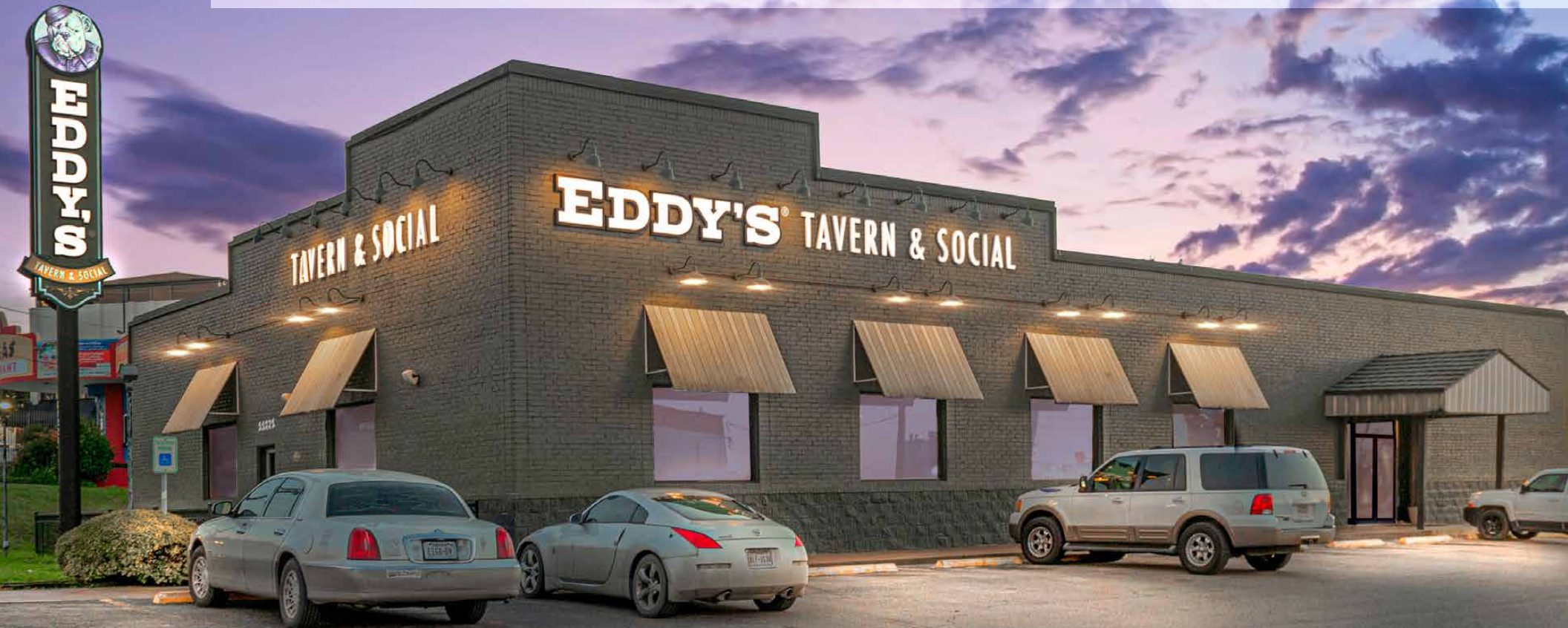




# *Eddy's Tavern & Social*

San Antonio, Texas

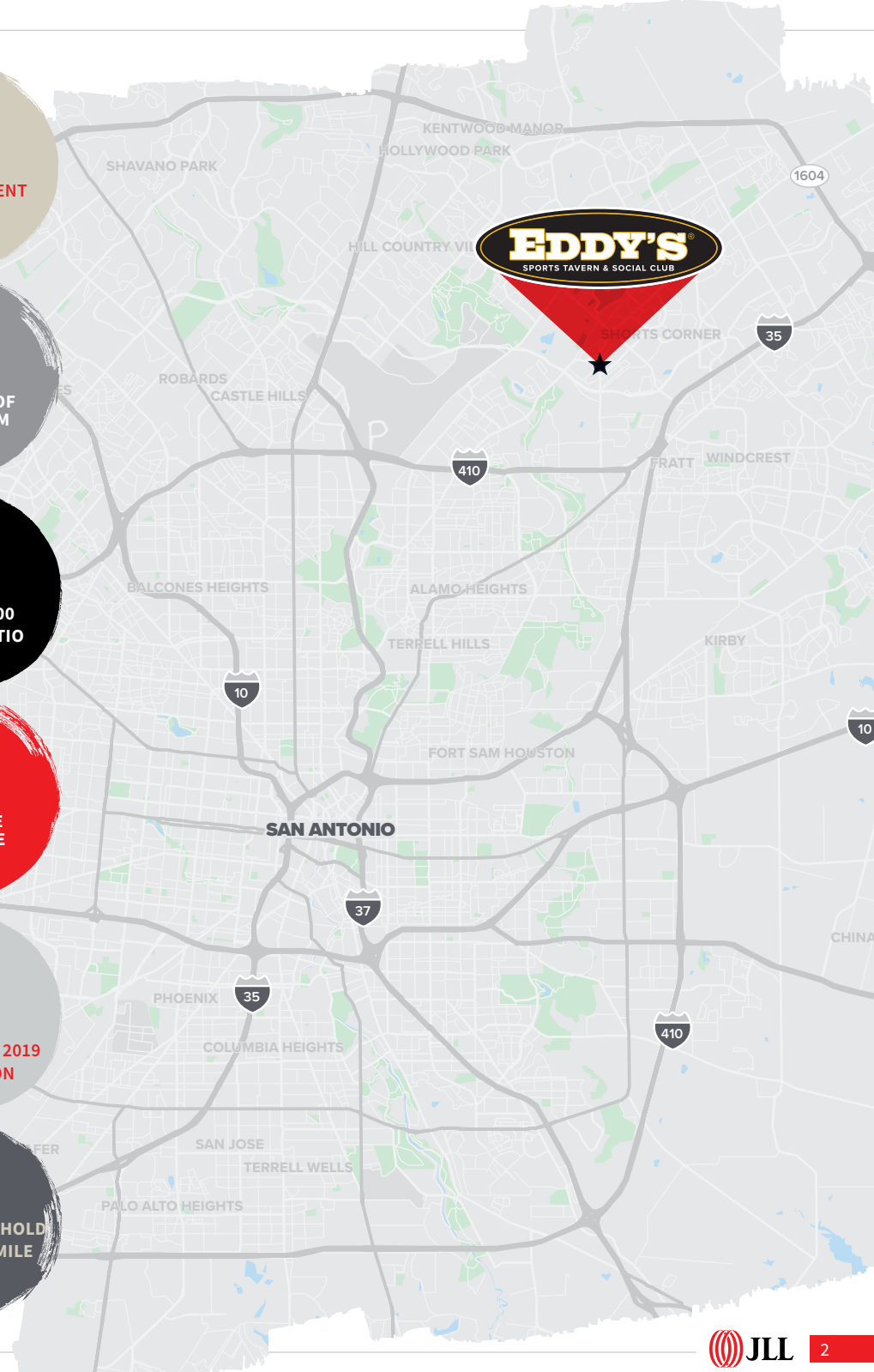
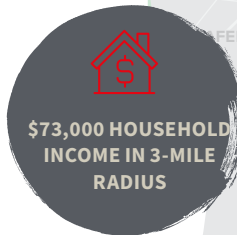
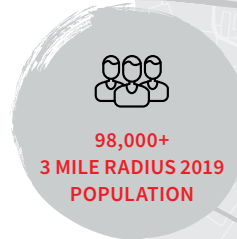


# THE OFFERING

JLL presents the opportunity to purchase **Eddy's Sports Tavern & Social Club**, a 6,930 square foot freestanding retail center located in northeast San Antonio, Texas. Eddy's serves as the largest pool hall operator in San Antonio with a 12 year history at this site and a 22 year history in the city. This 10.7 year absolute triple net Property provides superior connectivity to San Antonio's top residential and employment centers via instant access to some of the city's most heavily traveled highways including Loop 410, Interstate 35, and Wurzbach Parkway. With an unparalleled parking ratio of almost 10 per 1,000 SF and a brand under the umbrella of the ever-popular Little Woodrow's, Eddy's provides investors a prime opportunity to benefit from secure, stable income from a dynamic tenant.

## Property Summary

LOCATION:	11221 Perrin Beitel Rd, San Antonio, TX 78217
TENANT:	Eddy's Sports Tavern & Social Club
LESSEE:	PB Billards - ED, LLC
GUARANTOR:	LW Brands, LLC (Parent Company)
SITE AREA:	0.89 acres
RBA:	6,930 SF
LEASE TYPE:	Absolute NNN Lease
REMAINING LEASE TERM:	10.7 Years Remaining
CURRENT MONTHLY RENT:	\$7,016 + Annual Increase of 2% of Base Rent
CURRENT ANNUAL RENT:	\$84,192
OPTION PERIODS:	Two (2) options to extend the Term, each for sixty (60) months with annual increase of 2% of base rent
PARKING:	68 free Surface Spaces 9.81 per 1,000 SF





# TENANT OVERVIEW



Eddy's Sports Tavern & Social Club is a popular sports bar and billiards hall with fifteen locations spread across Texas and Louisiana. With over twelve years of operating history at the Perrin Park location, Eddy's has become a favorite neighborhood watering hole. This location can accommodate between 5 and 200 individuals, making it an ideal location to host corporate events and birthday parties. Eddy's features a large selection of amenities including over 25 pool tables and TV's, darts, arcade games, ping pong tables, and a jukebox. The restaurant has a welcoming atmosphere, excellent service, an extensive menu of delicious food, and a full-service bar. Whether stopping by for karaoke night, a corporate mixer, the big game, one of many frequent happy hours, or to compete in one of the hosted competitive pool leagues, Eddy's offers food, drinks, and service for every occasion.

**Company type:** Private

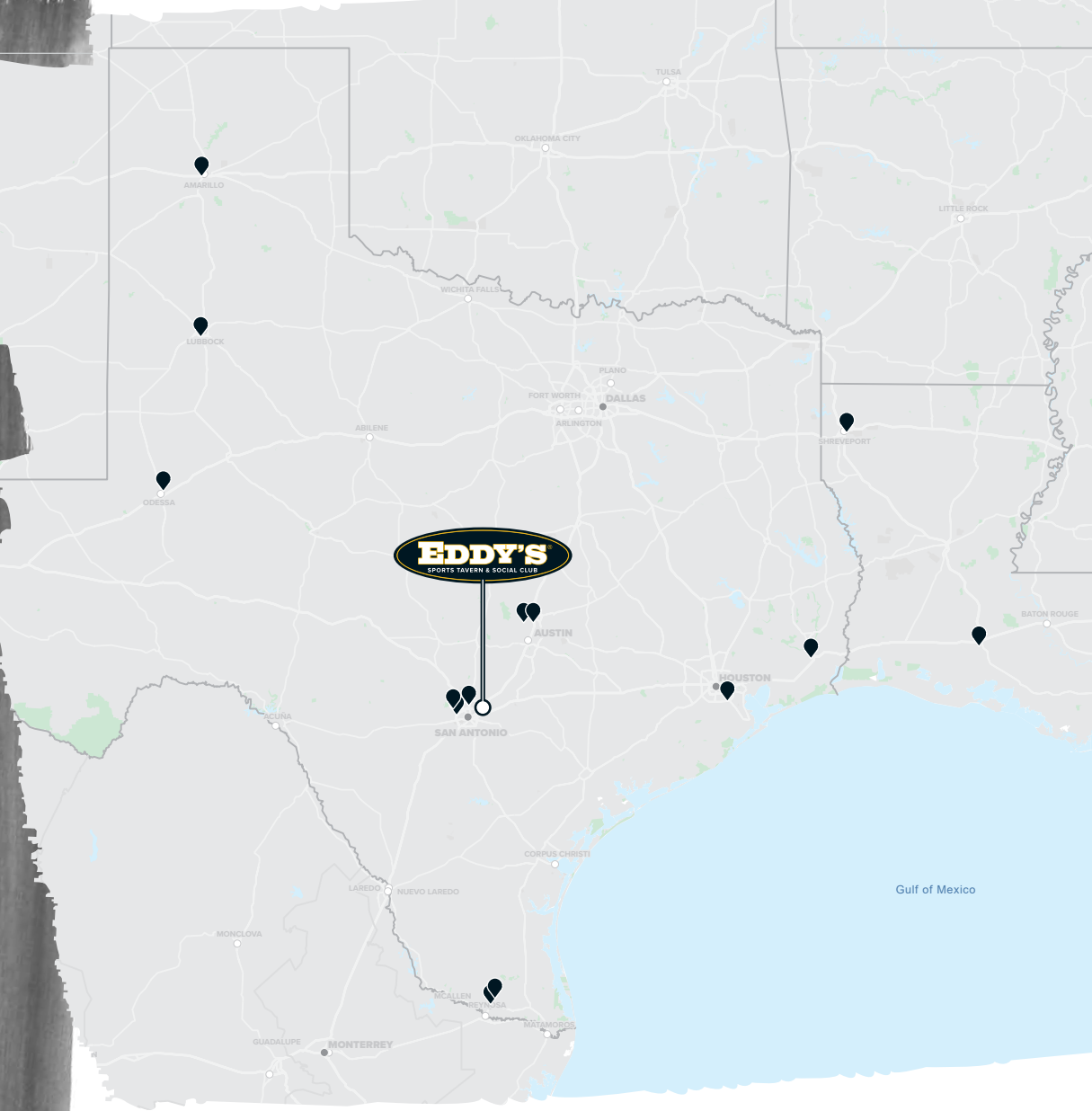
**Website:** <https://fasteddiesbilliards.com/perrin-beitel>



Branded as a Texas Style Ice House, Little Woodrow's has become a staple for burger and beer lovers across Texas. Starting in 1995 with only one location in Houston, Little Woodrow's has grown to almost 20 locations throughout Austin, Houston, San Antonio, Midland, Beaumont and Lubbock. With a solid array of fairweather games, an extensive yet affordable food and beverage selection, and creative theme nights including Turtle Racing Thursdays, Little Woodrow's remains a neighborhood favorite for both their new and regular customers.

**Company type:** Private

**Website:** <https://littlewoodrows.com>



LARGEST BILLIARD  
OPERATING COMPANY  
IN TEXAS

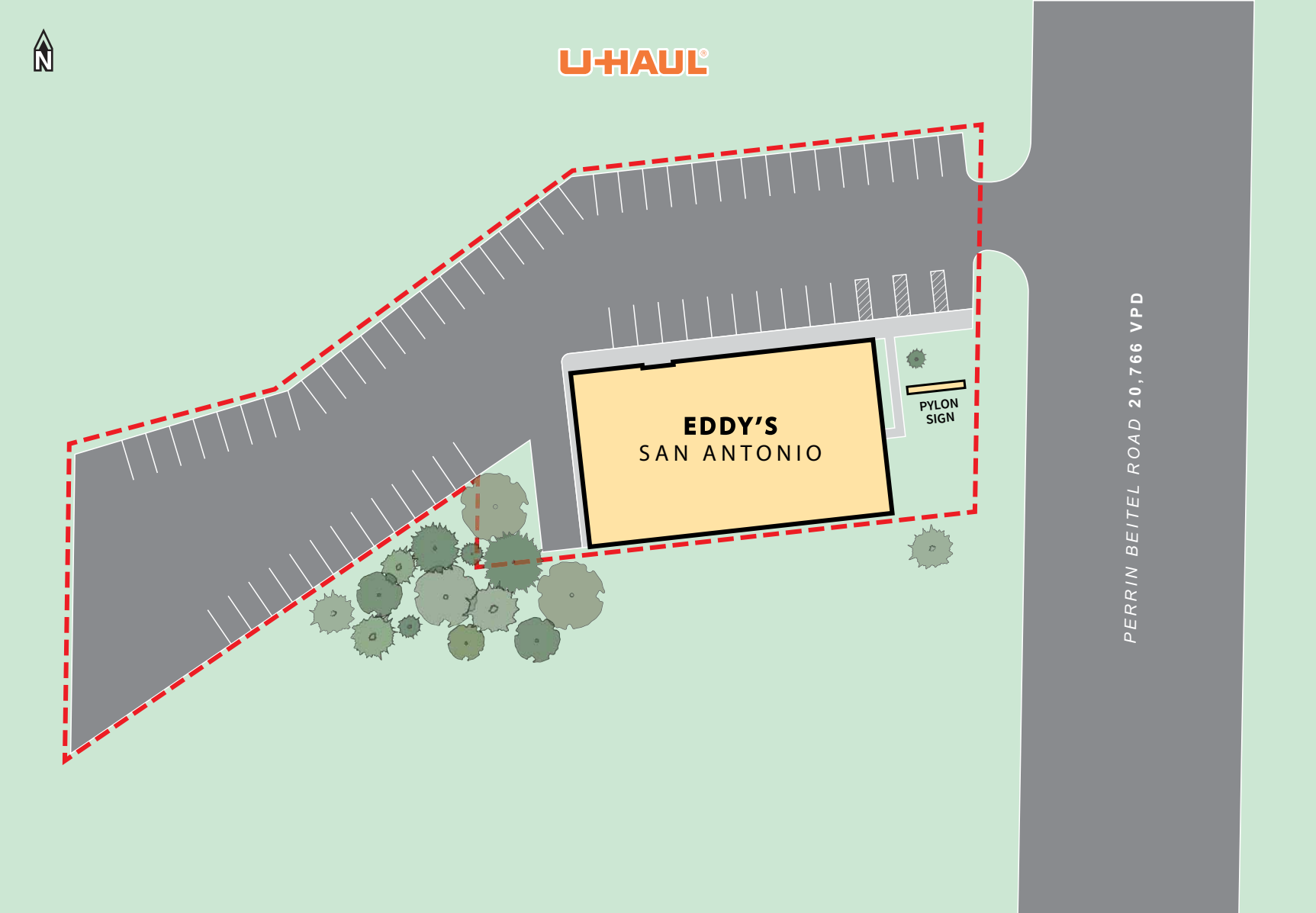


15 LOCATIONS  
(TWO IN LOUISIANA AND  
13 IN TEXAS)



12+ YEARS OF OPERATING  
HISTORY IN SAN ANTONIO

SITE PLAN





# LOCATION OVERVIEW: PERRIN PARK

Drive Times	2 min	4 min	8 min	9 min	10 min	12 min	15 min	22 min
	WURZBACH PARKWAY	LOOP 410	INTERSTATE 35	SAN ANTONIO INT'L AIRPORT	ALAMO HEIGHTS	LOOP 1604	DOWNTOWN	THE RIM/ LA CANTERA



**Perrin Park Neighborhood**  
House Prices: 190K - 200K

**Terrell Hills**  
Avg. Home Value \$486K

**Downtown San Antonio**  
~12.7 Miles

**Petroleum Towers I & II**

**San Antonio International Airport**

**Rock Canyon Apartments**

**Alamo Heights**  
House Prices: 200K - 2.7 million

**Northwood Tower**  
- Smith & Associates Consulting  
- Dept of Homeland Security  
- Regus  
- Jefferson Bank

**Towne Lake**  
House Prices: 210K - 260K



**WURZBACH PKWY | 27,714 VPD**



**Oak Grove**  
House Prices: \$133K to \$233K

**Texas Health and Human Services Commission**

**MAXIMUM MINI STORAGE**

**Ford Engineering, Inc**  
Civil Engineering • Surveying • Planning

**Legacy Apartments**

**Oak Ridge Apartment Homes**



**Oakridge Plaza**  
**cricket** wireless

**U-HAUL**

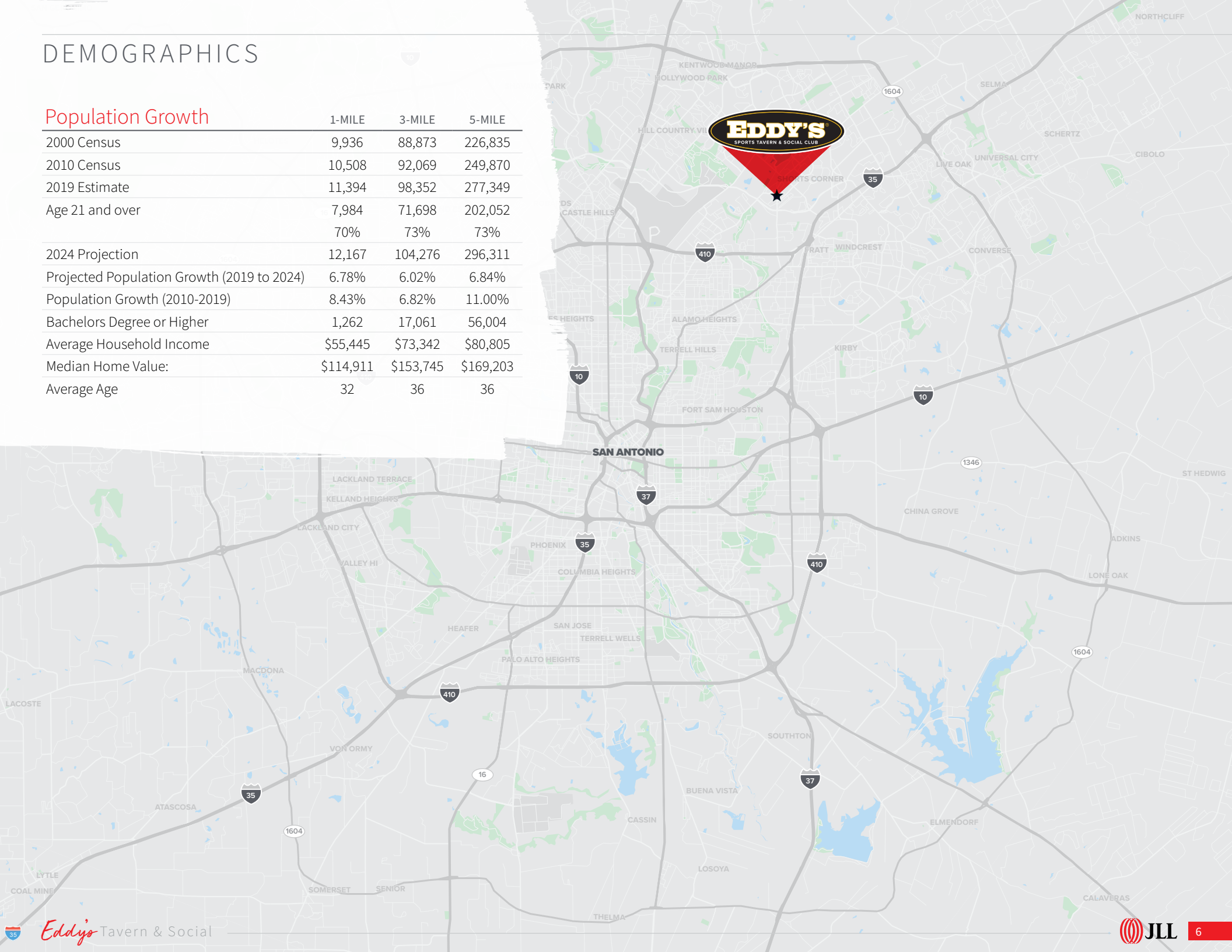
**Advance Auto Parts**



# DEMOGRAPHICS

## Population Growth

	1-MILE	3-MILE	5-MILE
2000 Census	9,936	88,873	226,835
2010 Census	10,508	92,069	249,870
2019 Estimate	11,394	98,352	277,349
Age 21 and over	7,984	71,698	202,052
	70%	73%	73%
2024 Projection	12,167	104,276	296,311
Projected Population Growth (2019 to 2024)	6.78%	6.02%	6.84%
Population Growth (2010-2019)	8.43%	6.82%	11.00%
Bachelors Degree or Higher	1,262	17,061	56,004
Average Household Income	\$55,445	\$73,342	\$80,805
Median Home Value:	\$114,911	\$153,745	\$169,203
Average Age	32	36	36



# SAN ANTONIO OVERVIEW

## THE HEART OF TEXAS

Commonly known as “the heart of Texas”, San Antonio has consistently led the nation in economic growth and stability over the last several years. Among Texas’s “Big Four” metro areas – Houston, Dallas, Austin and San Antonio –there is a rejuvenated buzz about the Alamo City. With a very culturally diverse population of over 1.5 million residents, San Antonio is the 2nd largest metro in the Lone Star State and the 7th largest in the United States. The city has grown by nearly ten percent since 2010, and San Antonio has the largest population gain in the country over the past year with an average of 66 new residents per day. This substantial population growth is in part due to San Antonio’s business-friendly environment and low cost of living. The city has spent \$1 billion toward investments in infrastructure, assisted favorable tax incentives, which has led to an educated workforce. These assets have attracted businesses to open operations in San Antonio, including 12 Fortune-ranked company headquarters. This pro-business climate has led to impressive economic growth in San Antonio over the past decade.

Over the past ten years, San Antonio’s GDP has grown by 30 percent to \$109 billion. San Antonio’s flourishing economy continues to grow as young professionals and businesses are taking notice of its wealth of opportunities and high quality of life. University of Texas at San Antonio and South Texas Medical Center continue to promote the city’s idea-oriented, high talent character, fostering a young population base to fuel the next chapter of growth across the MSA. Over 27% of the area’s population is between the ages of 22-39, far exceeding the Texas average. This continued proof of the market’s ability to capture recent graduates from the nearby education system has solidified San Antonio’s emergence as a place where Millennials want to be. Home to 15 colleges and universities with 150,000 students, San Antonio, has direct access to a young and educated workforce.

## LOCATION HIGHLIGHTS: SAN ANTONIO, TX



San Antonio has a GDP of \$109 billion, marking a 30 percent increase over the past decade. It is the third fastest-growing economy among large cities.



Sixty-six new residents move to San Antonio daily, and the city is on pace to have 1 million additional residents over the next 25 years.



The San Antonio metropolitan area has added more than 150,000 workers over the past decade, increasing its labor force by 18 percent.



With a median home value of \$131,000, no state income tax, and 20 percent income growth over the past decade, San Antonio is one of the most affordable large cities in the United States, 14% below the national average



2.9% unemployment as of October 2019 significantly below Texas (3.4%) and rest of US (3.6%) fueled by major IT employment core (34,000 IT jobs in San Antonio)



Major employment node with HQs for USAA, Valero Energy, and others



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