

THE
REPUBLIC
GRILLE

\$3,440,000

6.25% CAP RATE

3486 DISCOVERY CREEK BLVD

SPRING, TX 77386



Freestanding Casual Dining Property | Newer High Quality Construction in Affluent Spring/
The Woodlands Location In Greater Houston MSA | Award-Winning Texas Restaurant Brand
| New 20-Year Absolute NNN Lease With 2% Annual Rent Increases And Zero Landlord
Responsibilities | Extremely Low Rent-to-Sales Ratio and Strong EBITDAR Coverage Ratio |
Located Just 3-Miles From ExxonMobil's 385 Acre Corporate Headquarters

Marcus & Millichap
NFB GROUP

WHY INVEST?



Award-Winning Texas Dining Concept High-Growth Spring, TX Location Affluent North Houston Trade Area

- **Strategically Positioned Along Discovery Creek Blvd** Within The Rapidly Growing Spring/The Woodlands Submarket, One Of Greater Houston's Most Affluent And Expanding Residential Corridors
- **Freestanding The Republic Grille Location** Offering Strong Visibility, Convenient Access, Ample Onsite Parking, And A Well-Established Presence Within A Highly Desirable Community-Oriented Environment
- **Located Near Major Retail And Employment Drivers** Including H-E-B, Walmart, Target, Costco, The Woodlands Medical Corridor, And Numerous National Retailers That Drive Consistent Consumer Traffic Throughout The Immediate Trade Area
- **Surrounded By Affluent Master-Planned Communities** Including Harmony, Benders Landing, Imperial Oaks, And The Woodlands, Providing A Dense Residential Base With Strong Household Incomes And Consumer Spending Power
- **Benefits From Exceptional Demographic Fundamentals** Including Strong Population Growth, High-Income Households, And Proximity To Major Thoroughfares Such As Interstate 45, Grand Parkway (SH 99), And Hardy Toll Road Supporting Sustained Consumer Demand



New 20-Year Absolute NNN Lease Passive Investment Opportunity Long-Term Inflation-Protected Cash Flow

- **Brand New 20-Year Absolute Triple-Net (NNN) Lease** Commencing At Close Of Escrow, Providing Long-Term Passive Income With Zero Landlord Responsibilities Throughout The Initial Lease Term
- **\$215,000 Annual Base Rent (\$17,917/Month)** Delivering Immediate Cash Flow At A 6.25% Cap Rate With Strong Rent Coverage Supported By Restaurant Operations
- **Scheduled 2% Annual Rental Increases** Providing Consistent Organic Income Growth And Long-Term Protection Against Inflation Over The Life Of The Lease
- **Four (4) Five-Year Renewal Options** Allowing For Up To 20 Additional Years Of Potential Occupancy And Extended Investment Stability Beyond The Initial Term
- **The Tenant Maintains An Extremely Low Rent-To-Sales Ratio** And Strong Approximate 2.50x EBITDAR Coverage Ratio



Nationally Acclaimed Restaurant Brand Strong Regional Brand Recognition Established Full-Service Restaurant Platform

- **Recognized Houston-Area Restaurant Brand** — Founded In 2011, The Republic Grille Has Established Itself As One Of Greater Houston's Most Popular Independent Restaurant Concepts, Operating Multiple Locations Throughout The Region
- **Award-Winning Dining Experience** — The Republic Grille Has Earned Numerous Consumer And Industry Accolades, Including Tripadvisor Travelers' Choice Awards, OpenTable Diners' Choice Awards, And National Recognition For Its Southern-Inspired Cuisine And Hospitality
- **Proven, Community-Oriented Concept** — Known For Its Elevated Texas Comfort Food, Loyal Customer Base, And Strong Local Following, The Republic Grille Continues To Generate Consistent Consumer Demand Through A Combination Of Quality Dining, Neighborhood Appeal, And Exceptional Guest Service



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 3486 Discovery Creek Blvd, Spring, TX 77386
Concept:	The Republic Grille
Price:	\$3,440,000
Cap Rate:	6.25%
NOI:	\$215,000
Building Size (SF):	±6,198 SF
Patio Size (SF):	±1,620 SF
Lot Size (AC):	±0.95 Acres
Year Built:	2020

LEASE TERMS

Lease Commencement:	Close of Escrow (COE)
Lease Term Expiration:	20 Years from COE
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Monthly Rent:	\$17,917
Annual Base Rent:	\$215,000
Rental Increases:	2% Annually
Renewal Options:	4 x 5 Years
EBITDAR Coverage Ratio:	~2.50x
Rent-to-Sales Ratio:	Extremely Low (Inquire w/ Agent)

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



\$3,440,000

LISTING PRICE

6.25%

CAP RATE

±20 YRS

LEASE TERM

\$215,000

NOI

NNN

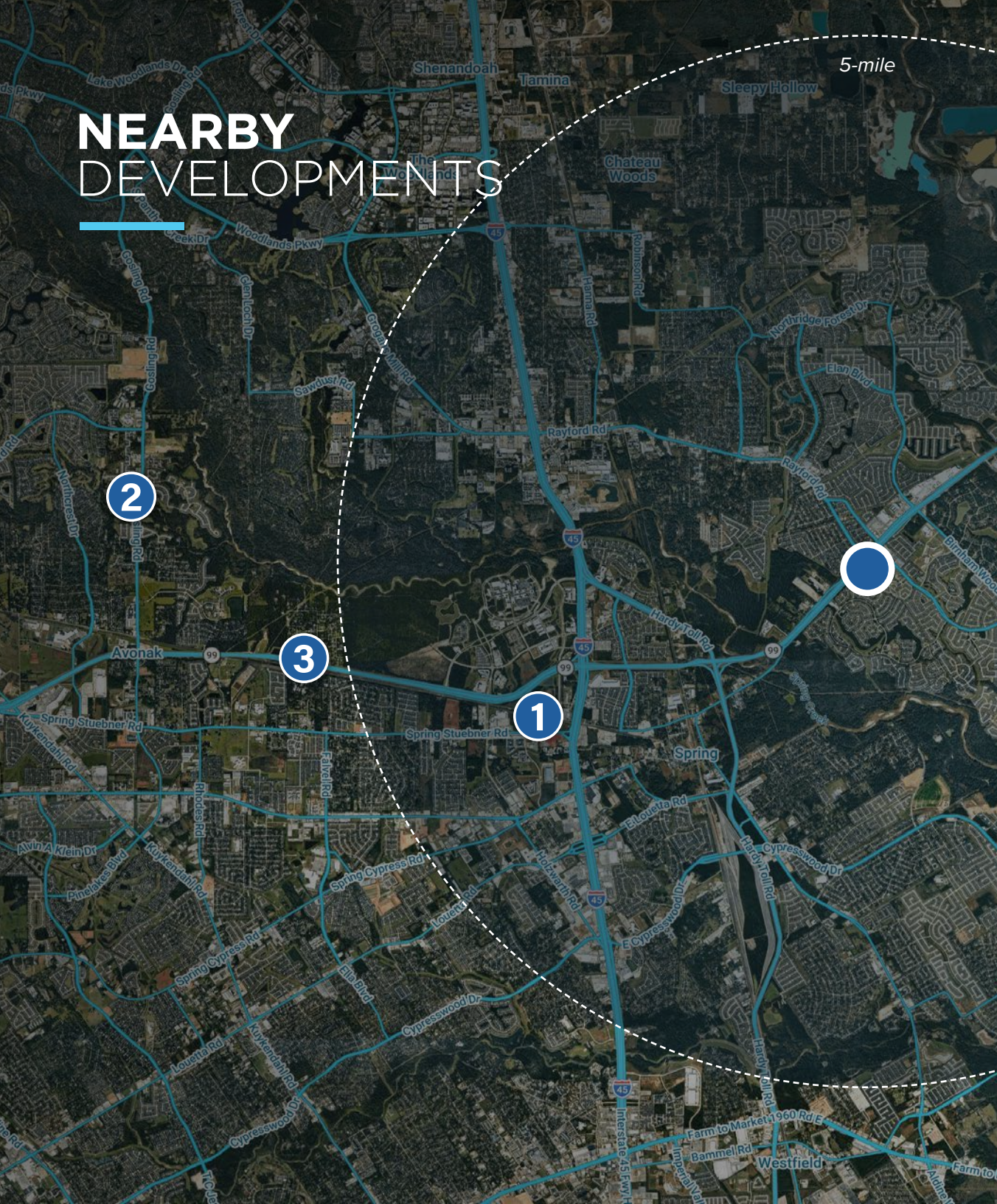
LEASE TYPE

~2.50X

EBITDAR COVERAGE







NEARBY DEVELOPMENTS



1. Echo Lake at City Place: 326-Unit Luxury Multifamily Community (Residential New Construction)

Martin Fein Interests broke ground in April 2025 on Echo Lake, its fourth multifamily development within City Place (formerly Springwoods Village). The 326-unit, garden-style community on a 21.4-acre site will feature two- and three-story buildings with efficiency, one-, two-, and three-bedroom apartment homes ranging from 556 to 1,824 square feet, with approximately 40% of units consisting of townhomes with attached garages. The development is centered around a 1.3-acre private lake with walking, hiking, and biking trails connecting to City Place's 150-acre nature preserve. First units are targeted for Q2 2026 with full completion in Q2 2027. The community sits directly across Spring Stuebner Road from The Market at Springwoods Village retail center and is positioned to accommodate the large workforce at City Place's major corporate tenants including ExxonMobil, Hewlett Packard Enterprise, HP Inc., ABS, and Southwestern Energy.

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2. TOPS Surgical Specialty Hospital: New Spring Campus (Healthcare)

TOPS Surgical Specialty Hospital, a physician-owned inpatient and outpatient surgical specialty center currently operating at 17080 Red Oak Drive in Houston, announced in November 2025 plans to break ground on a new, dedicated Spring campus by June 2026. Construction completion and targeted operational start is Fall 2027. The new facility will expand the hospital's inpatient and outpatient services, operative capacity, and observation beds for the rapidly growing north Houston population base. TOPS operates across more than a dozen surgical specialties including orthopedics, spine, general surgery, bariatrics, ENT, urology, gynecology, and neurosurgery. The addition of a standalone Spring campus reflects sustained demand from the north Houston and Spring medical market and is consistent with the broader trend of healthcare decentralization along major suburban growth corridors.

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3. Grand Parkway (SH 99) Segment F-2 Widening: 4 to 6 Lanes from Hwy 249 to Holzwarth Road (Transportation Infrastructure)

TxDOT's \$111 million, two-part widening of Grand Parkway Segment F-2 is under active construction. Phase 1 (Hwy 249 to Kuykendahl Road, \$65.3 million) broke ground in June 2024 and is widening the four-lane tollway to six lanes by replacing the cable barrier median with a concrete barrier and adding one lane in each direction. Roadway and bridge widening for Phase 1 is expected to begin in mid-to-late 2026. Phase 2 (Kuykendahl Road to Holzwarth Road, \$45.94 million) is set to bid for construction in September 2027. The widening is triggered by a 2009 interlocal agreement requiring the Grand Parkway to maintain a stable level of service as regional growth demands increase. As the primary western tollway access route for Spring's fast-growing residential and corporate corridors, expanded Grand Parkway capacity directly benefits business and commuter access to the subject's immediate trade area.

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HOUSTON TEXAS



The **Houston Metropolitan Statistical Area (MSA)** is the largest in Texas and the fifth-largest in the United States, home to **over 7.8 million residents** across nine counties. As a dynamic global city, Houston is a powerhouse for **energy, healthcare, aerospace, and international trade**. Known as the “Energy Capital of the World,” the city is home to the headquarters of ExxonMobil, ConocoPhillips, and Halliburton, along with hundreds of supporting firms in oil, natural gas, and renewables. The **Texas Medical Center**, the world’s largest medical complex, anchors a thriving life sciences sector, while companies like United Airlines and Sysco strengthen the region’s position in logistics and corporate services.

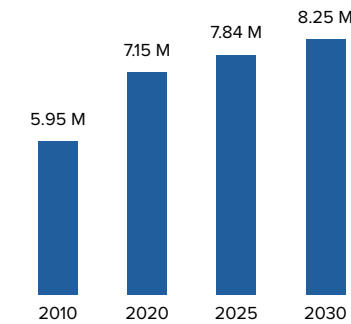
Strategically located just inland from the Gulf of Mexico, Houston enjoys direct access to global commerce via the **Port of Houston**, one of the busiest in the country. The city is connected by a robust freeway system, including Interstates 10, 45, and 69, providing access to major U.S. markets and supporting a vast logistics and distribution network. Ongoing investment in **infrastructure, master-planned communities, and urban revitalization**—particularly in areas like Midtown, EaDo, and the Innovation District—continues to drive both population and employment growth across the region.



*Largest Metro Area in Texas
5th Largest in the Country*

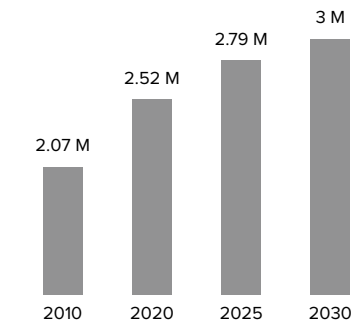
HOUSTON MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, HOUSTON



HOUSTON MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, HOUSTON



POPULATION

7.84M

within MSA

AVG. HH INCOME

\$123,566

within MSA

DAYTIME POPULATION

5.02M

within MSA

Culturally, Houston is one of the most diverse cities in America, with over **145 languages spoken** and a vibrant international community. The city is known for its world-class museums—including the Museum of Fine Arts, Houston Museum of Natural Science, and the Contemporary Arts Museum. Local districts like **Montrose, the Heights, and the East End** offer a rich mix of art galleries, independent restaurants, breweries, and festivals. With a food scene that ranges from global street fare to James Beard-awarded chefs, Houston has become a culinary destination in its own right.

LARGEST EMPLOYERS



Houston is also a major hub for education and sports. The region is anchored by top-tier universities like **Rice University and the University of Houston**, both known for academic excellence and research output. The city boasts a passionate sports culture, with major league teams including the **Houston Texans (NFL), Astros (MLB), Rockets (NBA), and Dynamo (MLS)** drawing widespread support. It also hosts marquee events like the Houston Livestock Show and Rodeo—the largest of its kind in the world—cementing its role as a center for both entertainment and Texas tradition.

THE REPUBLIC GRILLE

Founded in 2011, The Republic Grille is a Texas-inspired full-service restaurant concept known for its elevated take on Southern comfort food and regional favorites. Built around a commitment to hospitality, quality ingredients, and community engagement, the brand offers a menu that blends classic Texas flavors with contemporary culinary influences. Signature dishes such as Chicken Fried Steak, Gulf Coast Seafood selections, and Texas-inspired burgers have helped establish The Republic Grille as a local dining destination.



OpenTable
Diners' Choice



“BEST OF THE BEST EVERYDAY EATS”
TOP 5 IN THE USA!

Today, The Republic Grille operates multiple locations across the Houston metropolitan area and has earned a reputation as one of the region's most acclaimed independent restaurant brands. The concept has received numerous industry and consumer accolades, including **OpenTable Diners' Choice Awards, Tripadvisor Travelers' Choice recognitions, Living Magazine Readers' Choice honors,** and national recognition among Tripadvisor's top-rated everyday dining destinations in the United States. The restaurant's diverse menu features Southern-inspired comfort food, Certified Angus steaks, fresh seafood, salads, brunch favorites, and scratch-made desserts, complemented by a full-service bar program and seasonal offerings. The Republic Grille has cultivated a loyal customer following while continuing to expand its presence across one of the nation's fastest-growing metropolitan regions.

IN THE NEWS



[FULL ARTICLE](#)

REPUBLIC GRILLE RANKS AMONG ONE OF TWO U.S. RESTAURANTS IN TRIPADVISORS TOP 25

October 3, 2025 | *Food & Wine*

If you're looking to plan a trip full of delicious food that doesn't require sitting at white tablecloth restaurants and fine dining hot spots, there's never been a better time to go ahead and book your tickets. Tripadvisor's annual Traveler's Choice Awards just crowned the top restaurants around the world, and the travel platform's dedicated list of the best casual dining spots is full of destinations that have wowed fellow travelers without too much fuss. In its annual rankings, Tripadvisor doles out 25 awards in...

REPUBLIC GRILLE LANDS IN PAPER CITY'S TOP 6 BEST BURGERS IN THE WOODLANDS

October 5, 2025 | *PaperCity Magazine*

The Woodlands takes its burgers seriously — and it shows. From Wagyu to lamb to truffle, vegan and even buffalo, there's a patty for every craving in this land of its own. Some of these Woodlands burgers are decadent, some are simple and some aren't even meat at all. Every one of them is worth the bite. Republic Grille serves a half-pound Angus beef or ground turkey with fries, sweet potato fries or onion rings. It comes on your choice of brioche, sourdough, wheat, pretzel, jalapeño cheese bun...



[FULL ARTICLE](#)

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THE REPUBLIC GRILLE

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