## Freddyyis

UNIVERSITY LOCATION (INCOME-TAX FREE STATE)

NACOGDOCHES, TEXAS


3720 NORTH STREET I NACOGDOCHES, TEXAS 75965

## JUSTIN ZAHN

Vice President
justin@ciadvisor.com 480.718.5555 - direct 402.730.6021 - cell

## BROKER OF RECORD <br> Paul Blackburn

Blackburn Properties LIC \# 376821

CIA
commercial investment investment
advisors

COMMERCIAL INVESTMENT ADVISORS CIA BROKERAGE COMPANY
9383 East Bahia Drive, Suite 130 Scottsdale, Arizona 85260 ww.ciadvisor.com


\section*{| PRICE | CAP RATE | NOI |
| :--- | :--- | :--- | \$3,545,000 <br> 5.50\% <br> \$195,000}

## POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Walmart, Lowe's Home Improvement, Hobby Lobby, Ashley, Ivan Smith Furniture, Atwoods Ranch \& Home, Ollie's Bargain Outlet, Dirt Cheap, Aaron's, Buddy's Home Furnishings, Kroger, Brookshire Brothers, Staples, Sally Beauty, Petsense, Maurices, Belk, Cato, CitiTrends, Boot Barn, Hibbett Sports, Dollar General, Dollar Tree, Family Dollar, Tractor Supply Co., Harbor Freight Tools, Walgreens, AutoZone, O'Reilly Auto Parts, Planet Fitness, Anytime Fitness, AMC Theatres
Higher Education: 1 mile from Stephen F. Austin State University - a public university offering $120+$ majors \& areas of study with total enrollment of research university with 11,327 (Fall 2022)
Healthcare: 1 mile from Nacogdoches Medical Center - a general medical \& surgical hospital with 153 beds; 2 miles from Nacogdoches Memorial Health Hospital - a teaching, general medical \& surgical hospital with 216 beds

## NEW 20-YEAR ABSOLUTE NNN LEASE

The Subject Property benefits from a brand new 20-year Absolute NNN lease with attractive $7.00 \%$ rental escalations every 5 years with four 5 -year options to renew.

## TENANT

Ram-Z Custard, LLC owns \& operates 38 locations across Texas, Oklahoma, Arkansas, Missouri \& Kansas (11 Freddy's \& 27 Schlotzskys) ${ }^{* *}$ All units back the performance of the lease! **

## BRAND NEW CONSTRUCTION | HIGH BARRIERS TO ENTRY UNIVERSITY LOCATION

Constructed to Freddy's latest prototype - opened in October 2023. Located in dominant retail corridor less than one mile from main entrance into Stephen F. Austin University!

## LARGE PARCEL | TRAFFIC COUNTS

Situated on a large $\pm 2.17$-acre lot (across the street from AMC Theatre Anchored Retail Center) with excellent drive-by visibility/access on North St where traffic counts exceeding 24,890 CPD!2023 DEMOGRAPHICS
2023 Population (5-MI) 36,749
2023 Households (5-MI) 14,284
2023 Average Household Income (1-MI) \$80,199


## ABOUT THE TENANT

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

## ABOUT PARENT COMPANY

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/

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

## -ACTUAL SITE PHOTOS




## NORTH

BIGLOTS/ Sportcilips




人 ${ }^{\text {mwasergens }}$


## WEST




## NACOGDOCHES SYNOPSIS

Nacogdoches is a small city in East Texas and the county seat of Nacogdoches County. The city has a total area of 25.3 square miles. It's located in the heart of Deep East Texas almost equidistant between Dallas/Fort Worth, Houston and Shreveport, Louisiana. Nestled between three national forests and only a short drive from two of the largest lakes in Texas. The economy of Nacogdoches is heavily dependent on Stephen F. Austin State University. Like many college towns, Nacogdoches businesses heavily depend on university students as customers and regularly employ them.
Other large sectors of the local economy is healthcare, manufacturing, agriculture, and lumber.

Nacogdoches County Top Employers \# of Employees
1 Stephen F. Austin State University
2 Pilgrim's Pride
2 Pilgrim's Pride
1,571
1,477
1,477
1,047
550
5 Etech, Inc.

## Nacogdoches Facts

> Dubbed the \#1 Small City in Texas by Cities Journal
> The first official town in Texas, earning the nickname of "The Oldest Town in Texas"
> Named one of the 100 Best Communities for Young People by Americas Promise Alliance
> Largest Producer of blueberries in Texas
> Nacogdoches County is ranked 9th in Texas Agricultural Production
> Nacogdoches "Butcher Boys" has the \#1 spot in Wide Open Eats "10 Best Burger Joints in Texas" list

2023 DEMOGRAPHICS -

|  | $\mathbf{1 - M I}$ | 3-MI | $\mathbf{5 - M I}$ |
| :--- | ---: | ---: | ---: |
| 2023 Population | 4,564 | 24,720 | 36,749 |
| 2023 Households | 1,985 | 9,726 | 14,284 |
| Daytime Demographics Age 16+ | 4,892 | 27,864 | 34,918 |
| Median Age | 27.5 | 28.0 | 29.6 |
| Average Household Income | $\$ 60,199$ | $\$ 64,417$ | $\$ 77,051$ |



## CONFIDENTIALITY AGREEMENT

















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

## FOR MORE INFORMATION:

## JUSTIN ZAHN

Vice President
justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

PAUL BLACKBURN

## Designated Broker

Blackburn Properties
LIC \# 376821

