

## ADVISORY TEAM

## JUSTIN ZAHN

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CIA
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## HIGHLIGHTS

## (2) Popeyes.

## PRICE | CAP RATE $\mid$ NOI <br> \$2,439,000 <br> 5.75\%

## 1) POINTS OF INTEREST

Retailers | Entertainment: Sulphur Springs has major retailers such as Walmart Supermarket, Lowe's Home Improvement, Atwoods, Tractor Supply Co., Harbor Freight Tools, Ivan Smith Furniture, Cato, Hibbett Sports, PetSense, Brookshire's, Dollar Tree, Dollar General, Family Dollar, Goodwill, Rent-A-Center, Aaron's, AutoZone, O'Reilly Auto Parts, NAPA Auto Parts, Walgreens, CVS, Verizon, T-Mobile, AT\&T, etc.
Higher Education: : $31 / 2$ miles from Paris Junior College-Sulphur Springs - a community college which offers short-term job training programs, and adult literacy education and English as a Second Language programs with 717students

Healthcare: $31 / 2$ miles from CHRISTUS Mother Frances Hospital-Sulphur Springs - a licensed for 96 beds \& includes a 4 -suite operating room department, a medical surgical unit, IC unit, prenatal unit \& rehab)

## BRAND NEW ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease with attractive 7.50\% rental escalations every 5 years and in renewal options

## (1) OPERATOR

CSM Group is an experienced Popeyes franchisee based out of Houston, Texas with $\pm 100$ locations (Texas, Kansas \& Missouri) \& robust growth plans that will put their unit count at $\pm 120$ locations by end of 2024 !

## BRAND NEW CONSTRUCTION

New, high-quality, build-to-suit construction of Popeyes newest prototype with 8-car stack drive-thru - opened December 30, 2023

## (1) TRAFFIC COUNTS

Positioned on the southeast corner of Mockingbird Ln \& Shannon Rd E with excellent access on Mockingbird Ln and drive-by visibility from I-30 where traffic counts exceed 39,830 CPD!AFFLUENT 2023 DEMOGRAPHICS

| 2023 Population (5-mi) | 18,848 |
| :--- | :--- |
| 2023 Households (5-mi) | 7,382 |
| $\mathbf{2 0 2 3}$ Average Household Income (1-mi) | $\mathbf{\$ 1 0 4 , 1 4 6}$ |

## PROPERTY OVERVIEW \& RENT ROLL

| SITE ADDRESS | 1300 Mockingbird Lane <br> Sulphur Springs, TX 75482 |
| ---: | :--- |
| LESSEE | Popeyes (Franchisee) |
| GROSS LEASABLE AREA | $\pm 2,561$ |
| LOT SIZE | $\pm 0.70$ acre |
| YEAR BUILT | December 2023 |
| OWNERSHIP | Fee Simple (Building \& Land) |
| EXPENSE REIMBURSEMENT | This is an Absolute NNN lease. |
| Lenant is responsible for all expenses |  |
| LEASE TERM | 20 years (New) |
| RENTAL INCREASES | $7.5 \%$ every 5 years |
| RENT COMMENCEMENT DATE | December 23, 2023 |
| EXPIRATION DATE | December 31, 2043 |
| OPTIONS | Six 5-Year Renewal Options |

## (2) Popeyes.

## TENANT PROFILE

## © popeyes

Founded in 1972, Popeyes ${ }^{\circledR}$ has more than 40 years of history and culinary tradition. Popeyes ${ }^{\oplus}$ owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans-style fried chicken that has now made the brand famous throughout the world. Popeyes ${ }^{\circledR}$ culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana. We continuously draw upon and celebrate this heritage to inspire new, authentic menu creations the world craves. Popeyes ${ }^{\circledR}$ distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items.
Popeyes ${ }^{\circledR}$ currently operates over 4,100 locations in over 25 countries.
https://www.popeyes.com/

## THE OPERATOR

CSM Group is an experienced Popeyes franchisee based out of Houston, Texas with $\pm 100$ locations in Texas, Kansas \& Missouri and robust growth plans that will put their unit count at $\pm 120$ locations by yearend 2024!

## TYPE Public

TRADED AS NYSE: QSR (Parent Company) S\&P CREDIT RATING BB Stable (03/22/22)

REVENUE Restaurants
WEBSITE https://www.rbi.com/
Restaurant Brands International, Inc. (RBI) is one of the world's largest quick service restaurant companies with more than $\$ 35$ billion in annual system-wide sales and over 29,000 restaurants in more than 100 countries. RBI owns four of the world's most prominent and iconic quick service restaurant brands TIM HORTONS ${ }^{\oplus}$, BURGER KING ${ }^{\oplus}$, POPEYES and FIREHOUSE SUBS ${ }^{\oplus}$. These independently operated brands have been serving their respective guests, franchisees and communities for decades. Through its Restaurant Brands for Good framework, RBI is improving sustainable outcomes related to its food, the planet, and people and communities.


## ACTUAL CONSTRUCTION SITE PHOTOS

As of October 31, 2023


Brand new construction - opened December 2023
(2) Popeyes latest prototype
(1) 8-car stack in drive-thru
(1) $\mathrm{GLA}: \pm 2,561 \mathrm{SF}$
(1) Lot Size: $\pm 0.70$ acre






## SULPHUR SPRINGS SYNOPSIS

Sulphur Springs is the county seat of Hopkins County. Hopkins County comprises the Sulphur Springs Micropolitan Statistical Area. Sulphur Springs is located in Northeast Texas on the Interstate 30 corridor just a short drive east of the Dallas-Ft. Worth Metroplex and its 34 major transportation routes.
Sulphur Springs ISD is one of 7 school districts in Hopkins County. SSISD is the largest with more than 4,400 students enrolled in five elementary schools, a middle school and high school. There are three private school campuses in the community and a center for higher education, as well. COMPANIES IN SULPHUR SPRINGS include: Aluf Plastics (plastics mfg ); Armorock Polymer Concrete (polymer concrete manholes); Bob Evans Farms (BEF Foods - food product mfg); Berger Horticultural (produce wholesaler); Cell-O-Core (plastic straw mfg); Clayton Homes (manufactured homes dealer); Diversified Storage Systems (storage silos); Flowserve (flow control products oil \& gas mfg); Grocery Supply (wholesale grocer); J-B Weld Co. (epoxy adhesive mfg); Jeld-Wen (window \& door mfg); Load Trail (trailer mfg ); M \& F Western Products (western apparel wholesale distribution); NET Data (software company); Ocean Spray (cranberry \& fruit drink production); Plant Process Fabricators (chemical processing equipment mfg ); ; Saputo (dairy products production); Sulta Mfg (steel fabricator); and We Pack Warehousing \& Distribution (packaging \& warehouse).
${ }^{2023}$ DEMOGRAPHICS ${ }_{\square}$

|  | $\mathbf{1 - M I}$ | 3-MI | 5-MI |
| :--- | ---: | ---: | ---: |
| Population | 3,679 | 15,843 | 18,848 |
| Households | $\mathbf{1 , 4 8 2}$ | 6,272 | 7,382 |
| Daytime Demographics Age 16+ | 4,009 | 13,229 | 15,143 |
| Median Age | 36.5 | 36.0 | 3667 |
| Average Household Income | $\mathbf{\$ 1 0 4 , 1 4 6}$ | $\mathbf{\$ 8 1 , 6 1 8}$ | $\mathbf{\$ 8 5 , 1 2 7}$ |



## CONFIDENTIALITY AGREEMENT

















 all of the information set forth herein.
 your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

## JUSTIN ZAHN <br> Vice President

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PAUL BLACKBURN
Designated Broker
License \# 376821
commercial investment advisors

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including àcts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.


## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.


## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| CIA Brokerage Company | 9004841 | jess@ciadvisor.com | 6027707145 |
| :---: | :---: | :---: | :---: |
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