



**UNIVERSITY LOCATION
(INCOME-TAX FREE STATE)
NACOGDOCHES, TEXAS**

CIA commercial
investment
advisors
OFFERING MEMORANDUM



FILE PHOTO

3720 NORTH STREET | NACOGDOCHES, TEXAS 75965

ADVISORY TEAM

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IN STATE BROKER

Paul Blackburn

Blackburn Properties
LIC # 376821



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CIA BROKERAGE COMPANY

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HIGHLIGHTS



PRICE	CAP RATE	NOI
\$3,391,000	5.75%	\$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 11,178 (Fall 2025)

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

LONG TERM ABSOLUTE NNN LEASE

18 years remaining on initial 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 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!****

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 ±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!

2025 DEMOGRAPHICS (5-MI)

Population	37,098
Households	14,131
Average Household Income	\$74,593

TEXAS IS AN INCOME TAX FREE STATE

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	3720 North Street Nacogdoches, Texas 75965
LESSEE	Ram-Z Custard, LLC
GUARANTOR	Ram-Z Restaurant Group, LLC
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,148 SF
LOT SIZE	±2.17 acres
YEAR BUILT	October 2023
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	18 years remaining
RENTAL INCREASES	7.00% every 5 years
RENT COMMENCEMENT DATE	October 3, 2023
EXPIRATION DATE	October 31, 2043
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	10/03/23 to 10/31/28	\$195,000	5.75%
Years 6-10	11/01/28 to 10/31/33	\$208,650	6.15%
Years 11-15	11/01/33 to 10/31/38	\$223,256	6.58%
Years 16-20	11/01/38 to 10/31/43	\$238,883	7.04%
6.45% AVG ANNUAL RETURN			
RENEWAL OPTIONS			
1st Option	11/01/43 to 10/31/48	\$255,605	
2nd Option	11/01/48 to 10/31/53	\$273,498	
3rd Option	11/01/53 to 10/31/58	\$292,642	
4th Option	11/01/58 to 10/31/63	\$313,127	

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



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



Ranked # 43 for QSR 50



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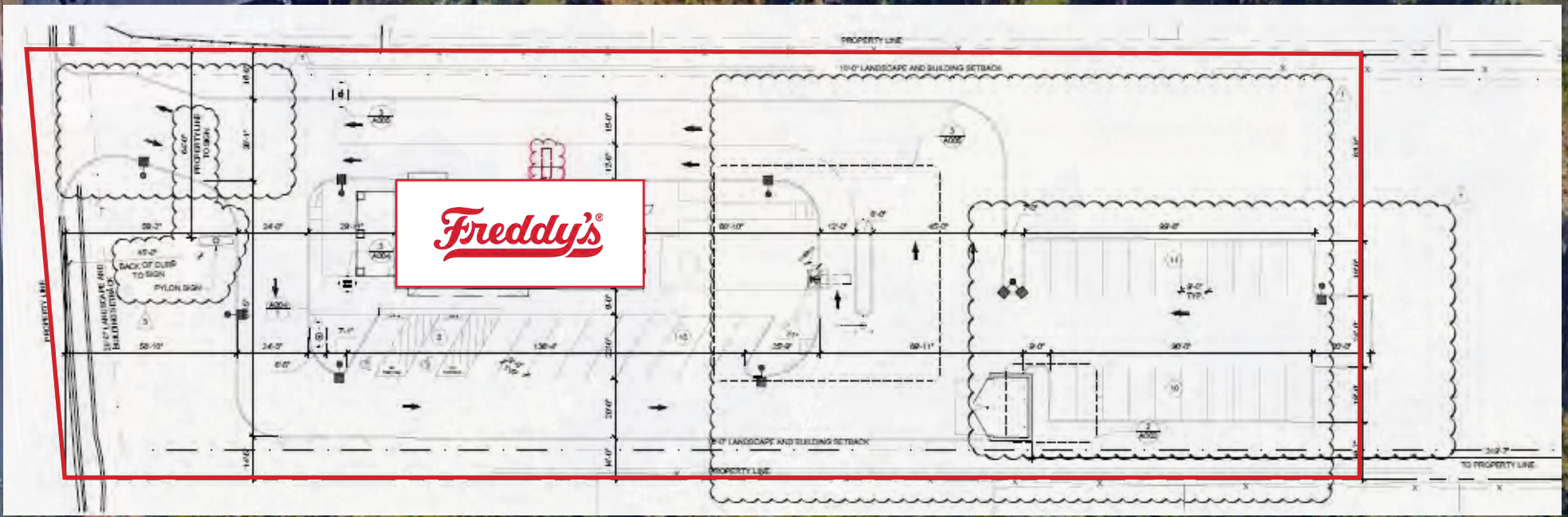
****All units back the performance of the lease!****

ACTUAL SITE PHOTOS



SITE PLAN

North St | 24,896 CPD



LOT SIZE ±2.17 Acres
GLA ±3,148 SF

NORTH



LOWE'S

BIG LOTS!
Sport Clips
petsense
by Tractor Supply
maurices
verizon
SHOE DEPT.
GO KIDS
FUZZY'S TACO SHOP

NMC
Health Network
NACOGDOCHES MEDICAL CTR
153 BEDS

Walmart

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
HIBBETT

TSC
TRACTOR SUPPLY CO

HOBBY LOBBY

ihop

ATWOODS
RANCH & HOME GOODS

Family Crisis Center
of East Texas

cicis pizza

TITLEMAX

TIMBERCREEK CHURCH

NORTHVIEW
72 UNITS

NORTH STREET
CHURCH OF CHRIST

FAMILY DOLLAR



Freddy's

BOOT BARN

CADENCE Bank

SOUTH

Walmart
Neighborhood Markets
belk
CITITRENDS
OLLIE'S
DOLLAR TREE

STEPHEN F AUSTIN
STATE UNIVERSITY
11,178 STUDENTS

NACOGDOCHES
MEMORIAL
HOSPITAL
216 BEDS

Days Inn
BY WYNDHAM
Schlotzsky's
CVS
Dutch Bros
PAPA JOHN'S
Little Caesars
PANDA EXPRESS
CHINESE KITCHEN

Nacogdoches
the oldest town in Texas

KFC
Burger King
CHIPOTLE
SUBWAY
SONIC
Marble SLAB
CREAMERY
McALISTER'S
DELI
SMOOTHIE KING
SHERWIN-WILLIAMS
Taco Bueno
MATTRESS FIRM
Auto Zone
Cane's
WHATABURGER
Starbucks
McDonald's

SOCIAL HOUSE
72 UNITS

Walgreens
AUSTIN BANK

TIDAL WAVE
AUTO SPA

OTTON PATCH
CAFE

O'Reilly
AUTO PARTS

VICTORIAN
INN & SUITES

COOK
TIRE PROS

CADENCE
Bank

BUFFALO
WILD WINGS

Newk's
Cafe

BOOT BARN

North St | 24,896 CPD

Freddy's

WEST



Nacogdoches
Livestock
Exchange, Inc.



Zheng's Ocean
Buffet & Sushi



AFFORDABLE DENTURES & IMPLANTS

BOOT BARN



ATWOODS
RANCH & HOME GOODS



TITLEMAX

North St | 24,896 CPD



COOK
TIRE & SERVICE CENTER, INC.
TIRE PROS



Freddy's

NACOGDOCHES





Freddy's®



**NACOGDOCHES
MEDICAL CTR**
153 BEDS



**COMMONWEALTH
APARTMENTS**
54 UNITS



**DOGWOOD
VILLAGE**
36 UNITS









ATWOODS
RANCH & HOME GOODS



**FAMILY
DOLLAR**










HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES





DGI
Dialysis Clinic, Inc.




















**SOCIAL
HOUSE**
72 UNITS



NORTHVIEW
72 UNITS



**DOGWOOD
VILLAGE**
36 UNITS

CITY VIEW



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	1,571
2 Pilgrim's Pride	1,477
3 Nacogdoches Independent School District	1,047
4 Nacogdoches Memorial Hospital	616
5 Etech, Inc.	550

- 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

2025 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	4,420	24,673	37,098
Households	1,904	9,462	14,131
Daytime Demographics Age 16+	4,526	27,520	34,432
Median Age	27.3	28.9	30.3
Average Household Income	\$51,783	\$62,781	\$74,593



**All are Metropolitan Statistical Area (MSA) Population*

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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PAUL BLACKBURN
In State Broker

Blackburn Properties
LIC # 376821





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date