

REDUCED PRICING



INVESTMENT PROPERTY FOR SALE JPMORGAN CHASE BANK GROUND LEASE

2335 BOONVILLE ROAD AT NEC OF STATE HWY 6, BRYAN, TEXAS 77808

OFFERING MEMORANDUM
PRESENTED BY: EDDIE LIEBMAN

weitzman®

EXCLUSIVE OFFERING

Weitzman is pleased to present for purchase an absolute net (no Landlord responsibilities) JPMorgan Chase Bank ground lease.

LOCATION | DEMOGRAPHICS | TRADE AREA

The property is located in Bryan, Texas, a city in south central Texas, 100 miles north of both Houston and Austin, and 175 miles south of Dallas.

Bryan's 2020 population was 84,000. Immediately south of Bryan is the city of College Station, which had a 2020 population of 120,000. Together, the Bryan-College Station metro area had over 270,000 residents and now is the 15th largest metropolitan area in the state. College Station is the home of Texas A&M University, with an enrollment of approximately 44,500 students at the campus. The college is only 5 miles from the Chase building. Texas A&M is by far the largest employer (17,000) in the area. Other top 10 employers include Bryan Independent School District., Walmart and HEB Grocery.

The average household income in Bryan is \$103,338 within a 1 mile radius, \$91,718 within a 3 mile radius and \$77,636 with a 5 mile radius. The average home value is \$265,324 within a 1 mile radius, \$305,004 within a 3 mile radius and \$313,488 with a 5 mile radius of the Chase bank and the population numbers are 7,678 within a 1 mile radius, 55,151 within a 3 mile radius and 138,379 with a 5 mile radius

This subject Chase bank is located at 2335 Boonville Road (SH 158) at the northeast corner of Highway 6 Bypass in Bryan. The building is situated on its own platted lot of 0.971 acre. This is immediately in front of the Colony Park Shopping Center, a 107,000 square foot center anchored by Kroger Grocery and Kroger Fuel. Other neighboring businesses and restaurants include Premiere Cinemas, Taco Bell, Jack In The Box, Las Cucos Mexican Cafe, Cotton Patch Cafe, Hooters, Dutch Bros and Subway.

EXCLUSIVE OFFERING

The bank building, which is owned by the tenant, contains approximately 3,896 square feet. In addition, there is a canopy area of approximately 880 square feet covering four drive-thru lanes, one of which includes an ATM. The land size is 42,297 square feet (0.971 acres)

Parking: All concrete parking lot, striped for 32 spaces.

Year Built: 2009

Zoning: C2 Commercial

Residential: The Chase site and the shopping center are surrounded by several active, growing subdivisions.

Traffic Counts:	State Highway 6	69,561 vpd
	Boonville Road	24,074 vpd



GROUND LEASE DETAILS

- Lease is with JPMorgan Chase Bank, National Association
- 20 Year lease, beginning May 15, 2009 and expiring May 31, 2029
- Absolute Net Lease (No Landlord responsibilities)
- Four Five year options to renew; each with 10% rental increases.
- Present base rent of \$12,201 per month = \$146,410 per year.

ANNUAL INCOME

Remainder of Primary Term	Present through 05/31/2029	\$146,410
1st Option	06/01/2029 - 05/31/2034	\$161,051
2nd Option	06/01/2034 - 05/31/2039	\$177,156
3rd Option	06/01/2039 - 05/31/2044	\$194,872
4th Option	06/01/2044 - 05/31/2049	\$214,359

Sales Price: Reduced to \$2,440,000 (6.0 cap rate)

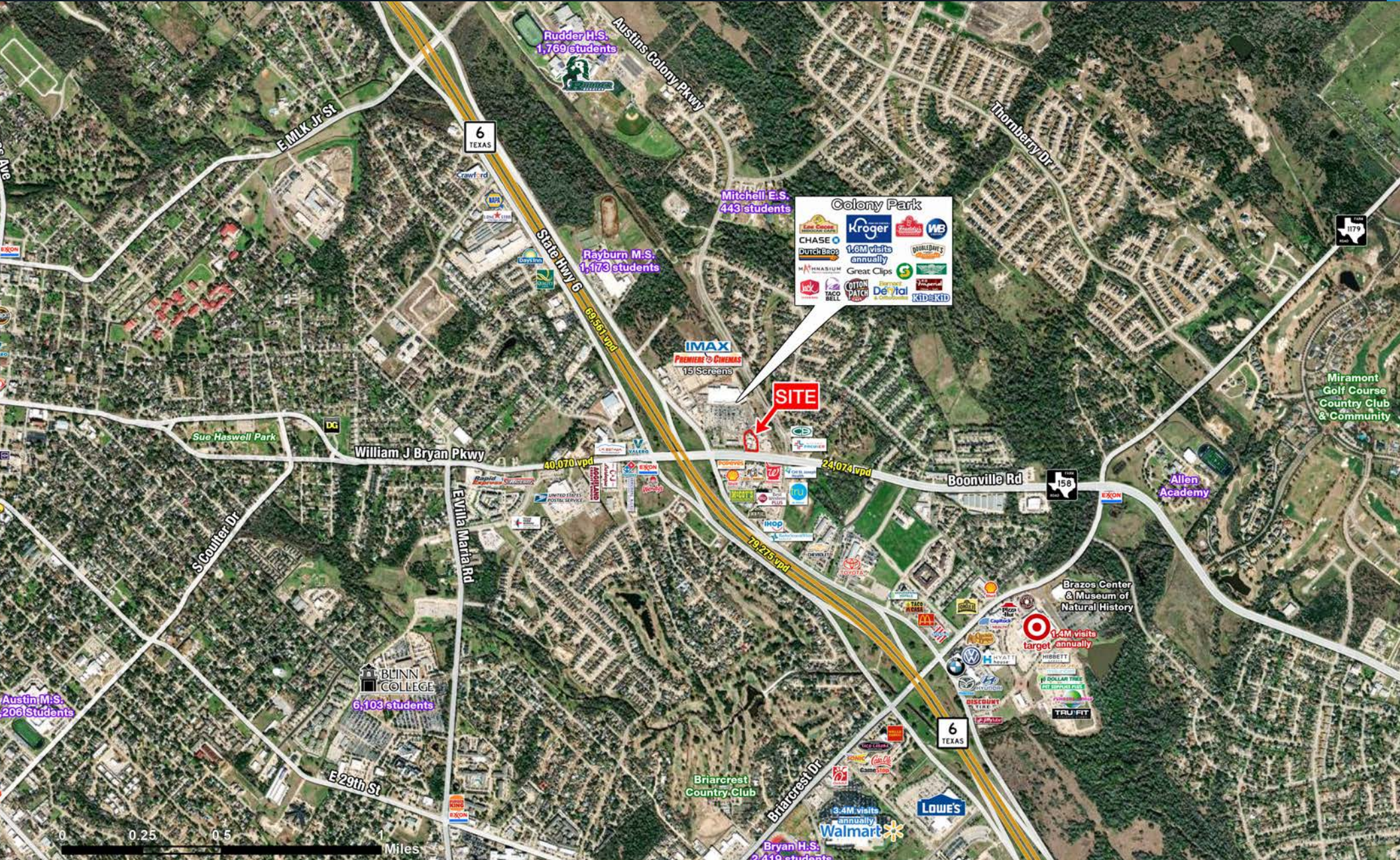
ABOUT THE TENANT

JPMorgan Chase Bank is an American multinational finance company headquartered in New York City. It is the largest bank in the United States and the world's largest bank by market capitalization as of 2023. The company has over 4,700 branches and serves millions of customers and communities in over 100 global markets.

JPMorgan Chase has a credit rating of "AA-" by Fitch Ratings, Aa2 by Moody's and A+ by Standard & Poors.



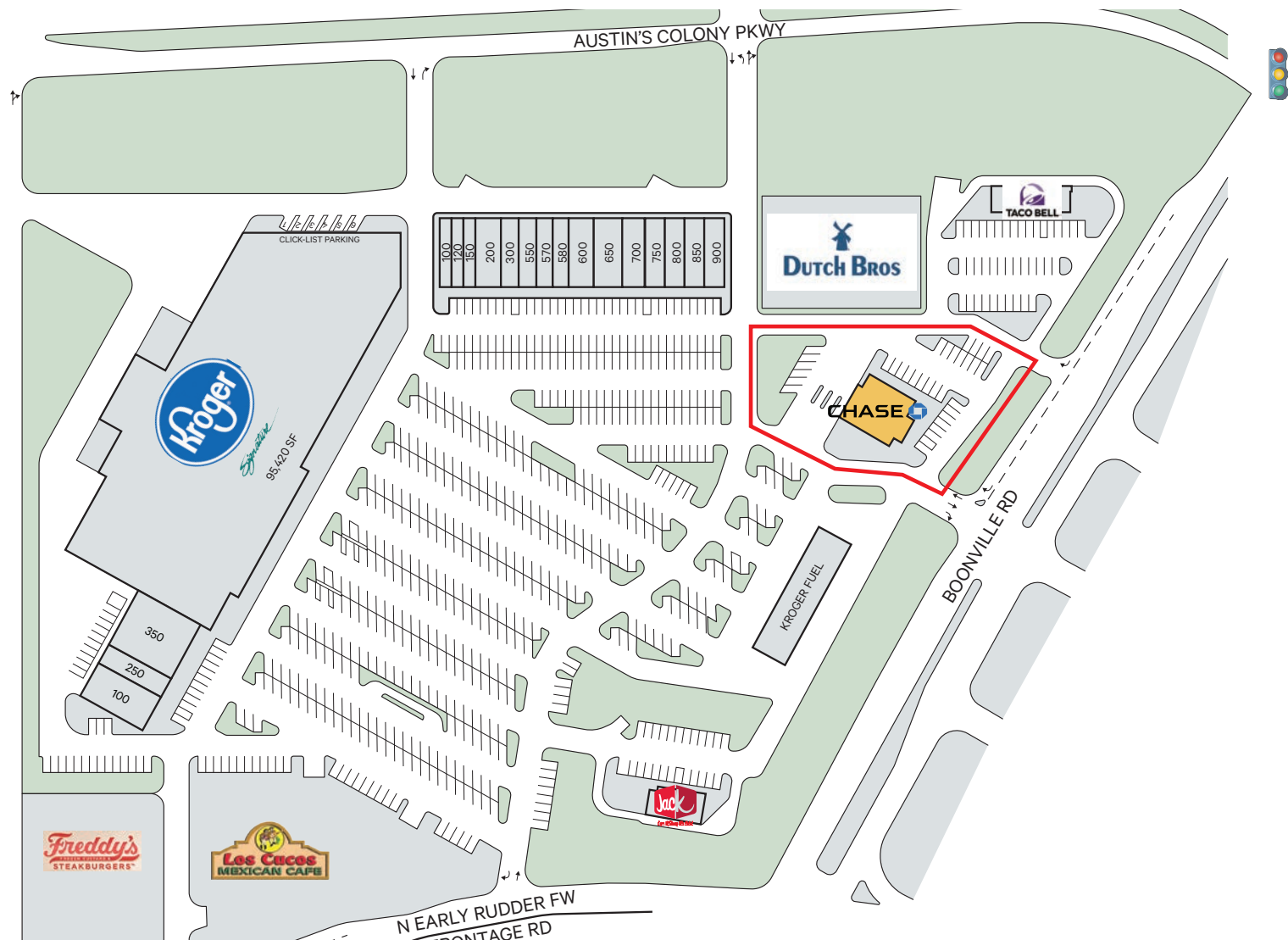
PROPERTY AERIAL



OBLIQUE AERIAL

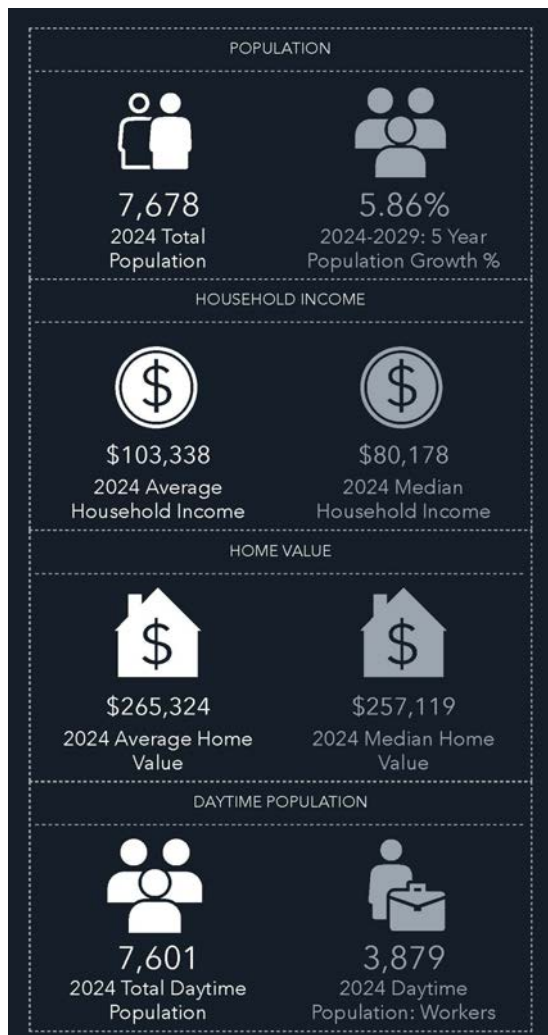


SITE PLAN

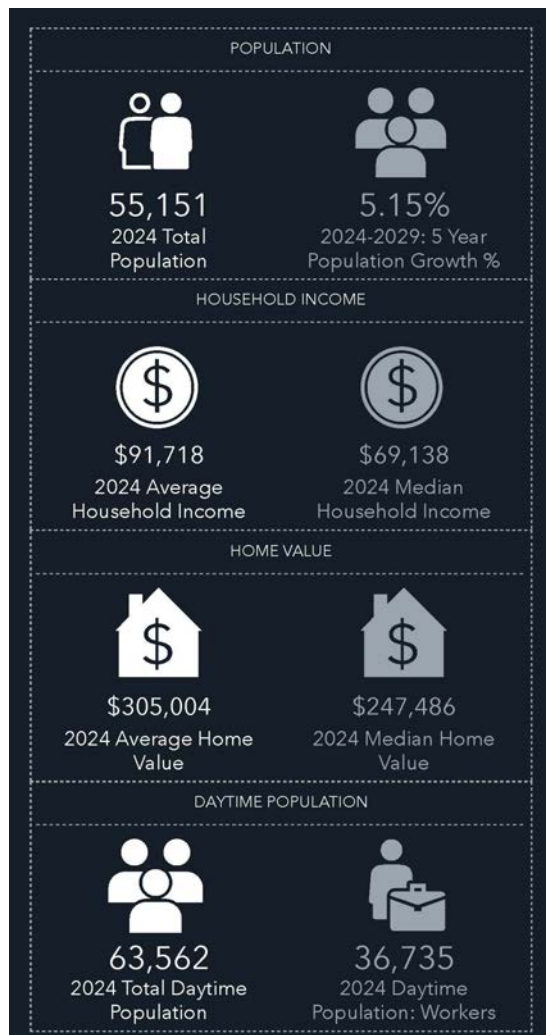


DEMOGRAPHICS

1 MILE



3 MILE



5 MILE



TEXAS BY THE NUMBERS

1

IN JOB GROWTH

82,500 JOBS IN JUNE 2022 – #1
779,000 JOBS YEAR TO DATE – #1

U.S. BUREAU OF LABOR STATISTICS

1

IN POPULATION GROWTH

310,200 BETWEEN 2020 AND 2021
4 MILLION BETWEEN 2010 AND 2020

U.S. CENSUS

5

BEST STATES FOR BUSINESS

CNBC

1

FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500
COMPANY HEADQUARTERS, MORE
THAN ANY OTHER STATE

FORTUNE

9

WORLD ECONOMY

TEXAS IS THE WORLD'S 9TH LARGEST
ECONOMY WITH **\$1.985 TRILLION** IN

GDP

TEDC

1

FOR ECONOMIC GROWTH

TEXAS RANKS 1ST IN THE NATION
IN FORECASTS FOR STRONG
EMPLOYMENT AND INCOME GROWTH
FOR THE NEXT 5 YEARS.

FORBES



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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 on 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 listening 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.

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Date