



# Cheddar's Scratch Kitchen

**\$3,810,000 | 5.25% CAP**

1510 E IH 2, Donna, TX 78537

- ✓ **IH-2/Expressway 83 Corridor** With 132,801+ VPD
- ✓ **Shops At 493 Power Center** Anchored By Walmart And National Retailers
- ✓ **Institutional Drivers** Donna ISD, South Texas College, UTRGV, And DHR Health
- ✓ **International Bridge Expansion** \$100M Logistics And Trade Investment
- ✓ **McAllen-Edinburg-Mission MSA Market** 1M+ Residents And \$17B+ Retail Sales



**Cheddar's Scratch Kitchen** is a casual dining **brand focused** on scratch-made meals and everyday value. Backed by Darden Restaurants, the company operates nearly **185 U.S. locations** and is recognized for **strong average unit volumes**, broad guest appeal, and resilient performance.

# INVESTMENT OVERVIEW

CHEDDAR'S SCRATCH KITCHEN DONNA, TX

SUBJECT PROPERTY



## CONTACT FOR DETAILS

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**Bob Moorhead**

Managing Partner  
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# \$3,810,000

## 5.25% CAP

NOI

\$200,000

Building Area

±6,646 SF

Land Area

±1.6 AC

Year Built

2025

Lease Type

Absolute NNN  
(Ground Lease)

Occupancy

100%

- ✓ **Rent Commencement:** September 8, 2025
- ✓ **10-Year Absolute NNN Ground Lease** with 10% rental increases every 5 years in both the primary term and (4) 5-year renewal options
- ✓ **IH-2/Expressway 83 Corridor With 132,801+ VPD** at the property's location, providing direct access across the Rio Grande Valley and high visibility to both daily commuters and regional travelers moving through one of South Texas' most heavily trafficked east-west thoroughfares.
- ✓ **Shops At 493 Power Center Anchored By Walmart Supercenter** with co-tenants including Burlington, Ross, dd's, Five Below, and Dollar Tree. The multi-phase, 25-acre development has quickly established itself as Donna's dominant retail destination, drawing consistent cross-shopping traffic from surrounding communities.
- ✓ **Institutional and Regional Traffic Generators** including Donna ISD (14,000+ students), South Texas College (34,000+ students), University of Texas Rio Grande Valley (32,000 students; ~4,454 faculty & staff), and DHR Health (500+ beds; 3,000 employees). These institutions, together with Knapp Medical Center (227 licensed beds; 500+ employees), drive reliable daily demand from students, staff, and healthcare professionals.
- ✓ **International Bridge Expansion Driving Logistics Growth** with \$100M in improvements at the Donna-Río Bravo International Bridge. The project will add new commercial truck lanes, strengthen binational trade, and enhance the city's role in supporting regional manufacturing, produce, and distribution supply chains.
- ✓ **McAllen-Edinburg-Mission MSA Market** with more than 1 million residents and \$17B+ in annual retail sales. Supported by major infrastructure investments such as SH-68 and the I-2/I-69 interchange, the metro is experiencing rapid residential, retail, and industrial growth that will continue to reinforce long-term demand in Donna and the surrounding trade area.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

## TENANT OVERVIEW

CHEDDAR'S SCRATCH KITCHEN DONNA, TX

# Cheddar's Scratch Kitchen

REVENUE  
~\$12B  
(DARDEN  
CORPORATE)

CREDIT RATING  
(BBB S&P /  
BAA2  
MOODY'S)

STOCK TICKER  
DRI (NYSE)

LOCATIONS  
185



[cheddars.com](http://cheddars.com)

**Lessee:** CHEDDAR'S CASUAL CAFÉ, INC.

**Cheddar's Scratch Kitchen is a casual dining restaurant concept that specializes in fresh, made-from-scratch meals served in a welcoming, family-friendly atmosphere.**

**More than 90%** of the menu is prepared in-house daily, with signature items such as Honey Butter Croissants, **hand-breaded chicken tenders**, and comfort food entrées that have become customer favorites. Founded in 1979 and acquired by Darden Restaurants in 2017, Cheddar's has grown into a recognized national brand with nearly **185 restaurants** across 29 states. The chain's approachable menu and value-driven price points have established it as a reliable choice for families and groups looking for affordable **full-service dining**.

As part of the Darden portfolio, which also includes Olive Garden, LongHorn Steakhouse, and The Capital Grille, Cheddar's benefits from the resources and operational expertise of **one of the nation's largest full-service restaurant companies**. The brand continues to build loyalty through its focus on fresh preparation, generous portions, and broad demographic appeal.



SUBJECT PROPERTY

## IN THE NEWS

CHEDDAR'S SCRATCH KITCHEN DONNA, TX

### Cheddar's Scratch Kitchen coming to Donna in 2025

MIA MORALES, AUGUST 5, 2024 (VALLEY CENTRAL)

**The City of Donna will begin its construction for a new Cheddar's Scratch Kitchen establishment in 2025.**

According to the [Texas Department of Licensing and Regulation](#), construction will begin on Jan. 6, 2025, and have a completion date of Aug. 15, 2025.

**Cheddar's announced plans for a new 6,646+ SF restaurant in Donna, scheduled to open in 2025 as the city's first location. Cheddar's announced plans for a new 5,500+ SF restaurant in Donna, scheduled to open in 2025 as the city's first location.**

The new Cheddar's restaurant will be located at **1510 E IH 2 in Donna**.

Cheddar's Scratch Kitchen is popular for its sweet and flaky honey butter croissants, a **variety of soups and salads and great atmosphere**.

This will be Donna's first Cheddar's location.

EXPLORE ARTICLE



### Darden Q4 2025: Sales Accelerate as International Expansion Takes Shape

JUNE 20, 2025 (INVESTING)

**Darden Restaurants Inc (NYSE:DRI) presented its fourth quarter and full-year fiscal 2025 results on June 20, 2025, showcasing accelerated sales growth and ambitious international expansion plans.**

The restaurant group's **shares jumped 3.7%** in premarket trading to **\$231**, building on recent momentum that has seen the stock trade near its **52-week** high of **\$226.98**. The company, which operates popular chains including Olive Garden, LongHorn Steakhouse, and The Capital Grille, reported **stronger-than-expected** fourth-quarter results, continuing the positive trajectory seen in its third-quarter performance when the **stock rose 5.71%** despite slightly missing analyst expectations.

**Darden Restaurants reported strong Q4 2025 results, with sales momentum across brands and early steps toward international expansion.**

#### Quarterly Performance Highlights

Darden's fourth quarter showed significant acceleration in both total sales and same-restaurant sales growth compared to its full-year performance. Total sales reached \$3.3 billion, representing **10.6% growth**, while same-restaurant sales increased by 4.6%. The company also reported adjusted EBITDA of \$582 million and returned \$215 million to shareholders.

Breaking down performance by segment, Olive Garden remained the largest contributor with **\$1,381 million** in quarterly sales, followed by LongHorn Steakhouse at \$834 million. The Fine Dining segment, which includes The Capital Grille and Eddie V's, **generated \$335 million**, while the Other segment, which includes Cheddar's Scratch Kitchen, Yard House, and the recently acquired Chuy's, contributed **\$722 million**.

EXPLORE ARTICLE



# LEASE OVERVIEW

**CHEDDAR'S SCRATCH KITCHEN DONNA, TX**

Initial Lease Term	10-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	September 8, 2025
Lease Expiration	September 8, 2035
Lease Type	Absolute NNN (Ground Lease)
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$200,000
Annual Rent YRS 6-10	\$220,000
Option 1	\$242,000
Option 2	\$266,200
Option 3	\$292,820
Option 4	\$322,102

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



JULIANS ADAME SCHOOL (559 STUDENTS)

PFC MARIO YBARRA ELEMENTARY SCHOOL (495 STUDENTS)

SALAZAR ELEMENTARY (446 STUDENTS)  
VETERANS MEMORIAL MIDDLE SCHOOL (658 STUDENTS)

JUSTICE RAUL A. GONZALEZ ELEMENTARY SCHOOL (630 STUDENTS)

**Cheddar's**  
SCRATCH KITCHEN  
**SUBJECT PROPERTY**  
1510 E. IH 2

**Walmart**  
Supercenter

DOLLAR GENERAL

Little Caesars

BEATRIZ GARZA MIDDLE SCHOOL (938 STUDENTS)

AutoZone

MID VALLEY AIRPORT-KTXW

stripes

Comfort

Durlington  
PET SMART  
five BEL'W  
DISCOUNTS  
ROSS  
DUTCH BROS

**Walmart**  
Supercenter  
SUBWAY  
Pizza Hut  
Jack  
CHURCH'S

JCPenney  
TJ-maxx  
petco  
LOWE'S  
Academy  
CHUCK E. CHEESE'S

BURGER KING

CVS pharmacy

WHATASBURGER

Jack in the box

INTERSTATE 2  
83

Office DEPOT  
Penny's  
DISCOUNT TIRE  
6

BURGER KING

DOLLAR TREE  
AutoZone  
O'Reilly AUTO PARTS

LE NOIR ELEMENTARY SCHOOL (451 STUDENTS)

DQ  
McDonald's

DONNA HIGH SCHOOL (2,075 STUDENTS)

Hampton Inn  
BW | Best Western  
Hotels & Resorts

Office DEPOT  
Penny's  
DISCOUNT TIRE  
6

TRACTOR SUPPLY CO.

FRESENIUS KIDNEY CARE

CHEVROLET  
BUICK  
GMC

CHURCH'S

metro

BUSINESS 83

HOBBY LOBBY  
CINEMARK  
DOLLAR TREE  
verizon  
POPEYES  
IHOP  
Planet Fitness  
ROSS  
Applebee's  
BUFFALO WILD WINGS

WESLACO HIGH SCHOOL (2,707 STUDENTS)

Wendy's  
McDonald's

WSS  
TEXAS  
FREDDY'S STEAKHOUSE

IDEA WESLACO PIKE (749 STUDENTS)

Super 8

DOLLAR GENERAL

H-E-B

Little Caesars  
Pizza Hut

VALERO

CIRCLE K

FAMILY DOLLAR

DOLLAR GENERAL

HARBOR FREIGHT TOOLS  
Cane's  
Chick-fil-A

WESLACO HIGH SCHOOL (2,707 STUDENTS)

SHERWIN WILLIAMS

HEB  
GNC SALLY  
TACO BELL  
DQ

AIRPORT ELEMENTARY SCHOOL (795 STUDENTS)

A P SOLIS MIDDLE SCHOOL (631 STUDENTS)

DONNA-RIO BRAVO INTERNATIONAL BRIDGE  
• ROAD LEADS TO INTERNATIONAL BRIDGE CONNECTING U.S. & MEXICO  
• BRIDGE HAS 3.5 MILLION ANNUAL CROSSINGS

Walgreens

Aaron's

LONG JOHN SILVER'S

KFC

ACE Hardware  
CHURCH'S  
Little Caesars

DOLLAR GENERAL

CVS pharmacy

N D SALINAS BOULEVARD  
±21,025 VPD

CENTRAL MIDDLE SCHOOL (1,085 STUDENTS)

KNAPP MEDICAL CENTER (227 BEDS)

WESLACO EAST HIGH SCHOOL (2,122 STUDENTS)

ARMANDO CUELLAR MIDDLE SCHOOL (595 STUDENTS)

MARGO ELEMENTARY SCHOOL (1,058 STUDENTS)

**Walmart**  
Neighborhood Market  
McDonald's  
Starbucks



Walmart  
Supercenter

N D SALINAS BOULEVARD  
(21,025 VPD)

Quick Quack  
CAR WASH

PANDA EXPRESS  
CHINESE KITCHEN

MURPHY  
USA

Jack  
in the box

CIRCLE K

TOP

HACIENDA SAN  
MIGUEL APARTMENTS  
(140 UNITS)

W A TODD  
MIDDLE SCHOOL  
(646 STUDENTS)

ROSS  
DRESS FOR LESS

DUTCH BROS

WING STOP

TEXAS  
INN

VALERO

WHATABURGER

McDonald's

DQ

FRED LOYA  
INSURANCE

USPS.COM

dd's  
DISCOUNTS

Chick-fil-A

Burlington

five BELOW

Cheddar's  
SCRATCH KITCHEN

PET SMART

83

INTERSTATE  
TEXAS  
2

(132,801 VPD)



HOBBY LOBBY  
ROSS  
DRESS FOR LESS  
MELROSE  
planet fitness

HACIENDA SAN MIGUEL APARTMENTS  
(140 UNITS)

THE HOME DEPOT  
Office DEPOT

VALERO

McDonald's

DQ

W A TODD MIDDLE SCHOOL  
(646 STUDENTS)

DONNA HIGH SCHOOL  
(2,075 STUDENTS)

N D SALINAS BOULEVARD  
(21,025 VPD)

FRED LOYA INSURANCE

USPS.COM

PlainsCapitalBank

Cheddar's  
SCRATCH KITCHEN

Chick-fil-A

WING-STOP

Jack in the box

CIRCLE K

MURPHY USA

DUTCH BROS

PANDA EXPRESS

ROSS  
DRESS FOR LESS

dd's  
DISCOUNTS

Burlington

83

INTERSTATE  
TEXAS  
2

(±132,801 VPD)

# SITE OVERVIEW

**CHEDDAR'S SCRATCH KITCHEN** DONNA, TX

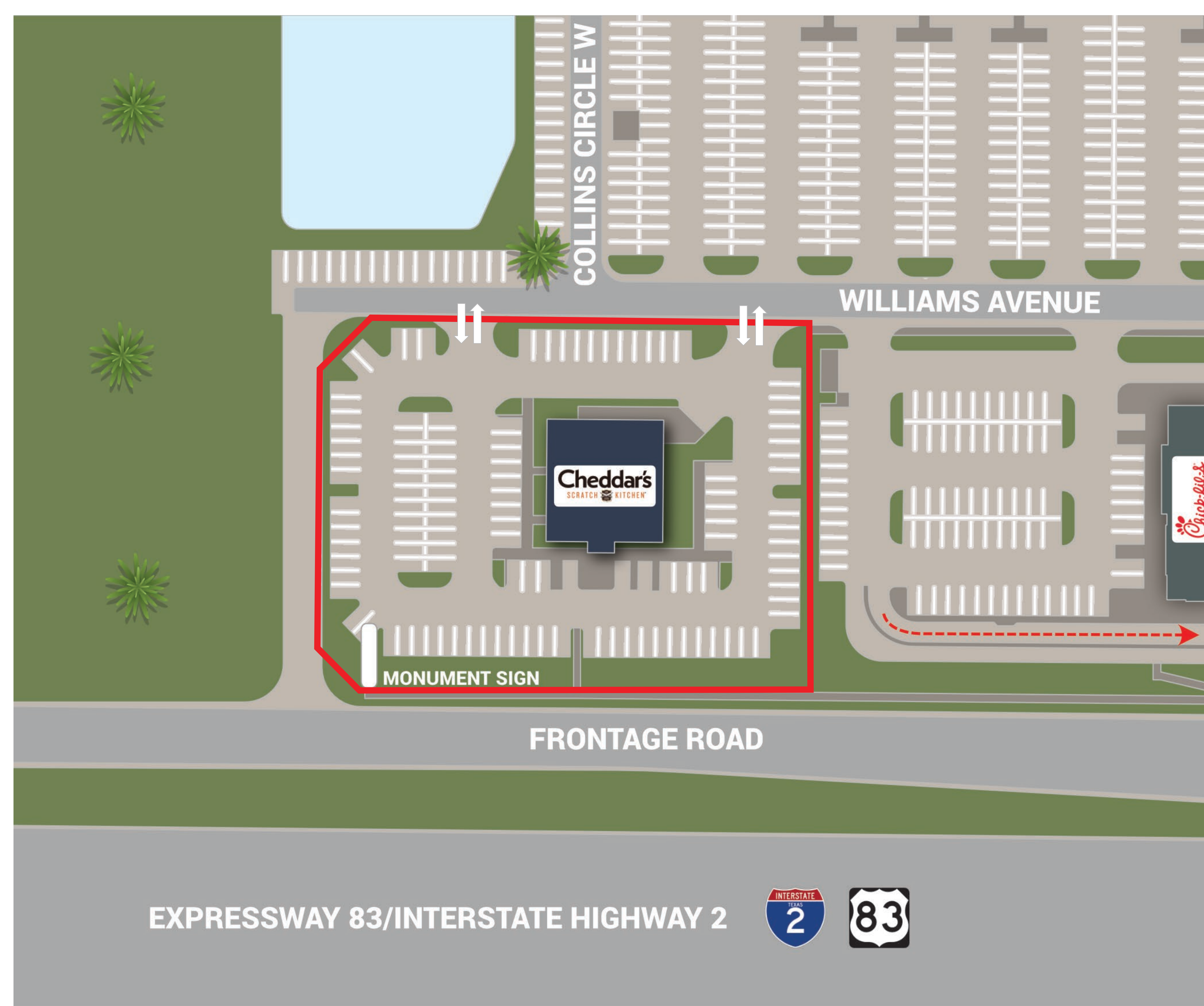
 Year Built | 2025

 Building Area | ±6,646 SF

 Land Area | ±1.6 AC

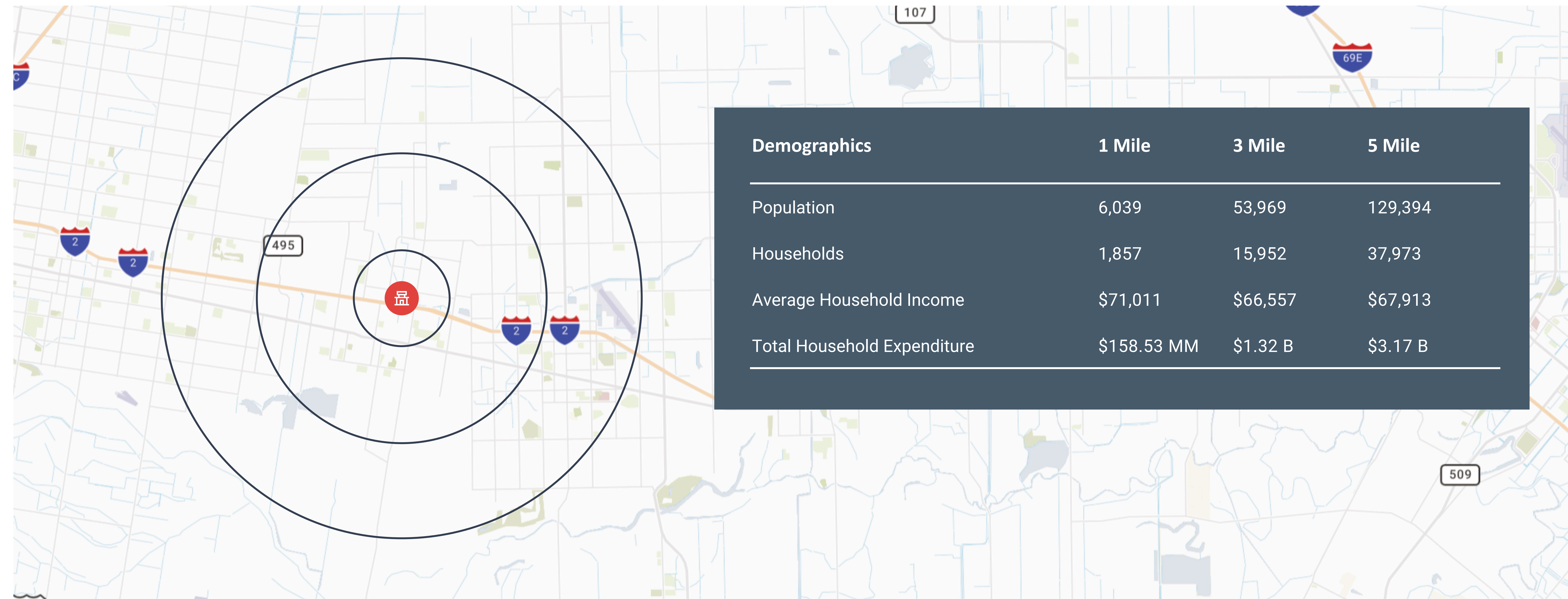
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Ross Dress for Less
- PetSmart
- Burlington
- H-E-B
- The Home Depot
- Planet Fitness
- Lowe's
- Hobby Lobby
- T.J. Maxx
- Bath & Body Works
- Ulta
- dd's Discounts



# LOCATION OVERVIEW

**CHEDDAR'S SCRATCH KITCHEN DONNA, TX**



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


1. Donna ISD (2,358)
2. University of Texas Rio Grande Valley (4,500+)
3. McAllen International Airport (1,000+)
4. South Texas Health System (3,600+)
5. Hidalgo County (3,500+)
6. McAllen ISD (3,400+)
7. Pharr-San Juan-Alamo ISD (4,200+)
8. Doctors Hospital at Renaissance (5,500+)
9. Edinburg Consolidated ISD (3,600+)
10. City of McAllen (2,100+)

# LOCATION OVERVIEW

CHEDDAR'S SCRATCH KITCHEN DONNA, TX

## Donna

Texas

 16,874  
Population

 \$38,082  
Median Household Income

City of  
**Donna**  
*the Heart of the Valley*

Donna-Rio Bravo  
International Bridge

**3.5M+ ANNUAL  
CROSSINGS**

University of Texas Rio  
Grande Valley

**32,000+  
STUDENTS**

**Donna is often called “The Heart of the Rio Grande Valley,” reflecting its central location along Interstate 2/Expressway 83 and its deep cultural and economic ties to the region.**

The city provides direct access to the Donna-Rio Bravo International Bridge, an important port of entry that supports more than 2.1 million annual crossings and strengthens the connection between the United States and Mexico.

**Known as “The Heart of the Valley,” Donna blends small-city character with international connectivity.**

This unique position has made Donna a community shaped by both local tradition and international commerce. Education and family life are central to the city's identity. Donna ISD serves more than 13,000 students across 21 schools and

remains one of the area's largest employers, while city leadership has invested in new parks, community venues, and infrastructure to support residents and attract new businesses. Retail has become a major driver of activity, with the Shops at 493 power center anchored by Walmart and other major national brands including Burlington, Ross, PetSmart, Five Below, ULTA, and Bath & Body Works. A new \$55 million mixed-use development at FM 493 and I-2 is also adding retail, infrastructure upgrades, and employment opportunities. Donna also benefits from its proximity to significant regional institutions. The University of Texas Rio Grande Valley in nearby Edinburg enrolls nearly 32,000 students, serving as both a major educational anchor and a source of regional traffic. McAllen International Airport, located just 18 miles west, handles more than 900,000 travelers annually with nonstop service to major domestic hubs, providing additional connectivity for business and tourism across the Valley. As part of the larger McAllen–Edinburg–Mission metropolitan area, Donna contributes to one of Texas's fastest-growing corridors, home to more than 870,000 people and supported by over \$17.5 billion in annual retail sales. With its blend of strong schools, international connectivity, higher education anchors, and expanding commercial base, Donna is positioned as both a community hub and a key link in the future of the Rio Grande Valley.

## IN THE NEWS

CHEDDAR'S SCRATCH KITCHEN DONNA, TX

## Donna, Texas Is Ready for New Investment: April Castañeda Takes Over as EDC Director

ISBAC MARTÍNEZ, AUGUST 4, 2025 (PRO TEXAS INDUSTRY)

With a clear vision and well-defined goals, April Castañeda has been appointed as the new Executive Director of the Donna Economic Development Corporation (Donna EDC).

She is already leading efforts in three strategic areas: social development, workforce enhancement, and **economic growth for the city**.

Bringing over three years of experience as Business Development Director at Weslaco EDC, Castañeda takes on this **new role with determination**, focusing on attracting investment and supporting the expansion of existing businesses in Donna.

Donna Economic Development leadership changes are signaling renewed focus on attracting commercial and industrial growth, with planned bridge expansion and manufacturer outreach already underway.

"I saw the potential Donna has, along with the challenges that come with growth, both in the retail and industrial sectors," Castañeda explained. **"Although this is a new position** for me, we're already collaborating with partners like South Texas College and Workforce Solutions to engage the community."

The new director has begun visiting local businesses to share the **EDC's initiatives and strengthen ties** with small business owners, sending a clear message: Donna is supported by a team committed to its economic development.

Strategically located in the heart of the Rio Grande Valley, Donna offers two industrial parks and direct access to an international bridge currently limited to empty truck crossings. However, an expansion plan is already underway that will allow loaded commercial vehicles to cross by 2027, **unlocking regional economic growth**.

EXPLORE ARTICLE



## Hidalgo County's new economic strategy to 'go after the big fish'

MICHAEL RODRIGUEZ, MARCH 19, 2025 (MYRGV)

Hidalgo County officials on Tuesday approved the creation of an economic development program designed to promote technology business opportunities in the region, which the county judge said is a means of supporting an initiative launched two years ago to more broadly brand and market the Rio Grande Valley as Rio Plex.

Dubbed the Hidalgo **County Economic Development Promotion** and Advertisement Program, the commissioners court voted during its regular meeting to greenlight the program.

County Judge Richard F. Cortez said Wednesday that it will be administered through his office's **economic development department** and will be headed by Randy Perez, formerly the city manager for Mission.

Hidalgo County approved a program to promote technology business opportunities and market the RGV region more aggressively under the "Rio Plex" concept

Perez, who previously worked for the **judge as a consultant**, began work with the county in December.

In approving the program, the county is now authorized to invest public funds to promote the county and **stimulate commercial growth**.

The county will also be able to solicit conventions, **visitors and businesses**.

Cortez said it was about time that the **county dabbled more** in marketing the region's strengths.

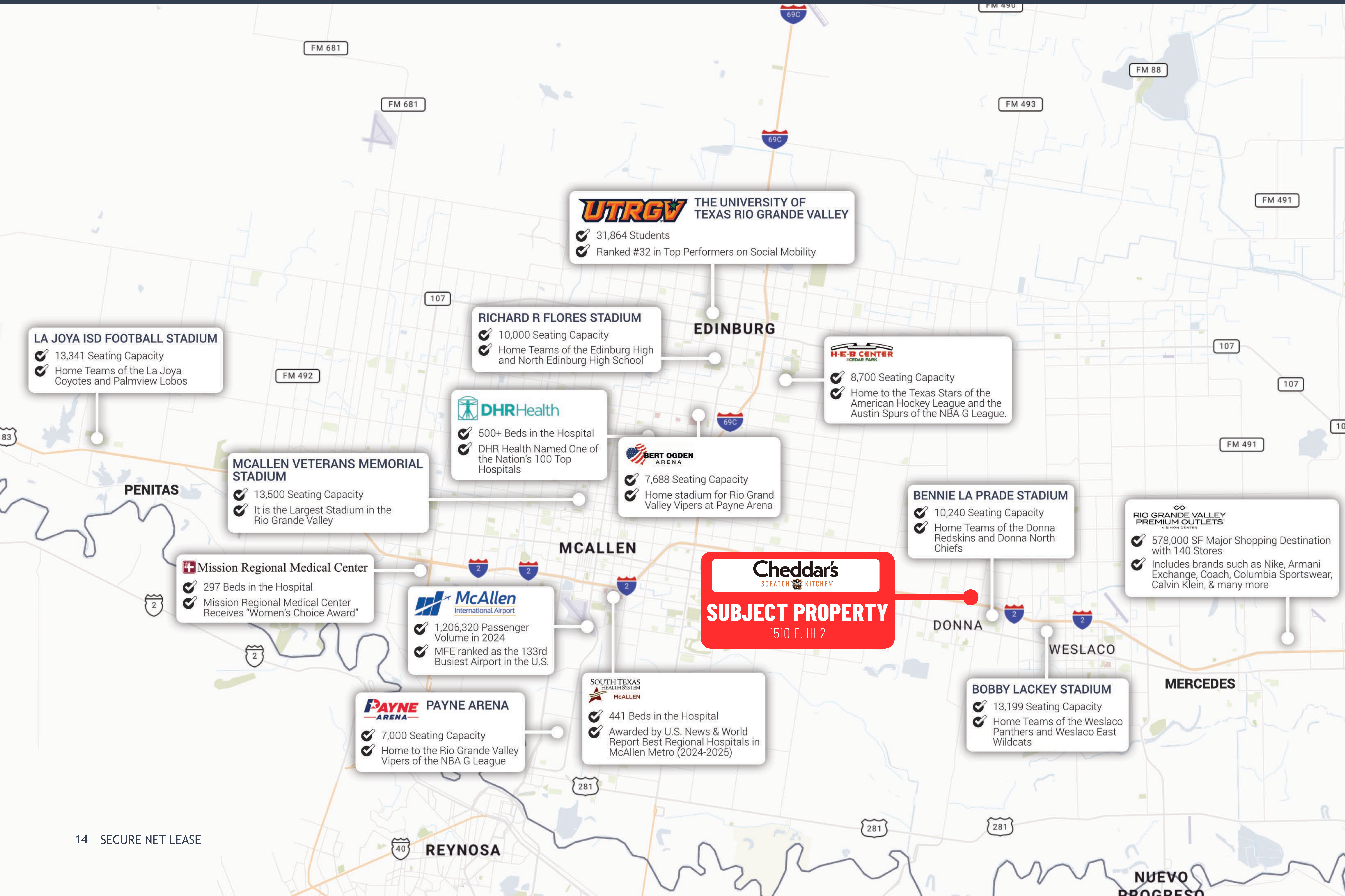
"We really didn't have an economic development strategy or **initiative and basically responded** to what other cities were doing and facilitated," Cortez said. "When I started the prosperity task force, it was **very obvious** to me that the best thing to me that we could do to improve our standard of living — our quality of life, our economy — is invest in the people of Hidalgo County.

EXPLORE ARTICLE



# METRO AREA

## CHEDDAR'S SCRATCH KITCHEN DONNA, TX



CALL FOR ADDITIONAL INFORMATION

## Dallas

**Office**

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

**Office**

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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CALL FOR ADDITIONAL INFORMATION

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# TEXAS DISCLAIMER

CHEDDAR'S SCRATCH KITCHEN DONNA, TX

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.