

\$1,748,000

6.25% CAP RATE

101 MAIN ST

LAKE DALLAS, TX 75065

SONIC



**Brand-New 20-Year Absolute NNN Lease | Prime Location Along Main Street
Near I-35E in the Dallas-Fort Worth MSA | Sale-Leaseback with Zero Landlord
Responsibilities | 10% Rent Increases Every Five Years**

Marcus & Millichap
NFB GROUP

WHY INVEST?



Prime Lake Dallas Location | High-Visibility Site Along Main Retail Corridor

- **Strategically Positioned Along Main Street** In The Heart Of Lake Dallas, Offering Excellent Visibility, Convenient Ingress/Egress, And Steady Daily Traffic Flow Connecting To Interstate 35E And Surrounding Neighborhoods
- **Freestanding Sonic Drive-In** Situated On A ±0.48-Acre Parcel, Featuring Ample Parking And Classic Drive-In Stalls, Catering To Both Dine-In And On-The-Go Customers
- **Minutes From Lake Lewisville, Lake Dallas High School, And Dense Residential Communities**, Drawing Steady Patronage From Local Families, Students, And Commuters
- **Affluent Trade Area** With An Average Household Income **Exceeding \$154,000 Within A Three-Mile Radius**, Supporting Strong Consumer Spending And Sustained Restaurant Performance



New 20-Year Absolute NNN Lease | Long-Term Passive Income with Annual Increases and Zero Landlord Responsibility

- **Brand New 20-Year Absolute NNN Sale-Leaseback** with Zero Landlord Obligations, Offering Reliable, Passive Income And Long-Term Stability
- **10% Rent Increases Every Five (5) Years** Provide Built-In Income Growth And Inflation Protection
- **Four (4) Five-Year Renewal Options** Allow for Up to **40 Years of Potential Lease Term**
- **Attractive Sale-Leaseback Structure** With A **New 20-Year Lease** Commencing At Close Of Escrow, Providing Investors With A Secure, Long-Term Income Stream Backed By A National Brand



Global Recognized Brand | Established Regional Franchisee | Owned By Inspire Brands

- **Sonic Drive-In, a National QSR Leader Owned by Inspire Brands**, Provides Investors with the Security of a Recognized and Established Brand Backed by One of the Largest Restaurant Operators in the U.S.

- **Established Drive-In Concept** – Founded in 1953, Sonic Operates **3,500+ Locations Nationwide**, Known for Strong Sales, Steady Traffic, and a Profitable Beverage Program
- **Iconic American Brand** – Renowned for Burgers, Hot Dogs, Tater Tots, and Endless Drink Combinations, Driving Loyalty Through Convenience, Nostalgia, and Innovation



INVESTMENT SUMMARY

Address:	<div>GOOGLE MAPS</div> <div>101 Main St, Lake Dallas, TX 75065</div>
Concept:	Sonic
Guarantor:	Franchisee
Price:	\$1,748,000
Cap Rate:	6.25%
NOI:	\$109,250
Building Size (SF):	±1,440 SF
Lot Size (AC):	±0.48 Acres
Year Built:	2010

LEASE TERMS

Lease Commencement:	Close of Escrow
Lease Term Expiration:	20 Years From Close of Escrow
Term Remaining:	20 Years From Close of Escrow
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$9,104
Annual Base Rent:	\$109,250
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

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.

\$1,748,000

LISTING PRICE

6.25%

CAP RATE

20 YRS

LEASE TERM

\$109,250

NOI

NNN

LEASE TYPE

2010

YEAR BUILT

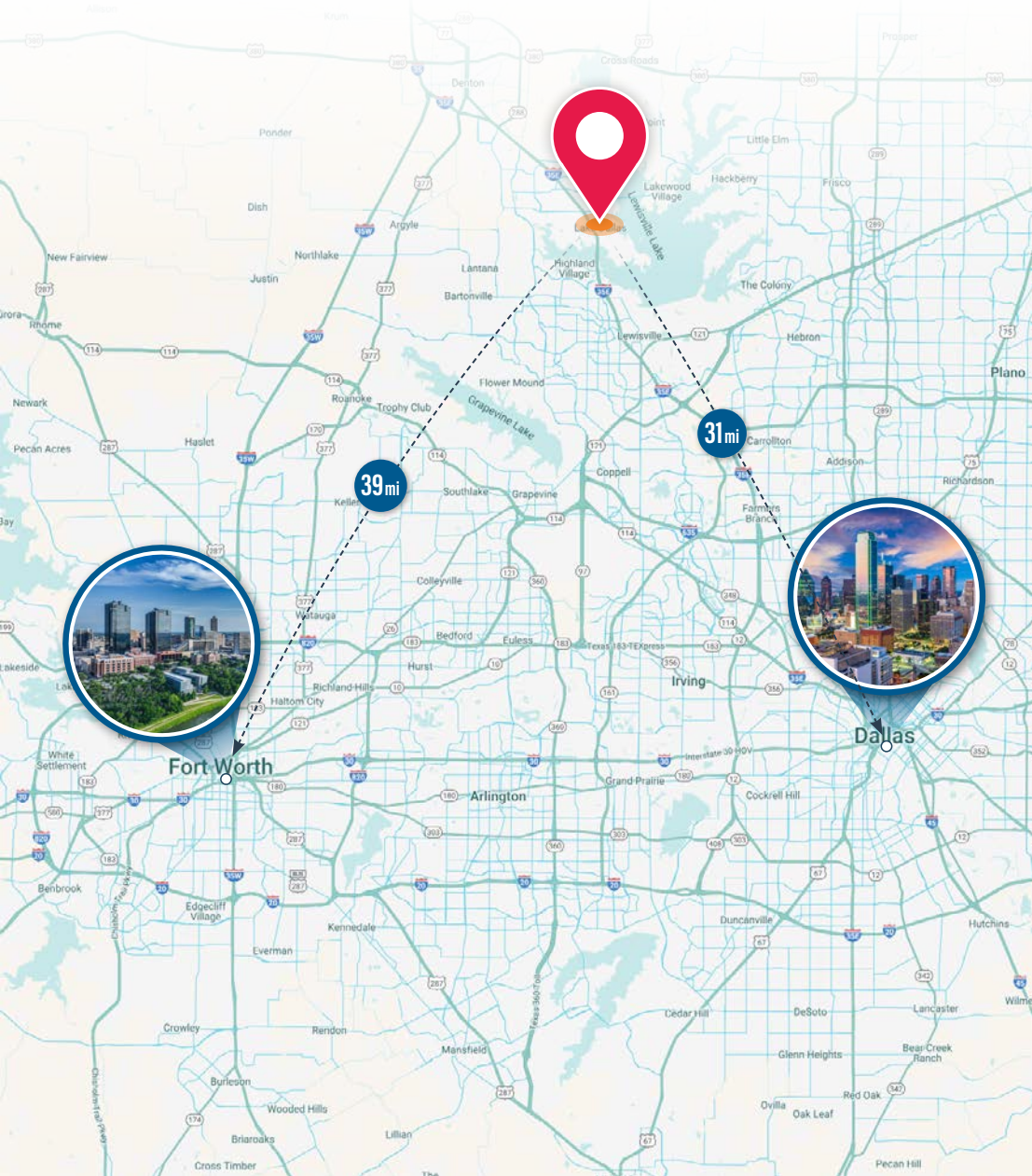




- Walmart
- Goodwill Industries of the Southern Plains
- Sam's Club
- pop shelf
- CVS pharmacy
- Cane's
- CHASE

- The Shops at Highland Village
- WHOLE FOODS MARKET
- AMO
- Shoal Creek TAVERN
- LOFT
- PINK
- BEN & JERRY'S
- chico's
- The Cheesecake Factory
- GRIMALDI'S
- sunglass hut
- francesca's
- KENDRA SCOTT
- LOVESAC
- BANANA REPUBLIC
- Buckle

DALLAS-FORT WORTH MSA



The **Dallas–Fort Worth Metropolitan Statistical Area (MSA)** is one of the **largest and most economically dynamic regions** in the United States. Spanning over a dozen counties in North Texas, the DFW MSA is home to **more than 8 million residents** and ranks as the **fourth-largest metro area in the country**. Long recognized as a national business hub, the region features a diverse and resilient economy anchored by finance, technology, healthcare, logistics, manufacturing, and professional services. Major employers include **American Airlines, AT&T, Texas Health Resources, Lockheed Martin, and JPMorgan Chase**, reflecting a strong mix of Fortune 500 companies and industry-leading institutions.

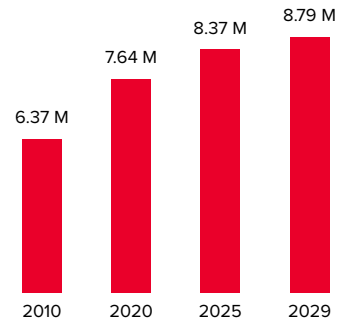
Strategically located at the crossroads of **Interstates 20, 30, 35, and 45**, the DFW region offers unparalleled access to domestic and international markets. The area is also home to Dallas Fort Worth International Airport—one of the busiest airports in the world—along with a robust network of highways and rail lines that make the metro a key logistics and distribution center. The region continues to benefit from sustained investment in infrastructure, mixed-use developments, and commercial real estate, underscoring its status as a prime destination for businesses and residents alike.



10th Best Start-Up Ecosystem in the Nation
27th Worldwide, StartupBlink, 2025

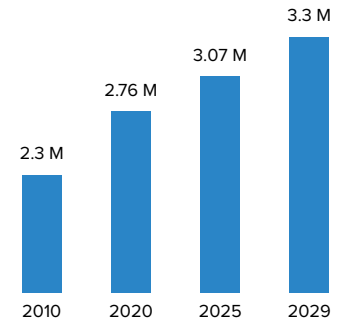
DALLAS-FORT WORTH MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, DALLAS-FORT WORTH



DALLAS-FORT WORTH MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, DALLAS-FORT WORTH



POPULATION

8.37M

within MSA

AVG. HH INCOME

\$135,227

within MSA

DAYTIME POPULATION

5.38M

within MSA

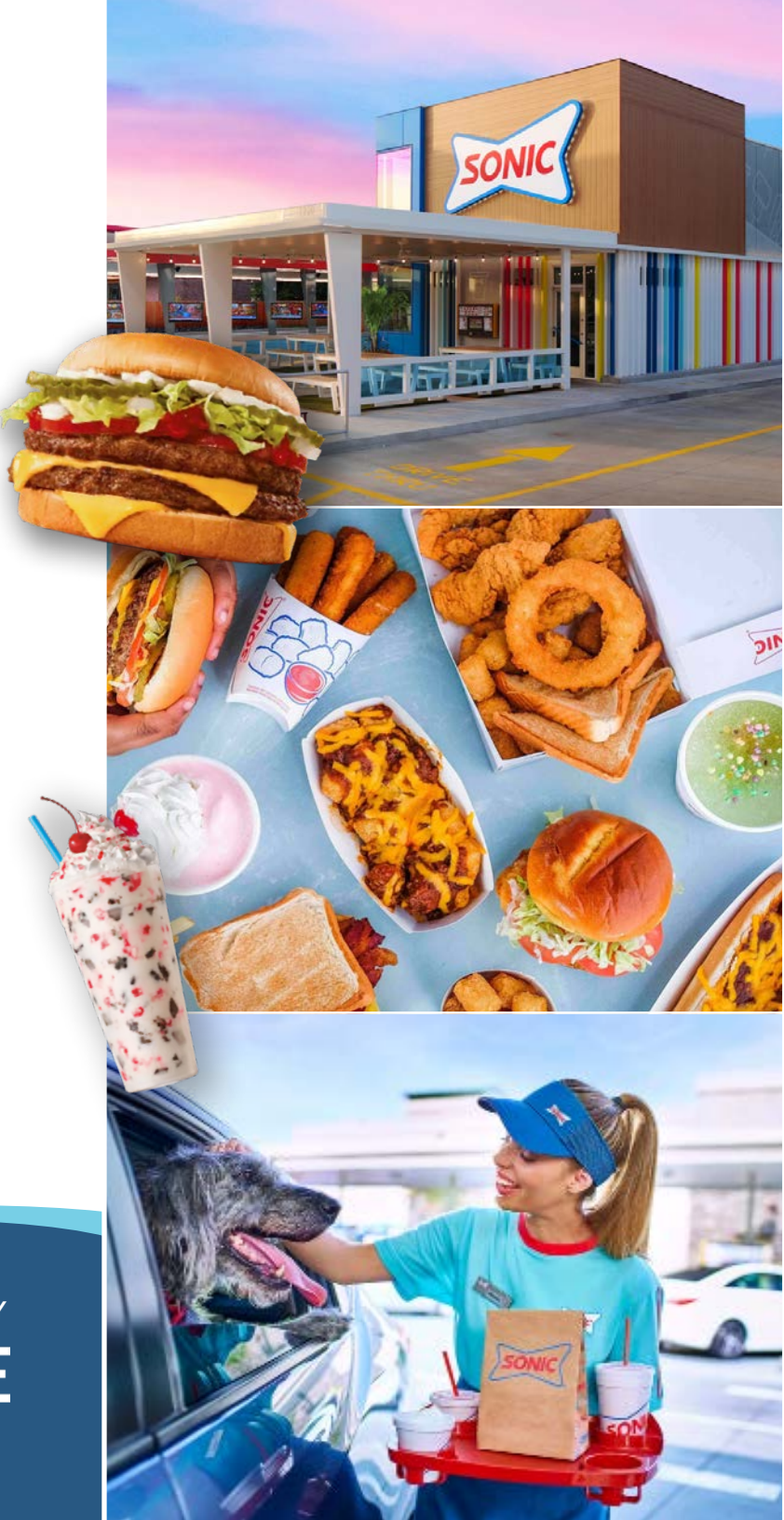
Culturally, the DFW area is a vibrant mix of urban sophistication and Texas heritage. It offers a wide range of attractions including the **Dallas Arts District, Fort Worth Stockyards, Klyde Warren Park**, and nationally recognized museums and performing arts venues. Major events like the State Fair of Texas, Fort Worth Rodeo, and a full slate of professional sports further reinforce the region’s appeal as a destination for entertainment and lifestyle. With dynamic downtowns, diverse neighborhoods, and a thriving culinary scene, DFW caters to a broad spectrum of tastes and interests.

As a magnet for growth, the DFW MSA continues to attract talent, capital, and innovation. Strong in-migration, a relatively low cost of living compared to other major metros, and a pro-business climate support continued economic expansion. The region’s extensive higher education ecosystem—including institutions like the **University of Texas at Arlington, Southern Methodist University, and the University of North Texas**—fueling a skilled labor pool aligned with future-focused industries.



With its blend of scale, opportunity, infrastructure, and livability, Dallas–Fort Worth remains one of the most compelling regions for investment, development, and long-term growth in the nation. The region’s sheer size and economic diversity provide a level of resilience that few markets can match, offering investors a stable foundation across market cycles. Whether in logistics, tech, finance, or healthcare, DFW’s long-term fundamentals support continued momentum and make it a strategic choice for forward-looking investors.

TENANT PROFILE



Founded in **1953 in Shawnee, Oklahoma**, **Sonic Drive-In** is one of America’s most distinctive quick-service restaurant (QSR) brands, celebrated for its nostalgic drive-in format and personalized carhop service. Originally called “Top Hat,” the concept was rebranded as Sonic in 1959 to reflect its groundbreaking “**Service with the Speed of Sound**” philosophy. With its hallmark **drive-in stalls, intercom ordering system, and roller-skating carhops**, Sonic carved out a unique niche in the fast-food landscape—blending classic Americana charm with modern convenience.

Best known for its made-to-order burgers, hot dogs, crispy tater tots, and iconic drink combinations, Sonic has cultivated a loyal following through its expansive beverage lineup of over a million flavor possibilities, including slushes, shakes, and soft drink mixes. The brand continues to innovate with new menu items, limited-time offerings, and technology-driven enhancements such as mobile ordering, loyalty rewards, and upgraded drive-in layouts designed for faster service and improved guest experiences.

Today, Sonic operates **more than 3,500 drive-ins across 46 states**, making it one of the **largest drive-in restaurant chains in the United States**. Acquired by **Inspire Brands in 2018**—a portfolio that includes **Arby’s, Dunkin’, Baskin-Robbins, and Buffalo Wild Wings**—Sonic benefits from industry-leading operational resources and marketing expertise. With a strong franchise model, an emphasis on community engagement, and an enduring identity rooted in fun and flavor, Sonic Drive-In continues to be a beloved staple of American fast food culture, delighting generations with its one-of-a-kind drive-in experience.

2024 REVENUE	LOCATIONS	TOP 50 QSR	PARENT COMPANY
\$5.5B	3.5K+	#14	INSPIRE

SOURCE: 2025, STATISTA

IN THE NEWS



FULL ARTICLE

SONIC DRIVE-IN ANNOUNCES MAJOR MENU CHANGE

October 20, 2025 | Newsweek

SONIC is launching two brand menu items at its drive ins around the country, and they bring together flavors for the winter season. Starting on October 20, with nationwide availability on November 3, customers can order the Peppermint Brownie Bark Shake as well as the Pretzel Bacon SONIC Smasher on the SONIC app. Why this matters: SONIC is joining several other restaurant chains that have added new menu items this fall, including Panda Express, Popeyes, Taco Bell, and Insomnia Cookies...

SONIC DRIVE-IN LANDS THE NO. 20 SPOT IN FRANCHISE TIMES

September 28, 2025 | FranchiseTimes

Sonic is a fast-food chain with a diverse menu that includes hot dogs, burgers and a variety of desserts. Nearly all of the restaurant’s locations across the U.S. are franchised. The company uses the drive-in as a unique business model. At most Sonic Drive-Ins, a customer drives into a covered drive-in stall, orders through an intercom speaker system, and has the food delivered by a carhop, who is often on roller skates. Other Sonic locations also have indoor seating for those wishing...



FULL ARTICLE

EXCLUSIVELY LISTED BY

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID: ZAG1050472