



# TEXAS ROADHOUSE

INVESTMENT OPPORTUNITY

512 Llano Estacado Blvd | Clovis, NM



512 Llano Estacado Blvd | Clovis, NM 88101

**\$2,500,000**

PRICE

**5.2%**

CAP

Tenant Entity / Guarantor	Texas Roadhouse, Inc
Original Lease Term	15 Years
Options Remaining	4 (5-Year)
Net Operating Income (NOI)	\$130,000
Lease Structure	Absolute NNN
Rental Increases	10% every 5 years

## PROPERTY OVERVIEW

- ▲ Building Size: **7,831 SF** and
- ▲ Lot Size: **2.06 Acres**
- ▲ **Built in 2023**
- ▲ Located just northwest of **North Plains Mall, Clovis Shopping Center**, including tenants Albertonson's and Hobby Lobby
- ▲ Near national retailers including Walmart Supercenter, Dollar Tree, Dollar General and Walgreens.

*Clovis truly has something for everyone. Situated on the high plains of eastern New Mexico and home to Cannon Air Force Base, our growing city is perfectly positioned for travel from New Mexico and Texas hubs including Albuquerque, Lubbock and Amarillo.*







Texas Roadhouse averages **5,000 guests** a week, which is one of the highest in the industry.



serves  
**300,000 meals**  
nationally per day

# DINNER ONLY

**Texas Roadhouse** is a dinner-only concept during the week. Although the restaurants are open for lunch on the weekends, the dinner-only philosophy ensures our managers a better lifestyle and reduces our real estate costs since we do not have to be located in high-traffic business districts.



Texas Roadhouse was founded upon providing fresh, quality food for a value, which is why we make our food from scratch, even the bacon bits, croutons and dressings.



# AERIAL





# RETAIL TRADE AREA





# TENANT OVERVIEW

Texas Roadhouse is a renowned American chain of casual dining restaurants that specializes in steak and other American fare. Founded in 1993 in Clarksville, Indiana, by Kent Taylor, Texas Roadhouse has grown into a beloved establishment known for its lively atmosphere, friendly service, and mouthwatering food. The restaurant's distinct Texas-themed ambiance, complete with country music and rustic décor, creates an inviting experience for diners of all ages.

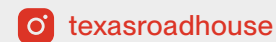
One of the main attractions of Texas Roadhouse is its commitment to serving high-quality, hand-cut steaks, which are aged to perfection and grilled to order. The menu features a variety of steak cuts, including ribeye, sirloin, and filet, each seasoned with the restaurant's signature blend of spices and cooked over an open flame. In addition to steak, Texas Roadhouse offers an array of other hearty options, such as ribs, chicken, seafood, and burgers, ensuring there's something to satisfy every craving.

What sets Texas Roadhouse apart is its dedication to providing an exceptional dining experience that goes beyond just great food. From the moment guests walk through the door, they are greeted with warm hospitality and treated like family by the restaurant's enthusiastic staff. Guests can enjoy the lively atmosphere, which often includes line dancers performing to classic country tunes, adding to the fun and festive vibe.



Another highlight of dining at Texas Roadhouse is the complimentary basket of fresh-baked bread served with sweet honey cinnamon butter, a beloved favorite among patrons. This simple yet indulgent starter sets the stage for a memorable meal that is sure to leave guests coming back for more. Additionally, Texas Roadhouse prides itself on offering generous portion sizes at affordable prices, ensuring that diners leave feeling satisfied without breaking the bank.

Overall, Texas Roadhouse offers a dining experience that combines delicious food, friendly service, and a lively atmosphere, making it a favorite destination for families, friends, and steak enthusiasts alike. Whether you're craving a mouthwatering steak, a rack of fall-off-the-bone ribs, or just a fun night out, Texas Roadhouse delivers on all fronts, earning its reputation as one of America's favorite casual dining chains.







# A BIT ABOUT CLOVIS, NM

Clovis, NM is a city with a **rich history and a diverse population**, making it a unique and appealing place to live or visit. Its roots trace back **thousands of years to early Native American cultures**, lending depth to its heritage.

Today, Clovis thrives as an **agricultural hub**, thanks to its fertile land supporting various crops and livestock.

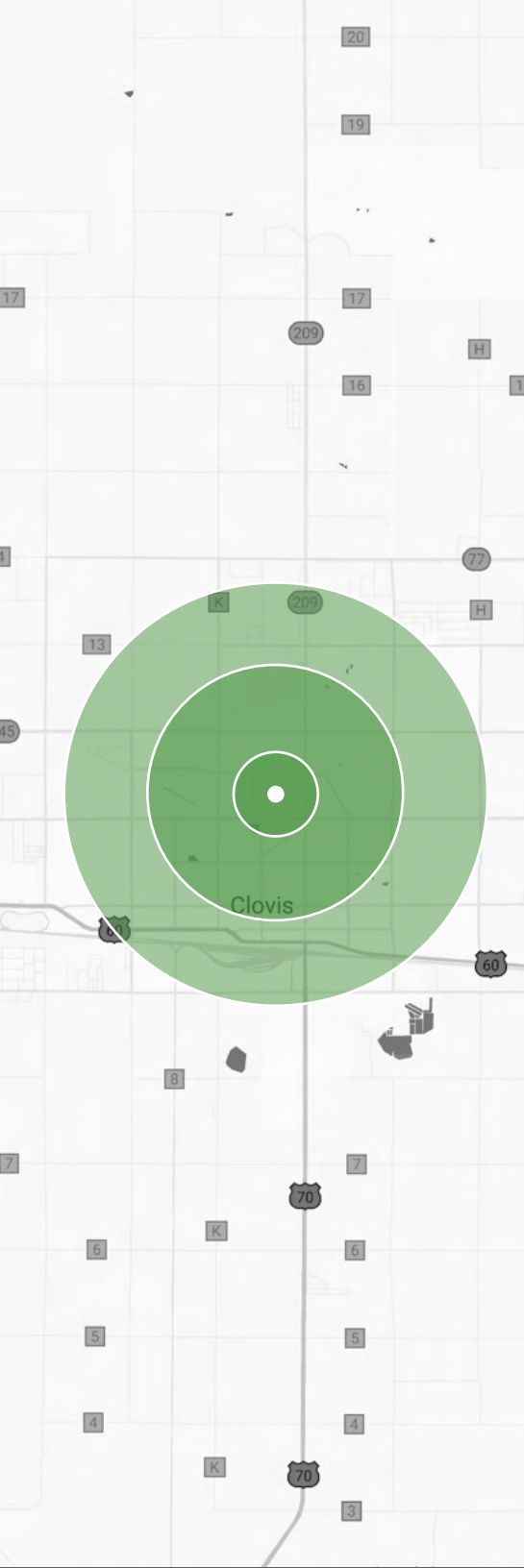
The presence of **Cannon Air Force Base** adds to its economic stability and patriotic spirit.

Surrounded by **stunning natural landscapes**, the city offers abundant opportunities for outdoor recreation.

What truly sets Clovis apart, though, is its strong **sense of community**, where residents actively engage in local events and initiatives. Despite its small-town charm, Clovis is conveniently **located near larger cities**, providing access to additional amenities. With affordable living costs and a welcoming atmosphere, Clovis stands as a **beacon of opportunity and community spirit** in New Mexico.







# MARKET OVERVIEW

## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Estimated Population	5,479	34,320	40,460
2028 Projected Population	4,490	29,699	37,547
Projected Annual Growth 2023 to 2028	-3.6%	-2.7%	-1.4%
Historical Annual Growth 2020 to 2023	-0.4%	-0.4%	--

## HOUSEHOLDS

2023 Estimated Households	2,235	13,204	15,387
2028 Projected Households	1,858	11,523	14,328
Projected Annual Growth 2023 to 2028	-3.4%	-2.5%	-1.4%
Historical Annual Growth 2010 to 2023	-0.4%	-0.3%	--

## RACE AND ETHNICITY

2023 Estimated White	65.5%	58.7%	57.8%
2023 Estimated Black or African American	7.5%	8.4%	7.8%
2023 Estimated Asian or Pacific Islander	2.4%	2.2%	2.0%
2023 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.2%
2023 Estimated Other Races	23.6%	29.6%	31.3%
2023 Estimated Hispanic	36.5%	44.0%	47.5%

## INCOME

2023 Estimated Average Household Income	\$104,053	\$92,641	\$87,444
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## BUSINESS

2023 Estimated Total Businesses	411	1,553	1,684
2023 Estimated Total Employees	3,694	13,408	14,608





## **KING CAPITAL COMMERCIAL REAL ESTATE**

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