

# Wendy's

Nassau Bay, TX (Houston MSA)



This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.



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Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Brand New 20-Year Absolute NNN Lease to Largest Wendy's Franchisee
  - Scheduled 10% Rental Escalations in Primary Term & Options
  - Zero Landlord Maintenance Responsibilities
- Highly Functional Footprint with a Drive-Thru Component
- Proven Operator - Haza Foods is the Largest Wendy's Franchisee with 400+ Units
- Wendy's is the Second-Largest Hamburger Fast Food Chain in the World, with More Than 7,100 Locations Across 30+ Countries
  - Opened 118 New Locations in the First Half of 2025
- Actively Expanding in Two of the Fastest-Growing QSR Segments
  - Chicken: Launch of "Tendy's" Menu Line, Including a Full Range of Dipping Sauces
  - Beverages & Snacks: Sparkling Energy Drinks, Premium Refreshers & Coffee Offerings

- Prime Signalized, Hard Corner Location on High-Traffic E NASA Pkwy (40,680 ADT)
  - 3 Access Points for Ultimate Convenience
- Adjacent to Major Tourism & Economic Drivers
  - Shares Signalized Intersection with Space Center Houston - 1+ Million Annual Visitors
  - Across from NASA Johnson Space Center - 12,500 Personnel & \$4.7B Economic Impact
  - Texas A&M Broke Ground on Space Institute at NASA's 240-Acre Exploration Park
  - Houston Methodist Clear Lake Hospital
- Dense, Affluent Demographics within 5 Miles
  - 198,328 Daytime Population
  - \$129,794 Average Household Income
  - 49% (25+) with Bachelor's Degree or Higher
- 26 Miles from Downtown Houston
  - 5th Largest Metro in the U.S., with a Population of Approximately 7.8 Million
- Qualifies for 100% Bonus Depreciation via Cost Segregation



### Highly Functional Footprint with a Drive-Thru Component



### Proven Operator

Largest Wendy's Franchisee with 400+ Units



### NASA Johnson Space Center

12,500 Personnel & \$4.7B Economic Impact



### Space Center Houston

1M+ Annual Visitors  
(Shares Signalized Intersection)



### 198,328 Total Daytime Population

within 5 Miles



### Houston Methodist Clear Lake Hospital

178 Beds & 1,300+ Employees





# \$2,632,000

4.75% CAP RATE

[View on Map !\[\]\(23d9fc146e83b5c3013cfa32c784f8d5\_img.jpg\)](#)

ANNUAL RENT		
Year	Annual Rent	Return
Years 1-5	\$125,000	4.75%
Years 6-10	\$137,500	5.23%
Years 11-15	\$151,250	5.75%
Years 16-20	\$166,375	6.32%
Years 21-25	(Option 1)	\$183,013
Years 26-30	(Option 2)	\$201,314
Years 31-35	(Option 3)	\$221,445
Years 36-40	(Option 4)	\$243,590
		9.26%

 LOCATION	1702 NASA Road 1, Houston, TX 77058
 LOT SIZE	±0.516 acres or ±22,502 square feet
 IMPROVEMENTS	±2,525 square foot retail building for <b>Wendy's</b> with a drive-thru component
 YEAR BUILT/RENOVATED	2007/2017
 PARKING	26 parking spaces
 TENANT	Haza Foods, LLC
LEASE TERM	20 years
INITIAL ANNUAL RENT	\$125,000
RENTAL INCREASES	10% every 5 years
RENEWAL OPTIONS	Four (4) five-year options
TAXES	Tenant is responsible
INSURANCE	Tenant is responsible
MAINTENANCE	Tenant is responsible for all repair and maintenance, including roof, structure, and parking lot
 RIGHT OF FIRST REFUSAL	Tenant shall have the right of first refusal to purchase the property upon the same terms and conditions as a bona fide offer within ten (10) days of receiving Landlord's notice of such offer
 FINANCING	The property will be delivered free and clear of permanent financing

# Wendy's

World's Second-Largest Hamburger Fast-Food Chain with Over 7,100 Locations in 30+ Countries

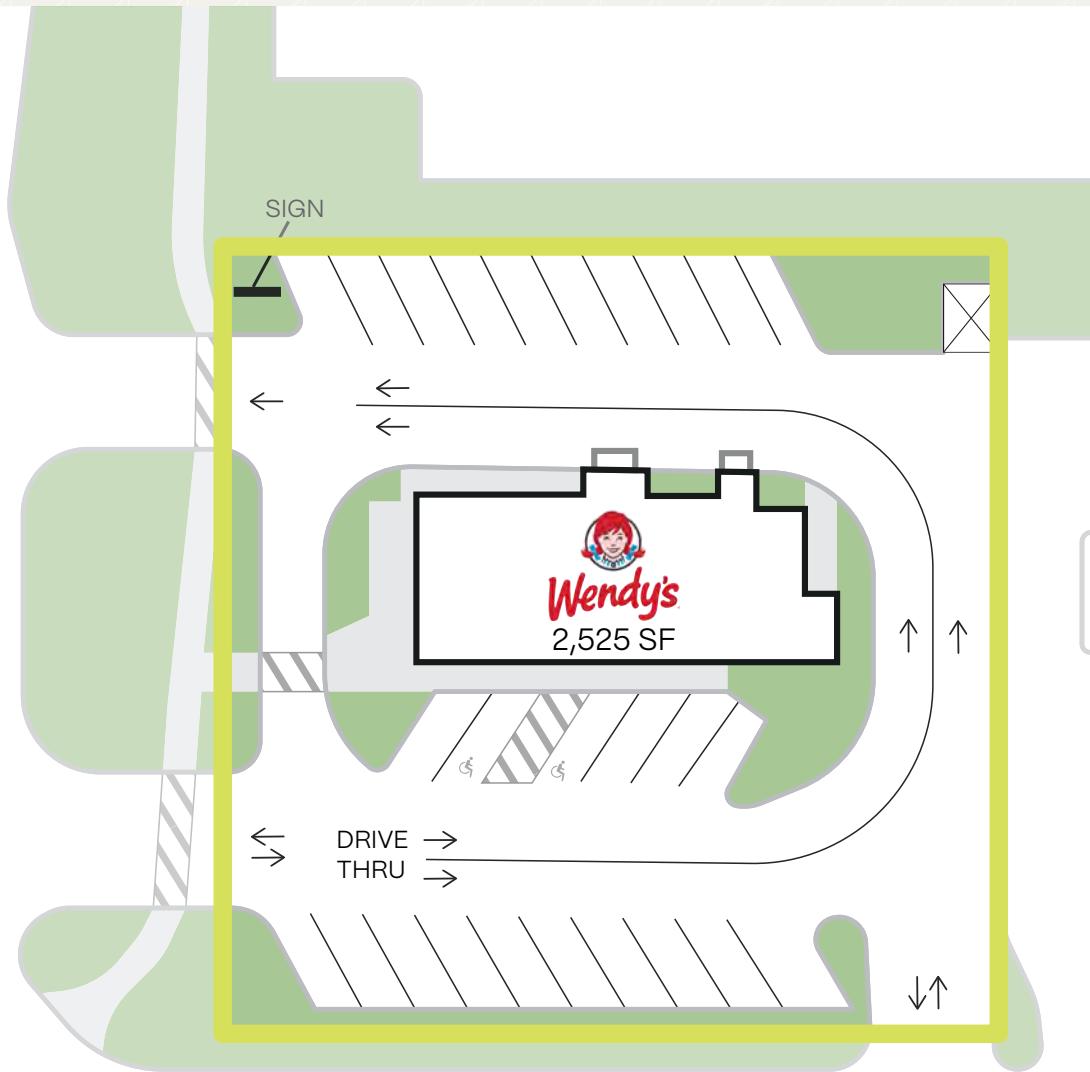
Founded in 1969 by Dave Thomas in Columbus, Ohio, **Wendy's** is a globally recognized fast food restaurant chain best known for its square beef patties crafted from fresh beef and its iconic Frosty dessert. As of 2025, Wendy's operated over 7,100 locations in more than 30 countries, including over 6,000 U.S. restaurants, and ranked as the world's second-largest hamburger fast-food chain. They opened 118 new restaurants globally in the first half of 2025, alone. The Wendy's Company (NASDAQ: WEN) serves as the holding company for the brand and employs more than 15,300 individuals.

Now, Wendy's is intensively fueling growth in two of the fastest-expanding categories in the quick-service industry: chicken and beverages/snacks. The brand launched "Tendy's" to stake its claim in the national chicken tender segment (including a full lineup of sauces), while simultaneously expanding its beverage and snack offering with a lineup of sparkling energy drinks and other premium refreshers. These initiatives are paired with increased investment in digital experience, mobile ordering, and app-based, targeted marketing, as well as a focus on breakfast offerings, to meet evolving consumer demands and capture share in high-momentum segments.

**Haza Foods LLC**, the entity behind the lease, began in 2013 with just 34 Wendy's restaurants in the Houston, TX area. Since then, the company has grown rapidly and is now the largest Wendy's franchisee in the system with more than 400 locations. HAZA Foods is part of the HAZA Group which operates over 540 Wendy's and Taco Bell restaurants across eight different states. The group comprises two major companies, Haza Foods and Haza Bell, both of which have rapidly expanded to become two of the nation's largest restaurant franchisees.



E NASA PARKWAY (40,680 ADT)



POINT LOOKOUT DRIVE













### Significant Houston Metro Developments (New & In Progress)

Texas Heritage Marketplace	\$400M mixed-use development on 165 acres anchored by Target, with restaurants, retail, offices, apartments & more
Bellaire Market District	\$50M retail and mixed-use development in 2 phases
Andretti Indoor Karting & Games	10 acres w/ arcade laser tag, virtual reality, racing simulations, 7D motion theater, 8,000 SF of event space, bar & restaurant
The Grand at 249	\$90M, 65-acre shopping center w/ 30+ businesses
Texas A&M Space Institute	4-story facility on 32.4 acres of NASA's Exploration Park
Fulshear Lakes Market Place	1st commercial development in 25-acre Fulshear Lakes master-planned community with 45,000 SF retail
Jordan Ranch Market	22-acre commercial development w/ new H-E-B
Village Green	70-acres of the Bridgeland development w/ retail & dining
Main Street Promenade	\$12M transformation project on 7-block stretch of Main St (Phase I under construction)
East River	\$2.5B mixed-use redevelopment project w/ 1M SF new apartments, office space, restaurants, retail, medical, entertainment & East River 9 golf course

Nassau Bay is located in the southeastern part of the Greater Houston metropolitan area in Harris County (population of over 5 million). Nassau Bay is a compact, upscale community within the Clear Lake region near Galveston Bay that benefits from its aerospace heritage and waterfront appeal. The city was incorporated in 1970 and sits adjacent to the NASA Johnson Space Center (JSC). The area is known for its strong quality of life, scenic lakeside setting, and access to major employment hubs.

While small geographically, Nassau Bay is densely populated and highly desirable. The housing market reinforces the city's premium position, with median home values around \$380,000, higher than the state average. Economically, the city draws strength from its proximity to the aerospace and research cluster centered around the NASA Johnson Space Center, as well as the broader commercial and recreational infrastructure of the Clear Lake and Galveston Bay areas. Visitors and residents alike enjoy boating on Clear Lake and convenient access to parks, marinas, waterfront living, and amenities.

Houston, Texas (population of over 2.3 million) is the fourth-largest city in the United States and anchors one of the country's largest and most diverse metropolitan markets. The Houston MSA, with a population of over 7.5 million, has experienced an average growth rate of 2.3% since 2000. It is home to a 2023 GDP of approximately \$550 billion, with principal industries including energy, petrochemicals, aerospace, healthcare, and logistics. The region is widely recognized as "The Energy Capital of the World." It is a global center for virtually every segment of the oil-and-gas industry.

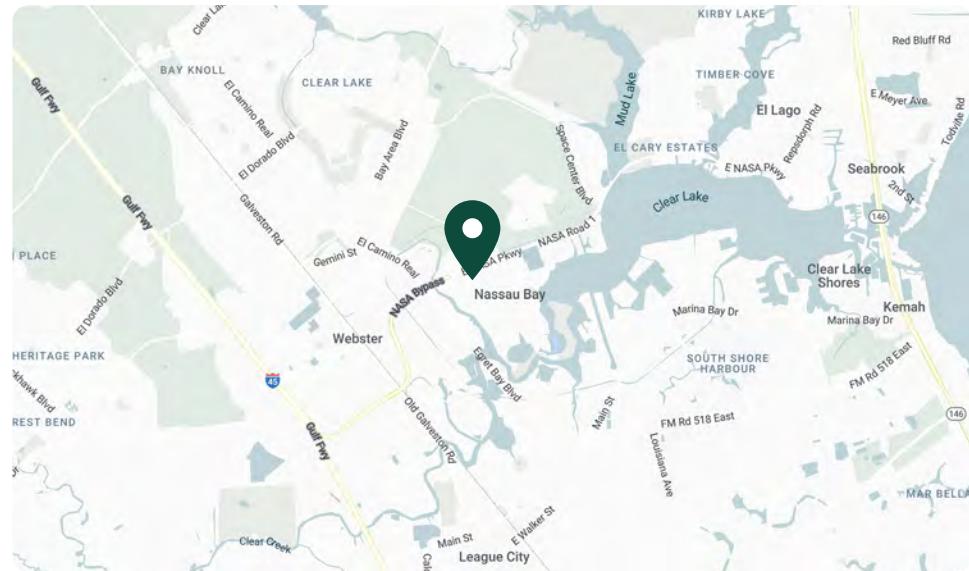
Houston is home to the Texas Medical Center, the world's largest concentration of biomedical research and healthcare institutions. The Houston Airport System is comprised of three airports: George Bush Intercontinental (IAH), William P. Hobby (HOU), and Ellington. IAH is the nation's 15th busiest airport and primary air cargo airport for the region. The Houston 52-mile Ship Channel is the country's No. 3 region for exports with over 150 private companies that make up Greater Port Houston. The economic impact of the port nationally includes 3.37 million jobs, \$906 billion in economic value, and more than \$62.8 billion in tax revenue. The METRORail transit system is a 22.7-mile light rail system in Houston with a 2024 annual ridership of approximately 13.4 million. It ranks as the second most-traveled light rail system in the Southern U.S.



Space  
Center  
Houston

The property occupies a highly visible position at the same signalized intersection as the entrance to Space Center Houston, the Official Visitor Center of the NASA Johnson Space Center and a Smithsonian Affiliate, which attracts over 1 million visitors annually. Directly adjacent is the NASA Lyndon B. Johnson Space Center (JSC), established in 1961, encompassing a \$1.5 billion campus on 1,700 acres and employing more than 12,500 personnel. As the hub of astronaut training and mission control, JSC anchors human spaceflight operations globally and generates a \$4.7 billion annual economic impact in Texas, supporting over 52,000 direct and indirect jobs across the Gulf Coast region and statewide.

Additionally, in late 2024, Texas A&M University broke ground on the Texas A&M University Space Institute, which will serve as the first tenant at NASA's 240-acre Exploration Park. The Institute will support strategic partnerships, research initiatives, technology transfer, and workforce development, reinforcing the region's role as the central hub for human spaceflight and aerospace innovation.



The subject property is ideally situated at the signalized hard corner of high-traffic E NASA Parkway (40,680 ADT) and Point Lookout Drive within a dense commercial corridor, just 3 miles from I-45/Gulf Freeway (147,921 ADT). The site benefits from strong surrounding demographics, with a daytime population of 198,328, an average household income of \$129,794, and 49% of residents holding a bachelor's degree or higher within a 5-mile radius.

The site is also adjacent to Nassau Bay Town Square, a major mixed-use development featuring Chick-fil-A, Five Guys, Salata, Tutti Frutti, Summer Moon Coffee, Jimmy John's, Courtyard by Marriott, Voyager Apartments, Saturn One office building, a conference center, structured parking, and a planned Saturn Two office building. Also adjoining the property is Houston Methodist Clear Lake Hospital, a 178-bed full-service acute care hospital with more than 1,300 employees. Additional nearby traffic drivers include Space Center Intermediate School (800+ students), Lockheed Martin, Clear Lake Park, Bal Harbor Marina, Nassau Bay Yacht Club, Bay Area Racquet Club, and multiple office parks.

Surrounding national retailers and services include CVS, Starbucks, Circle K, Navy Federal Credit Union, McDonald's, Shipley Do-Nuts, Walgreens, Valero, Extended Stay America Suites, Microtel Inn & Suites, Hilton, Office Depot, Half Price Books, IHOP, and others, providing consistent daily consumer activity and reinforcing the property's long-term positioning.

579,734



2025 Total Population (10 Miles)

\$384,245



Average Home Value (5 Miles)

\$129,794



Average Household Income (5 Miles)

📍 1702 NASA Road 1, Houston, TX 77058



Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	72,826	191,687	547,568
2025 Total Population	74,651	196,513	564,964
2030 Total Population	76,609	201,986	579,734
2025-2030 Annual Growth Rate	0.52%	0.55%	0.52%
2025 Total Daytime Population	100,133	198,328	517,395
Average Household Income			
2025	\$112,368	\$129,794	\$126,253
2030	\$122,526	\$141,519	\$139,413
Average Home Value			
2025	\$377,200	\$384,245	\$361,707
2030	\$452,961	\$457,295	\$443,238

## Major Employers in Greater Houston

H-E-B	Walmart
Houston Methodist	Landry's
UT Medical Branch Health System	Memorial Hermann Health System
HCA	ExxonMobil
Shell Oil Co.	Kroger
Schlumberger	United Airlines
UT MD Anderson Cancer Center	Academy Sports + Outdoors
Aramark Corp.	AT&T
BP America	Chevron
Baylor College of Medicine	CenterPointe Energy
Hewlett Packard Enterprise	CHI St. Luke's Health



## 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.*



11-03-2025

### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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