

Absolute NNN Lease | Zero Landlord Responsibilities

SONIC

Second Largest Sonic Franchise Operator in the U.S.

\$2,083,333 6.00% CAP RATE

1201 S BOWEN ROAD
ARLINGTON, TX

Marcus & Millichap
NFB GROUP



TABLE OF CONTENTS

Why Invest	3
Executive Summary	5
Aerial Overview	6
Property Photos	7
Tenant Overview	8
In the News	10
Location Overview	11
Amenities & Entertainment	13

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WHY INVEST



LOCATION

- Located in the Vibrant City of Arlington, known for its Rich Sports Culture and Diverse Entertainment Options | Projected to Experience Robust Population Growth
- Nearby Retailers Include: Tom Thumb, Bank of America, ALDI, Petco, Planet Fitness, CVS Pharmacy, Dutch Bros Coffee, and Many More National Tenants
- Surrounded by Several Schools Including the Renowned University of Texas at Arlington (2022 Total Enrollment: 40,990)



LEASE

- 17+ Years Remaining on Triple Net (NNN) Lease with Zero Landlord Responsibilities
- Tenant is Required to Remodel the Site Before January 2025
- Attractive Rental Increases | 1.50% Annual Rental Increases Starting 11/2026
- Four (4), Five (5)-Year Tenant Renewal Option Periods
- Ideal for Out-of-State Investors - Tenant is Responsible for All Maintenance, Taxes, Insurance, Roof, and Structure



TENANT

- Merritt Restaurant Group is the Second Largest Sonic Operator in the System Operating About 185 Locations Across Multiple States Including New Mexico, Nevada, Texas, Colorado, and Arizona
- The Late Founder of Merritt Restaurant Group Was Recognized as One of the Best Sonic Operators Since Entering the System in 1975
- Sonic, Founded in 1953, Currently Has Nearly 3,600 Locations Across America
- Inspire Brands, the Parent Company of Sonic, Also Owns Dunkin', Arby's, Buffalo Wild Wings, Jimmy John's, Baskin-Robbins, and Additional Brands Across the World

BAILEY JUNIOR HIGH SCHOOL
835 STUDENTS

dd DOLLAR GENERAL

DOLLAR TREE

Dutch Bros

ALDI

DAIRY QUEEN

CVS
pharmacy

SUBWAY Schlotzsky's

petco **PAPA JOHN'S** **ANYTIME FITNESS**

Starbucks

Tom Thumb

W PARK ROW DR - 14,300 VPD

kw
KELLERWILLIAMS

BANK OF AMERICA

SONIC **SUBJECT SITE**

Little Caesars


S BOWDEN RD - 17,500 VPD



EXECUTIVE SUMMARY

2024 | Income & Lease Terms

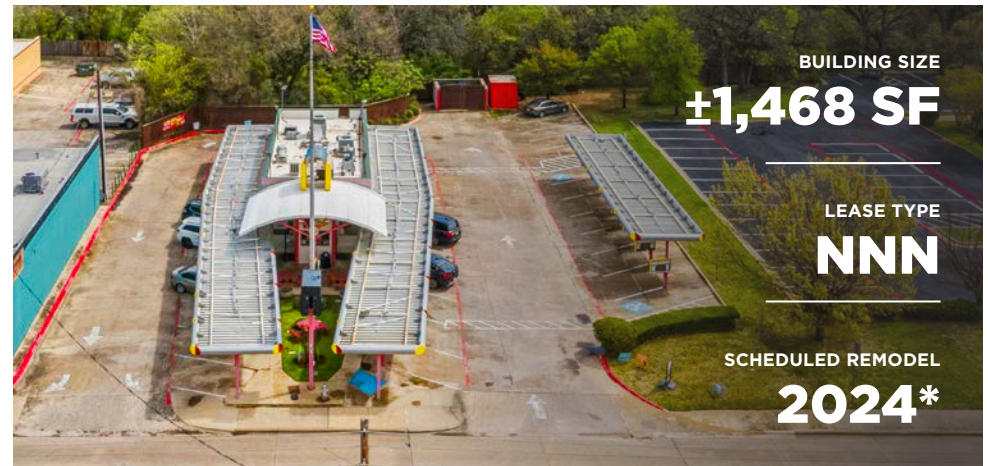
OFFERING SUMMARY

Address:	GOOGLE MAPS 	1201 S Bowen Rd, Arlington, TX 76013
Concept:		Sonic
Tenant:		Merrit Group (±185 Units)
Guarantor:		MRG Venture 81, LLC (54 Units)
Price:		\$2,083,333
Cap Rate:		6.00%
NOI:		\$125,000
Building Size (SF):		±1,468 SF
Lot Size (AC):		±0.75 Acres
Year Built/Renovated:		2003/2024*

LEASE TERMS

Lease Commencement:		11/18/21
Lease Term Expiration:		11/18/41
Lease Term Remaining:		±17 Years
Lease Type:		NNN
Landlord Responsibilities:		None
Monthly Rent:		\$10,417
Annual Base Rent:		\$125,000
Rental Increases:		1.5% Annually Starting 11/2026
Renewal Options:		4 x 5-Year Options
Ownership Interest:		Fee Simple

*Tenant will remodel site before January 2025



The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



Public Storage



Kroger FAMILY DOLLAR

180

W DIVISION ST

180

W ABRAM ST

O'Reilly AUTO PARTS



MCDONALD'S

S COOPER ST

UNIVERSITY OF TEXAS ARLINGTON

2.1 mi
2022 ENROLLMENT:
40,990

SONIC
SUBJECT SITE

Tom Thumb Little Caesars

SWIFT ELEMENTARY SCHOOL

Dutch Bros POTBELLY NEW YORK EATERY

petco ANYTIME FITNESS
Starbucks PAPA JOHN'S

CHASE

ACE Hardware

TACO BELL Starbucks CHIPOTLE MEXICAN GRILL
DING TEA ATOMIC WINGS

WALGREENS

W PARK ROW DR

W PARK ROW DR

CVS pharmacy Schlotzsky's
SUBWAY

BAILEY JUNIOR HIGH SCHOOL

ALDI Dutch Bros Public Storage
planet fitness DOLLAR GENERAL

PANTEGO CHRISTIAN ACADEMY

ARLINGTON HIGH SCHOOL

SMOOTHIE KING SUBWAY

S BOWEN RD

S FIELDER RD

S DAVIS DR

HILL ELEMENTARY SCHOOL

BIG LOTS! DOLLAR TREE
DOLLAR GENERAL WING STOP

SKECHERS

W PIONEER PKWY

303

303

W PIONEER PKWY

ROSS DRESS FOR LESS
MCDONALD'S WAFFLE HOUSE

Walmart MCDONALD'S
AutoZone Jack in the box

W ARKANSAS LN

Kroger Firestone COMPLETE AUTO CARE

goodwill CITITRENDS T-Mobile Pizza Hut

S COOPER ST

MATLOCK RD





NASDAQ:
SONIC

TOP 50 QSR BRANDS IN THE U.S:
#14

Sonic stands as the premier drive-in restaurant chain in the United States, boasting a over 3,545 locations across 46 states. Sonic’s headquarters are located in Oklahoma City, Oklahoma. Operated by Sonic’s renowned Carhops, the restaurant offers an expansive and award-winning menu featuring distinctive options for breakfast, lunch, dinner, snacks, and beverages suitable for the entire family. As a member of the Inspire Brands family, Sonic has been serving customers since its establishment on June 18, 1953—now celebrating 67 years of operation. With a rich heritage, Sonic continues to innovate, specializing in freshly prepared, customized meals unavailable elsewhere. Each day, Sonic’s drive-ins cater to a unique clientele of three million customers, reflecting the diversity of its distinctive menu offerings.

The Merritt Group (or Merritt Group Sonic) is the second-largest owner of Sonic franchises across the United States. Located in Las Cruces, New Mexico, the Merritt Group was founded in 1975 when leader Bobby Merrit bought his first-ever Sonic Drive-In franchise. Fast-forward nearly 50 years and 145 drive-ins later, and the Merritt Group has pioneered Sonic’s entry into new and developing markets across New Mexico, Nevada, Arizona, Texas, and Colorado.



LARGEST DRIVE-IN RESTAURANT IN THE U.S.
(3,500+ locations)



AWARD WINNING RESTAURANT FRANCHISE



SECOND LARGEST SONIC FRANCHISEE IN THE U.S.



HEADQUARTERS: OKLAHOMA CITY, OK

SOURCE: OKLAHOMA HISTORICAL SOCIETY, 2024
JEFF CIVILLICO

INSPIRE



THE WALL STREET JOURNAL
U.S. BEST MANAGED COMPANY

Newsweek

2023 AMERICA'S GREATEST WORKPLACES

TalentBoard

2023 GLOBAL CANDIDATE EXPERIENCE AWARD

32,600+
RESTAURANTS

675,000
COMPANY AND FRANCHISE
TEAM MEMBERS

2,900+
FRANCHISES
(U.S.)

57
GLOBAL
MARKETS

Inspire was founded in February 2018 with a vision to invigorate great brands and supercharge their long-term growth. In an industry facing increasing disruption, Inspire leaders saw an opportunity to build a restaurant company unlike any other – one that brings together differentiated yet complementary brands and aims to make them stronger than they would be on their own.

Found inherently in the purposes of its family of brands, they identified a common thread between its restaurants – the capacity to inspire. From guest experience to career development to community well-being, Inspire plays a role in the lives of millions of people every day.

They're building a purpose-driven organization with a common cultural foundation – to ignite and nourish flavorful experiences. Inspire is investing in best-in-class Centers of Excellence across a suite of shared services to enable efficient operations and drive competitive advantage for our brands. While each brand maintains its own distinct identity, they all share a commitment to fostering a winning culture and organization.

In just six years, the Inspire portfolio has grown to encompass more than 32,000 Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', Jimmy John's, and SONIC restaurants across nearly 60 global markets and all 50 states.

SOURCE: INSPIRE BRANDS, 2024



IN THE NEWS



FULL ARTICLE 

SONIC DRIVE-IN TO DONATE \$1.5 MILLION TO SUPPORT PUBLIC SCHOOLS

May 4, 2023 | Christina Reh

For Teacher Appreciation Week, SONIC® Drive-In is supporting public school teachers by teaming up with award-winning actress, Sheryl Lee Ralph, to help educators get the materials they need in the classroom. On Tuesday, May 9, the SONIC Foundation will match up to \$1.5 million in donations to DonorsChoose, an education nonprofit that allows individuals to donate directly to public school classroom requests submitted by teachers across U.S. public schools. Additionally, SONIC is...

SONIC DRIVE-IN DEBUTS PEANUT BUTTER AND BACON BURGER, SHAKE

January 3, 2024 | Matt Adams

Do peanut butter and bacon go together like peanut butter and jelly? Sonic Drive-In seems to think so! Starting on Jan. 8, customers can order a new burger and shake featuring the unlikely flavor combination at Sonic locations nationwide. The items are available for a limited time only. Think the flavors sound a bit “too extreme?” Sonic is telling customers not to “knock ‘em until you try ‘em.” The Peanut Butter Bacon SuperSONIC Double Cheeseburger features two beef patties with creamy peanut...



FULL ARTICLE 

DALLAS-FORT WORTH-ARLINGTON MSA DEMOGRAPHICS	
Estimated Population (2023)	7.99 M
Projected Population (2028)	9.13 M
Average Household Income (2023)	\$125,859
Projected Average Household Income (2028)	\$117,969
Estimated Households (2023)	2.92 M
Projected Households (2028)	3.35 M
Estimated Total Employees (2023)	5.08 M



10 MILES

17.6 MILES

CENTRALLY LOCATED WITHIN THE DALLAS-FORT WORTH MSA

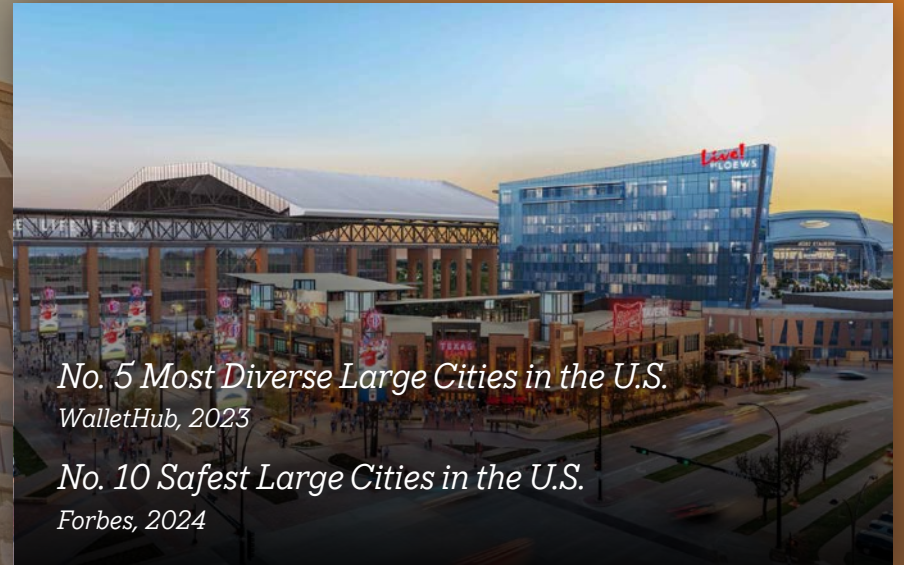
ARLINGTON TEXAS

A pre-eminent city, providing an exemplary, safe place in which to live, learn, work and play

The City of Arlington is home to approximately 395,558 residents, and it's projected to experience robust population growth, reaching an estimated 410,429 by 2028. With a median age of 34.5 years, Arlington's population skews younger than the national average, contributing to its vibrant and dynamic atmosphere. Millennials play a significant role in Arlington's economy, representing around 30% of the population. Arlington is part of a trend observed in several U.S. cities, including Austin, Nashville, and Charlotte, experiencing rapid millennial population growth and contributing to the city's economic vitality.

Arlington offers a diverse range of amenities and attractions for residents and visitors alike including an array of shops, restaurants, and entertainment venues at Arlington Highlands and The Parks Mall at Arlington, and the Entertainment District that is home to Six Flags Over Texas and Hurricane Harbor.

The city's strategic location between Dallas and Fort Worth positions it as a key hub within the Dallas-Fort Worth metroplex, providing residents with access to a wealth of employment opportunities, cultural experiences, and recreational activities. With its growing population, youthful demographic profile, and diverse array of amenities, Arlington continues to thrive as a dynamic and welcoming community.



No. 5 Most Diverse Large Cities in the U.S.
WalletHub, 2023

No. 10 Safest Large Cities in the U.S.
Forbes, 2024

395,558

ESTIMATED
POPULATION

(+0.9% 2023-2028
projected growth)

\$103,216

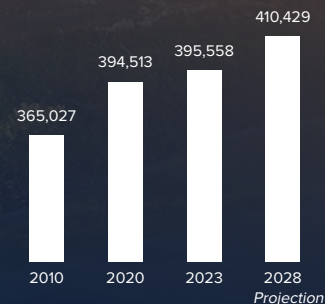
AVERAGE HOUSEHOLD
INCOME

229,368

DAYTIME
POPULATION

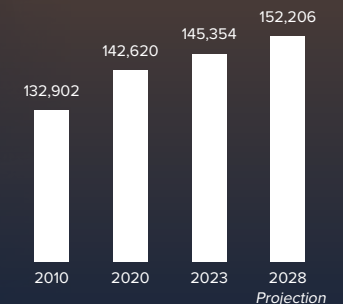
ARLINGTON POPULATION SNAPSHOT

SOURCE: SITES USA, 2024, ARLINGTON



ARLINGTON HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2024, ARLINGTON



SPORTS & ENTERTAINMENT

Arlington, Texas, is a vibrant city known for its rich sports culture and diverse entertainment options, boasting some of the most impressive sports facilities in the United States. AT&T Stadium, home to the Dallas Cowboys (NFL), is an iconic venue renowned for its state-of-the-art design and massive seating capacity. It hosts not only football games but also concerts, boxing matches, and other major events. In 2023, Arlington had the honor of hosting the World Series — the most anticipated event in baseball — at Globe Life Field where the Texas Rangers (MLB) won the 2023 championship against the Arizona Diamondbacks. The stadium provided the perfect backdrop for this prestigious championship series, showcasing the city’s ability to host major sporting events on a global scale. In addition to its sports offerings, Arlington offers a wide range of entertainment options, including Six Flags Over Texas, an amusement park featuring thrilling rides, live entertainment, and family-friendly attractions, and Texas Live! an entertainment district adjacent to the stadiums, offering restaurants, bars, and live music venues, making it the perfect destination for pre-game festivities or post-game celebrations.



AT&T STADIUM



GLOBE LIFE FIELD



CHOCTAW STADIUM



TEXAS RANGERS
(MLB)



DALLAS COWBOYS
(NFL)



DALLAS WINGS
(WNBA)



ARLINGTON RENEGADES
(UFL)



NORTH TEXAS SOCCER CLUB
(MLS NEXT PRO)



UT ARLINGTON MAVERICKS
(NCAA DIV. I)

NOTEWORTHY EVENTS



The City of Arlington is shining in the global spotlight as FIFA announced a FIFA World Cup 2026 Semi-final will be played at AT&T Stadium. Overall, Arlington will host nine matches of the most prestigious sports and entertainment event on earth, attracting hundreds of thousands of fans to the city for the largest and most inclusive World Cup in the tournament’s rich history.



EXCLUSIVELY LISTED BY

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