



ACTUAL SITE

## FREDDY'S FROZEN CUSTARD & STEAKBURGERS

530 West Shawnee Street  
Muskogee, Oklahoma 74401

Represented By:  
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### COMMERCIAL INVESTMENT ADVISORS, INC. CIA BROKERAGE COMPANY

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commercial  
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# INVESTMENT OVERVIEW

FREDDY'S  
MUSKOGEE, OKLAHOMA

LOCATION	530 West Shawnee Street Muskogee, Oklahoma 74401
MAJOR CROSS STREETS	On W Shawnee St, West of N Main St
TENANT	RAM-Z CUSTARD, LLC
GUARANTOR	RAM-Z RESTAURANT GROUP, LLC
PURCHASE PRICE	\$2,444,000
CAP RATE	6.75%
ANNUAL RENT	\$165,000
GROSS LEASEABLE AREA	±3,622 SF
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
LOT SIZE	±0.73 Acre
YEAR BUILT	2014*
LEASE EXPIRATION	February 28, 2043
OPTIONS	Four 5-Year Renewal Options

\* According to Muskogee County Assessor

## POINTS OF INTEREST

**RETAIL | ENTERTAINMENT:** Retailers in Muskogee include Walmart, Walls, Lowe's, Hobby Lobby, Big Lots, Orscheln Farm & Home, T.J. Maxx, Ross, rue21, Cato, Maurices, Dunham's Sports, Hibbett Sports, Bealls Outlet, Factory Connection, Harbor Freight Tools, American Freight, Ollie's Bargain Outlet, ALDI, Homeland, Office Depot, Petco, Five Below

**HIGHER EDUCATION:** Less than 2 miles from **Northeastern State University Muskogee** - a public university offering a variety of undergraduate & graduate degrees serving about 1,400 students annually

**HEALTHCARE:** 3½ miles from **Saint Francis Hospital Muskogee** - a general medical & surgical hospital with 320 beds; Less than 4 miles **Cornerstone Specialty Hospital** - a traditional hospital/short term acute care hospital with 64 beds

## INVESTMENT HIGHLIGHTS

**LEASE:** 19 Years Remaining on initial 20-Year Absolute NNN Lease with Attractive 7% Rental Escalations Every 5 Years!

**TENANT:** Ram-Z Custard, LLC Owns & Operates 38 Locations Across Texas, Oklahoma, Arkansas, Missouri & Kansas (11 Freddy's & 27 Schlotzsky's) \*\*All Units Back the Performance of the Lease!\*\*

**STRATEGIC LOCATION:** Well Located in Dominant Retail Corridor - Adjacent to a Walmart Anchored Retail Center!

**TRAFFIC COUNTS:** Excellent Drive-By Visibility/Access on W Shawnee St - Just North of Hwy-62 (Traffic Counts of 21,168 CPD)

**2023 DEMOGRAPHICS:** Total Population (5-MI): 37,211 | Average Household Income: \$66,970





SUMMARY

TENANT	Ram-Z Custard, LLC	YEAR BUILT	2014
GUARANTOR	Ram-Z Restaurant Group, LLC	LOT SIZE	±0.73 Acre
PURCHASE PRICE	\$2,444,000	EXPENSE REIMBURSEMENT	This is an <b>Absolute NNN lease</b> . Tenant is responsible for all expenses.
CAP RATE	6.75%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	±3,622 SF		

RENT ROLL

TENANT INFO		LEASE TERMS	\$RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Ram-Z Custard, LLC	3,622	Years 1-5: <b>02/08/23</b> to 02/29/28	Current	\$165,000	6.75%
		Years 6-10: 03/01/28 to 02/28/33	7.00%	\$176,550	7.22%
		Years 11-15: 03/01/33 to 02/28/38	7.00%	\$188,909	7.73%
		Years 16-20: 03/01/38 to <b>02/28/43</b>	7.00%	\$202,132	8.27%
RENEWAL OPTIONS		1st Option: 03/01/43 to 02/29/48	7.00%	\$216,281	
		2nd Option: 03/01/48 to 02/28/53	7.00%	\$231,421	
		3rd Option: 03/01/53 to 02/28/58	7.00%	\$247,621	
		4th Option: 03/01/58 to 02/28/63	7.00%	\$264,954	



# TENANT OVERVIEW

FREDDY'S  
MUSKOGEE, OKLAHOMA

**Freddy's Frozen Custard & Steakburgers**, a fast-casual restaurant concept, known for its cooked-to-order steakburgers made with lean 100 percent ground beef, all-beef hot dogs, crispy shoestring fries, cheese curds & frozen custard treats made with freshly churned chocolate or vanilla frozen custard.

**Freddy's has become one of the fastest growing franchises in the U.S. starting in 2002 with a single restaurant in Wichita, Kansas to more than 400 locations today in the U.S. & internationally.**

<https://www.freddys.com/>

## ABOUT THE TENANT

**Ram-Z Custard, LLC owns & operates 38 locations across Texas, Oklahoma, Arkansas, Missouri & Kansas** (11 Freddy's & 27 Schlotzsky's).

## ABOUT PARENT COMPANY

On March 3, 2021, **Thompson Street Capital Partners ("TSCP")** acquired Freddy's.

**Thompson Street Capital Partners ("TSCP")** is a middle-market private equity firm that helps transform already-exceptional businesses into market leaders. Based in St. Louis, Missouri, they invest globally in the Life Sciences & Healthcare, Software & Technology, and Business & Consumer Services and Products sectors. They partner with management teams to increase value by accelerating growth, both organically and via complementary acquisitions.

**20+ Years**

**200+ Investments**

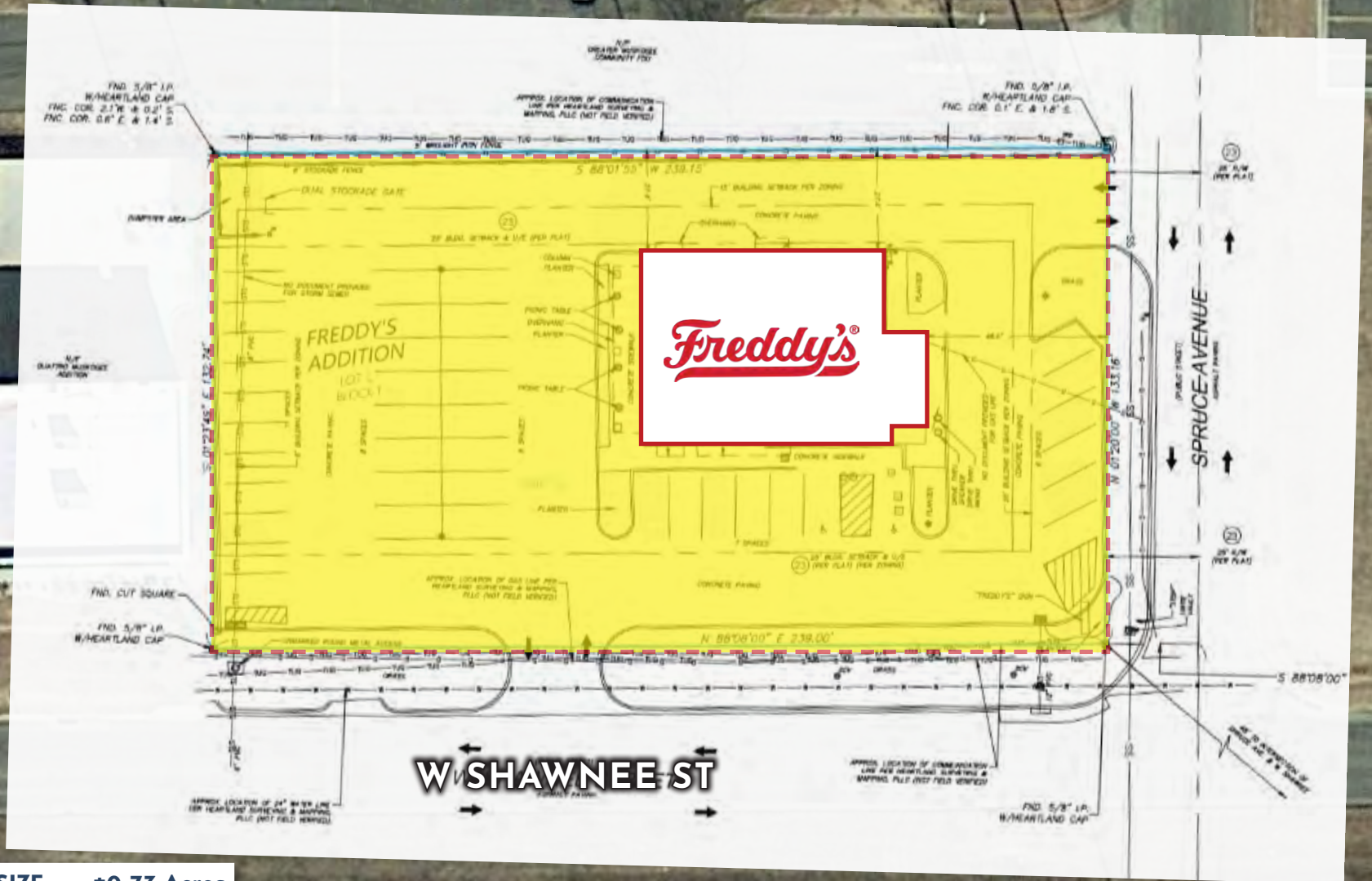
**7 Funds**

**\$4.5 Billion Assets Under Management**

<https://www.tscp.com/>



# SITE PLAN



**LOT SIZE**     **±0.73 Acres**  
**GLA**           **±3,622 SF**

**FREDDY'S | MUSKOGEE, OKLAHOMA**

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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



# MUSKOGEE



Walmart  
DOLLAR TREE  
GameStop  
Bath & Body Works  
SUPERCUTS  
Edward Jones  
ROSS  
DRESS FOR LESS  
SHOE DEPT. ENCORE  
MURPHY USA  
rue21  
CATO  
SALLY.  
Bath & Body Works  
TAKE 5

**Saint Francis Health System**  
MUSKOGEE EAST  
225 BEDS

**BACONE COLLEGE**  
321 STUDENTS

**Freddy's**

TRACTOR SUPPLY CO.  
BUFFALO WILD WINGS

uscellular

ALDI

McDonald's

FedEx Freight

KFC

U-HAUL

Oklahoma Interpak  
"We Distribute, We Organize"

ORSCHELN  
FARM & HOME

Aaron's

HOBBY LOBBY  
BIG LOTS!  
DOLLAR GENERAL  
FACTORY CONNECTION  
bealls  
OUTLET  
Dunham's  
sears

planet fitness

OLLIE'S  
CLASSIC & STYLISH CHICKEN

**MUSKOGEE HIGH SCHOOL**  
1,362 STUDENTS

BOB LOFTIS FURNITURE

US-62 | 21,168 CPD

golden corral

BRICKTOWN BREWERY

BURGER KING

Arby's

O'Reilly  
AUTO PARTS

Auto Zone

Graham  
Packaging

GAS AND SUPPLY

BP FREIGHT

OWENS-ILLINOIS

LOWE'S

BRAUM'S

TJ-maxx  
HIBBETT  
GAME CHANGE  
McALISTER'S DELI  
COLTON'S  
five BELOW  
Aspen Dental  
GNC  
JIMMY'S  
KAY JEWELERS  
maurices

tropical CAFE  
RED LOBSTER  
Taco Bueno

**SADLER ARTS ACADEMY**  
354 STUDENTS

Walls

EZPAWN

CDS

SHERWIN WILLIAMS

MUSKOGEE  
MG COMPANY

Hughes  
LUMBER

N York St | 13,473 CPD

N Main St | 11,959 CPD

FREDDY'S | MUSKOGEE, OKLAHOMA



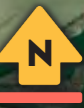
# ZOOMED OUT



FREDDY'S | MUSKOGEE, OKLAHOMA



# CITY VIEW



MUSKOGEE  
HIGH SCHOOL  
1,362 STUDENTS



PERSHING  
ELEMENTARY  
327 STUDENTS

6TH & 7TH GRADE ACADEMY  
AT BEN FRANKLIN  
674 STUDENTS

City of  
MUSKOGEE

CREEK  
ELEMENTARY  
351 STUDENTS



HILDALE LOWER  
ELEMENTARY  
935 STUDENTS



HILDALE  
HIGH SCHOOL  
541 STUDENTS

HILDALE  
MIDDLE SCHOOL  
460 STUDENTS

FREDDY'S | MUSKOGEE, OKLAHOMA



# LOCATION OVERVIEW

**FREDDY'S**  
MUSKOGEE, OKLAHOMA



**Muskogee** is the thirteenth-largest city in Oklahoma and the county seat of Muskogee County. Muskogee became Oklahoma's first port with access to the Gulf of Mexico.

**Honor Heights Park** has trails, an arboretum and the **Five Civilized Tribes Museum**, which traces local Native American history. Beside the river, **Muskogee War Memorial Park** is home to the USS Batfish, a WWII submarine with an onboard museum. In the city center, the **Oklahoma Music Hall of Fame** honors local musicians and stages concerts.

Muskogee is the third-largest manufacturing community in Oklahoma. Items manufactured here include machinery, rubber items, food products, and consumer goods. The city is also an important transportation, trade and industrial center in the agricultural Arkansas valley.

**Port Muskogee** is a regional inland port (450-acre industrial park) located on the McClellan-Kerr Arkansas River Navigation System. It is a multi-modal local hub for the transport of goods via trucks, railroad and barges on the Arkansas River.

Manufacturing companies in Muskogee include: **Georgia Pacific** (tissue, paper towel & napkin); **Owens Illinois** (glass bottle); **Acme Engineering** (commercial, industrial ventilation equipment); **Vicrez** (auto parts); **Griffin Foods** (jams, jellies, fruit butters, salsas & other condiments); **Proform Group** (manufactures & Tier 1 suppliers of fuel tanks, air tanks, battery boxes to the commercial vehicle industry); **Paragon Industries** (API-licensed manufacturer of oil country tubular goods, line pipe products, ASTM products, etc.); **CaptiveAire** (commercial kitchen ventilation systems); **American Foundry Group** (air-set castings); **ORS Nasco** (single-source wholesale powerhouse).

## 2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	1,232	25,568	37,211
Daytime Demographics Age 16+	2,240	23,911	32,640
Median Age	30.7	35.5	36.0
Average Household Income	\$57,589	\$61,213	\$66,970



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