



Watch Video

BROADWAY ST 18,247 VPD

NET LEASE PROPERTY FOR SALE

Former Wendy's Owner-User Opportunity

131 INDUSTRIAL DR W, SULPHUR SPRINGS, TX 75482

Marcus & Millichap
PAINE RESTAURANT GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this 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, Buyer 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 Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Marcus & Millichap
PAINE RESTAURANT GROUP

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marcusmillichap.com

**FORMER WENDY'S
OWNER-USER
OPPORTUNITY**

Marcus & Millichap

Exclusively Listed By

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Marcus & Millichap
PAINE RESTAURANT GROUP

**FORMER WENDY'S
OWNER-USER
OPPORTUNITY**

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Marcus & Millichap

PAINE RESTAURANT GROUP

Nationwide Restaurant Property Advisors

Specialized expertise in facilitating the buying and selling of single-tenant restaurant properties nationwide. By concentrating our efforts on restaurant real estate, we offer in-depth knowledge and insights that are crucial for navigating the dynamics and complexities of restaurants to identify risks or maximize property value.

Advisory Services

- Property Valuation & Sales
- Visits Report & Foot Traffic Rankings
- Local & Chain Rent Comps
- Tenant Sales Performance Evaluation

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LinkedIn
[painerestaurantgroup](https://www.linkedin.com/company/painerestaurantgroup) 

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BRANDS WE WORK WITH

MCDONALD'S

DAIRY QUEEN



RECENT ACTIVITY: JUST LISTED



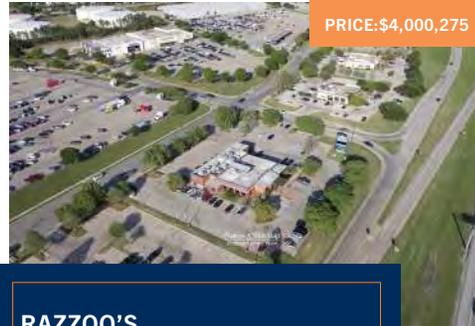
BURGER KING
West Plains, MO



VACANT DRIVE THRU RESTAURANT
Ennis, TX



DENNY'S TRIPLE NET DFW MSA
Mesquite, TX



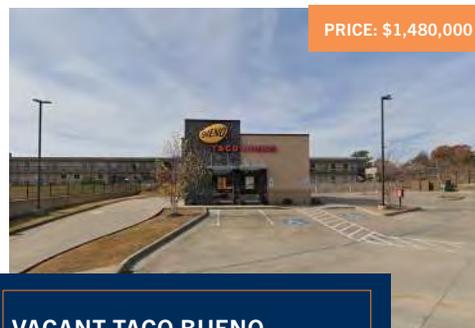
RAZZOO'S
Irving, TX



TED'S CAFÉ OKC
Oklahoma City, OK



HOOK & REEL
Ennis, OK



VACANT TACO BUENO
North Little Rock, AR



TACOS 4 LIFE
Little Rock, AR

RECENT ACTIVITY: CLOSED



MCDONALD'S MSA
Inquire for Cap Rate
Austin, TX



MCDONALD'S MSA
Inquire for Cap Rate
Coconut Creek, FL



MCDONALD'S FEE SIMPLE BUILDING
Inquire for Cap Rate
Oak Grove, LA



POPEYES FORT WORTH, TX
Inquire for Cap Rate
Saginaw, TX



BURGER KING CORPORATE
Inquire for Cap Rate
Stow, OH



VACANT IHOP DALLAS MSA
Ennis, TX



MCDONALD'S ROCKPORT, TX MSA
Inquire for Cap Rate
Rockport, TX



KFC / TACO BELL EL PASO, TX MSA
Inquire for Cap Rate
Anthony, TX



7 BREW COFFEE LITTLE ROCK, AR MSA
Inquire for Cap Rate
Little Rock, AR

RECENT ACTIVITY: CLOSED



BURGER KING (DARK)
Inquire for Cap Rate
Omaha, NE



BURGER KING
Inquire for Cap Rate
Memphis, TN



ON THE BORDER TRIPLE NET
Inquire for Cap Rate
Fort Worth, TX



DUTCH BROS
Inquire for Cap Rate
Waxahachie, TX



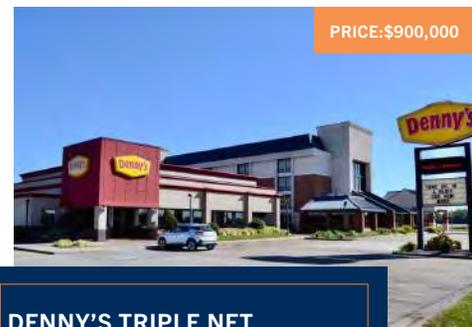
BURGER KING
Inquire for Cap Rate
Wichita, KS



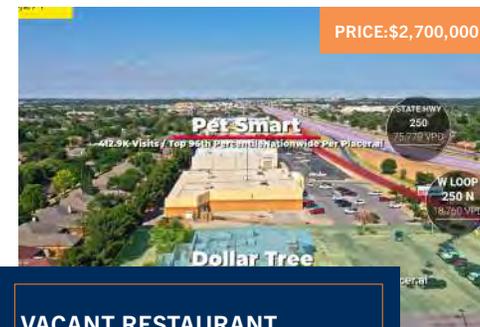
IHOP HOUSTON, TEXAS MSA
Inquire for Cap Rate
Ennis, TX



BURGER KING OTTAWA, KS
Inquire for Cap Rate
Ottawa, KS



DENNY'S TRIPLE NET
Inquire for Cap Rate
Evansville, IN



VACANT RESTAURANT
Midland, TX

RECENT ACTIVITY: CLOSED



PRICE:\$3,000,000

APPLEBEE'S AUSTIN MSA

Georgetown, TX



PRICE:\$2,632,066

CHILI'S GRILL & BAR

Beaumont, TX



PRICE:\$1,150,000

**MCDONALD'S
DUAL TENANT BUILDING**

Morrison, IL

SEC. 1 FORMER WENDY'S OWNER-USER OPPORTUNITY | SULPHUR SPRINGS, TX

Executive Summary

- Property Highlights/Summary
- Tenant Profile
- Traffic Counts

PROPERTY HIGHLIGHTS/SUMMARY

Former Wendy's Owner-User Opportunity

Price:\$2,000,000
Building Size:3,811 SF
Lot Size:0.97 Acres
Year Built:2015

Marcus & Millichap is pleased to present the commercial property located at 131 Industrial Drive West in Sulphur Springs, Texas, a vacant, owner-user quick-service restaurant opportunity deliverable vacant at close of escrow. This offering provides a rare chance to acquire a turnkey QSR building in a dense retail trade area with strong regional and national co-tenancy, allowing a buyer to immediately occupy, rebrand, or reposition the site for a variety of restaurant or retail concepts. The property also benefits from frontage along Industrial Drive West and is directly adjacent to Broadway Street, Sulphur Springs' primary north-south thoroughfare.

The building has been maintained in excellent, turnkey condition by an experienced Wendy's operator, minimizing near-term capital needs for a new user. Sulphur Springs is strategically located less than 90 minutes from Dallas along Interstate 30, which carries approximately 36,620 vehicles per day, providing exposure to both strong local traffic and regional interstate flow. The market is poised for substantial long-term growth due to the nearby Matrix Center, a planned 16,000-acre data center development representing an \$18 billion investment and projected to generate over 1,500 jobs. This major employment catalyst is expected to significantly increase demand for retail, dining, and service-oriented businesses throughout the area.

Marcus & Millichap
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Property Highlights

- Vacant Owner-User QSR Opportunity Deliverable at Close of Escrow
- Frontage Along Industrial Drive W Adjacent to Broadway Street, the City's Main North-South Thoroughfare
- Dense Trade Area with Regional and National Credit Tenants Surrounding The Property
- Turnkey Building Maintained by an Experienced Wendy's Operator
- Less Than 90 Minutes From Dallas Along Interstate 30 with More Than 36,000 VPD Exposure
- Proximity to the Matrix Center, an \$18 Billion Data Center Development Projected to Create Over 1,500 Jobs
- Shares Access with New Construction Gas Station Directly Behind the Property - Currently Planned and Soon to be Under Construction
- Additional Exposure for Subject Property with Signage for Wendy's or Restaurant User on Broadway Street

TENANT PROFILE

Former Wendy's Owner-User Opportunity



Wendy's is one of the world's leading quick-service restaurant chains. Founded in Columbus, Ohio, Wendy's is best known for its made-to-order square hamburgers, fresh never-frozen beef, and signature Frosty desserts. Wendy's operates a global network of restaurants primarily through a franchise model, with more than 95 percent of locations owned and operated by independent franchisees. The company has strategically positioned itself in urban, suburban, and high-traffic retail markets. As a publicly traded company, Wendy's continues to focus on growth through new restaurant development and international expansion.

Dublin, Ohio

Headquarters

7,000+

Worldwide Locations

1969

Founded

Advanced Demographic Summary

Key demographic trends in Sulphur Springs, Texas are defined by steady population expansion and accelerating wage growth. Since 2010, the population within a five-mile radius of the property has increased by 4.3 percent and now totals 19,413 residents. This figure is projected to grow an additional 2.3 percent over the next five years, reinforcing the area's stable demographic foundation. Median household income within the trade area currently stands at \$59,869, below the national average. However, incomes are projected to increase by a notable 12.9 percent, reaching \$67,564 by 2029. Together, these trends emphasize Sulphur Springs' improving economic profile and support the market's long-term potential for consistent and reliable income generation.

TRAFFIC COUNTS

Former Wendy's Owner-User Opportunity



Traffic Counts: Interstate 30 & Industrial Dr E

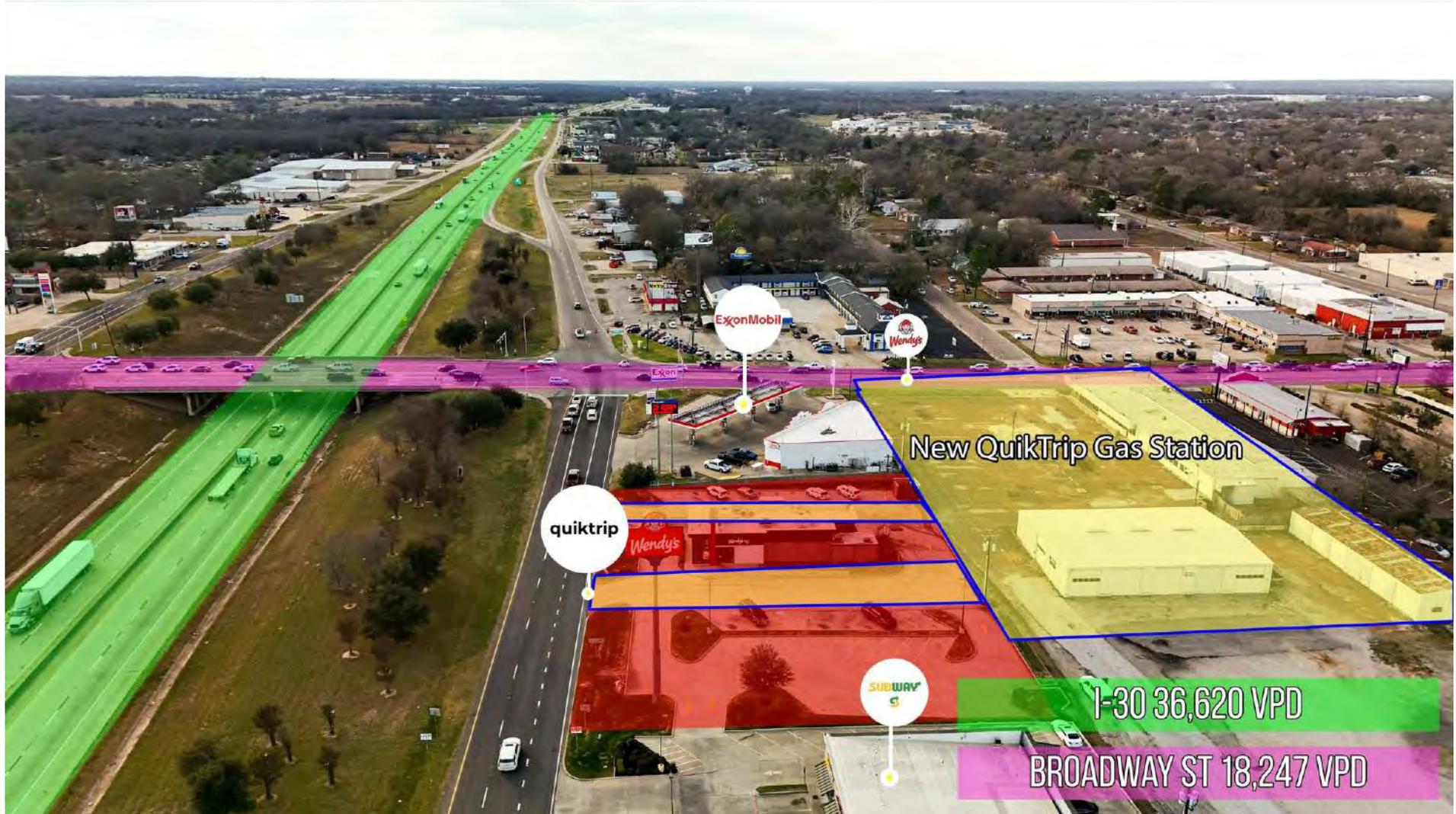
The property is positioned along Industrial Drive W, with an average daily traffic count of 16,290 vehicles per day, and Parkins Street, which averages 399 vehicles per day. It is further supported by its proximity to Interstate 30, a busy national travel route with an average daily traffic count of 36,620 vehicles per day. Together, these heavily traveled roadways offer convenient regional access, consistent traffic flow, and direct connectivity to the Dallas-Fort Worth metropolitan area and the entire Northeast Texas region.

Property Information

- Aerial Photo
- Regional Map
- Local Map
- Retailer Map

AERIAL PHOTO

Former Wendy's Owner-User Opportunity



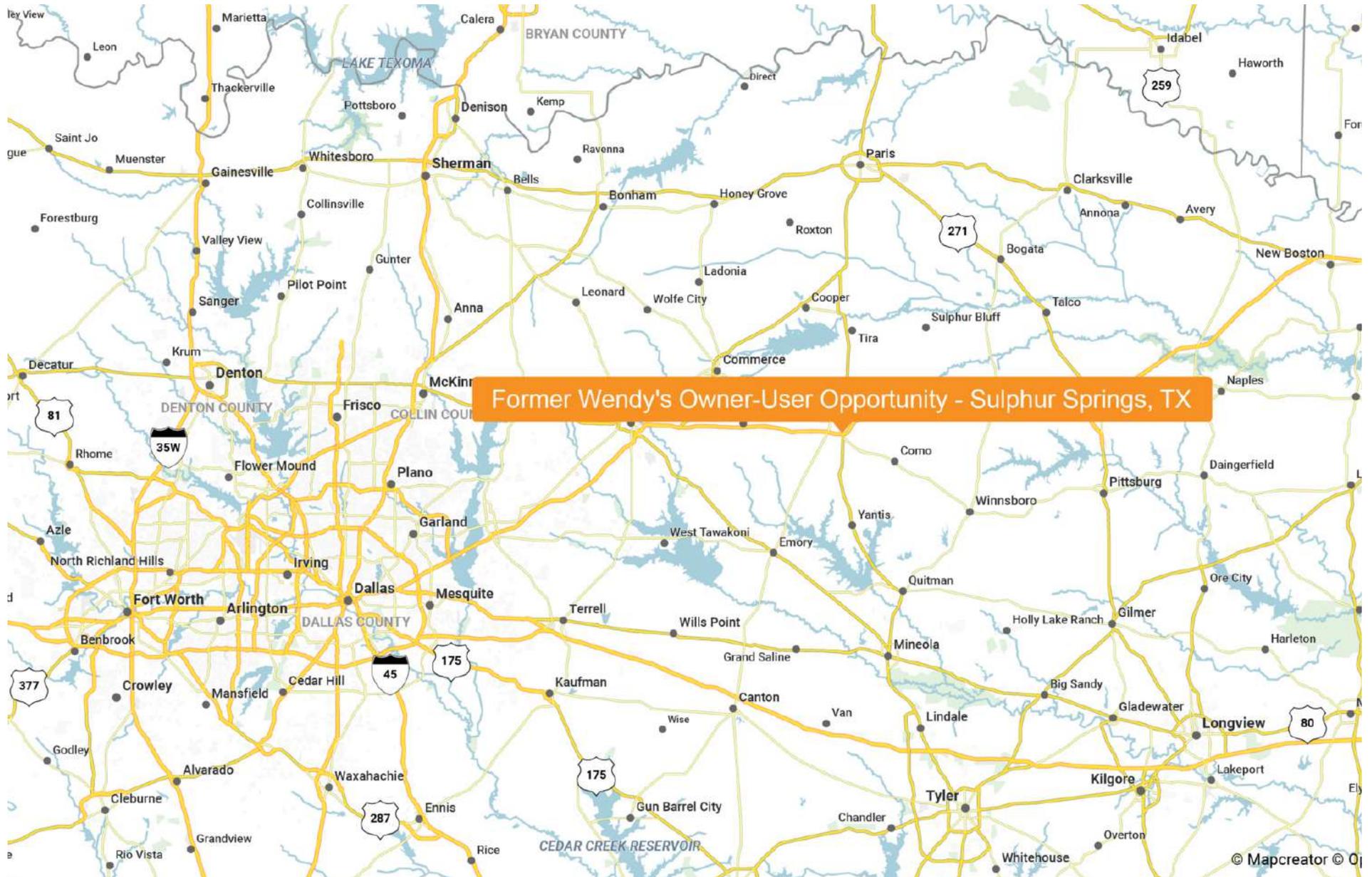
AERIAL PHOTO

Former Wendy's Owner-User Opportunity



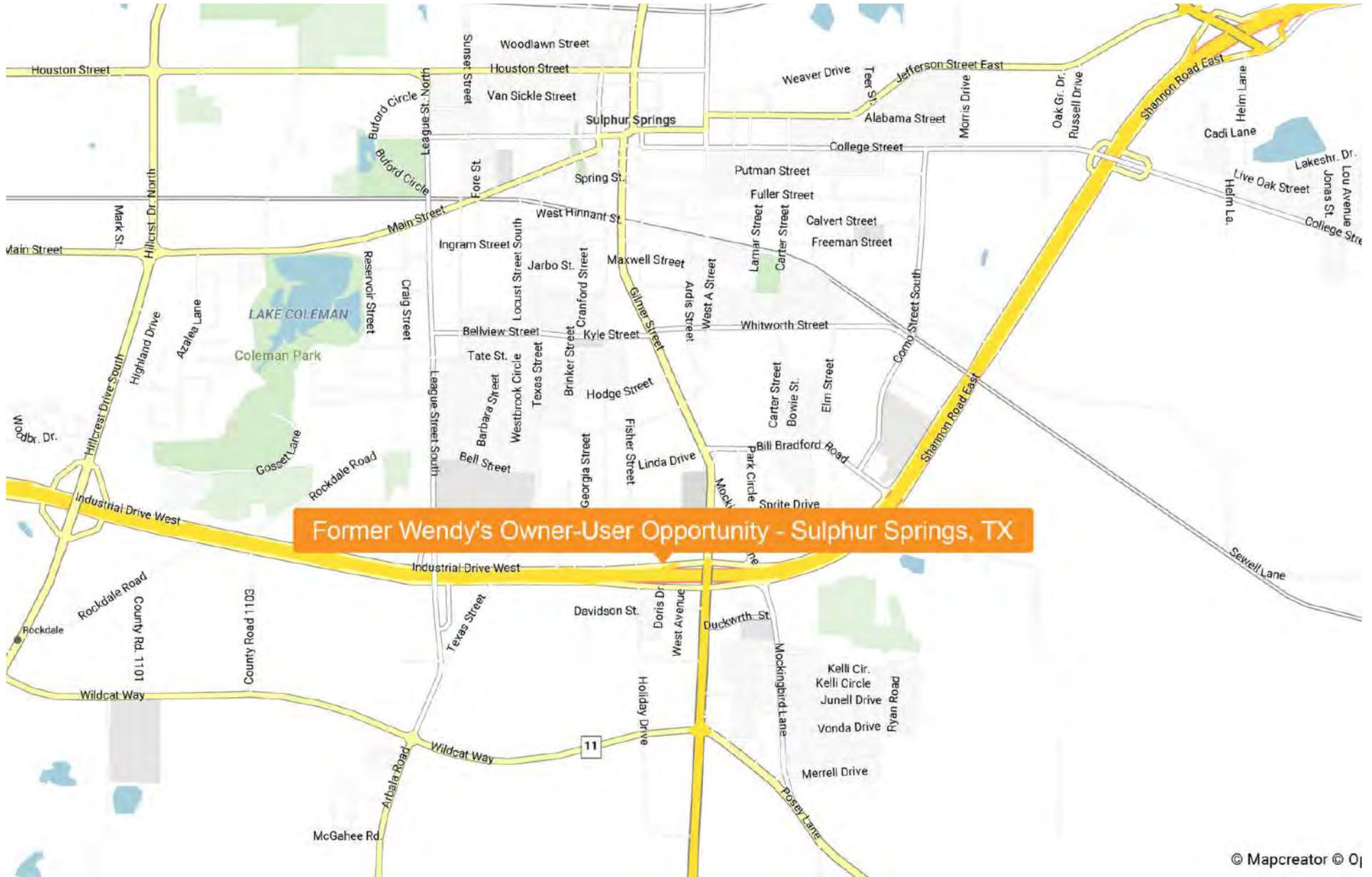
REGIONAL MAP

Former Wendy's Owner-User Opportunity



LOCAL MAP

Former Wendy's Owner-User Opportunity



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Market Overview

- Market Overview
- Demographics

MARKET OVERVIEW

Former Wendy's Owner-User Opportunity

SULPHUR SPRINGS, TX

Sulphur Springs is the county seat of Hopkins County and a well-established community in Northeast Texas, strategically positioned approximately 90 minutes east of Downtown Dallas along Interstate 30. The city benefits from a business-friendly environment, stable population base, and its role as a regional hub for retail, healthcare, education, and light industrial employment. With a population of approximately 16,000 residents and a broader trade area supported by surrounding rural communities, Sulphur Springs offers consistent local demand for essential and service-oriented retail.

The city features a revitalized downtown anchored by the Celebration District, which hosts year-round events including farmers markets, concerts, movies on the square, and community festivals. Sulphur Springs also offers a strong quality-of-life profile with multiple recreational amenities such as Coleman Park, Buford Park, Celebration Plaza, and a variety of cultural attractions including the Main Street Theatre, Southwest Dairy Museum, and Northeast Texas Symphony events. Retail demand is further supported by Interstate 30, which serves as the primary commercial corridor and is home to national retailers, dining options, hotels, an outlet mall, and entertainment venues. Moreover, major employers like Sulphur Springs ISD, Saputo Foods, Hopkins County Hospitals, Grocery Supply Company, Walmart, and Signature Solar provide a stable employment base.

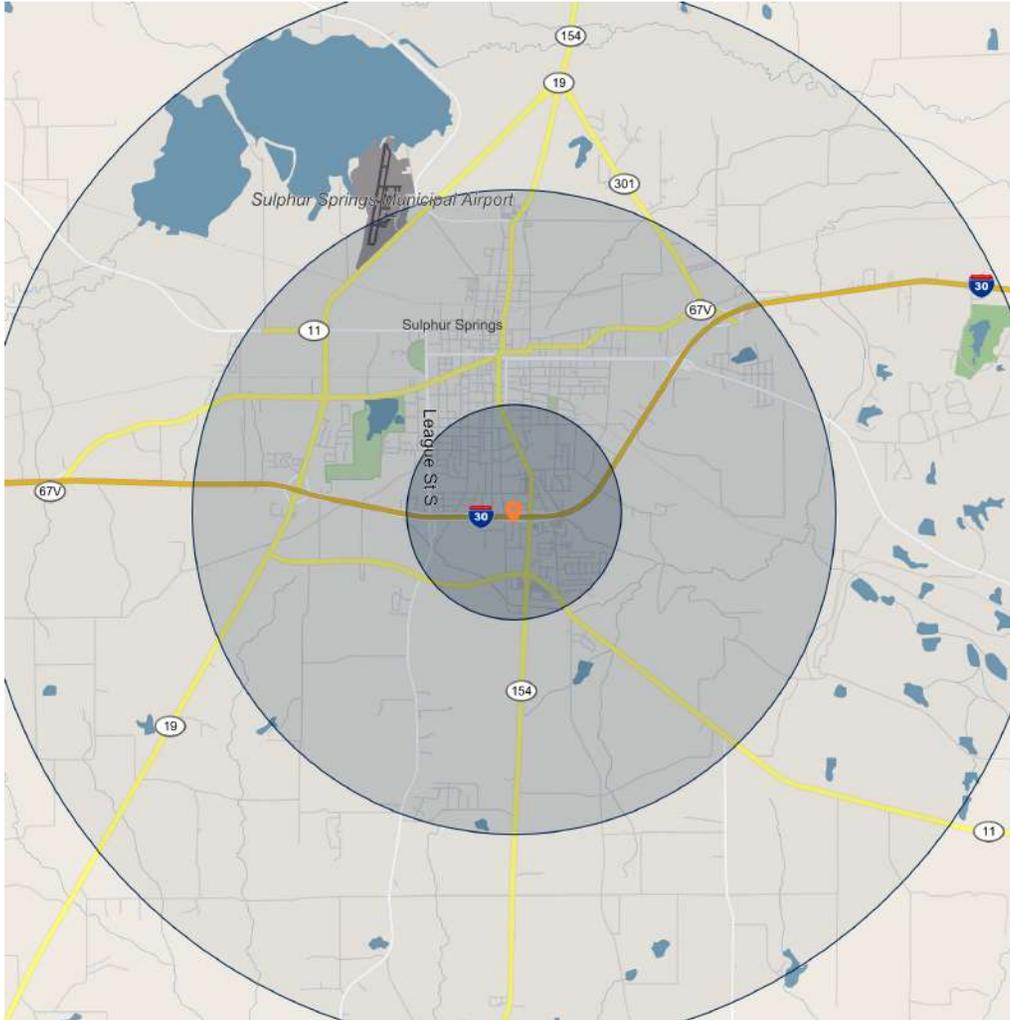


HIGHLIGHTS

- **Established Northeast Texas Community Located Approximately 90 Minutes From Downtown Dallas**
- **Interstate 30 Retail Corridor Supporting Regional Traffic, National Tenants, and Hospitality Demand**
- **Diverse Employer Base Anchored by Education, Healthcare, Manufacturing, and Distribution**
- **Revitalized Downtown District with Year-Round Events, Cultural Attractions, and Community Amenities**

DEMOGRAPHICS

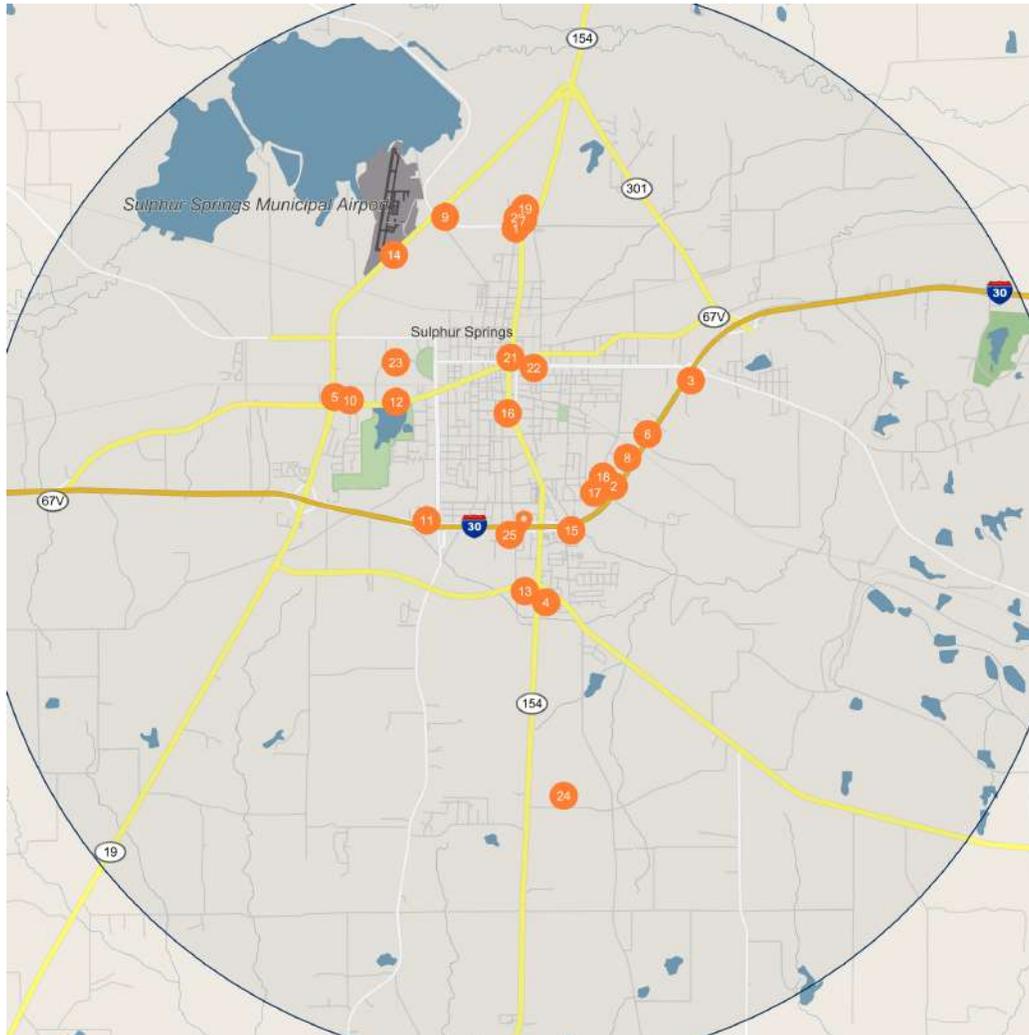
Former Wendy's Owner-User Opportunity



	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	5,643	17,160	19,867
2024 Estimate	5,533	16,781	19,413
2020 Census	5,319	16,047	18,569
2010 Census	5,329	15,599	17,805
HOUSEHOLD INCOME			
Average	\$75,578	\$72,516	\$76,298
Median	\$59,900	\$57,178	\$59,869
Per Capita	\$28,957	\$28,203	\$29,405
HOUSEHOLDS			
2029 Projection	2,228	6,747	7,725
2024 Estimate	2,171	6,548	7,495
2020 Census	2,094	6,278	7,182
2010 Census	2,127	6,070	6,856
HOUSING			
Median Home Value	\$186,983	\$183,637	\$193,959
EMPLOYMENT			
2024 Daytime Population	6,828	21,433	23,653
2024 Unemployment	3.64%	3.22%	3.06%
Average Time Traveled (Minutes)	15	18	19
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.53%	1.93%	2.11%
Some College (13-15)	41.50%	42.44%	41.33%
Associate Degree Only	15.48%	14.47%	14.78%
Bachelor's Degree Only	8.05%	8.08%	7.91%
Graduate Degree	20.20%	20.92%	22.22%

DEMOGRAPHICS

Former Wendy's Owner-User Opportunity



Major Employers		Employees
1	Hopkins County Hospital Dst-Christus Mther Frnces Hsptl-SI	550
2	Saputo Cheese USA Inc	304
3	Verizon South Inc-Verizon	264
4	Walmart Inc-Walmart	240
5	GSC Enterprises Inc-Grocery Supply Company	239
6	Bef Foods Inc-Bef Foods Inc Sulphur Springs	203
7	Access Physicians	200
8	D6 Inc	180
9	Lakes Regional Mhmr Center	169
10	GSC Enterprises Inc-Fidelity Express-Entronics	168
11	C & L Inspection LLC	150
12	Winburn Milk Company Inc	135
13	Lowe's Home Centers LLC-Lowe's	122
14	Jeld-Wen Inc-Jeld-Wen Doors	121
15	Lighthouse Management Inc	120
16	Trinity Proximity Inc-Citykonnekt	116
17	Signature Solar Ltd Lbity Co-Signature Solar	108
18	Saputo Cheese USA Inc-Distribution Center 1	104
19	Christ's-Trinity Mther Frnces FN	104
20	Christ's-Trinity Mther Frnces FN	104
21	Alliance Bank	100
22	A K Gillis & Son Inc	100
23	Sulphur Springs Ind Schl Dst-Sulphur Springs High School	99
24	M & F Western Products Inc	88
25	M & F Western Products Inc	85



Exclusively Listed By

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TX #787590



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2-10-2025

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- **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.

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Date

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