

FOR SALE

# HTeaO - 15 YR Absolute Net Lease

5936 Denton Hwy | Watauga, TX 76148



# VISION

COMMERCIAL REAL ESTATE

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PRICE | CONTACT BROKER

PROPERTY AREA | 1,932 SF



## INVESTMENT HIGHLIGHTS

- 👁️ 15-Year absolute NNN lease - zero landlord responsibilities
- 👁️ Nation's largest iced tea franchise - 100+ stores open across the United States
- 👁️ Located on Watauga's major commercial thoroughfare Denton Hwy (45,000+ VPD)
- 👁️ Newly constructed 2,200 SF HTeaO opened March 2024

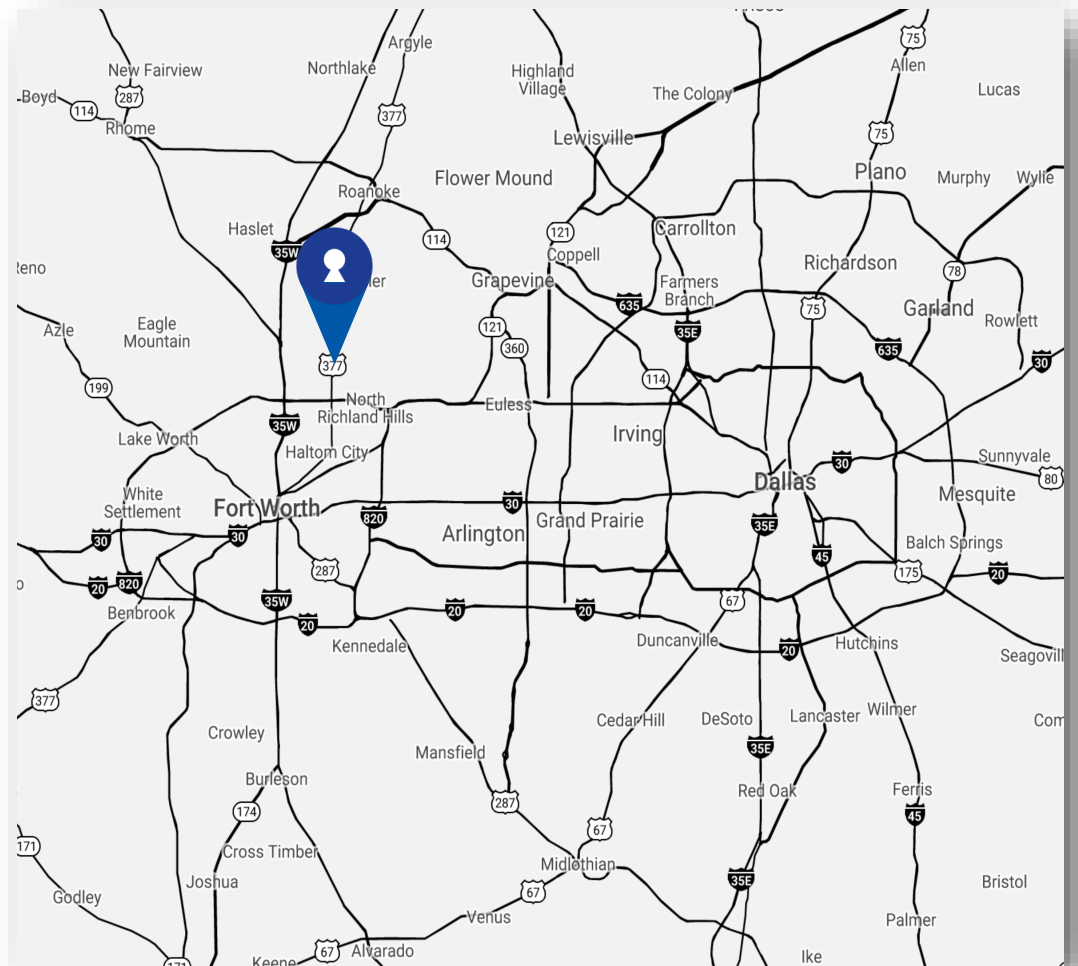
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	<b>14,895</b>	<b>63,808</b>	<b>136,632</b>	<b>298,755</b>
DAYTIME POPULATION	<b>9,971</b>	<b>47,765</b>	<b>106,669</b>	<b>283,758</b>
AVG HH INCOME	<b>\$89,460</b>	<b>\$91,636</b>	<b>\$94,457</b>	<b>\$106,109</b>
POPULATION GROWTH 2024-2028	<b>0.22%</b>	<b>0.37%</b>	<b>0.11%</b>	<b>0.06%</b>

\*STDB.com 2024

## TRAFFIC COUNT

45,000+ VPD at Denton Hwy and Fannin St



## INVESTMENT OFFERING

PRICE	\$2,154,000
CAP RATE	5.85%
NOI	\$126,000
LEASE TYPE	Absolute NNN
GUARANTY	Personal
LANDLORD RESPONSIBILITIES	None

## PROPERTY INFORMATION

BUILDING SF	1,932 SF
LAND AREA	0.51 Acres
ADDRESS	5936 Denton Hwy, Watauga, TX
YEAR BUILT	2024
OWNERSHIP	Fee Simple

## ABOUT THE TENANT

HTeaO was founded in 2009. Since then, the Texas-based HTeaO has grown to be the nation's leading iced tea franchise and is breaking into the growing beverage DSR category. With a cost-effective business model, the brand operates within their own supply chain, significantly lowering the cost of goods for store operators. HTeaO serves ultra-premium tea, water and coffee-related products to customers in-store and drive-thru. 26 handcrafted flavors of sweetened and unsweetened tea are sold at each location, created with a proprietary water filtration system, and 100% all natural ingredients.



The company launched its first franchised location in 2018 in Midland, TX. To date, HTeaO has opened 126 locations with over 300 store in development, and has awarded 123 franchise licenses in 2023 alone. HTeaO is present in 8 states and plans to open 500 stores by 2026. Recently HTeaO was named in nations' top ten New and Emerging Franchise Concepts by Entrepreneur Franchise 500.



**377** Denton Hwy







**COMMERCE**

250+ Major Companies & Headquarters  
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



**#1** in the country for **3-year job growth** (185,600 jobs)  
**#1** in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)  
BLS, Dec. 2021

**4** **Global 500 Companies** Fortune, 2021  
**9** **World's Most Admired Companies** Fortune, 2022  
**22** **Fortune 500 Companies**



**DFW AREA GROWTH**

**50%**  
**LOWER COST OF LIVING**  
With a lower cost of living than the top three U.S. Metros.

**+7.2%**  
**EMPLOYMENT GROWTH**  
With a year over year gain of 277,600 jobs as of July 2022

**+328**  
people per day (2020)



**1,302,041**  
added in 2010-2020

**7,694,138**  
TOTAL POPULATION

**11,200,000**  
Population by 2045

**4TH LARGEST METRO IN U.S.** OVER **200** CITIES

**3 Commercial AIRPORTS**

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

**HIGHER EDUCATION**

**Three Research 1 Universities**

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

**30** Higher Education Institutions  
**15** Major Universities Including: **TCU** **SMU**

**HEALTH CARE**

**138** HOSPITALS & FACILITIES with Acute Care  
**32** MAJOR HOSPITALS  
**23** HEALTHCARE SYSTEMS

Cited: [www.dallaschamber.org](http://www.dallaschamber.org)



# INFORMATION ON 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.

**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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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)