1/2022 increasing rent to \$135,386.64 (\$11,282.22 monthly)
- 3 x 5 year options to extend with 8% rent increases
- Tenant has a Right of First Refusal to purchase

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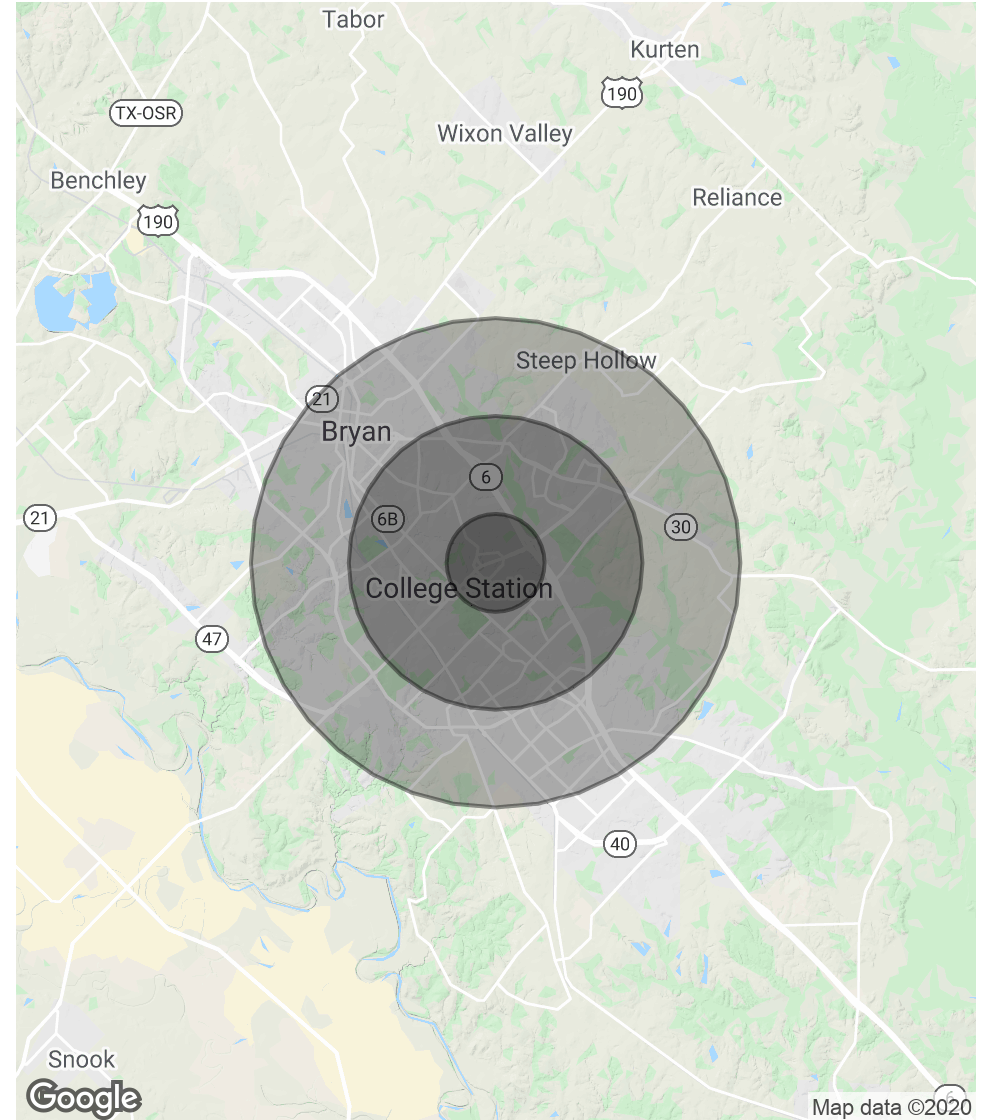
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,860	83,023	145,239
Median age	26.2	25.5	26.0
Median age (Male)	26.7	25.2	25.4
Median age (Female)	26.0	25.8	26.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,562	30,513	52,905
# of persons per HH	2.3	2.7	2.7
Average HH income	\$46,548	\$42,422	\$47,090
Average house value	\$159,895	\$159,056	\$175,371

* Demographic data derived from 2010 US Census



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ALEX EBERHARDT, CCIM

Investment Sales Specialist

alexe@cbcworldwide.com

Direct: 806.784.3258 | Cell: 806.577.3032

TX #644944

BACKGROUND

Specializes in analyzing and brokerage of shopping center and single-tenant net leased assets. Member of International Council of Shopping Centers (ICSC) and a RECON attendee. Member of Coldwell Banker Commercial Net Leased Investment Group. Member of Texas Tech Alumni Association. Featured writer for Texas Real Estate Business Magazine.

PRIMARY SPECIALTY

- Net Leased Investments & Shopping Center Brokerage

EDUCATION

- Certified Commercial Investment Member (CCIM)
- Texas Tech University - Rawls College of Business, Bachelor's Degree

MEMBERSHIPS & ASSOCIATIONS

- Licensed by the Texas Real Estate Commission
- Member of (ICSC) International Council of Shopping Centers
- Graduate of Emerging Broker Training, 2015 Coldwell Banker Commercial
- Member of the Lubbock Association of Realtors, and National Association of Realtors.

RECENT TRANSACTIONS

- Jiffy Lube | S. Portland, ME

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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:
 - 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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Alex Eberhardt</u> Sales Agent/Associate's Name	<u>644944 TX</u> License No.	<u>AlexE@CBCWorldwide.com</u> Email	<u>806-784-3258</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date