



OFFERING MEMORANDUM

PRESERVE  
WEST  
CAPITAL 

Juicy Seafood  
Texarkana TX

This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.

[www.preservewestcapital.com](http://www.preservewestcapital.com)



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## Disclaimer

Preserve West Capital (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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# PROPERTY HIGHLIGHTS



## Property Highlights

- 10 Year Absolute NNN Lease to The Juicy Seafood with Approximately 9 Years Remaining
  - Scheduled 10% Rental Escalations Every 5 Years
  - Sustainable Rent PSF of \$22.50
  - No Landlord Maintenance Responsibilities
- Growing Brand with National Presence in 10 States and Additional Expansion Plans
- Outparcel to Texarkana Pavilion
  - Highly Visible Regional Shopping Center Anchored by Cinemark 14, Old Navy, Bed, Bath & Beyond, Best Buy & TJ Maxx
- Prominent Retail Location Adjacent to Junction of I-30/US-59 & I-369
  - Combined AADT of 116,415
  - Destination Corridor Serving Over 450,000 People in the Trade Area
- Robust Demographics within 5 Mile Radius
  - Total Daytime Population of 82,334
  - Average Household Income of \$66,365
- Robust Cotenancy within Dense Retail Hub
  - Nearby Anchor Tenants Include Target, Walmart Supercenter, Sam's Club, CVS, Walgreens, and More
- 1.5 Miles from Christus St. Michael Health System
  - Texarkana MSA's 2nd-Largest Employer with Staff of 1,902
- Less than 5 Miles from Texarkana College & Texas A&M University – Texarkana
  - Total Student Population of Approximately 4,000
- 18 Miles from Red River Army Depot
  - MSA's Largest Employer with 3,797 Personnel
  - Annual Economic Impact of \$1.55 Billion



PRICE

**\$2,381,000**

6.35% Return

Location

The property is located at 4320 St. Michael Drive in Texarkana, Texas.

Lot Size

Approximately 1.247 acres or 54,319 square feet.

Improvements

A 6,270 square foot restaurant building for **Juicy Seafood**.

Lease

Leased to **The Juicy Seafood Restaurant, Inc.** and guaranteed by **Kezhu Chen** for 10 years from October 1, 2020 through September 30, 2030 at a current annual rent of \$151,200. There are two (2) five-year options to renew the lease. Rent is to increase by 10% in year 6 and at the start of each option period. The lease is absolute net with tenant responsible for all taxes, insurance, and maintenance, including roof and structure.

Financing

The property will be delivered free and clear of permanent financing.

Annual Rent

Year	Annual Rent	Price PSF	Return
Years 1-5	\$151,200	\$22.50	6.35%
Years 6-10	\$166,320	\$24.75	6.99%
Years 11-15 (Option 1)	\$182,986	\$27.23	7.69%
Years 16-20 (Option 2)	\$201,264	\$29.95	8.45%



**The Juicy Seafood** serves Cajun-style seafood and chicken at more than 28 company-owned and franchised locations throughout Alabama, Colorado, Georgia, Florida, Louisiana, Mississippi, New York, Texas, and Tennessee.

# AERIAL

## RICHMOND RANCH SHOPPING CENTER

**TARGET** **KOHL'S** **Office DEPOT**  
**PETSMART** **LESLIE'S** SWIMMING POOL SUPPLIES.  
**KIRKLAND'S** Home Decor, Gifts & More **BOOT BARN**  
**CATHERINES** PLUS SIZES

**TOWNEPLACE SUITES** BY MARRIOTT **COURTYARD** BY MARRIOTT  
**ROCKY MOUNTAIN** **Steak 'n Shake** **Red Lobster** **Comfort SUITES**

**Dillard's** **Burlington** **JCPenney** **Olive Garden** **Michaels**  
**BOOKS-A-MILLION** **chili's** **OUTBACK**

**Sam's Club** **BURGER KING** **DD**  
**Super 1 Foods** **DOLLAR TREE**  
**Chipotle** **Jason's deli** **Shell** **Domino's**

**Residence INN** BY MARRIOTT **STARBUCKS COFFEE**  
**verizon** **Chick-fil &** **TEXAS** **LONGHORN**  
**TACO BELL** **Sport Clips** **Cane's**

**Walmart** Neighborhood Market **ANYTIME FITNESS**  
**ACE Hardware** **SONIC** **Circle K** **SUBWAY**

**CHRISTUS ST. MICHAEL** Health System

## CENTRAL MALL

**BED BATH & BEYOND**  
**OLD NAVY**  
**SHOE CARNIVAL**

**T.J.maxx** **burkes** OUTLET.  
 LANE BRYANT

**THE HOME DEPOT**

**CINEMARK**  
 The Best Seat In Town

**I JUMP** **BEST BUY**

## TEXARKANA PAVILION

**chico's** **KID&KID**

**COLD STONE** **JJ**

**TASTE of INDIA**

**THE JUICY SEAFOOD**  
 SEAFOOD KITCHEN-BAR

**ON THE BORDER**  
 MEXICAN GRILL & CANTINA

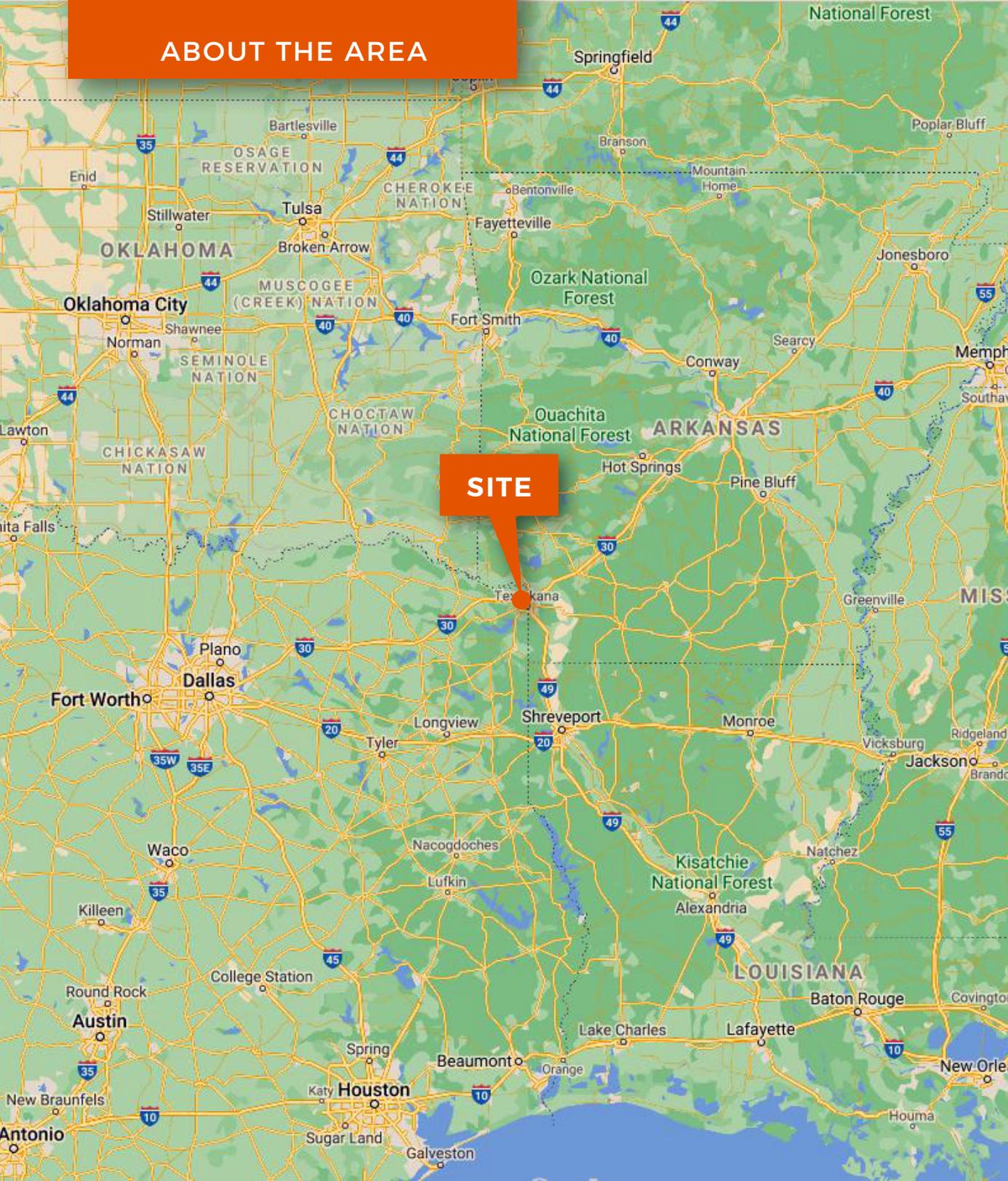
**Ruby Tuesday**



(77,049 AADD1)

St Michael Dr

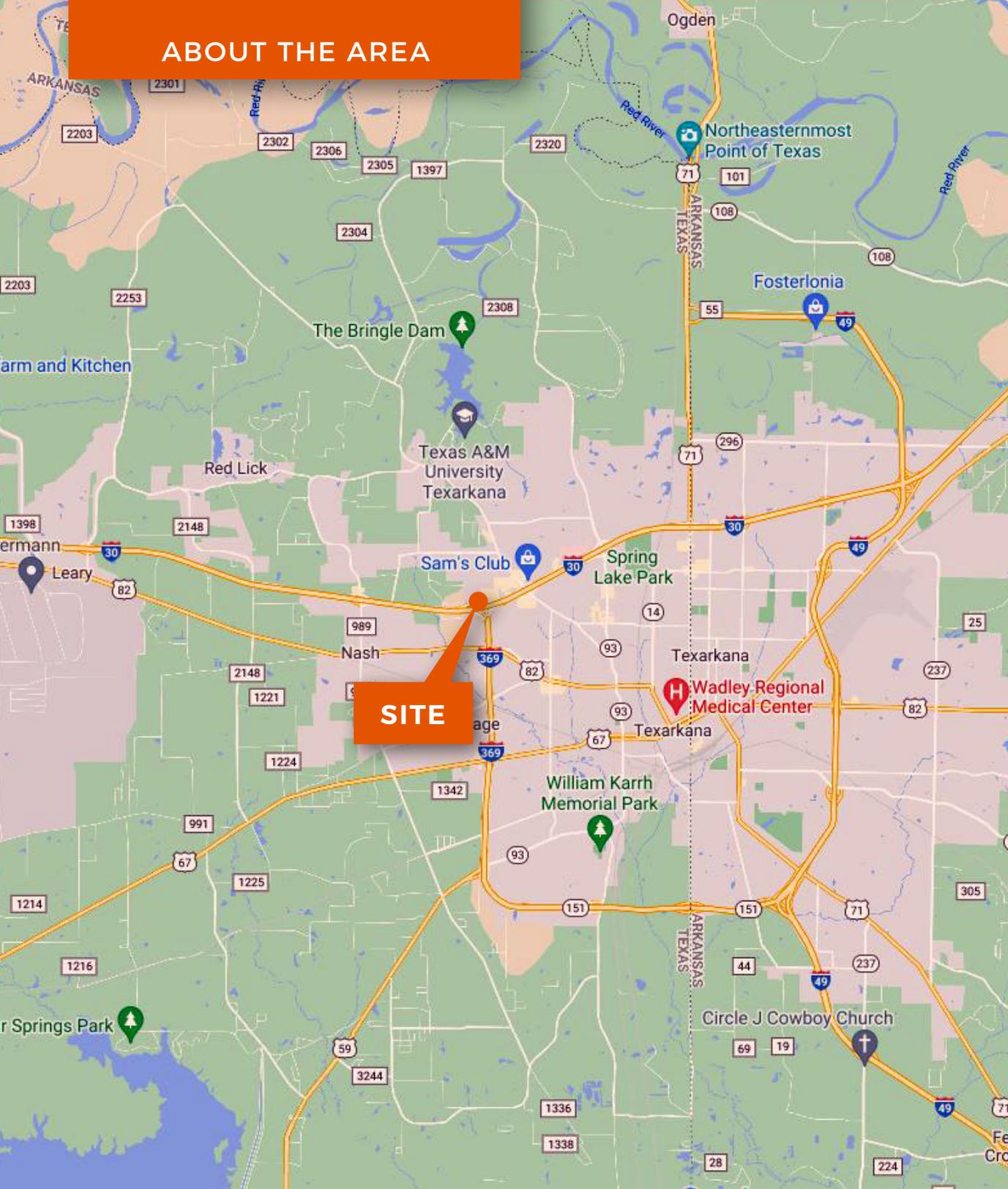
## ABOUT THE AREA



## General Overview

Texarkana (population 36,193) is a city in Texas with a twin city, also named Texarkana, directly across the Texas-Arkansas border in Arkansas, with a combined population of 65,974 and an MSA population of approximately 150,000. The cities are separate only from a political standpoint, with separate city governments; many residents live in one state and work in the other. The city is situated approximately halfway between Dallas and Little Rock. Texarkana serves as a regional economic hub for manufacturing, healthcare, defense, and education. The area benefits from its close proximity to the Red River Army Depot, which employs nearly 4,000 with an economic impact of approximately \$1.55 billion.

## ABOUT THE AREA



## Site Information

The subject property is prominently situated with excellent access and visibility along St. Michael Drive adjacent to the junction of I-30/US-59 (77,049 AADT) and I-369 (39,366 AADT). The site benefits from robust demographics with a total daytime population of 82,334 and average household income of \$66,365 within a 5 mile radius.

The site benefits from a prominent retail location outparcel to the Texarkana Pavilion retail center and adjacent to Richmond Ranch Shopping Center; major retail tenants include Target, The Home Depot, Best Buy, and Kohl's. Other nearby retail centers include Central Mall, anchored by Dillard's; Oaklawn Village Shopping Center, featuring Big Lots & Harbor Freight Tools; and more. Other major retail tenants in the surrounding area include Walmart Supercenter, Sam's Club, CVS, Walgreens, and Albertson's.

The property is located approximately 1.5 miles from Christus St. Michael Health System, a 275-bed hospital and the city's second-largest employer with a staff of 1,902. The property is located approximately 2 miles from Texarkana College, with approximately 2,300 students enrolled, and 4 miles from Texas A&M University's Texarkana campus, with a student body of 1,656.



# 4320 St Michael Dr | Texarkana, TX 75503



2021 POPULATION  
**72,508**



AVG. HOME VALUE  
**\$290,708**



AVG. HOUSEHOLD INCOME  
**\$66,365**

<b>Population Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2010 Total Population	3,105	37,572	70,715
2021 Total Population	3,756	39,405	72,508
2026 Total Population	3,896	40,037	73,355
2021-2026 Annual Rate	0.73%	0.32%	0.23%
<b>Average Household Income</b>			
2021	\$52,382	\$67,474	\$66,365
2026	\$57,614	\$74,236	\$73,371
<b>Average Home Value</b>			
2021	\$290,708	\$231,360	\$213,024
2026	\$445,023	\$344,569	\$298,281

## Top Employers in Texarkana MSA

## # of Employees

Red River Army Depot and Tenants	3,797
Christus St. Michael Health Care	1,902
Cooper Tire & Rubber	1,750
Texarkana Texas ISD	1,200
Southern Refrigerated Transport	1,115
Wal-Mart/Sam's Club	1,091
Graphic Packaging (International Paper)	829
Domtar (Georgia Pacific)	800
DLA Distribution	731
Wadley Regional Medical Center	719

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.





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