KFC

3002 PINES MALL DRIVE
PINE BLUFF | ARKANSAS 71601

FILE PHOTO

commercial investment advisors

OFFERING MEMORANDUM

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A premier regional entertainment destination featuring an 80,000 SF gaming floor with 1,500+ slot machines, 30 table games, poker room, sportsbook, multiple dining options, and a full-service hotel with a spa, conference center, museum, and cultural center. Continued growth is driven by a 14-story, 318-room hotel expansion and the new 1,600-seat event center, further strengthening the property's appeal as a leading gaming and hospitality destination.

Highlights

Kentucky Fried Chicken

PRICE	CAP RATE	NOI
$1,394,000	6.00%	$83,620

POINTS OF INTEREST

Retailers | Entertainment: Major retailers in Pine Bluff include Walmart, Dillard's Clearance, Lowe's, Ollie's Bargain Outlet, Citi Trends, Rainbow Shops, Roses Discount Store, It's Fashion, Madrag, Shoe Dept. Encore, Shoe Show Mega, Super 1 Foods, Dollar General, Dollar Tree, Family Dollar, O'Reilly Auto Parts, AutoZone

Higher Education: 5 miles from **University of Arkansas at Pine Bluff (UAPB)** - a land-grant public university offering over 50 academic programs, well-known for its nationally recognized Aquaculture/Fisheries PhD program, serving 2,010 students; Less than 4 miles from **Southeast Arkansas College** - a public, two-year community college offering over 50 programs with 1,065 students

Healthcare: 4 miles from **Jefferson Regional** - the only general acute care hospital in Jefferson County and is licensed for 300 beds

NEW 15-YEAR ABSOLUTE NNN LEASE

Brand new 15-year Absolute NNN lease with attractive 7% rental escalations every 5 years with three 5-year options to renew!

OPERATOR | TENANT

Parent Company of KBP Foods operates ±1,100 locations across 4 brands in 32 states. **Tenant - FQSR, LLC** (the largest KFC franchisee in the U.S.) encompasses ±800 locations (+20% of KFC locations in the U.S. system) with anticipated sales in excess of $1 billion in 2026 (FQSR, LLC is the tenant on the lease, encompasses all KFC restaurant locations)

SEASONED SALES LOCATION

Successfully open & operating for decades with an **attractive 7.00% Rent-to-Sales Ratio!**

TRAFFIC COUNTS

Well-positioned on a ±0.76 acre parcel with exceptional visibility/access on S Harding Ave with **traffic counts of 12,397 CPD!**

2026 DEMOGRAPHICS

Population (5-mi)	30,723
Households (5-mi)	12,735
Average Household Income (1-mi)	$70,232

Financial Analysis

SITE ADDRESS	3002 Pine Mall Drive Pine Bluff | Arkansas 71601
TENANT	**FQSR, LLC dba. KBP FOODS**
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,176 SF
LOT SIZE	±0.76 acre (±33,324 SF)
YEAR BUILT | REMODELED	1999 | 2019
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an **Absolute NNN lease**. Tenant is responsible for all expenses.
LEASE TERM	15 years (new)
RENTAL INCREASES	7% every 5 years
RENT COMMENCEMENT DATE	August 1, 2026
EXPIRATION DATE	July 31, 2041
OPTIONS	Three 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

Kentucky Fried Chicken

Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	**08/01/26** to 07/31/31	$83,620	6.00%
Years 6-10	08/01/31 to 07/31/36	$89,473	6.42%
Years 11-15	08/01/36 to **07/31/41**	$95,737	6.87%
		AVG ANNUAL RETURN	**6.43%**

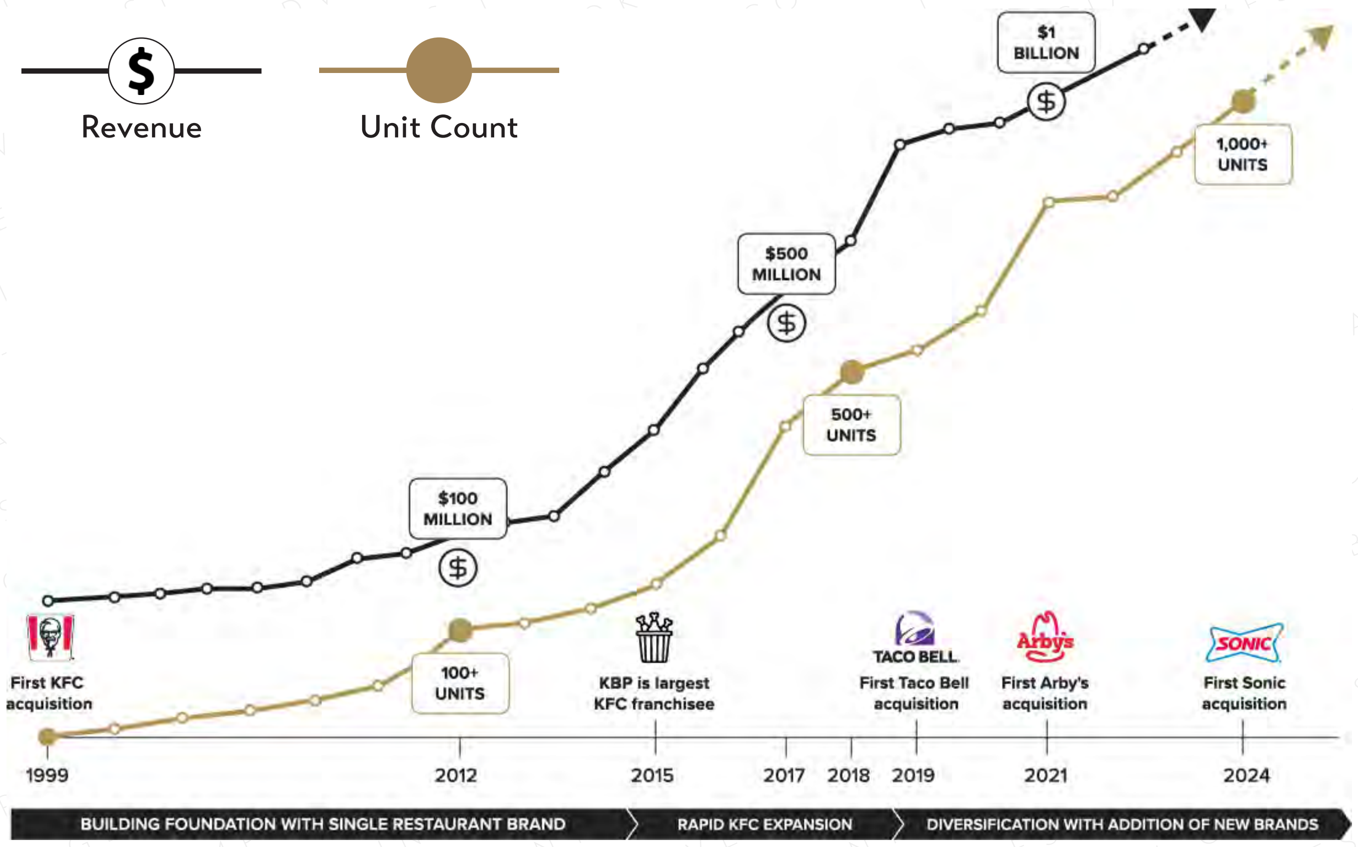
RENEWAL OPTIONS

1st Option	08/01/41 to 07/31/46	$102,438
2nd Option	08/01/46 to 07/31/51	$109,609
3rd Option	08/01/51 to 07/31/56	$117,281

Tenant Profile

KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

±1,100	32	21,000+
Restaurants	States	Employees



FQSR, LLC (the largest KFC franchisee in the U.S.) operates ±800 locations in 28 states.

* Tenant on lease is FQSR, LLC and encompasses all ±800 KFC restaurant locations!

ADDITIONAL KBP BRANDS

KBP Inspired, LLC is a ±110-unit Arby's entity (subsidiary holding of KBP Brands) with locations in North Carolina, Florida, Virginia, Arizona, Maryland & New Mexico.

KBP Drive In, LLC is an ±160-unit Sonic entity (subsidiary holding of KBP Brands) with locations in North Carolina, Virginia, Georgia, South Carolina, Kentucky & Delaware.

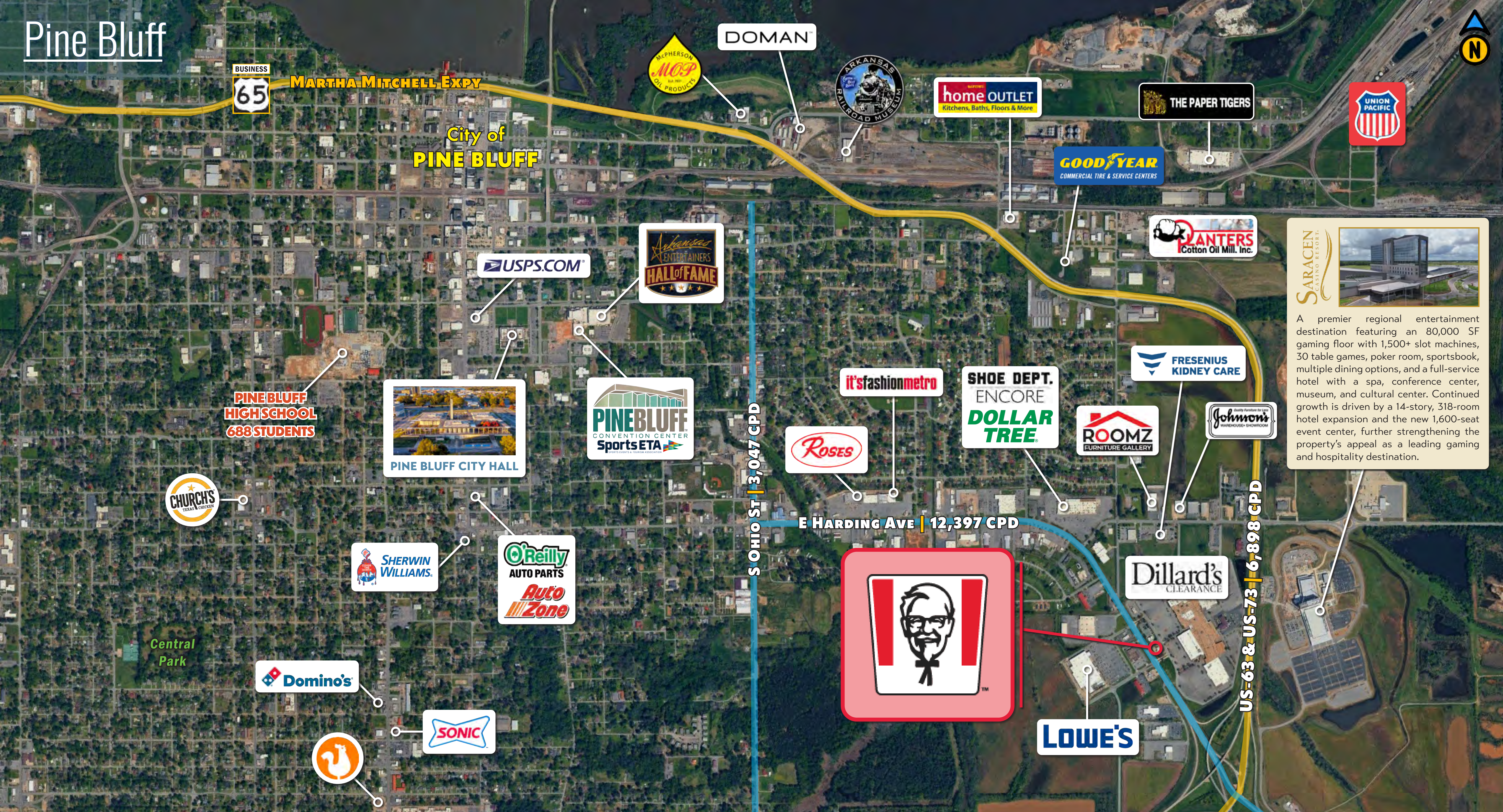
KBP Bells, LLC is a ±50-unit Taco Bell entity (subsidiary holding of KBP Brands) with locations in New York, Illinois, Missouri, Colorado, Kansas, Iowa & New Mexico.

Site Plan

Property Specifications

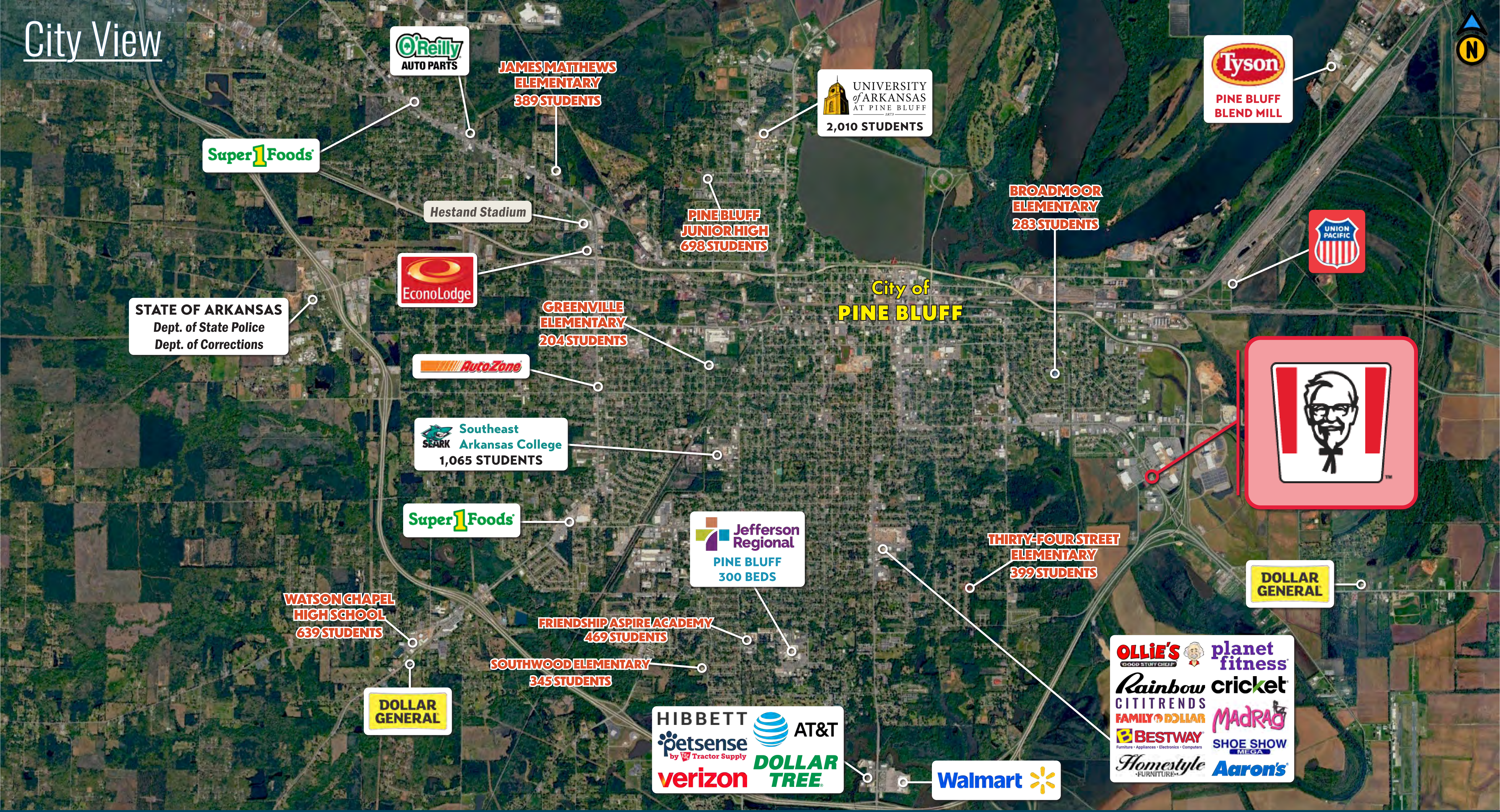
County	Jefferson
Parcel #	931-53607-017
Lot Size	±0.76 Acre
GLA	±3,176 SF

Pine Bluff



BUSINESS 65
Martha Mitchell Expy
City of PINE BLUFF
MOP McPherson Oil Products
DOMAN
Arkansas Railroad Museum
home OUTLET Kitchens, Baths, Floors & More
THE PAPER TIGERS
UNION PACIFIC
GOODYEAR COMMERCIAL TIRE & SERVICE CENTERS
PLANTERS Cotton Oil Mill, Inc.
SARACEN CASINO RESORT
A premier regional entertainment destination featuring an 80,000 SF gaming floor with 1,500+ slot machines, 30 table games, poker room, sportsbook, multiple dining options, and a full-service hotel with a spa, conference center, museum, and cultural center. Continued growth is driven by a 14-story, 318-room hotel expansion and the new 1,600-seat event center, further strengthening the property's appeal as a leading gaming and hospitality destination.
USPS.COM
Arkansas Entertainers HALL of FAME
PINE BLUFF HIGH SCHOOL 688 STUDENTS
PINE BLUFF CITY HALL
PINE BLUFF CONVENTION CENTER
Sports ETA
S Ohio St | 3,047 CPD
it'sfashionmetro
SHOE DEPT. ENCORE
DOLLAR TREE
FRESENIUS KIDNEY CARE
Roses
ROOMZ FURNITURE GALLERY
Johnson's
CHURCH'S TEXAS CHICKEN
E Harding Ave | 12,397 CPD
SHERWIN WILLIAMS.
O'Reilly AUTO PARTS
AutoZone
Dillard's CLEARANCE
US-63 & US-73 | 6,898 CPD
Central Park
Domino's
SONIC
LOWE'S

City View


O'Reilly AUTO PARTS
JAMES MATTHEWS ELEMENTARY 389 STUDENTS
UNIVERSITY of ARKANSAS AT PINE BLUFF
2,010 STUDENTS
Tyson
PINE BLUFF BLEND MILL
Super 1 Foods
Hestand Stadium
PINE BLUFF JUNIOR HIGH 698 STUDENTS
BROADMOOR ELEMENTARY 283 STUDENTS
UNION PACIFIC
EconoLodge
City of PINE BLUFF
STATE OF ARKANSAS
Dept. of State Police
Dept. of Corrections
GREENVILLE ELEMENTARY 204 STUDENTS
AutoZone
Southeast Arkansas College
1,065 STUDENTS
Super 1 Foods
Jefferson Regional
PINE BLUFF 300 BEDS
THIRTY-FOUR STREET ELEMENTARY 399 STUDENTS
DOLLAR GENERAL
WATSON CHAPEL HIGH SCHOOL 639 STUDENTS
FRIENDSHIP ASPIRE ACADEMY 469 STUDENTS
SOUTHWOOD ELEMENTARY 345 STUDENTS
DOLLAR GENERAL
HIBBETT
AT&T
petsense by Tractor Supply
DOLLAR TREE
verizon
Walmart
OLLIE'S
planet fitness
Rainbow
cricket
CITITRENDS
FAMILY DOLLAR
MADRAG
BESTWAY
SHOE SHOW MEGA
Homestyle FURNITURE
Aaron's

Pine Bluff Synopsis

Pine Bluff is the county seat of Arkansas's Jefferson County. Pine Bluff is situated in the southeast section of the Arkansas Delta and straddles the Arkansas Timberlands region to its west.

Jefferson County is located in the heart of a rich agricultural area in the Arkansas River Basin. The leading products include cotton, soybeans, cattle, rice, poultry, timber & catfish.

The **Pine Bluff Convention Center** is one of the state's largest meeting facilities. **The Arts and Science Center** features theatrical performances and workshops for children and adults. Other areas of interest include downtown murals depicting the history of Pine Bluff, the **Pine Bluff/Jefferson County Historical Museum, Arkansas Entertainers Hall of Fame** and the **Arkansas Railroad Museum**.

<u>Pine Bluff's Top Employers</u> include **Jefferson Regional Medical Center** (health care - 1,560 employees); **Tyson Foods** (poultry products - 1,500 employees); **Arkansas Dept. of Correction** (correctional facility - 825 employees; and **Saracen Casino** (832 employees).

2026 Demographics

	1-MI	3-MI	5-MI
Population	1,648	14,070	30,723
Households	678	5,990	12,735
Daytime Demos Age 16+	2,019	12,370	28,792
Median Age	39.1	37.7	38.0
Average Household Income	$70,232	$63,933	$65,282

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FOR MORE INFORMATION:

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