Brand New GROUND LEASE
COLLEGE STATION, TEXAS

Offering Memorandum



$3,406,450 CAP RATE 3.875%

Representative Photo
Actual Site Under Construction

LANDMARK

LANDMARK ADVISORS, INC.
1716 Briarcrest Drive, Suite 300
Bryan/College Station, TX 77802
Office 979-691-7349 Cell 979-412-2563
Wayne Cotter, CCIM Broker/Principal
wayne@landmarkadvisorsinc.com

Table of CONTENTS

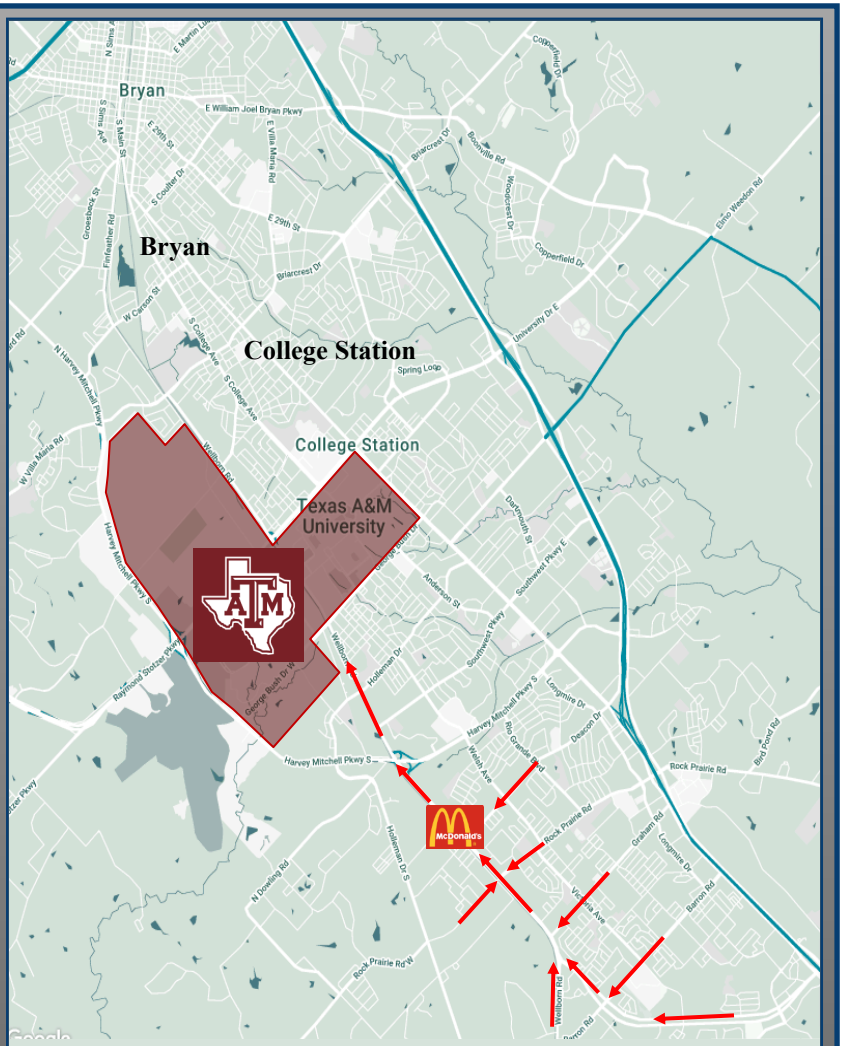
Property and Investment	Page 2
Retail Aerials	Page 3
Site Plan	Page 4
Site Demographics & Aerial	Page 5
Information about Brokerage Services	Page 6

PROPERTY SUMMARY

Tenant	McDonald's
Land Size	1.218 Acres
Address	12069 FM 2154 College Station, TX 77845
Building Size	3,846 SF with 32 Parking Space, Double Menu Bar
Lease Type	New 20 Year NNN Ground Lease. No Landlord responsibilities.
Location	On major thoroughfare 2.36 miles to Texas A&M University (81,354 students). Signalized hard corner.
Growth Area	Located within a high-growth corridor with significant residential and commercial expansion.
Currently under Construction	High-quality 2026 construction featuring modern design and operational efficiencies.

INVESTMENT SUMMARY

Lease Type	New 20 Year Ground Lease, with 10% rent escalations every 5 years - Ten 5-Year options with 10% escalations. Absolute NNN.
Corporate Guarantor	McDonald's USA, LLC
Price	$3,406,450
NOI	$11,000/Month or $132,000/Year
CAP Rate	3.875%
Rent Commencement	Estimated to be December 2026
First Right of Refusal	Yes. Thirty (30) day notice.



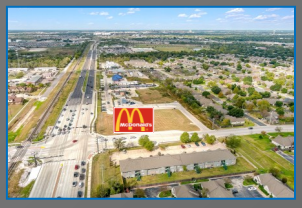
New McDonalds on Major Thoroughfare to Texas A&M University. Situated on the NEC of FM 2154 and Deacon Drive at a Signalized Intersection with more than 50,000 Vehicles per Day.

- The Local Economic Drivers are Texas A&M research, healthcare, biotech/technology, student & visitor spending retail/hospitality/services, with advanced manufacturing and other private-sector industries being cultivated to diversify the base.
- The underlying economy has performed well: real GDP for the College Station–Bryan MSA increased 30.4% from 2015 to 2024, compared with 24.2% for the U.S. over the same period.

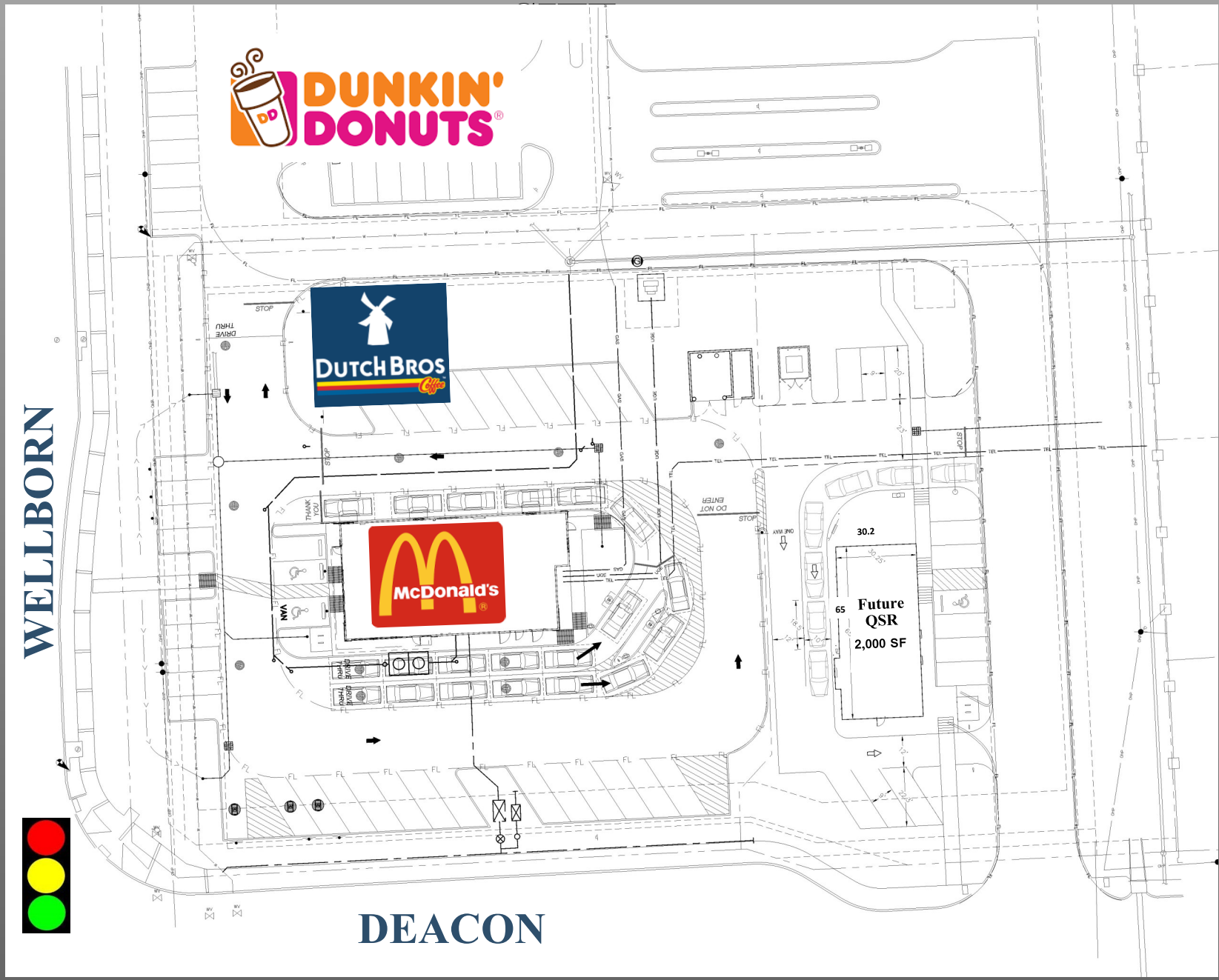
Retail AERIAL



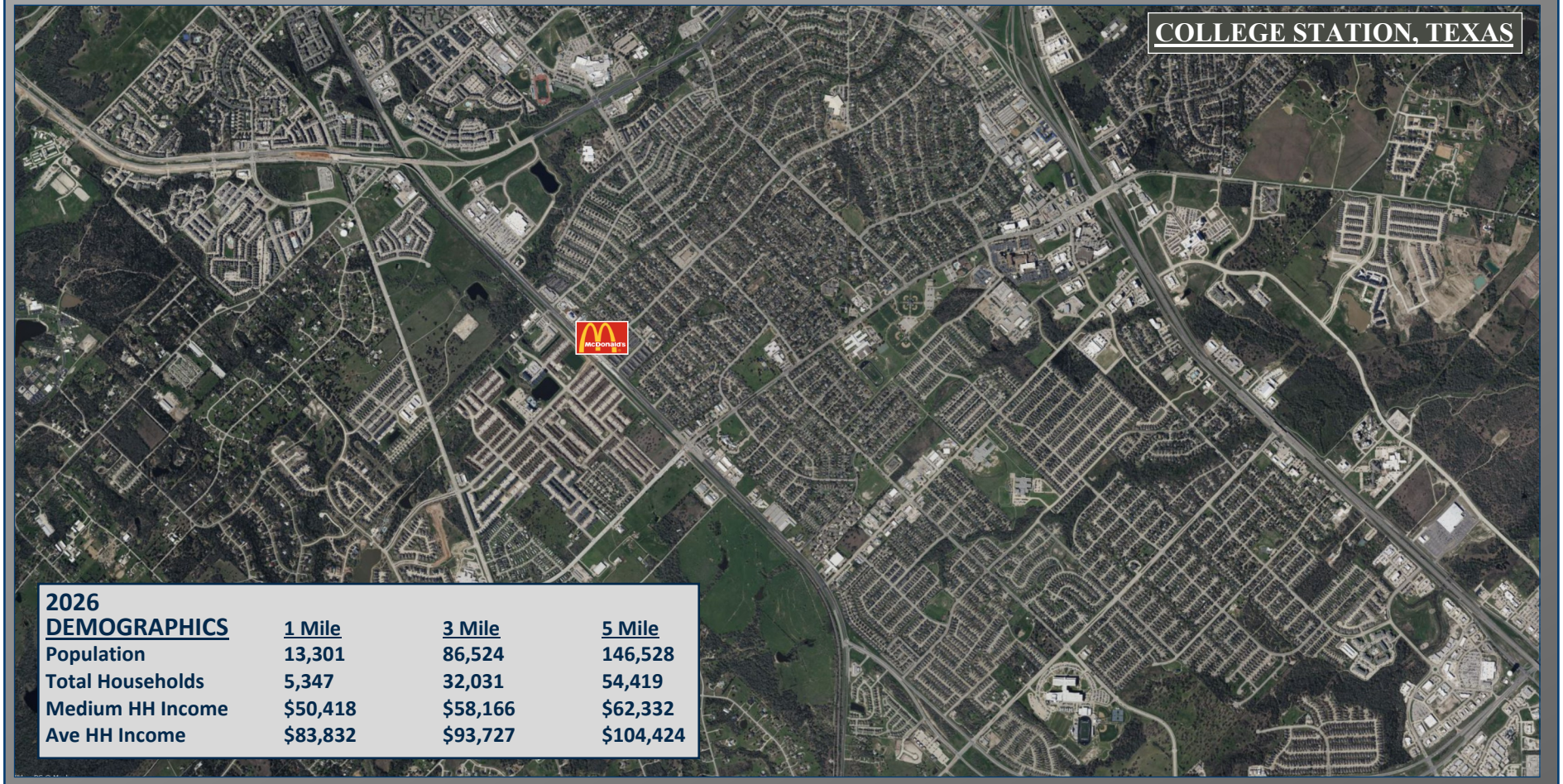



Overall SITE PLAN



AERIAL - Demographics



2026 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	13,301	86,524	146,528
Total Households	5,347	32,031	54,419
Medium HH Income	$50,418	$58,166	$62,332
Ave HH Income	$83,832	$93,727	$104,424

The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Please verify all real estate information independently.

Approved by the Texas Real Estate Commission for Voluntary Use

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

Before 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.

EQUAL HOUSING OPPORTUNITY