



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

BRINKER STOCK UP 80% YTD

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.



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%

<b>NOI</b>	\$175,000
<b>CAP</b>	5.25%
<b>PRICE</b>	\$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** AHFI  
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

## Brinker International, Inc. (EAT)

**77.76** +1.24 (+1.61%)

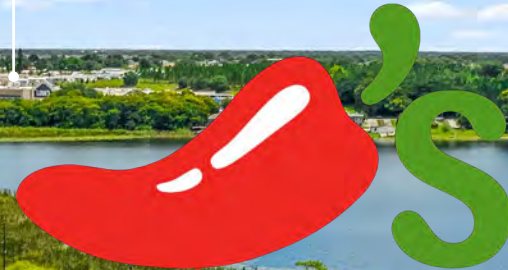
1D 5D 3M 6M **YTD** 1Y 5Y All



**READ: Q3 EARNINGS BEAT & GUIDANCE**



**BRINKER HQ - DALLAS, TX**



HIGHWAY 27 74,000 VPD





**Walmart**  
Supercenter

Wendy's

**ALDI**

CHIPOTLE  
BURRITOS

KFC

BURGER  
KING

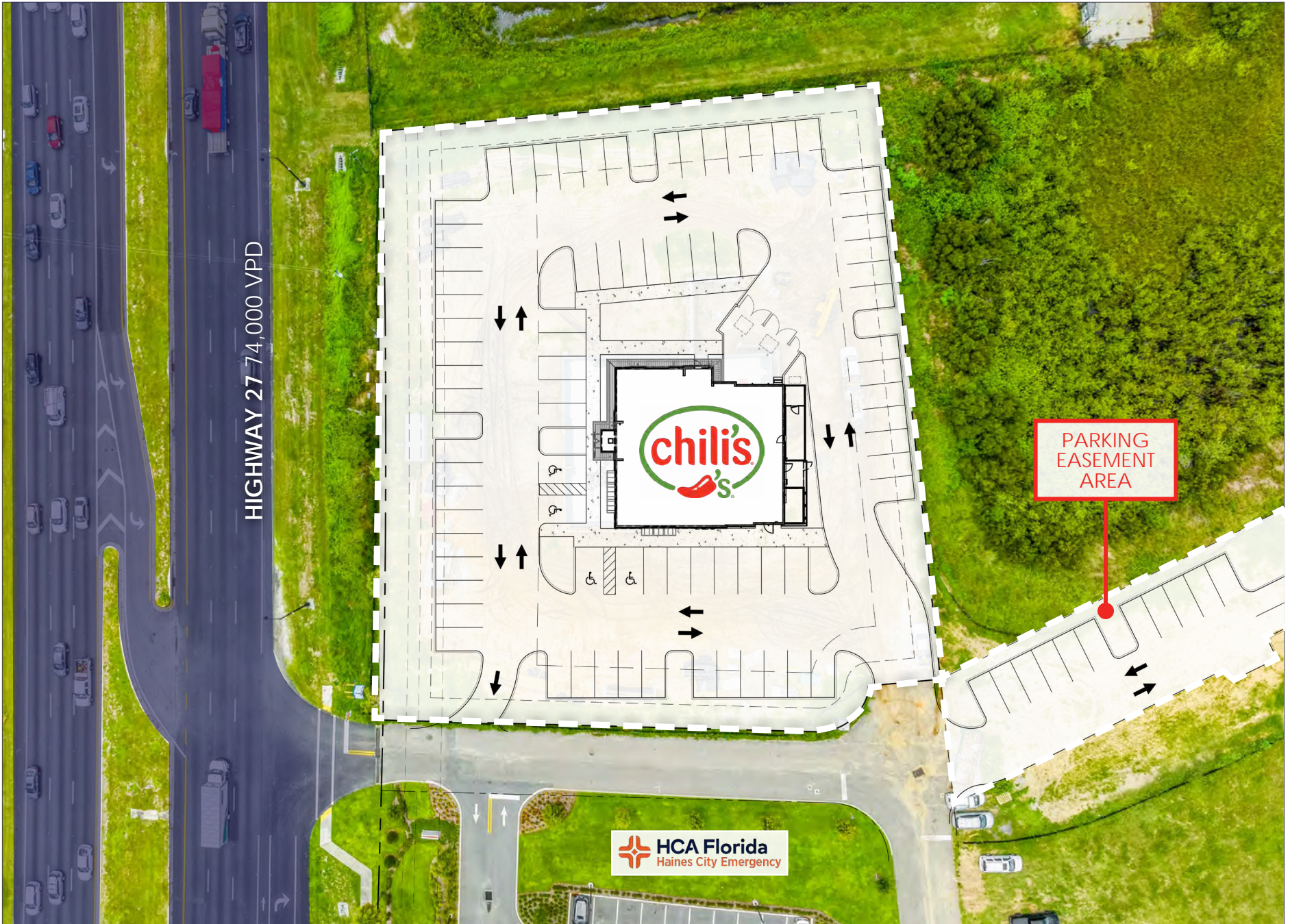
McDonald's

HIGHWAY 27 74,000 VPD

 **HCA Florida**  
Haines City Emergency









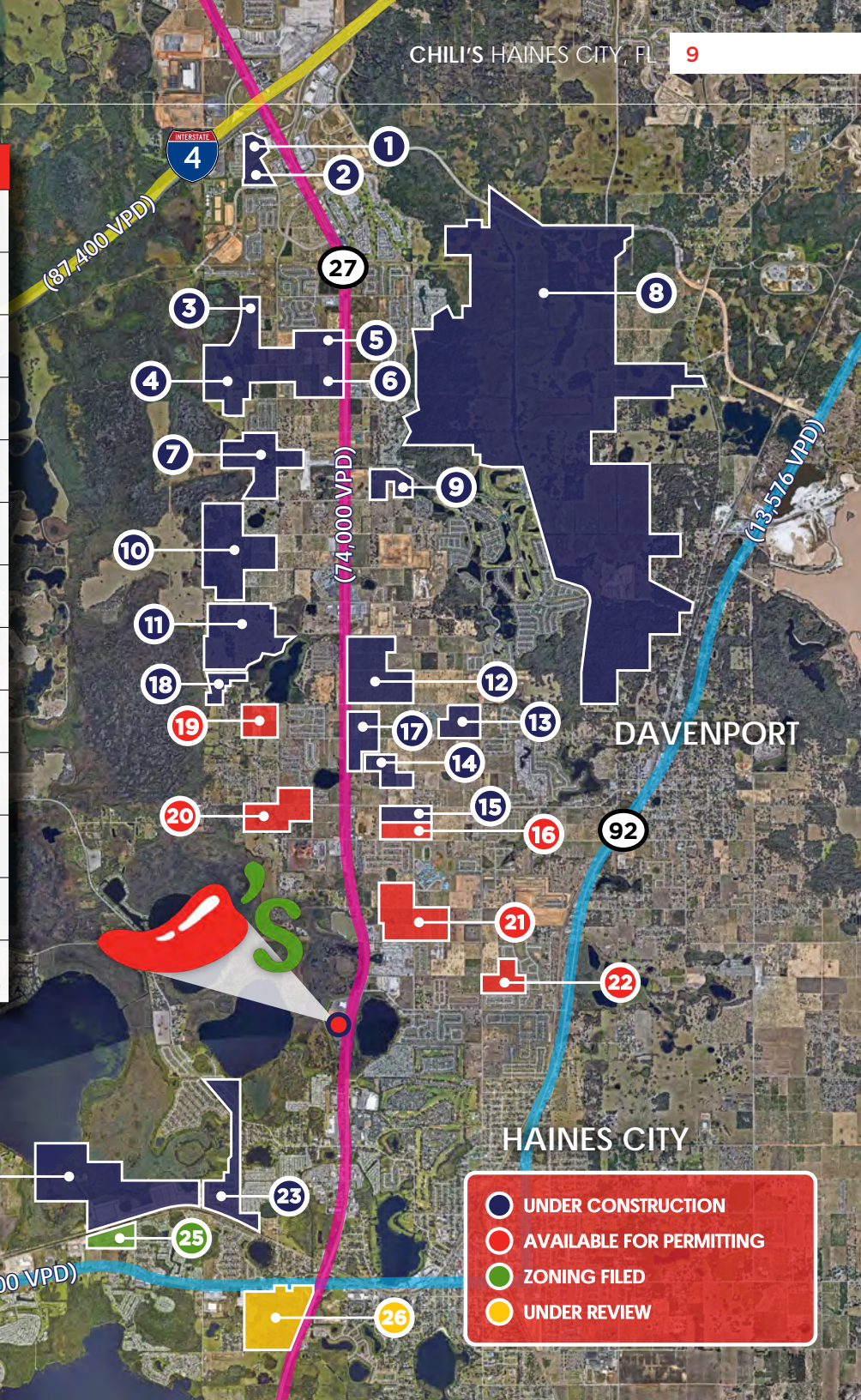
## NEW HOUSING DEVELOPMENT

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

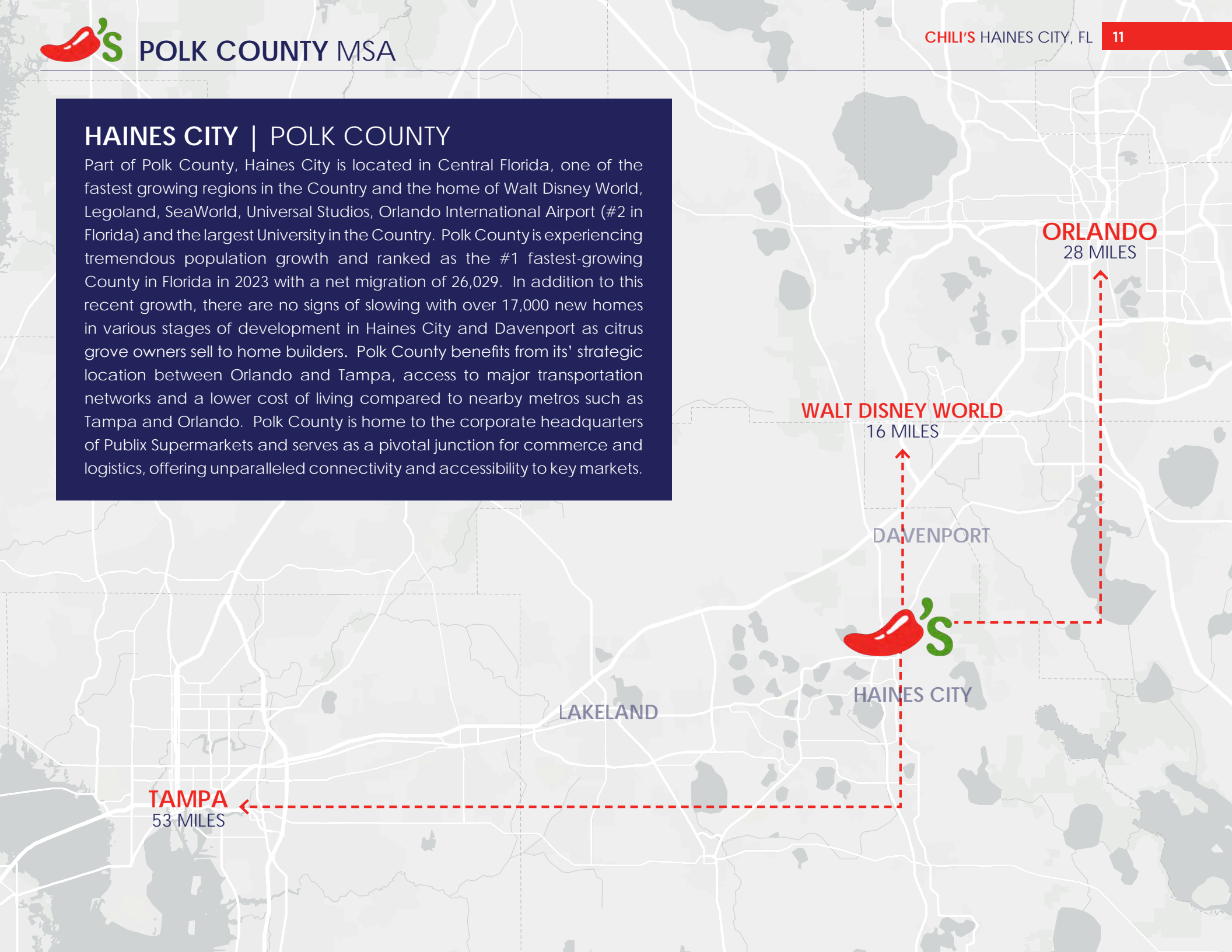


HIGHWAY 27 74,000 VPD



## 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 September 2024, Brinker had a market cap of \$3.45 billion and is one of the leading casual dining brands in the world.

### CHILIS QUICK FACTS

<b>Founded:</b>	1971
<b>Ownership:</b>	Dallas, TX
<b># of Locations:</b>	1,200+
<b>Headquarters:</b>	Public (NYSE: EAT)
<b>Guaranty:</b>	<a href="http://www.chilis.com">www.chilis.com</a>



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5.25%**

Exclusively Offered By



### **PRIMARY DEAL CONTACTS**

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