



In Association with Scott Reid & ParaSell, Inc.  
A Licensed Texas Broker #9009637



Dallas-Ft. Worth Metroplex (Ennis), Texas

Offering Memorandum

1211 East Ennis Ave Ennis TX 75119 [View Map](#)

- 20-Year Absolute NNN Lease
- Primary Retail Corridor Anchored by Walmart
- Across from New Retail/Hotel Development
- Direct Interstate 45 Visibility & Access

# Advisory Team

**Kyle Gulock**

Managing Partner  
KGulock@centurypartnersre.com  
(818) 493-0493 | CA DRE LIC #01861385

**Matt Kramer**

Managing Partner  
MKramer@centurypartnersre.com  
(818) 601-4595 | CA DRE LIC #01995909

**Joshua Berger**

Managing Partner  
JBerger@centurypartnersre.com  
(310) 270-3308 | CA DRE LIC #01984719

**Scott Reid**

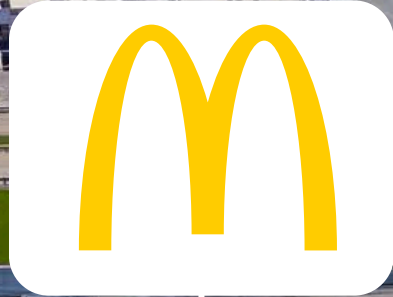
ParaSell, Inc. - Broker of Record  
Scott@parasellinc.com  
(949) 942-6578 | TX License #739436

 [Contact Team](#)



Century Partners Real Estate, Inc.  
Los Angeles, California  
(310) 362-4303 | CA DRE LIC #02235147

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47,000+ VPD



**Subject Property**

Surrounded by new retail & hotel development



Price	Cap Rate	NOI
\$2,945,455	5.50%	\$162,000

### Investment Highlights

- New 20-Year Absolute NNN Lease
- Primary Retail Corridor: Anchored by Walmart on East Ennis Ave, directly off Interstate 45, the main route from Houston to Dallas.
- Low-management, passive investment with long-term stability.

### Location Highlights

- Strong national retail presence: Walmart, Chick-fil-A, and McDonald's
- Direct visibility to I-45 (47,000 VPD), primary highway to Dallas.
- Located directly across the street from development site of new regional retail development w/hotels.

### Tenant Highlights

- HCI Hospitality: 41-unit Freddy's franchisee with presence in 7 states
- Established brand: Freddy's boasts 550 locations across 36 states
- System wide AUVs of \$1.9m

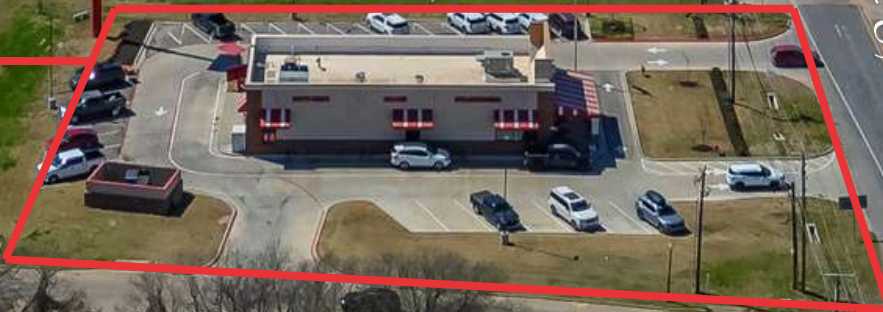


Ennis Crossroads Shopping Center



47,000+ VPD

Subject Property



E Ennis Ave - 8,300 VPD

Located directly across the street from new regional retail shopping center + hotel development



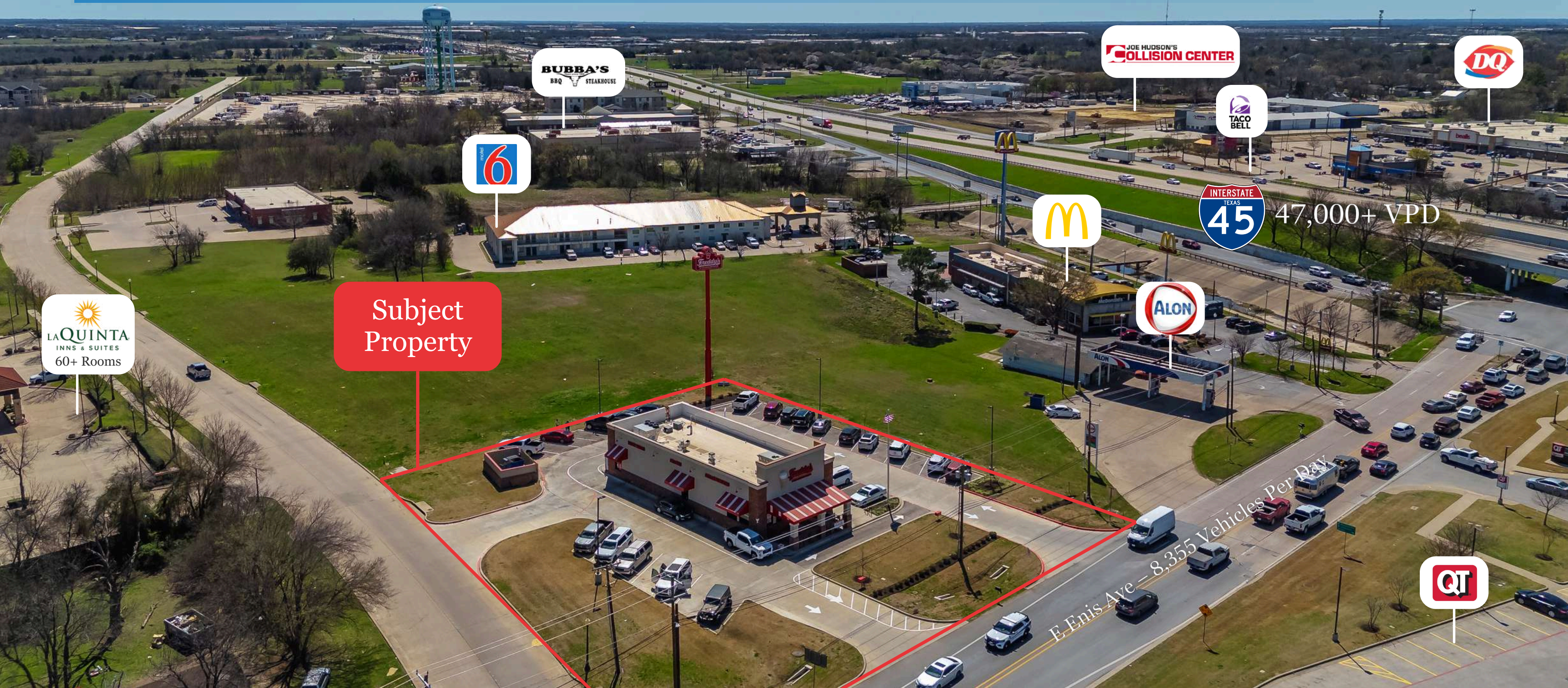
47,000+ VPD

E Ennis Ave - 8,300 VPD

Subject Property



Direct freeway visibility and access: Easy access to I-45 on/off ramps  
*Visibility to 47,000+ vehicles passing daily on Interstate 45*



Subject Property

  
LAQUINTA  
INNS & SUITES  
60+ Rooms



  
BUBBA'S  
BBQ STEAKHOUSE

  
JOE HUDSON'S  
COLLISION CENTER



  
TACO  
BELL

  
INTERSTATE  
TEXAS  
45

47,000+ VPD



  
ALON

E Enis Ave - 8,355 Vehicles Per Day





Lease Summary

Tenant Name	HCI Hospitality
Lease Type	Absolute NNN
Guaranty	Corporate Guaranty
Guarantor	Wildcat Steakburgers
Rent Increases	10% every 5 years
Lease Term	20 years
Lease Start	Close of escrow
Options	4, 5-year

Physical Description

Address	1211 East Ennis Ave, Ennis, TX 75119
Building Size	3,648 SF
APN	0405-91-7536
Land Size	0.82 Acres
Year Built	2022

Price                      Cap Rate                      NOI  
**\$2,945,455                      5.50%                      \$162,000**

Period	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Years 1-5	\$162,000	\$13,500	\$3.70	5.50%
Years 6 - 10	\$178,200	\$14,850	\$4.07	6.05%
Years 11 - 15	\$196,020	\$16,335	\$4.48	6.65%
Years 16 - 20	\$215,622	\$17,969	\$4.93	7.32%
Option 1	\$237,184	\$19,765	\$5.42	8.05%
Option 2	\$260,903	\$21,742	\$5.96	8.86%
Option 3	\$286,993	\$23,916	\$6.56	9.74%
Option 4	\$315,692	\$26,308	\$7.21	10.72%

Subject Property



## About Freddy's Frozen Custard & Steakburgers

Co-founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner, Scott Redler, the three men named the restaurant after Bill and Randy's father, Freddy Simon, a World War II veteran.

Today, Freddy's restaurants from coast-to-coast serve a menu reminiscent of the all-American meals Freddy prepared for his family. Freddy's offers a full menu of longtime favorites from steakburgers to sundaes, as well as hot dogs and chicken. Their kitchens prepare all food only after it is ordered to ensure high quality and freshness. Freddy's locations pride themselves on being bright, clean, and efficient, with quick service and ample room for families to gather and enjoy their time together.

The Freddy's concept is rapidly expanding, with the brand now having a presence of over 550 locations across 36 states, and it is slated to continue expanding its footprint with a strong pipeline fueled by continued franchise development success.







## About HCI Hospitality

Founded in 2002, HCI Hospitality is a dynamic and growing company dedicated to providing a fun, friendly, and welcoming experience for its guests. Based in Manhattan, KS, HCI embodies the warmth and hospitality of the Midwest, creating a "home away from home" where guests feel like family.

With a diverse portfolio, HCI operates 40 fast-casual Freddy's Frozen Custard & Steakburger restaurants across the U.S., including its highly successful location in Fayetteville, NC, which has earned a spot in the prestigious \$3 Million Club. HCI's success is built on a foundation of operational excellence, guest satisfaction, and community engagement. The company has been recognized with numerous awards, including the Voice of the Guest Champion, Food Safety Champion, and the President's Cup for Large Group. Additionally, HCI Hospitality CEO Cam Blakely was invited to participate in a panel discussion alongside Freddy's President/CEO Chris Dull, Freddy's COO Brian Wise, and MLY CEO Mike Young, further solidifying HCI's reputation as a trusted and influential operator.

## About Ennis, Texas

Ennis, Texas, is a thriving community known for its strong economic growth, retail activity, and accessibility. Located in the heart of North Texas, Ennis benefits from its proximity to major highways, including I-45, which connects the city to Dallas to the north and Houston to the south.

The area is home to a growing population, with the 1-mile population projected to reach 5,442 by 2029, reflecting a 4.6% annual growth rate. The 1-mile radius has a median household income of \$57,962, with \$44.7 million in annual consumer spending.

Ennis's strategic location, strong retail presence, and growing population make it an attractive market for businesses and investors alike.



## Demographic Highlights

# 32,364

Projected 3-Mile Population by 2029

# \$73,407

1-Mile Average Income

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	4,427	26,146	29,129
Average Income	\$73,407	\$82,161	\$85,051
Households	1,478	8,922	9,952

## Major Employers in Ennis



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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.*

11-2-2015



**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.

ParaSell, Inc.	9009637	broker@parasellinc.com	949.942.6585
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Reid	739436	broker@parasellinc.com	949.942.6585
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