

**Brand New 20-Year
Absolute NNN Lease
Beaumont, Texas**



FILE PHOTO

ADVISORY TEAM

JUSTIN ZAHN

VICE PRESIDENT

justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

PAUL BLACKBURN

IN STATE BROKER

Blackburn Properties
License # 376821



COMMERCIAL INVESTMENT ADVISORS

CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130
Scottsdale, Arizona 85260
480.214.5088
www.ciadvisor.com



Highlights



PRICE

\$3,206,000

CAP RATE

6.50%

NOI

\$208,400



POINTS OF INTEREST

Retailers | Entertainment: Across the street from Parkdale Mall - a regional, enclosed mall anchored by Dick's Sporting Goods, HomeGoods & Five Below; nearby retailers include Walmart, Target, Home Depot, Lowe's, Hobby Lobby, Ross Dress for Less, Burlington, Academy Sports + Outdoors, Boot Barn, Shoe Carnival, Michaels, Petco, PetSmart, Kroger, H-E-B Plus, Spec's Wine, Tractor Supply Co., Harbor Freight, Northern Tool & Equipment, Daiso, Planet Fitness, Crunch Fitness

Higher Education: 9 miles from **Lamar University** - a public university offering more than 100 programs of study leading to bachelor's, master's & doctoral degrees serving 17,898 students

Healthcare: 4 miles from **CHRISTUS Southeast Texas - St. Elizabeth** - a 431-bed acute care and trauma center, and is a regional leader in spine and orthopedics, cardiology, oncology, general surgery, critical care & trauma; 5½ miles from **Baptist Hospitals of Southeast Texas** - a 483-bed, faith-based healthcare system providing care to Beaumont & other regional communities

Texas is an income tax-free state.



NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease with attractive 10% rental escalations every 5 years with four 5-year options to renew



TENANT | PERSONAL GUARANTORS

AOM, LLC currently owns & operates 5 Freddy's locations. The lease is further backed by both operator's Personal Guarantees.



TRAFFIC COUNTS

Well-positioned on a ±0.812-acre lot at the southeast corner of Crow Rd & Odom Rd with traffic counts of 7,757 CPD - Conveniently located just south of Dowlen Rd offering additional exposure to 21,390 CPD!



DENSE RETAIL CORRIDOR

Across the street from Parkdale Mall, blocks away from Walmart, Target, Hobby Lobby, Home Depot, Lowe's, etc.



BRAND NEW CONSTRUCTION

New, build-to-suit of Freddy's latest prototype with a 6-car stack in drive-thru - opened for business October 2025



AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	89,055
Households (5-mi)	36,052

Average Household Income (1-mi) **\$110,712**

Financial Analysis

SITE ADDRESS	4490 Crow Road Beaumont, Texas 77706
TENANT	AOM, LLC
GUARANTOR	Brandon Thompson & Rachel Thompson
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,226 SF
LOT SIZE	±0.812 acre
YEAR BUILT	October 2025
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (New)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	October 15, 2025
EXPIRATION DATE	October 31, 2045
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	10/15/25 to 10/31/30	\$208,400	6.50%
Years 6-10	11/01/30 to 10/31/35	\$229,240	7.15%
Years 11-15	11/01/35 to 10/31/40	\$252,164	7.87%
Years 16-20	11/01/40 to 10/31/45	\$277,380	8.65%
AVG ANNUAL RETURN			7.54%
RENEWAL OPTIONS			
1st Option	11/01/45 to 10/31/50	\$305,118	
2nd Option	11/01/50 to 10/31/55	\$335,630	
3rd Option	11/01/55 to 10/31/60	\$369,193	
4th Option	11/01/60 to 10/31/65	\$406,113	

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.



THE TENANT: AOM, LLC

Like the abbreviated name of their franchise company, **AOM LLC co-owners Brandon and Rachel Thompson** have held on to the belief there's "Always One More" concept they can add to their portfolio. The husband-wife team currently **owns and operates 5 Freddy's locations.**

Freddy's Franchise *Awards & Recognition*

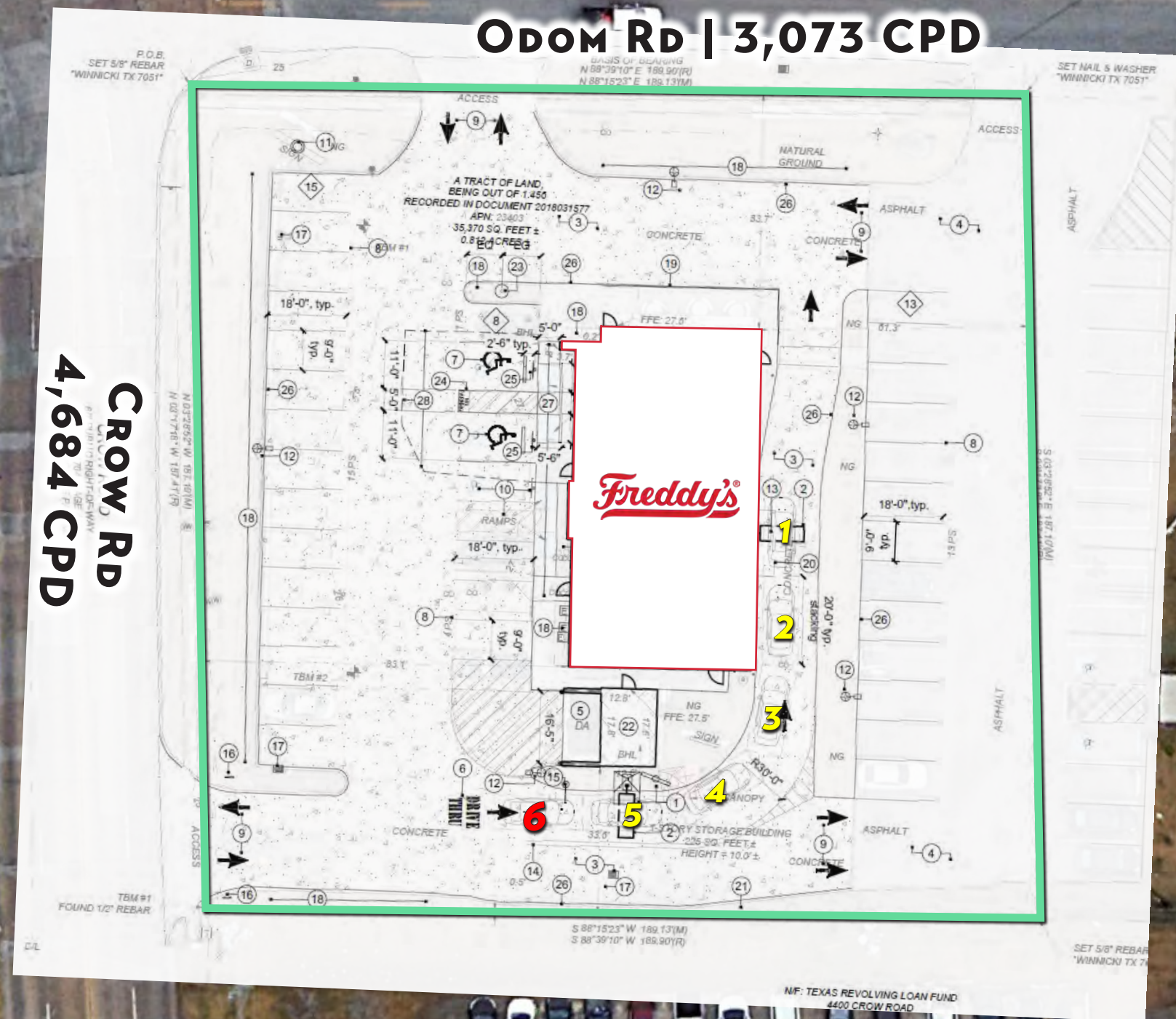
Entrepreneur Ranked # 59 for Franchise 500 in 2025	Entrepreneur Ranked # 6 for The Top 10 Burger Franchises in 2024	yelp Ranked # 7 for Fastest-Growing Brands in 2024	MOVERS+SHAKERS Ranked # 15 for Fast Casuals Top 100 in 2024
Entrepreneur Ranked # 42 for Top Brands for Multi-Unit Owners in 2024	QSR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

Site Plan

- Brand new construction - opened for business October 2025
- Freddy's latest prototype
- 6-car stack in drive-thru
- Parking: 28 spaces (including 2 accessible spaces)
- GLA: $\pm 3,226$ SF
- Lot Size: ± 0.812 acre

Crow Rd
4,684 CPD

Odom Rd | 3,073 CPD



Actual Interior Photos



Northeast

As of August 15, 2025



Southeast

As of August 15, 2025

BEAUMONT
TEXAS

2025 AVERAGE HOUSEHOLD
INCOME (1-MI)
\$110,712

SMITH
MIDDLE SCHOOL
407 STUDENTS



DOWLEN RD | 21,390 CPD





Beaumont



EASTEX FWY: 32,822 CPD
US 96/69/287: 51,468 CPD
TOTAL HWY TRAFFIC COUNTS
84,290 CPD

ExtraSpace Storage
U-HAUL
69 96 287

GUESS ELEMENTARY
721 STUDENTS
VSC TRACTOR SUPPLY CO

Chicken EXPRESS
Jack in the box
SONIC
RITTER LUMBER
DOLLAR GENERAL

Academy SPORTS+OUTDOORS
GRIFOLS
TRI-SUPPLY
Market Basket
CVS

PARKDALE MALL
Anchored by Dillard's, Dick's Sporting Goods, HomeGoods & Five Below with key tenants such as American Eagle Outfitters, H&M, Cato, Maurices, Hollister, Aeropostale, Buckle, Francesca's, Express Factory, Zumiez, Old Navy, Torrid, Victoria's Secret, Hibbett Sports, Shoe Dept., Lids, Ulta Beauty, JCPenney, Petco, Barnes & Noble, Office Depot, Eyeglass World, Regal Cinemas, Crunch Fitness, etc.

HARBOR FREIGHT
McDonald's
planet fitness
DOLLAR TREE
NORTHERN TOOL + EQUIPMENT
BOOT BARN
urban air
GameStop
SKECHERS OUTLET
cicis pizza
carter's
SPEC'S KIRKLAND'S HOME
Rainbow EYEMART EXPRESS
Walgreens
ADVANCE AUTO PARTS
O'Reilly AUTO PARTS
DUNKIN'
Auto Zone
FAMILY DOLLAR
CITITRENDS
ROSES
SMITH MIDDLE SCHOOL 407 STUDENTS
THE HOME DEPOT
Benjamin Moore
Burlington
IHOP
BEST BUY
T-Mobile
FedEx
THE VITAMIN SHOPPE
Marshall's
Michael's
Freddy's
ALL SAINTS EPISCOPAL SCHOOL 346 STUDENTS
Lowe's
cricket
goodwill
GOODYEAR AUTO SERVICE
Pizza Hut
Chuck E. Cheese
Cane's
Schlotzsky's
Aaron's
Hobby Lobby
Firehouse Subs
Crumbl
M/JW MATTRESS FIRM
CALVARY BAPTIST CHURCH
ASHLEY
Howell FURNITURE
PET SMART
ROSS DRESS FOR LESS
Guitar Center
SHOE CARNIVAL
Kroger
CHIPOTLE MEXICAN GRILL
SportClips HAIRCUTS
LESLIE'S
STARBUCKS

EASTEX FWY NW Bound | 17,600 CPD
EASTEX FWY SE Bound | 15,222 CPD

REGINA HOWELL ELEMENTARY
762 STUDENTS

City View



Beaumont Synopsis

Beaumont & Southeast Texas’ investment is in the billions and continues to grow. With an abundance of industry in oil & gas, electricity, agriculture, and retail, the Southeast Texas region is a promising location for businesses and corporations to establish themselves and develop as companies.

Beaumont is the county seat of Texas’ Jefferson County within the Beaumont-Port Arthur metropolitan area, located in Southeast Texas on the Neches River about 88 miles east of Houston. Spindletop, discovered in 1901 in Beaumont, TX, marked the start of the Texas oil boom and the U.S. oil age, leading to the rise of companies like Gulf Oil and Texaco and making large-scale petroleum use economically viable, propelling the U.S. to become the world’s leading oil producer.

Beaumont’s economic growth is fueled by its strong industrial base, oil and petrochemical prominence, thriving manufacturing, and strategic location along major waterways that support robust shipping and logistics.

ExxonMobil’s Beaumont operations include a refinery, chemical plant, polyethylene plant, and lubricant blending and packaging plant, forming an integrated petrochemical complex.

Sunoco Logistics (primarily operates the Nederland Terminal) is a large marine terminal providing storage and distribution services for crude oil, feedstocks, lubricants, petrochemicals and bunker oils. It also blends lubricants.

Jefferson Energy Terminal in Beaumont, TX, is a major multi-modal hub connecting crude oil producers, refineries, and end-users via pipelines, rail, and marine transport.

Dow’s Beaumont site, one of its largest integrated facilities, produces a major share of its U.S. and global products, including ethylene and polyethylene, supported by Dow Pipeline Co.’s regional transport and distribution network.

Port of Beaumont is the nation’s busiest military port and a key defense logistics hub, also handling bulk, breakbulk, forest products, and oversized cargo that support the broader economy.

Lamar University is a public university offering 96 undergraduate, 50 master’s and 8 doctoral degree programs in 7 academic colleges, serving 17,898 students.

2025 Demographics

	1-MI	3-MI	5-MI
Population	9,761	55,791	89,055
Female	5,037	28,966	45,365
Male	4,724	26,825	43,690
Households	4,480	23,068	36,052
Daytime Demographics Age 16+	10,278	38,126	76,928
Median Age	36.4	36.2	36.3
Average Household Income	\$110,712	\$98,090	\$92,492
Median Household Income	\$77,065	\$74,097	\$70,085
Total Annual HH Expenditure	\$414.15M	\$2.15B	\$3.27B



CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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:

JUSTIN ZAHN

Vice President

O +1 480 718 5555

C +1 402 730 6021

justin@ciadvisor.com

PAUL BLACKBURN

In State Broker

License # 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.

CIA Brokerage Company	9004841	jess@ciadvisor.com	602 770 7145
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
Designated Broker of Firm	License No.	Email	Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
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