

LONG-TERM 20-YEAR ABSOLUTE NNN LEASE

MCALESTER, OKLAHOMA

CIA commercial
investment
advisors
BANG
REALTY
OFFERING MEMORANDUM



FILE PHOTO

1102 SOUTH GEORGE HIGH EXPRESSWAY | MCALESTER, OKLAHOMA 74501

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Highlights



PRICE	CAP RATE	NOI
\$2,370,000	6.75%	\$160,000

POINTS OF INTEREST

Retailers | Entertainment: Pad site to a Hobby Lobby Anchored Shopping Center with key tenants such as T.J. Maxx, Ross, Ollie’s Bargain Outlet, Bealls & Five Below; nearby retailers include Walmart, Lowe’s, Shoe Dept., Tractor Supply, Atwoods, Cato Fashions, Harbor Freight, True Value, Petsense, Pruett’s Food, Dollar Tree, Dollar General, Family Dollar, Apex Cinema; Dining options include Starbucks, Chick-Fil-A, McDonald’s, Wendy’s, Sonic Drive-In, Taco Bell, Chili’s Grill & Bar, Pizza Hut, Little Caesars, Rib Crib, Subway, Braum’s Ice Cream

Public Education: There are 6 public schools in McAlester (1 Pre-K, 3 elementary, 1 middle and 1 high schools) serving 2,987 students

Healthcare: 3½ miles from **McAlester Regional Hospital** - a 149-bed public trust health care facility serving Pittsburg County & surrounding areas; Less than 4 miles from **Saint Francis Children’s Physicians Pediatrics** - provides comprehensive pediatric primary care for children with 162 beds

NEW 20-YEAR ABSOLUTE NNN LEASE

18 years remaining on initial 20-year Absolute NNN lease with attractive 7.50% rental escalations every 5 years with four 5-year options to renew

TENANT

Ram-Z Custard, LLC is an experienced multi-concept owner/operator with **42 Freddy’s restaurants** (including those currently under construction), making it the 6th largest Freddy’s franchisee in the U.S.! The lease is further guaranteed by Ram-Z Restaurant Group that includes **34 Schlotzsky’s locations**, making it the largest Schlotzsky’s franchisee in the country and **7 Popeyes locations** in Alabama. **(83 TOTAL UNIT GUARANTY).** ****All units back the performance of the lease!****

PAD SITE | DOMINANT RETAIL CORRIDOR

Well-positioned on a pad site to a newly constructed Hobby Lobby/Ross/T.J. Maxx Anchored Retail Center

LARGE PARCEL | TRAFFIC COUNTS

Situated on a very large ±2.0-acre lot with excellent visibility/access on US-69/George Nigh Expy (main north/south thoroughfare in McAlester with with traffic counts of 23,767 CPD!

2026 AFFLUENT DEMOGRAPHICS

Population (5-mi)	21,224
Households (5-mi)	8,221

Average Household Income (1-mi)	\$115,031
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Financial Analysis

SITE ADDRESS	1102 South George Nigh Expressway McAlester, Oklahoma 74501
TENANT	Ram-Z Custard, LLC
GUARANTOR	Ram-Z Restaurant Group
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,520 SF
LOT SIZE	±2.0 acres
YEAR BUILT	December 2024
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	18 years
RENTAL INCREASES	7.50% every 5 years
RENT COMMENCEMENT DATE	December 10, 2024
EXPIRATION DATE	December 31, 2044
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new Financing at Close of Escrow.



RENT ROLL

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	12/10/24 to 12/31/29	\$160,000	6.75%
Years 6-10	01/01/30 to 12/31/34	\$172,000	7.26%
Years 11-15	01/01/35 to 12/31/39	\$184,900	7.80%
Years 16-20	01/01/40 to 12/31/44	\$198,768	8.39%
AVG ANNUAL RETURN			7.64%
RENEWAL OPTIONS			
1st Option	01/01/45 to 12/31/49	\$213,675	
2nd Option	01/01/50 to 12/31/54	\$229,701	
3rd Option	01/01/55 to 12/31/59	\$246,928	
4th Option	01/01/60 to 12/31/64	\$265,448	

Tenant Profile



Founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner Scott Redler, **Freddy's Frozen Custard & Steakburgers®** was created as a tribute to Bill and Randy's father, Freddy. What started as one humble restaurant in Wichita, Kansas, has since exploded into one of the fastest-growing franchises in America - now boasting **over 550 locations across 36 states** and even reaching Canada.

With cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items – along with frozen custard that is freshly churned throughout the day in each restaurant – Freddy's has become one of the fastest-growing franchises in the U.S.

Freddy's Franchise *Awards & Recognition*

Entrepreneur Ranked # 59 for Franchise 500 in 2025	Entrepreneur Ranked # 6 for The Top 10 Burger Franchises in 2024	yelp Ranked # 7 for Fastest-Growing Brands in 2024	MOVERS+SHAKERS Ranked # 15 for Fast Casuals Top 100 in 2024
Entrepreneur Ranked # 42 for Top Brands for Multi-Unit Owners in 2024	QSR Ranked # 43 for QSR 50	Technomic Ranked # 62 for Top 500 Chain Restaurant Report in 2024	Entrepreneur Ranked # 76 for Fastest-Growing Franchises in 2024



THE TENANT: **RAM-Z CUSTARD, LLC**

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****All units back the performance of the lease!****

Site Plan

US-69/S GEORGE HIGH EXPY
23,767 CPD

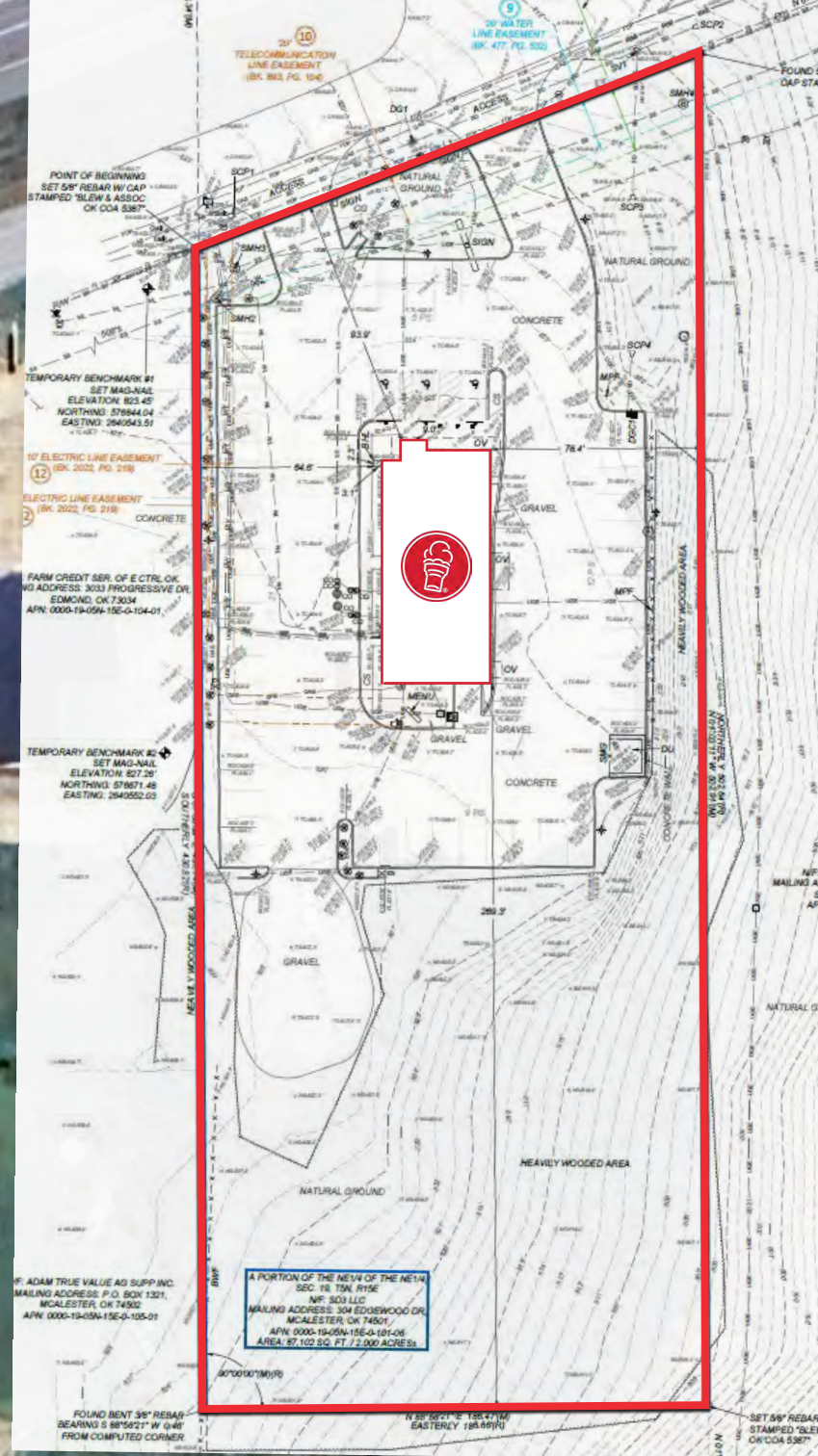


LOT SIZE

±2.0 Acres

GLA

±3,520 SF



McAlester



CHOCTAW NATION
HEALTH CLINIC

True Value

OLLIE'S
GOOD STUFF CHEAP

bealls
HOBBY LOBBY
TJ-maxx

ROSS
five BELOW



jiffy lube

McALISTER'S
DELI



McAlester
Country Club



PATRIOT
Auto Group



AMERICA'S
CAR-MART

the
ORIGINAL
egg



Comfort
SUITES



LOWE'S

Freddy's®

PUTERBAUGH
MIDDLE SCHOOL
404 STUDENTS

WILL ROGERS
ELEMENTARY
540 STUDENTS



BRAUM'S



AmericInn
BY WYNDHAM



Mazzio's



SUPERCUTS
Little Caesars

extended
STAY
AMERICA
suites

RibCrib



Walmart

SALLY.
SUBWAY

TSC TRACTOR
SUPPLY CO
DOLLAR GENERAL

ADVANCE
AUTO PARTS

AutoZone



BRAUM'S

HARBOR FREIGHT

uscellular

FACTORY
CONNECTION



Pruett's Food

CVS

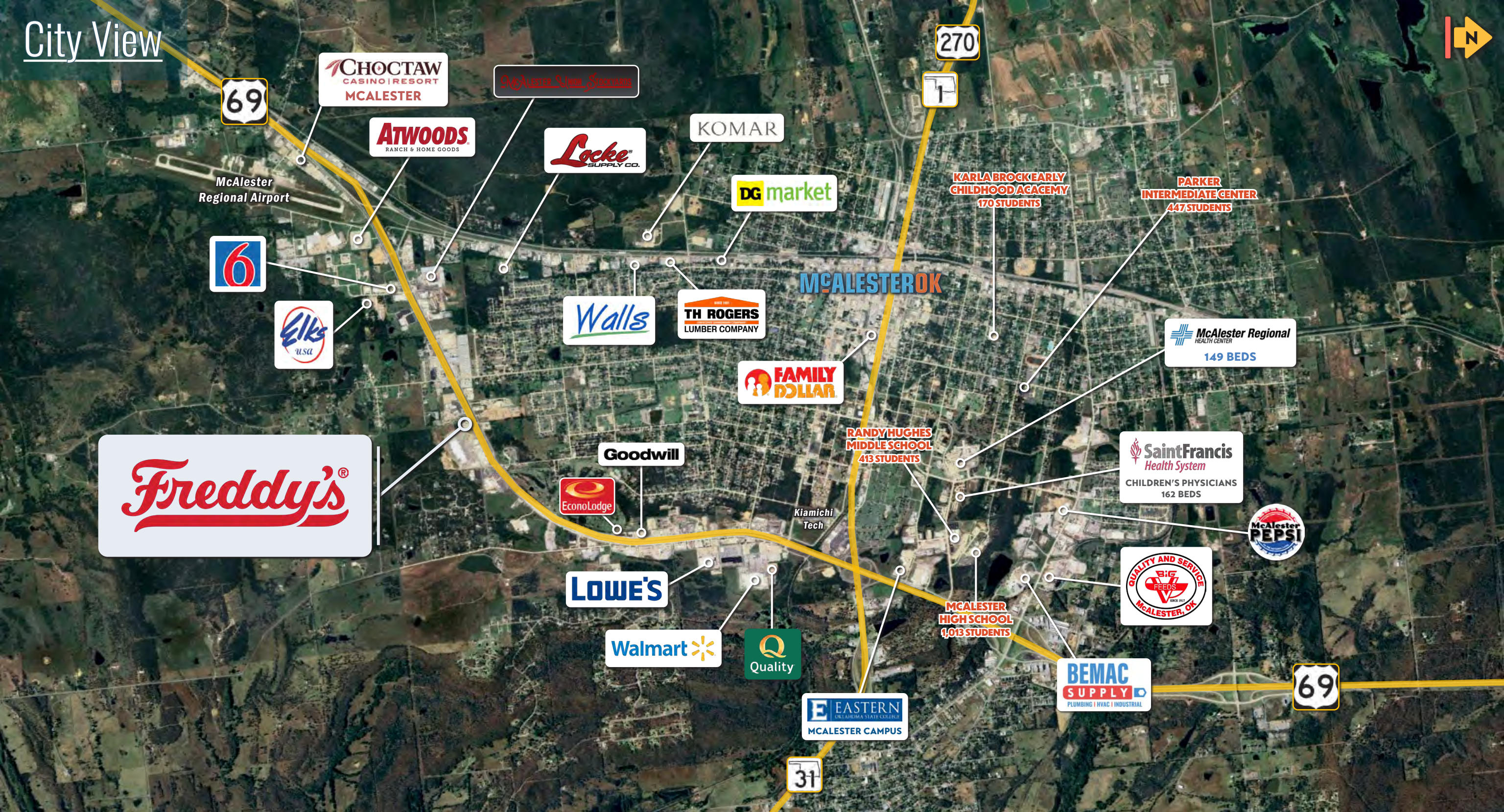


E CARL ALBERT PKWY | 16,946 CPD



S GEORGE HIGH EXPY | 23,767 CPD

City View



69

CHOCTAW
CASINO | RESORT
McALESTER

McAlester Water Services

ATWOODS
RANCH & HOME GOODS

Locke
SUPPLY CO.

KOMAR

DG market

270

McAlester
Regional Airport

6

Elks
USA

Walls

TH ROGERS
LUMBER COMPANY

McALESTER OK

KARLA BROCKEARLY
CHILDHOOD ACACEMY
170 STUDENTS

PARKER
INTERMEDIATE CENTER
447 STUDENTS

McAlester Regional
HEALTH CENTER
149 BEDS

Freddy's®

FAMILY DOLLAR

RANDY HUGHES
MIDDLE SCHOOL
413 STUDENTS

Goodwill

EconoLodge

Kiamichi
Tech

Saint Francis
Health System
CHILDREN'S PHYSICIANS
162 BEDS

McAlester
PEPSI

LOWE'S

Walmart

Q
Quality

E EASTERN
OKLAHOMA STATE COLLEGE
McALESTER CAMPUS

McALESTER
HIGH SCHOOL
1,013 STUDENTS

QUALITY AND SERVICE
BIG FEEDS
McALESTER, OK

BEMAC
SUPPLY
PLUMBING | HVAC | INDUSTRIAL

69

31

McAlester Synopsis

McAlester is the county seat of Oklahoma's Pittsburg County. McAlester is at the intersection of U. S. Rte 69 & U. S. Rte 270. Centered between Dallas, Tulsa & Oklahoma City, there are more than 15 million residents in a 200-mile radius around McAlester. Communities in Southeast Oklahoma rely on McAlester for employment, retail & healthcare.

Home to the **McAlester Army Ammunition Plant** (this facility makes the majority of the bombs used the United States military), and **Choctaw Defense**, McAlester is a premier defense & aerospace community. Raytheon, General Dynamics, Textron & Boeing utilize the McAlester workforce for its unique production specializations.

MCALESTER'S 2023 TOP EMPLOYERS:

- 1) McAlester Army Ammunition Plant (ammunition) - 1,500
- 2) McAlester Regional Health Center (health care) - 701
- 3) McAlester Public Schools (public education) - 360
- 4) Walmart (retail) - 290
- 5) Oklahoma State Penitentiary (corrections) - 467

2026 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	2,106	10,997	21,224
Households	873	4,656	8,221
Daytime Demographics Age 16+	1,705	11,972	18,761
Median Age	41.8	36.8	36.5
Average Household Income	\$115,031	\$78,443	\$76,539



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