



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

Offering Memorandum

Single-Tenant Drive-Thru

Copperas Cove, Texas

2301 E Business Hwy 190 Copperas Cove, TX 76522 [View Map](#)

20-Year Absolute NNN Lease

\$60M+ Personal Guaranties

Direct Frontage to 38,000+ VPD

Bustling Corridor Anchored by Walmart & H-E-B

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Strong Financial Backing:
Personal guarantees exceeding \$60 million



Price	Cap Rate	NOI
\$2,738,461	6.50%	\$178,000

Investment Highlights

- New 20-year Absolute NNN lease with 10% increases every 5 years.
- Expanding operator: 15 locations open, 5+ in development.
- Award-Winning: Golden Chick’s “Developer of the Year” in 2023 & 2024.
- Strong Backing: \$60M+ in personal guarantees.
- Proven Leadership: Led by former Golden Chick President & current VP of Development.

Market Highlights

- High Traffic Volume: Located on E Hwy 190 with approximately 38,500 VPD.
Demographics: Within a 3-mile radius, a population of 32,500 with an average household income of \$75,000.
- Proximity to Fort Cavazos: Less than 2.5 miles from the military base (formerly Fort Hood); Walmart Supercenter: Approximately 0.5 miles east at 2720 E Business Hwy 190.

Tenant Highlights

- Golden Chick: 210+ locations in Texas, Florida, Oklahoma and Louisiana, with plans for expansion into Nevada.
- Rapid Growth: 20+ new franchises opened in 2023.
- Recognized Brand: Listed in *Nation's Restaurant News* “Top 200 U.S. Restaurant Brands”.



Lease Summary

Tenant Name	Golden Chick
Lease Type	Absolute NNN
Lessee Name	SXThree LLC
Rent Increases	10% every 5 years
Lease Start	1/31/2025
Lease End	2/1/2045
Term Remaining	20 Years
Options	4, 5-Year

Physical Description

Address	2301 E Business Hwy 190 Copperas Cove, TX 76522
APN	120945
Building Size	2,386 SF
Land Size	0.69 Acres
Year Built/Renovated	1993/2025
Zoning	Commercial

Price

\$2,738,461

Cap Rate

6.50%

NOI

\$178,000

Rent Schedule	Rent / Year	Rent / Month	Rent/SF	Cap Rate
Years 1 - 5	\$178,000	\$14,833	\$6.22	6.50%
Years 6 - 10	\$195,800	\$16,316	\$6.84	7.15%
Years 11 - 15	\$215,380	\$17,948	\$7.52	7.87%
Years 16 - 20	\$236,918	\$19,743	\$8.27	8.65%
Option 1	\$260,610	\$21,717	\$9.10	9.52%
Option 2	\$286,671	\$23,889	\$10.01	10.47%
Option 3	\$315,338	\$26,278	\$11.01	11.52%
Option 4	\$346,872	\$28,905	\$12.11	12.67%

Walmart-Anchored Corridor

Hwy 190 connects to TX-9 just down the street



85,000 VPD



Copper Commons Apartments
154 units

Copperas Cove Junior High School
900+ Students



Subject Property



E Hwy 190 - 38,500 VPD



Copperas Cove Junior High School
900+ Students

Willow Creek Apartments
202 Units

Little Caesars Pizza

Handprints Academy

Copper Commons Apartments
154 units

DOLLAR TREE SONIC MCDONALD'S

High Traffic Volume: Direct frontage to 38,000+ VPD
Hwy 190 is a Primary retail corridor in Copperas Cove

Domino's

190

E Hwy 190 - 38,500 VPD

Subject Property

KFC

EXXON



About Golden Chick

Golden Chick, founded in Texas in 1967, has grown significantly, operating over 210 locations across several states and continuing its expansion into new markets like Nevada. The brand, known for its Original Golden Tenders, has experienced double-digit sales increases and plans to open more than 20 new franchise locations in 2023, aiming for a 10% overall growth.

Recent strategic restructuring has enhanced its executive team and franchisee support systems to sustain this growth. Recognized among the Top 200 Restaurant Brands in the U.S., Golden Chick focuses on menu innovation, optimized operations, and excellent customer service to drive its market expansion.

Public/Private	Private
Headquarters	Richardson, Texas
Locations	210
Website	www.goldenchick.com

About Copperas Cove, Texas

Copperas Cove, TX, presents a promising market potential driven by its growing population, strong military presence from nearby Fort Cavazos (formerly Fort Hood), and a diverse local economy. The city's strategic location along U.S. Highway 190 fosters connectivity to major Texas markets, supporting retail, dining, and service-based businesses.

With a rising demand for housing and commercial development, Copperas Cove is experiencing steady economic expansion. The presence of a young, working-class demographic, along with increasing household incomes, creates opportunities for industries such as hospitality, healthcare, and quick-service restaurants. As the city continues to develop, businesses seeking long-term growth can benefit from its pro-business environment and expanding consumer base.



Demographic Highlights

60,259
5-Mile Population

21,242
5-Mile Households

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	6,706	32,567	60,259
Average Household Income	\$71,809	\$70,579	\$75,635
Households	2,753	12,328	21,242

Major Employers in Copperas Cove, Texas



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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.

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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