



## **GOLDEN CHICK | CROWLEY, TX | DFW METROPLEX**

820 S CROWLEY RD. CROWLEY, TX 76036

HIGH GROWTH TENANCY | ±20-YEAR CORPORATE GUARANTY | ABSOLUTE NNN LEASE | AFFLUENT AREA (AHHI 114K+) | 5.75% CAP



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#2 Golden Chick in Texas  
#2 Golden Chick in the U.S.



# EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS



# EXECUTIVE SUMMARY



Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present for sale the single-tenant Golden Chick located at 820 S Crowley Rd in Crowley, TX (the "Property" or "Asset"). Golden Chick (the "Tenant") will operate on a 20-year absolute NNN lease with 1.50% annual rental escalations, four, 5-year renewal options and zero landlord responsibilities. The Property generates **more than 208,000 visits annually and ranks as the #2 top performer in Texas and in the Nation** (per Placer.ai).

The Property is strategically positioned within the thriving Dallas-Fort Worth Metroplex, just **15 miles from downtown Fort Worth and 45 miles from downtown Dallas**. The DFW Metroplex is the #1 MSA for projected population growth, having grown 25% since 2010 and expected to increase by over 6.4% by 2027, positioning it as the nation's 4th most populous MSA with nearly 8.0 million residents. **Crowley is one of the nation's fastest-growing communities, with strong demographics including a population of 74,000 within a 3-mile radius and an affluent average household income of \$114K+ within a 1-mile radius.**

This location benefits from exceptional **traffic exposure along S Crowley Rd (18,000+ VPD) and FM 1187 (25,000+ VPD), with proximity to I-35 (116,000+ VPD)**. Situated in a prime retail corridor, the Property is near **Stonegate Plaza (1.4 million annual visitors) and Gateway Station (2.7 million annual visitors)**, featuring major retailers like Academy, Old Navy, Kohl's, and Ulta. Across FM 1187 is a new development; Meadows Town Crossing, a future planned commercial development with 15+ acres of pad sites. Texas Health Huguley Hospital, a 223-bed acute care facility with a 5-star CMS rating, is just 3 miles away.

This offering presents the opportunity to acquire a strong performing quick service restaurant in the fundamentally strong DFW market with secure, long-term cash flow backed by a corporate-guaranteed lease from a national brand with strong recognition and growth potential.

**\$2,500,000**  
Asking Price

**5.75%**  
Cap Rate

## INVESTMENT SUMMARY

|                     |                                     |
|---------------------|-------------------------------------|
| ADDRESS             | 820 S Crowley Rd. Crowley, TX 76036 |
| TENANT              | Golden Chick (corporate)            |
| LEASE TYPE          | Absolute NNN                        |
| YEAR BUILT          | 2012                                |
| BUILDING AREA (SF)  | ±3,000 SF                           |
| LAND ACREAGE        | .79 AC                              |
| INITIAL LEASE TERM  | 20-Years                            |
| NOI   PSF           | \$144,000   \$48.00                 |
| ESCALATIONS         | 1.50% Annually                      |
| RENEWAL OPTIONS     | 4 x 5-Year Options                  |
| LL RESPONSIBILITIES | None                                |



# INVESTMENT HIGHLIGHTS



High growth tenancy with 210 locations nationwide

20

Years of primary lease term remaining

ABSOLUTE  
NNN

Zero Landlord Responsibilities

1.5%

Annual rent increases

#1

Metro for projected population growth

\$114K+

Strong average household income within one-mile radius

#2

Top performing Golden Chick in the Nation

CORPORATE

Guaranty from Golden Chick





Commercial Land for Sale

Meadows Town Crossing  
Future Planned  
Commercial Development  
15+ Acres – Pad Sites

Deer Creek Estates  
Single Family Homes

Stone Gate Plaza  
1.4M+ Visits annually (per Placer.ai)



Crestview  
Single Family Homes

Legacy at Crowley  
Apartments  
288 Units



Deer Creek Elementary  
753 Students  
Crowley ISD (27 schools)

| LOCAL DEMOGRAPHIC SNAPSHOT     |           |           |           |
|--------------------------------|-----------|-----------|-----------|
|                                | 1-Mile    | 3-Mile    | 5-Mile    |
| 2025 Population                | 12,493    | 74,247    | 166,458   |
| Population Growth (since 2010) | 59%       | 58%       | 48%       |
| # of Households                | 4,290     | 26,435    | 56,870    |
| Average Household Income       | \$114,239 | \$106,884 | \$111,934 |

Fort Worth  
15 Miles





## PROPERTY OVERVIEW



# PROPERTY & LEASE OVERVIEW

## PROPERTY OVERVIEW

|                |                     |
|----------------|---------------------|
| ADDRESS        | 820 S Crowley Rd.   |
| CITY, STATE    | Crowley, TX 76036   |
| YEAR BUILT     | 2012                |
| BUILDING SF    | ±3,000 SF           |
| PARCEL SIZE    | 0.79 Acres          |
| OWNERSHIP TYPE | Fee-Simple Interest |

## LEASE OVERVIEW

|                           |                              |
|---------------------------|------------------------------|
| TENANT / GUARANTOR        | Golden Chick (Corporate)     |
| LEASE TERM                | 20 Years                     |
| LEASE TYPE                | Absolute NNN                 |
| NOI   PSF                 | \$144,000   \$48.00          |
| RENT ESCALATIONS          | 1.50% Annual Increases       |
| RENEWAL OPTIONS REMAINING | Four, 5-Year Renewal Options |
| LANDLORD RESPONSIBILITIES | None                         |



| Rent Schedule |           |          |         |          |
|---------------|-----------|----------|---------|----------|
| Years         | Annual    | Monthly  | PSF     | Increase |
| 1             | \$144,000 | \$12,000 | \$48.00 | –        |
| 2             | \$146,160 | \$12,180 | \$48.72 | 1.50%    |
| 3             | \$148,352 | \$12,363 | \$49.45 | 1.50%    |
| 4             | \$150,578 | \$12,548 | \$50.19 | 1.50%    |
| 5             | \$152,836 | \$12,736 | \$50.95 | 1.50%    |
| 6             | \$155,129 | \$12,927 | \$51.71 | 1.50%    |
| 7             | \$157,456 | \$13,121 | \$52.49 | 1.50%    |
| 8             | \$159,818 | \$13,318 | \$53.27 | 1.50%    |
| 9             | \$162,215 | \$13,518 | \$54.07 | 1.50%    |
| 10            | \$164,648 | \$13,721 | \$54.88 | 1.50%    |
| 11            | \$167,118 | \$13,926 | \$55.71 | 1.50%    |
| 12            | \$169,625 | \$14,135 | \$56.54 | 1.50%    |
| 13            | \$172,169 | \$14,347 | \$57.39 | 1.50%    |
| 14            | \$174,752 | \$14,563 | \$58.25 | 1.50%    |
| 15            | \$177,373 | \$14,781 | \$59.12 | 1.50%    |
| 16            | \$180,033 | \$15,003 | \$60.01 | 1.50%    |
| 17            | \$182,734 | \$15,228 | \$60.91 | 1.50%    |
| 18            | \$185,475 | \$15,456 | \$61.82 | 1.50%    |
| 19            | \$188,257 | \$15,688 | \$62.75 | 1.50%    |
| 20            | \$191,081 | \$15,923 | \$63.69 | 1.50%    |





#2 Golden Chick in Texas  
#2 Golden Chick in the U.S.



# LOCATION & MARKET OVERVIEW



# LOCATION OVERVIEW

## Crowley, TX

The Asset's strategic positioning along S Crowley Rd and E FM 1187 offers prime exposure to over 43,000 VPD. Located within the Dallas-Fort Worth Metroplex with convenient access to I-35 (116K+ VPD), Crowley serves as a key suburban community boasting a population of 74,000 within a 3-mile radius with a population growth of 58% within a 3-mile radius and an impressive average household income of \$114K+ in the immediate 1-mile vicinity.

Crowley's balanced economy spans retail, residential, and service sectors, creating a robust commercial environment. The property benefits from its proximity to major retail destinations, including Stonegate Plaza with 1.4 million annual visitors and Gateway Station (less than 3 miles away) attracting 2.7 million visitors yearly with key tenants like Academy, Old Navy, Kohl's, and Ulta. Directly across FM 1187, Meadows Town Crossing represents significant future growth potential as a planned commercial development offering 15+ acres of pad sites. The area's amenities are further enhanced by Texas Health Huguley Hospital—a 5-star CMS-rated 223-bed acute care facility just 3 miles away—providing exceptional healthcare services to residents.

Positioned just 15 miles from Fort Worth, 45 miles from downtown Dallas, and 35 miles from DFW International Airport (the world's third busiest with 87.8 million annual passengers), Crowley stands among the nation's fastest-growing communities. The property is surrounded by established neighborhoods contributing to Crowley's 13,000+ residential properties and falls within Crowley ISD's network of 27 schools. These exceptional location advantages have helped establish this site as the **#2 most visited Golden Chick in the nation** (per Placer.ai).

Fort Worth, TX (15 Miles Away)



| LOCAL DEMOGRAPHIC SNAPSHOT     |           |           |           |
|--------------------------------|-----------|-----------|-----------|
|                                | 1-Mile    | 3-Mile    | 5-Mile    |
| 2025 Population                | 12,493    | 74,247    | 166,458   |
| Population Growth (since 2010) | 59%       | 58%       | 48%       |
| # of Households                | 4,290     | 26,435    | 56,870    |
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# MARKET OVERVIEW

## Dallas-Fort Worth Metroplex

The Dallas-Fort Worth (“DFW”) Metroplex is the 4<sup>th</sup> most populous MSA in the US and home to nearly 8.0 million residents that contribute to over \$600 billion in GDP. A perennial national leader in population and employment growth, DFW has become a sought-after area for all ages due to its low cost of living, business-friendly environment, high quality of life, and direct access to domestic and global markets.

Among the nation’s top economic performers, DFW is thriving with a young, well-educated and vibrant population that is surpassing pre-pandemic employment levels faster than all other large U.S. metros. The region’s population has grown 25% since 2010 and is anticipated to increase over 5.4% by 2027 – more than 2x the national average. The diverse population drives DFW’s economic strength, and that growth is expected to sustain even through economic disruptions. The continued influx of corporate relocations and impressive rate of migration is a testament to DFW’s ranking as the #4 Real Estate Market in 2021 (Urban Land Institute and PwC).



### #1 MSA

For Projected Population Growth

Source: ESRI

### DFW IS HOME TO

24 Fortune 500 Companies

49 Fortune 1000 Companies

9 Worlds Most Admired Companies

Source: Dallas Regional Chamber, Forbes

### 170+

Corporate Headquarter Relocations to DFW Since 2010

Source: Dallas Regional Chamber, JLL Research

### 2 FORTUNE 10

Company HQ’s Tied with San Jose. NYC, LA, Chicago host none.

Source: Dallas Regional Chamber, Forbes

### LEADING PRO BUSINESS ENVIRONMENT

Source: CEO Magazine-2023

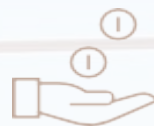


# MARKET OVERVIEW



## LEADING PRO-BUSINESS ENVIRONMENT

#1 State for doing business 19 years in a row



## FAVORABLE TAX CLIMATE

0% State & local income tax



## CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES

170+ corporate headquarter relocations since 2010



## MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base



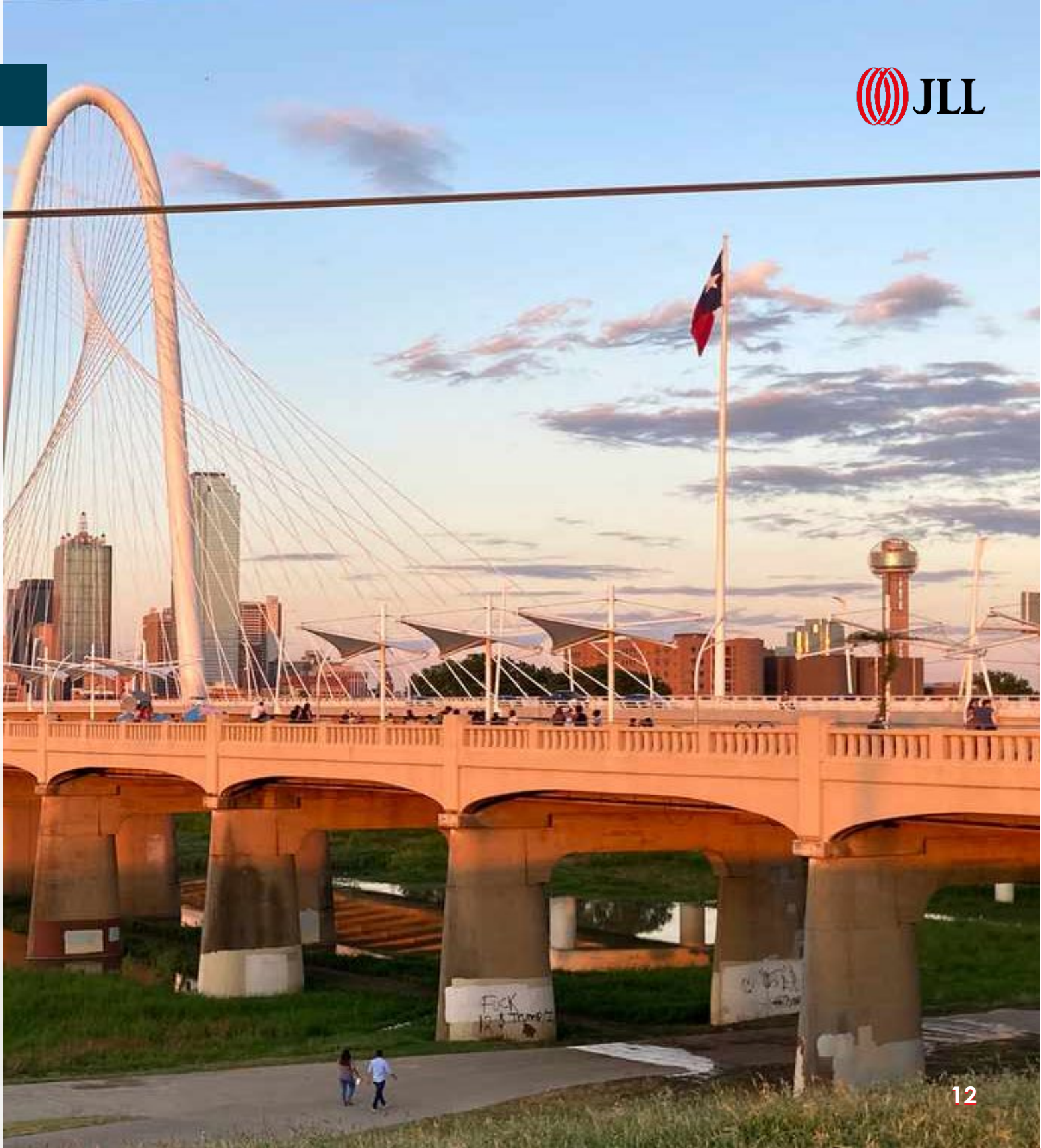
## HIGH-QUALITY OF LIFE

Driven by vast entertainment options, outdoor recreation, and affordability



## #1 MSA FOR PROJECTED POPULATION GROWTH

546,689 new residents projected over the next 5 years







Placer.ai



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# GOLDEN CHICK®

## TENANT OVERVIEW



# TENANT OVERVIEW

## GOLDEN CHICK

- Golden Chick is one of the fastest growing restaurant brands in the U.S. and was recognized as one of the very top brands in the country by Nation’s Restaurant News
- Founded in 1967 in San Marcos, TX by a former employee of a chicken franchise that decided to start his own with the idea of improving upon marinades and batter mixes
- The concept has been explosive from the beginning with franchising beginning only five years after it was founded and had 39 locations by the time it sold in 1982
- In 1989, the company was acquired by its current parent, Golden Tree Restaurants, who provided capital to enhance both the menu and appearance of the company
- Since then, the company has continued to propel itself forward with 210 locations. 27 locations recently opened and 35 more are coming soon. **Golden Chick plans to have 500 locations by 2030.**
- The Company launched its Big & Golden Sandwich systemwide in May 2020, which includes competitive advantages such as a larger chicken breast than peers, Golden Chick’s own Lotta Zing sauce, and the company’s signature yeast rolls that are baked fresh daily



| GOLDEN CHICK COMPANY OVERVIEW |   |
|-------------------------------|---|
| COMPANY:                      | Golden Chick  |
| PARENT:                       | Golden Tree Restaurants                               |
| YEAR FOUNDED:                 | 1967  |
| YEAR FRANCHISING BEGAN:       | 1972  |
| HEADQUARTERS:                 | Richardson, Texas                                     |
| SECTOR:                       | Fast Casual Restaurant Franchisor                     |
| LOCATIONS:                    | 210 with 35 Coming Soon                               |
| OWNERSHIP TYPE:               | Family-Owned Corporation                              |
| COMPANY WEBSITE:              | <a href="https://goldenchick.com">goldenchick.com</a> |

- RECENT RECOGNITION:**
- The Top Food Franchises of 2021 & Top 10 in Chicken Category (Entrepreneur Magazine 2021)
  - Signs 55 Unit Expansion Agreement for greater Houston Market (QSR Web.com)
  - Moves up 45 spots to #142 in NRN’s Top 200 Restaurant Chains (Nation’s Restaurant News)
  - Moves up in 2023 to #238 on the Franchise Times 500 list for 2023
  - Moves up to #116 on the Entrepreneur Franchise 500 list for 2023



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