CHIPOTLE (HOUSTON MSA)

7111 FM 1464 - Richmond, TX 77407

EXCLUSIVELY MARKETED BY

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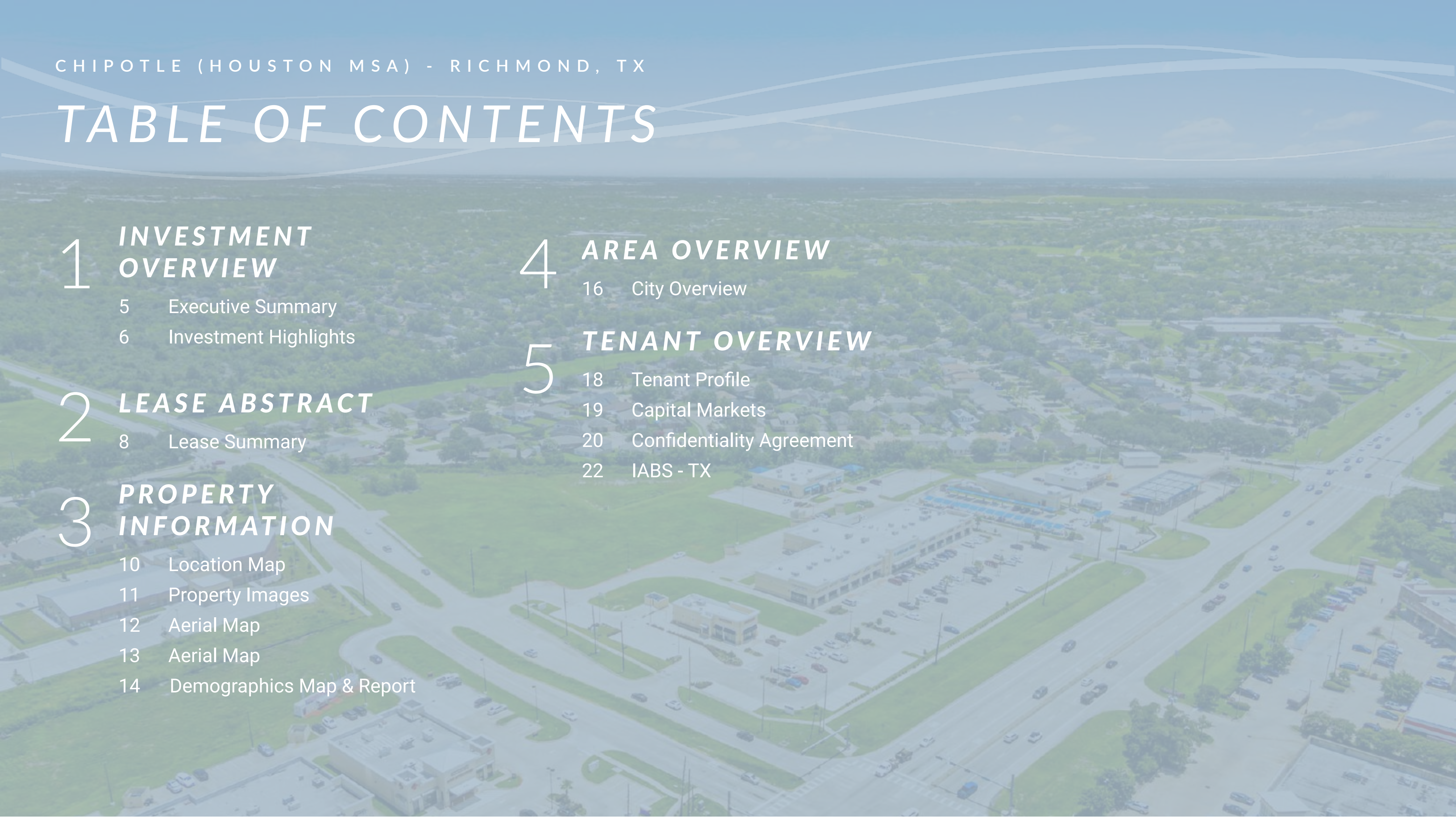

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,463 SF Chipotle Located at 7111 FM 1464 in Richmond, TX. This Deal Includes a Brand-New 2024 Construction With 10% Rent Increases Every 5 Years, Providing Reliable Income Growth and Hedge Against Inflation, Making This a Stable Long-Term Investment.

Sale Price	$3,148,577

OFFERING SUMMARY	
Cap Rate:	4.85%
NOI:	$152,706
Price / SF:	$1,278.35
Guarantor:	Corporate

BUILDING INFORMATION	
Street Address:	7111 FM 1464
City, State, Zip:	Richmond, TX 77407
County:	Fort Bend
Building Size:	2,463 SF
Lot Size:	1.03 Acres
Year Built:	2024

Actual Property Image

Actual Property Image

INVESTMENT HIGHLIGHTS

Actual Property Image

Actual Property Image

PROPERTY HIGHLIGHTS

- Brand-New 2024 Construction With a 20-Year Roof Warranty
- 15-Year Corporate Lease to Chipotle Mexican Grill, Inc. With Over 13 Years Remaining
- 10% Rent Increases Every 5 Years, Provides Reliable Income Growth, and Hedges Against Inflation
- Corporate Lease to Chipotle Mexican Grill, Inc., The Leading Company in The Fast Casual Restaurant Space With a $57B market Cap (NYSE: CMG)
- Located in the Fast-Growing Richmond Submarket of the Houston MSA
- High visibility on FM 1464, With Signalized Corner Access, Strong Traffic Counts, and a Drive-Thru
- Surrounded By Major National Retailers Such as Kroger, Chick-fil-A, Starbucks, and McDonald’s
- Hard Corner in 70,000 SF Bellaire Crossing Shopping Center
- Houston Metro is One of the Fastest-Growing Major Markets in the U.S. With Strong Economic Fundamentals
- Located Next to Bush High School With 2,300 Students

SECTION 2

LEASE ABSTRACT

LEASE SUMMARY

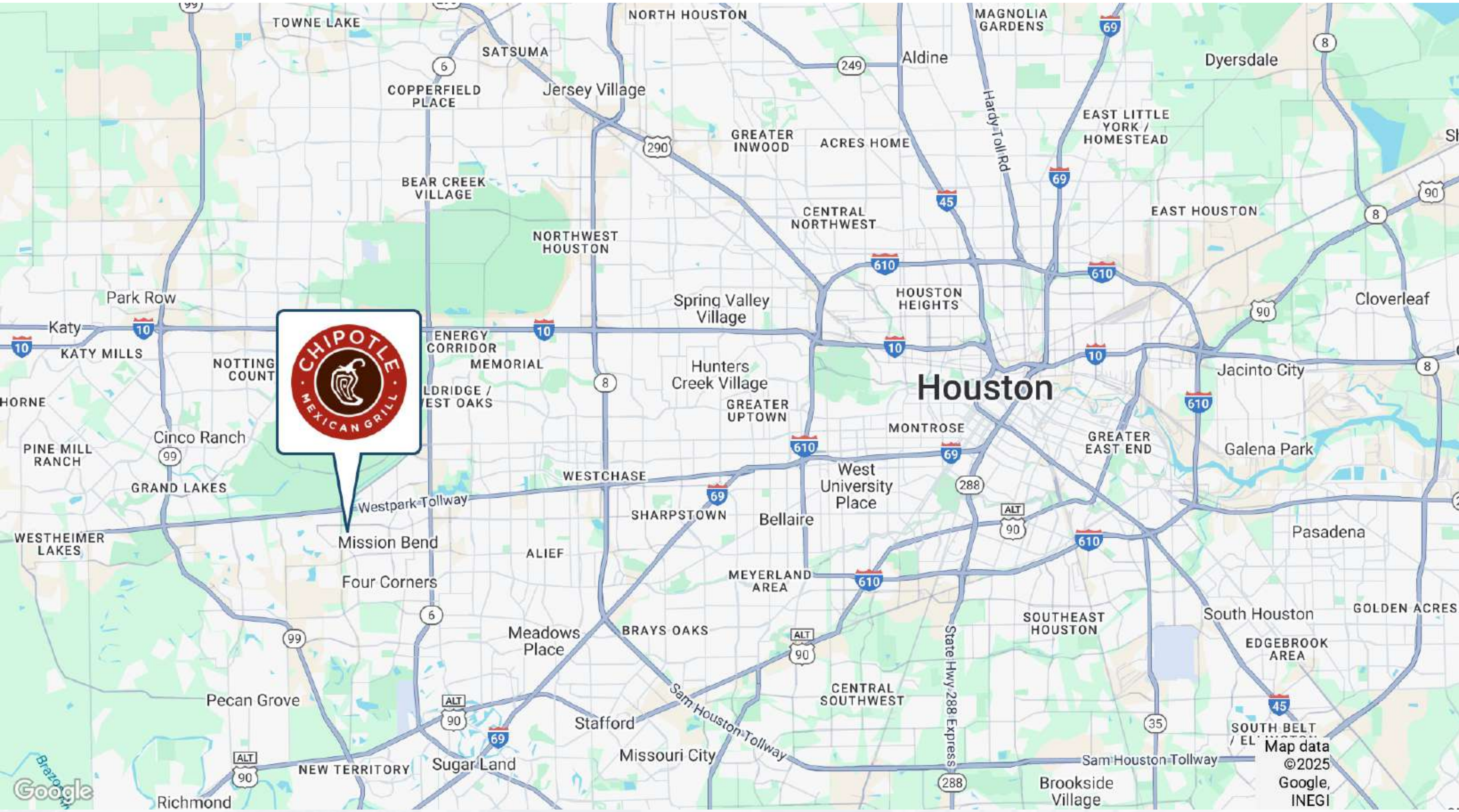
Actual Property Image

LEASE ABSTRACT	
Tenant:	Chipotle
Premises:	2,463 SF
Base Rent:	$152,706
Rent Per SF:	$62.00
Lease Commencement:	04/01/2024
Rent Commencement:	04/01/2024
Lease Expiration:	03/31/2039
Lease Term:	13+ Years Remaining
Renewal Options:	3 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	NN
Use:	Fast Food
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility Through Reimbursement to Landlord
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance (Interior Building):	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate

SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES

Actual Property Image

Actual Property Image


Actual Property Image

Actual Property Image


Actual Property Image

AERIAL MAP


Second Baptist Church, West Campus
Kroger
Little Caesars
SUBWAY
Lenz
American Shooting Centers
Westpark Tollway (42,602 VPD)
George Bush High School 2,300 Students
State Farm
Crepes & Cones
Mission Bend Family Dentistry
Frontline ER
Bellaire Blvd (9,070 VPD)
Chipotle Mexican Grill
Walgreens
Auto Zone
(30,064 VPD)
1464
Alpha Fix
Dollar Tree
Marco's Pizza
Montessori Heritage
Rich's Car Wash

AERIAL MAP

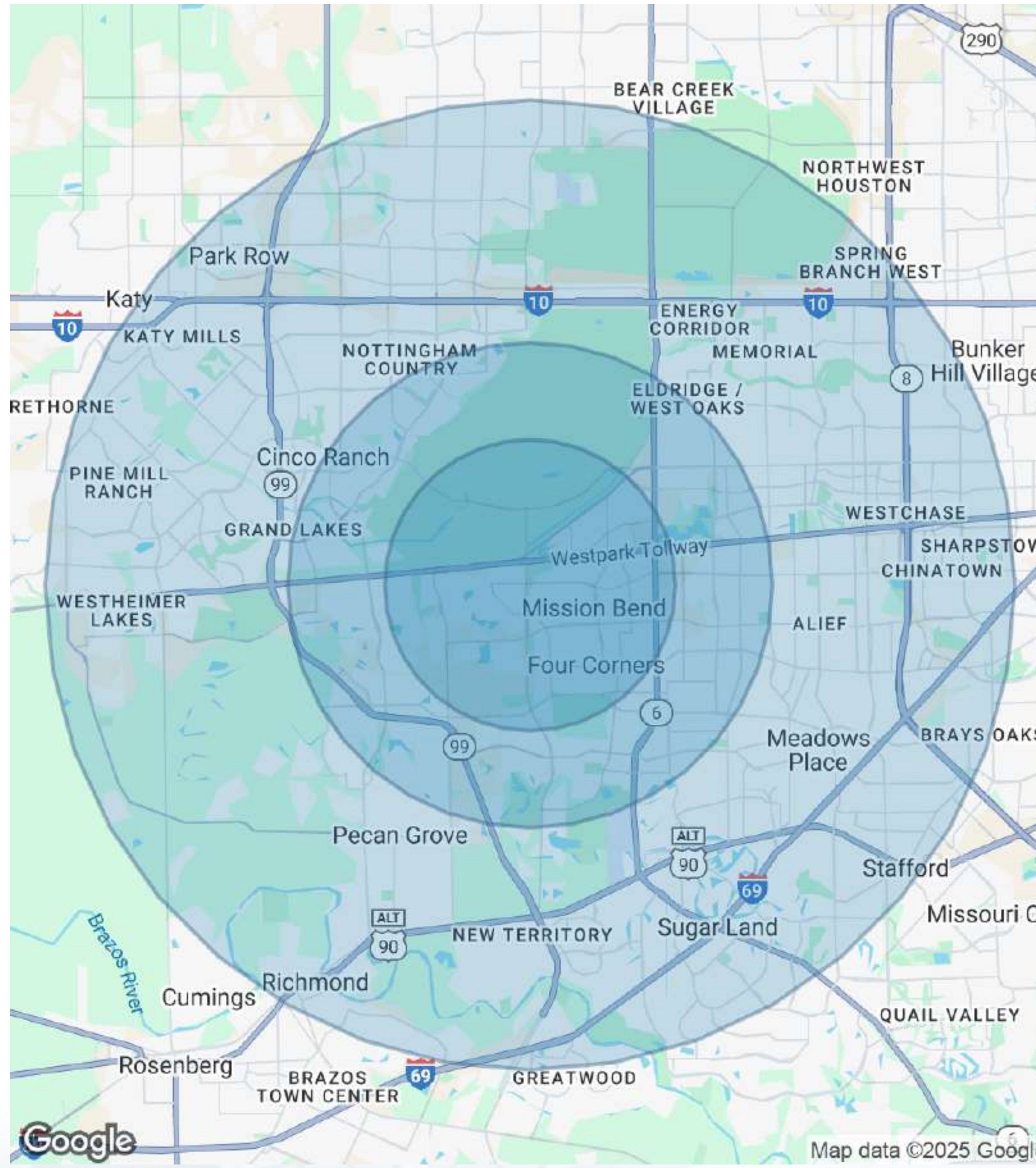

GlobalSelect at Sugar Land Regional Airport
Hodges Bend Middle School
Mission West Elementary School
Montessori Heritage
PROPOSED OFFICE FLEX
Saint Paul Presbyterian Church
PROPOSED HEALTH CLUB
Bellaire Blvd (9,070 VPD)
(30,064 VPD)
1464
KUMON
GREEN BALANCE
Barber Shop
ROSS DRESS FOR LESS
Burlington
Michaels
petco
ULTA
five BELOW
SKECHERS
Bath&BodyWorks
TARGET
HOBBY LOBBY
Marshalls
orangetheory
H-E-B
PETSMART
OLD NAVY
carter's
amazon
Wendy's
POPEYES
SHERWIN WILLIAMS
O'Reilly
Jack in the box
FAMILY DOLLAR
TACO BELL
SUNOCO
ALPHA FIX
DOLLAR TREE
marco's Pizza
FAMOUS FOOD COURT
bestbrains
AutoZone
Walgreens
CHIPOTLE MEXICAN GRILL
FRONTLINE ER
State Farm
CREPES & CONES
MISSION BEND FAMILY DENTISTRY

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	113,787	330,920	1,161,773
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	34,876	103,939	406,691
# of Persons per HH	3.3	3.2	2.9
Average HH Income	$91,921	$112,009	$112,067
Average House Value	$300,797	$356,811	$370,602

TRAFFFIC COUNTS	
Bellaire Blvd	9,070 VPD
FM 1464 Rd	30,064 VPD
Fort Bend Westpark Tollway	42,602 VPD



SECTION 4

AREA OVERVIEW

CITY OVERVIEW


Houston, TX

Oak Bend Medical Center

RICHMOND, TX

Richmond, incorporated in 1837 as one of the first three cities in the Republic of Texas, is located in Fort Bend County at the site of Stephen F. Austin's original colonies in Texas and currently occupies a land area of 4.47 square miles. The city is located within the Houston–The Woodlands–Sugar Land metropolitan area. Richmond, the county seat of Fort Bend County, whose namesake is Richmond, England, is actually noteworthy in and of itself. With a civic personality that combines artistic culture with a bit of Texas cowboy, Richmond and its many historic landmarks are becoming a popular destination for people seeking a pleasant place to live, work, play, and learn. The City of Richmond had a population of 12,211 as of July 1, 2024.

Richmond, located in the center of one of the nation's fastest-growing large counties, is well-positioned for business. Richmond has the available land, talented workforce, and business environment required for businesses to succeed. The City of Richmond is home to a diversified group of industries, including: healthcare, metals, oil and gas services, higher education, hospitality, and a variety of general retail operations. Richmond's strategic position in the center of fast-growing Fort Bend County offers numerous prime commercial and industrial locations. Richmond has many strategic strengths, including frontage on or close access to major transportation networks that include U.S. 59, U.S. 90A, and SH-99, the Grand Parkway. These major transportation networks help to bring visitors to Richmond with ease and enable goods to be quickly transported throughout the region efficiently. Richmond has a young and highly skilled workforce. Richmond's many cultural and historic sites, mixed with its collection of unique restaurants and stores, make it an ideal location for regional tourism. Major employers include: Lamar Consolidated ISD, Fort Bend County, Richmond State School, Oak Bend Medical Center, and Oak Bend Hospital.

Residents also have access to numerous entertainment options. The city is the home of the beautifully renovated Fort Bend County Courthouse, Fort Bend Museum, Moore Home, Morton Cemetery, as well as the George Ranch Historical Park, Long Acres Ranch Nature Center and 134 historical landmarks, Richmond, with over 5-miles of Brazos River frontage, offers a unique, historic setting, and is the cultural center of Fort Bend County, one of the fastest growing counties in the US. It also has the Houston Museum of Natural Science at Sugar Land and the Atlantic League of Professional Baseball's Constellation Field. Primera Iglesia Bautista de Richmond Church is well known for its magnificent architecture and is frequented by tourists. Morton Cemetery is another location popular for its serene ambience. Davis Memorial Park provides the option of taking a walk in the midst of nature or participating in various other recreational activities.

SECTION 5

TENANT OVERVIEW

TENANT PROFILE

Actual Property Image

Actual Property Image

TENANT OVERVIEW	
Company:	Public (NYSE: CMG)
Founded:	1993
Locations:	3,800+
Headquarters:	Newport Beach, CA
Website:	chipotle.com

CHIPOTLE

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. There are over 3,800 restaurants as of March 31, 2025, in the United States, Canada, the United Kingdom, France, Germany, Kuwait, and the United Arab Emirates, and it is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe. With over 130,000 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.

GET FINANCING

Scan QR Code to Learn More

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today

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CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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BoR: Max Freedman - Lic. TX #644481

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials Date