



36610 US HIGHWAY 27 | HAINES CITY, FL
#1 GROWTH MARKET IN US (2023)
74,000 CARS PER DAY

OFFERED
FOR SALE
\$3,333,000
5.25%



CONFIDENTIAL OFFERING MEMORANDUM



* REPRESENTATIVE PHOTO *



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed Chili's Grill & Bar featuring a 10-year NNN Ground Lease with 10% rental increases every 5 years. Chili's is planning to open for business in November.


NEWLY
 CONSTRUCTED


74,000
 VEHICLES PER DAY


10% INCREASES
 EVERY 5 YEARS


NOVEMBER
 PLANNED OPENING

LEASE YEARS	ANNUAL RENT	RETURN
1-5	\$175,000	5.25%
6-10	\$192,500	5.78%
Option 1	\$211,750	6.35%
Option 2	\$232,925	6.99%

NOI	\$175,000
CAP	5.25%
PRICE	\$3,333,000

ASSET SNAPSHOT

Tenant Name	Chili's Grill & Bar
Signator/Guarantor	Brinker Florida, Inc. (Corporate)
Address	36610 US Highway 27 Haines City, FL 33844
Building Size (GLA)	5,136 SF
Land Size	1.34 AC
Year Built	2024
Lease Type	NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	Est. November 15, 2024
Remaining Term	10 Years
Current Annual Rent	\$175,000
Renewal Options	4 x 5 Years



 **45,755** PEOPLE
 IN 3 MILE RADIUS

 **\$78,711** AHHI
 IN 3 MILE RADIUS

 **74,000** VPD
 ON HIGHWAY 27





CORPORATE GROUND LEASE

Rare opportunity to own a corporately guaranteed, brand new construction Chili's on a long-term lease



#1 GROWTH MARKET

Polk County ranked as the #1 fastest growing County in Florida in 2023 with an additional +/- 17,000 homes being developed within a 6-mile radius



STRATEGIC LOCATION

Strategically positioned between Walmart Supercenter and Lowe's along US Hwy 27 which carries a staggering 74,000 cars per day



NET LEASE

Absolute Net Ground Lease provides passive ownership and stable cash flow for an out of state investor



TOP PERFORMING MARKET

Florida is a top-performing state for Chili's where they operate 138+/- stores and benefit from strong brand awareness and customer loyalty



EXCELLENT FUNDAMENTALS

Excellent underlying real estate fundamentals with full access from a signalized intersection and unobstructed visibility to Hwy 27



INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



SUNSHINE STATE

Florida has not state income tax and in 2022 ranked as the fastest growing state in the US



HIGHWAY 27 74,000 VPD





Walmart
Supercenter

Wendy's

ALDI

CHIPOTLE
MEXICAN GRILL

KFC

BURGER KING

McDonald's

Chili's

HIGHWAY 27 74,000 VPD

HCA Florida
Haines City Emergency





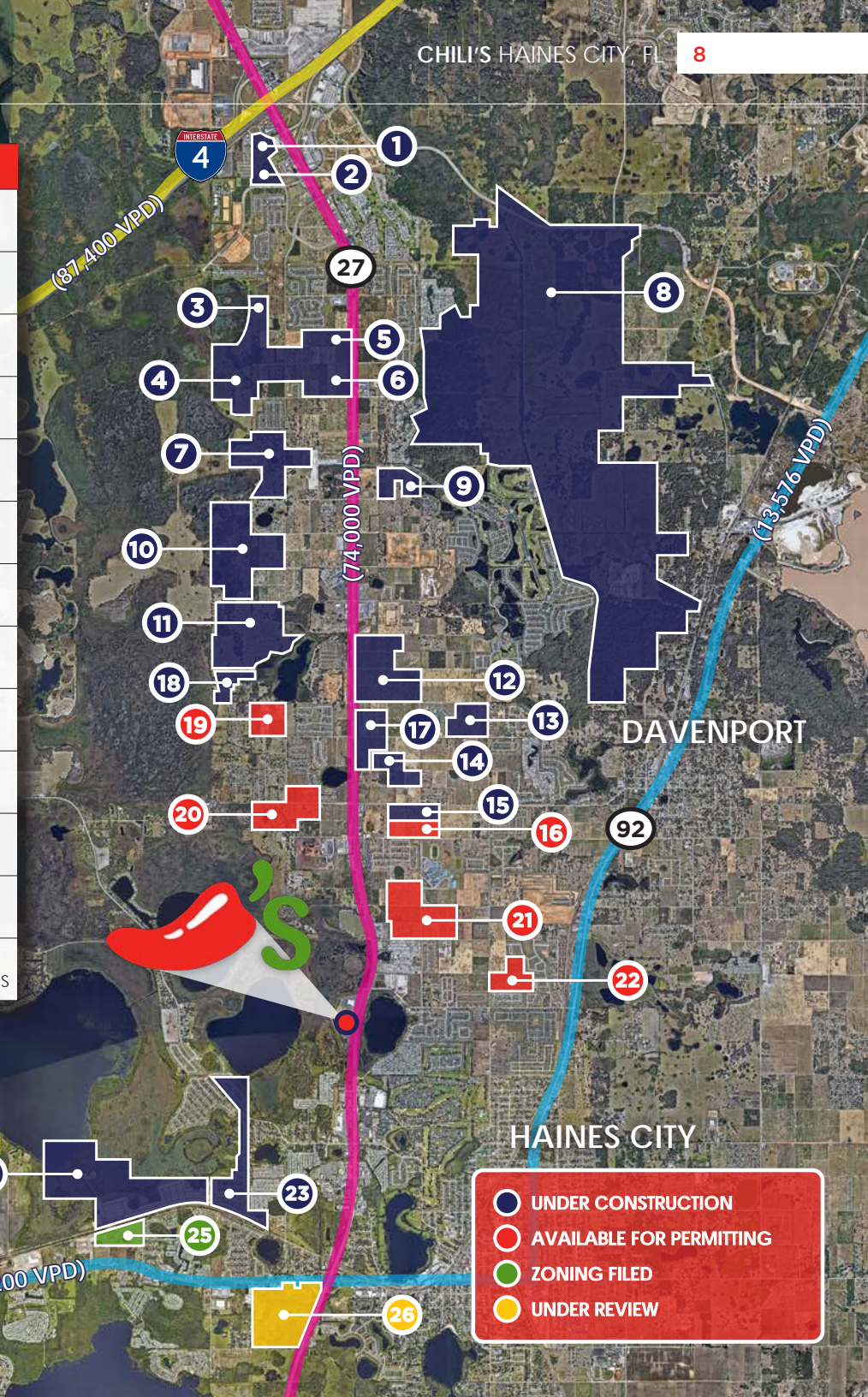
NEW HOUSING DEVELOPMENT

1 - Haven at Davenport 367 MULTI-FAMILY UNITS	14 - Citrus Reserve 214 SINGLE-FAMILY HOMES
2 - Alta Cintron 324 UNITS	15 - Northridge Reserve 173 SINGLE-FAMILY HOMES
3 - Natures Reserve 166 SINGLE-FAMILY HOMES	16 - Northridge Estates 216 SINGLE-FAMILY HOMES
4 - Wynstone Subdivision 685 SINGLE-FAMILY HOMES	17 - Hartford Terrace 88 TOWNHOMES
5 - Proposed 581 MULTI-FAMILY UNITS	18 - Lake Charles Resort 548 SINGLE-FAMILY HOMES
6 - Dr. Horton 942 TOWNHOMES, 262 MULTI-FAMILY UNITS	19 - Redbridge Square 152 SINGLE-FAMILY HOMES
7 - Orchid Gardens 342 SINGLE-FAMILY HOMES	20 - Blossom Grove 102 SINGLE-FAMILY HOMES
8 - Ridgewood Lakes (2,609 Acres) ENTITLED 5,571 SINGLE-FAMILY HOMES	21 - Orchid Terrace 572 SINGLE-FAMILY HOMES
9 - Ascend Ridgewood Lakes 240 MULTI-FAMILY UNITS	22 - Highland Meadows 7 166 SINGLE-FAMILY HOMES
10 - Cascades Phase I & II 550 SINGLE-FAMILY HOMES	23 - Hammock Reserve Phase I & II 437 SINGLE-FAMILY HOMES
11 - Cascades Phase III 550 SINGLE-FAMILY HOMES	24 - Hammock Reserve Phase III 382 SINGLE-FAMILY HOMES
12 - Hartford Terrace 515 SINGLE-FAMILY HOMES	25 - Hammock Reserve Phase IV 150 SINGLE-FAMILY HOMES
13 - Meritage Homes 100 SINGLE-FAMILY HOMES	26 - Crossroads Village Center 112 SINGLE-FAMILY HOMES, 106 TOWNHOMES

TOTALS

UNDER CONSTRUCTION:
10,233 SINGLE-FAMILY HOMES
1,030 TOWNHOMES
1,774 MULTI-FAMILY UNITS

IN DEVELOPMENT:
1,470 SINGLE-FAMILY HOMES
106 TOWNHOMES



- UNDER CONSTRUCTION
- AVAILABLE FOR PERMITTING
- ZONING FILED
- UNDER REVIEW





IMMEDIATE TRADE AREA

1 MILE
 4,195
 PEOPLE
 \$76,335
 AHHI

3 MILES
 45,755
 PEOPLE
 \$78,711
 AHHI

5 MILES
 83,542
 PEOPLE
 \$79,588
 AHHI



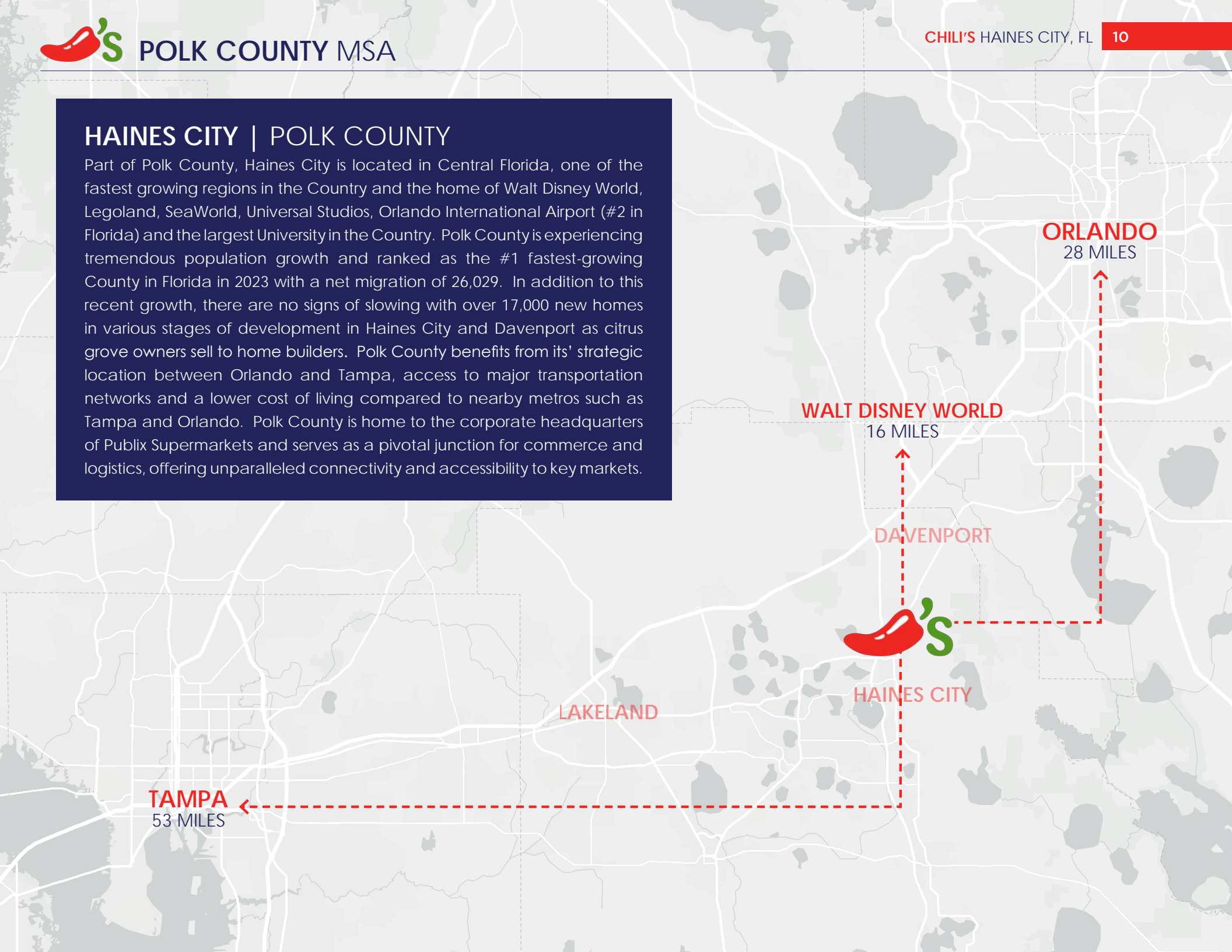
HIGHWAY 27 74,000 VPD





HAINES CITY | POLK COUNTY

Part of Polk County, Haines City is located in Central Florida, one of the fastest growing regions in the Country and the home of Walt Disney World, Legoland, SeaWorld, Universal Studios, Orlando International Airport (#2 in Florida) and the largest University in the Country. Polk County is experiencing tremendous population growth and ranked as the #1 fastest-growing County in Florida in 2023 with a net migration of 26,029. In addition to this recent growth, there are no signs of slowing with over 17,000 new homes in various stages of development in Haines City and Davenport as citrus grove owners sell to home builders. Polk County benefits from its' strategic location between Orlando and Tampa, access to major transportation networks and a lower cost of living compared to nearby metros such as Tampa and Orlando. Polk County is home to the corporate headquarters of Publix Supermarkets and serves as a pivotal junction for commerce and logistics, offering unparalleled connectivity and accessibility to key markets.





Brinker Florida, Inc. is a wholly owned subsidiary of Brinker International, Inc. the parent company for Chili's, Maggiano's, and It's Just Wings. Chili's opened its first restaurant in Texas in 1973 and has ridden its wave of popularity to over 1,200 restaurants in 49 states. Chili's operates 138 restaurants in Florida which is second in the US behind only Texas. Brinker International was founded in 1991 and is traded on the NYSE under the ticker EAT. Brinker posted revenue of \$4.1 billion in 2023, an 8% increase over 2022. As of July 2024, Brinker had a market cap of \$2.8 billion and is one of the leading casual dining brands in the world.

CHILIS QUICK FACTS

Founded:	1971
Ownership:	Dallas, TX
# of Locations:	1,200+
Headquarters:	Public (NYSE: EAT)
Guaranty:	www.chilis.com



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5.25%**

Exclusively Offered By



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