



Bartlesville, Oklahoma

New 2022 Construction | True NNN Lease | Scheduled Rent Increase in 2027 | Pad to Grocer



MCALISTER'S DELI

2539 SE Washington Blvd
Bartlesville, OK 74006

OFFERING SUMMARY

Price	\$2,850,000
Cap Rate	5.75%
Net Operating Income	\$163,762
Year Built	2022
Gross Leasable Area	3,759 SF
Lot Size	1.18 Acres

LEASE SUMMARY

Lease Term	20 Years
Lease Commencement	11/01/2022
Lease Expiration	10/31/2042
Remaining Term	16.5 Years
Lease Type	NNN
Roof & Structure	Tenant
Increases	8% Every 5 Years
Options	3 x 5

For Additional Info Please Contact: [SUMMIT RE HERE](#)

For Financing Options Contact: [PEAK CAPITAL HERE](#)

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	11/1/2022	\$163,762	-
6-10	11/1/2027	\$176,863	8.00%
11-15	11/1/2032	\$191,012	8.00%
16-20	11/1/2037	\$206,293	8.00%
Option 1: 21-25	11/1/2042	\$222,796	8.00%
Option 2: 26-30	11/1/2047	\$240,620	8.00%
Option 3: 31-35	11/1/2052	\$259,870	8.00%

NET OPERATING INCOME

\$163,762





McAlister's Deli is an American fast-casual restaurant chain known for its sandwiches, spuds, soups, salads, and famous sweet tea. McAlister's Deli was founded in Oxford, Mississippi in 1989. Today it operates more than 500 locations across the United States. McAlister's Deli restaurants serve a variety of menu items including hot and cold deli sandwiches, giant baked potatoes, fresh salads, hearty soups, desserts, and beverages such as its signature sweet tea.

COMPANY SUMMARY

Company	McAlister's Deli
Ownership	Private
Number of Locations	580+ Across the United States
Years in Business	35+ Years
Headquarters	Atlanta, GA
Website	www.mcalistersdeli.com



- Brand New 2022 Construction | 16.5 Years Remaining on a 20-Year NNN Lease Commencing November 2022, Plus Three 5-Year Renewal Options Extending Potential Occupancy Through 2057
- True NNN Lease | Tenant Responsible for Roof & Structure, Delivering Passive, Management-Free Ownership With No Landlord Capital Obligations or Operating Expense Exposure
- Scheduled 8% Rent Increase in November 2027 Lifts the Going-In Yield from 5.75% to Approximately 6.21%, a ~46 Basis Point Increase in Return Within the First Five Years of Ownership
- Anchored by a Stable Corporate Employment Base | Bartlesville is the Birthplace And Longtime Home of Phillips Petroleum, Now Phillips 66 And ConocoPhillips, Whose Major Bartlesville Campus Remains the Area's Largest Employer ([Click HERE for More Info](#))
- McAlister's Deli | 500+ Restaurants Across 29 States And a Flagship Brand Within GoTo Foods, the Roark Capital-Owned Platform Operating Over 7,400 Locations in All 50 States And 71 Countries
- Positioned on Bartlesville's Primary Retail Corridor | SE Washington Boulevard Along U.S. Highway 75 is the City's Dominant Commercial Artery, Surrounded by Established National Retail Including Walgreens, Chili's, Freddy's, And Atwoods
- Regional Hub of Northeast Oklahoma | County Seat of Washington County And the Dominant Retail, Medical, And Employment Center for a Broad Rural Trade Area, Roughly 50 Miles North of Tulsa, Pulling Demand Well Beyond the City's ~39,000 Residents

POPULATION
WITHIN 5 MILE RADIUS
39,650

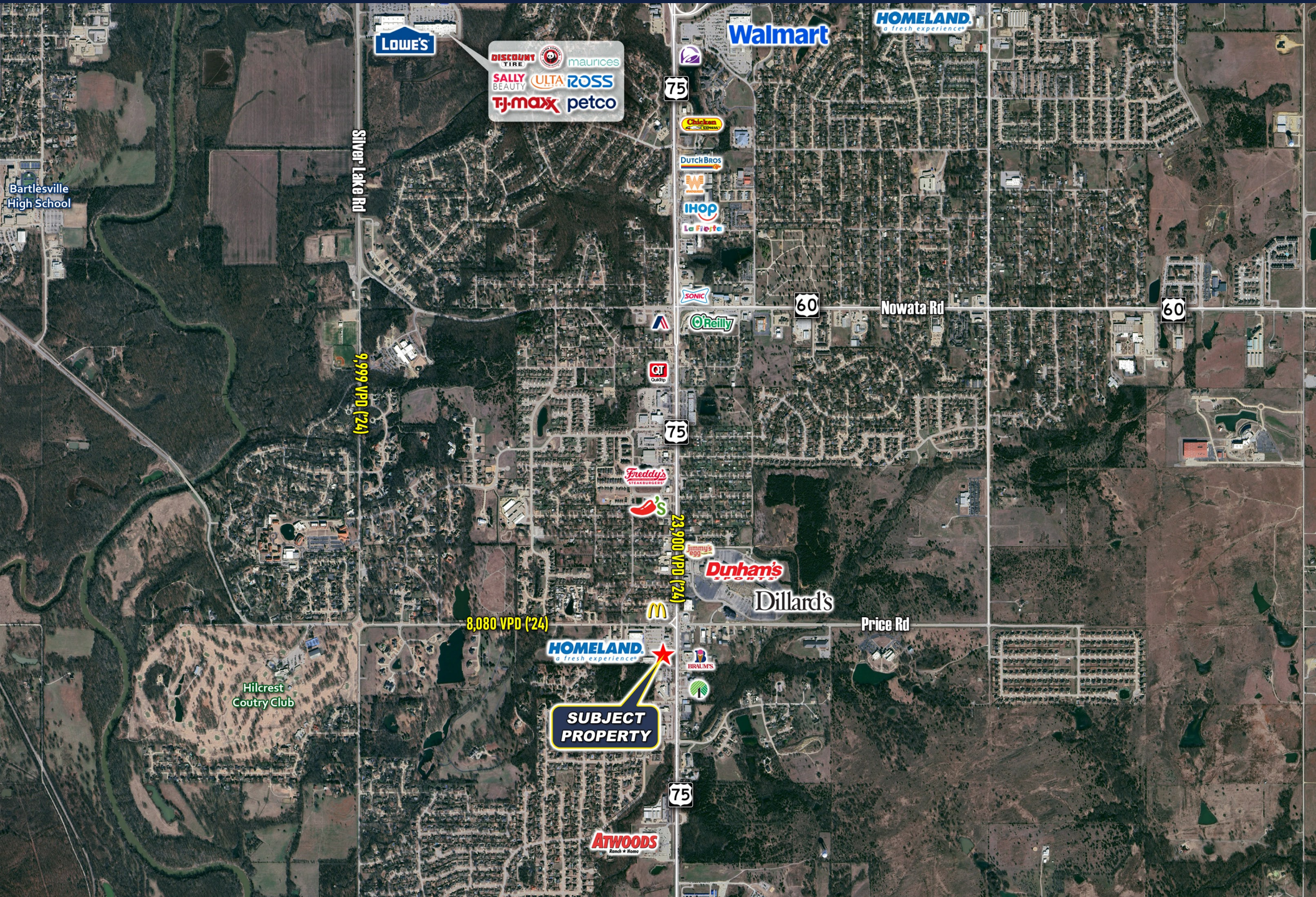
AVERAGE HOUSEHOLD
INCOME
\$123,489

VEHICLES
PER DAY
23,900









BARTLESVILLE, OK

OVERVIEW

Bartlesville is a regional economic center in northeastern Oklahoma, located approximately 45 miles north of Tulsa along U.S. Highway 75. The city has a population of roughly 38,000 residents and serves a broader regional market of approximately 100,000 people. Historically recognized as the birthplace of Phillips Petroleum Company, Bartlesville maintains a strong legacy in energy, engineering, manufacturing, and business services. The market is home to a diverse base of major employers, including Phillips 66, ConocoPhillips, Chevron Phillips, ABB, Schlumberger, Walmart, Jane Phillips Medical Center, Bartlesville Public Schools, and the City of Bartlesville.

The Bartlesville economy is supported by a stable mix of corporate operations, energy-related research, healthcare, education, retail, and industrial employment. Phillips 66 continues to maintain a significant presence in the city through its Bartlesville Business Operations and Innovation Center, as well as its 440-acre Research Center focused on energy research and technology

development. The area also benefits from strong regional connectivity, with access to U.S. Highways 60 and 75, proximity to Tulsa International Airport, and one-to-two day delivery access to major cities across the West South Central region.

Bartlesville continues to attract residents, employers, and investment due to its affordable housing, established employment base, quality-of-life amenities, and proximity to the Tulsa metropolitan area. The community offers a wide range of retail businesses, service industries, dining options, cultural activities, and public institutions that support both local residents and the surrounding regional trade area. These factors position Bartlesville as a stable secondary market with durable economic fundamentals, anchored by energy, healthcare, education, manufacturing, and retail demand.



	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	4,078	24,739	37,995
2025 Population	4,264	25,164	39,650
2030 Population Projection	4,384	25,723	40,747
Annual Growth 2020-2025	0.90%	0.30%	0.90%
Annual Growth 2025-2030	0.60%	0.40%	0.60%
Median Age	44.2	40.3	40
Bachelor's Degree or Higher	54%	36%	31%
U.S. Armed Forces	0	3	20

POPULATION BY RACE			
White	3,215	17,821	27,415
Black	68	612	1,167
American Indian/Alaskan Native	258	1,995	3,564
Asian	169	761	944
Hawaiian & Pacific Islander	0	5	7
Two or More Races	554	3,969	6,552
Hispanic Origin	208	1,630	2,831

HOUSING			
Median Home Value	\$298,965	\$196,068	\$181,106
Median Year Built	1990	1972	1970

Demographic data © CoStar 2023

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	1,631	10,099	15,471
2025 Households	1,704	10,250	16,155
2030 Household Projection	1,751	10,470	16,601
Annual Growth 2020-2025	0.70%	-0.10%	0.10%
Annual Growth 2025-2030	0.60%	0.40%	0.60%
Owner Occupied Households	1,410	7,302	11,082
Renter Occupied Households	340	3,169	5,518
Avg Household Size	2.4	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$60.2M	\$312.6M	\$468.7M

INCOME			
Avg Household Income	\$123,489	\$93,022	\$85,090
Median Household Income	\$92,276	\$68,714	\$58,929
< \$25,000	150	1,735	3,325
\$25,000 - 50,000	195	2,091	3,589
\$50,000 - 75,000	336	1,625	2,507
\$75,000 - 100,000	246	1,303	1,876
\$100,000 - 125,000	145	767	1,179
\$125,000 - 150,000	186	1,127	1,460
\$150,000 - 200,000	150	751	1,072
\$200,000+	294	851	1,147

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and may not be made available to any other person or entity without the prior written consent of Summit RE. By taking possession of and reviewing this Offering Memorandum, the recipient agrees to hold and treat all such information in the strictest confidence and agrees not to photocopy, reproduce, or duplicate any portion of this Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Summit RE.

This Offering Memorandum has been prepared solely to provide summary, unverified financial and physical 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. Summit RE has not made any investigation and makes no guarantee, warranty, or representation as to the accuracy or completeness of the information provided, including, without limitation: income or expenses; future or projected financial performance; size and square footage of the property and improvements; the presence or absence of contaminating substances (including PCBs or asbestos); compliance with local, state, or federal laws and regulations; the physical condition of the property or improvements; or the financial condition, business prospects, performance, or plans of any tenant or guarantor, including any tenant's plans or intentions to continue its occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Summit RE has not verified and will not verify such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must independently confirm the accuracy and completeness of all material information and shall be responsible for all costs and expenses of investigating the subject property. Summit RE expressly denies any obligation to conduct a due diligence examination of the property for prospective purchasers. Prospective purchasers and their tax, financial, legal, and construction advisors must request and carefully review all legal and financial documents related to the property and any tenant.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent the current or future performance of the property. The value of the property to a prospective purchaser depends on factors that should be evaluated by the prospective purchaser and the prospective purchaser's tax, financial and legal advisors. Like all real estate investments, this investment involves significant risks. Past tenant performance (at this or other locations) is not a guarantee of future success. Certain lease rates, including for newly constructed facilities or newly acquired locations, may be based on a tenant's projected sales with limited or no operating history, and/or comparable rents for the area. Returns are not guaranteed; tenants and/or guarantors may fail to pay rent, property taxes, or other amounts due, or may fail to comply with material lease terms; and cash flow may be interrupted in whole or in part due to market, economic, environmental, or other conditions. Regardless of any tenant history or lease guarantees, prospective purchasers are responsible for investigating all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any tenant defaults or abandons the property, the terms that may be negotiated with any replacement tenants, and the prospective purchaser's legal ability to make alternate use of the property.

SHOWINGS: All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Exclusively Listed



SummitRE.io

14755 Preston Rd, Suite 440
Dallas, TX 75254

(972) 860-9950