

**Brand New 20-Year
Absolute NNN Lease
Ada, Oklahoma**



ACTUAL SITE

CIA commercial
investment
advisors
OFFERING MEMORANDUM

BANG
REALTY

FREDDY'S

1000 LONNIE ABBOTT BOULEVARD | ADA, OKLAHOMA 74820

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Highlights



PRICE
\$2,560,000

CAP RATE
6.25%

NOI
\$160,000

POINTS OF INTEREST

Retailers | Entertainment: Major retailers in Ada include Walmart, Home Depot, Hobby Lobby, Bomgaars, Walls, Ollie's Bargain Outlet, Maurices, Cato Fashions, Hibbett Sports, Petsense, Bath & Body Works, Sally Beauty, Sherwin-Williams, Staples, Tractor Supply Co., Ace Hardware, Locke Supply, Mead Lumber, Dollar Tree, Dollar General, Family Dollar, Goodwill, Rent-A-Center, Aaron's, ALDI, Pruett's Food, 10Box Cost Plus, Walgreens, O'Reilly Auto Parts, AutoZone, NAPA Auto Parts, Cinemark

Higher Education: 5 minutes (less than 2 miles) to **East Central University**

- a public university offering various degree programs serving 3,576 students

Healthcare: 9 minutes (3 miles) to **Mercy Hospital Ada** - a 156-bed, acute-care facility with a full-service surgery center, serving Pontotoc County & the surrounding areas in south-central Oklahoma



NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease with attractive 7.50% rental escalations every 5 years with four 5-year options to renew



TENANT

Ram-Z Custard, LLC is an experienced multi-concept owner/operator with **42 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S.! The lease is further guaranteed by Ram-Z Restaurant Group that includes **34 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country and **7 Popeyes locations** in Alabama. **(83 TOTAL UNIT GUARANTY)**. ****All units back the performance of the lease!****



DENSE RETAIL CORRIDOR | TRAFFIC COUNTS

Located in a dominant retail area, adjacent to a Tractor Supply Co./Walls/ Ollie Bargain Outlet Shopping Center (across from Home Depot) - property sits on a ±0.98-acre lot with an excellent visibility/access on Lonnie Abbott Blvd with traffic counts of 15,860 CPD!



BRAND NEW CONSTRUCTION

New, build-to-suit of Freddy's latest prototype with an impressive 12-car stack in drive-thru - opened November 2025



2025 DEMOGRAPHICS (5-MI)

Population	24,772
Households	10,052
Average Household Income	\$82,348

Financial Analysis

SITE ADDRESS

1000 Lonnie Abbott Boulevard
Ada, Oklahoma 74820

TENANT **Ram-Z Custard, LLC**

GUARANTOR **Ram-Z Restaurant Group**

ENTITY TYPE Franchise

GROSS LEASABLE AREA ±2,500 SF

LOT SIZE ±0.98 acre (±42,849 SF)

YEAR BUILT November 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 7.50% every 5 years

RENT COMMENCEMENT DATE

November 18, 2025

EXPIRATION DATE

November 30, 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 11/18/25 to 11/30/30	\$160,000	6.25%
Years 6-10 12/01/30 to 11/30/35	\$172,000	6.72%
Years 11-15 12/01/35 to 11/30/40	\$184,900	7.22%
Years 16-20 12/01/40 to 11/30/45	\$198,768	7.76%
AVG ANNUAL RETURN		6.99%

RENEWAL OPTIONS

1st Option	12/01/45 to 11/30/50	\$213,675
2nd Option	12/01/50 to 11/30/55	\$229,701
3rd Option	12/01/55 to 11/30/60	\$246,928
4th Option	12/01/60 to 11/30/65	\$265,448

* Estimated dates are subject to change based on construction completion and tenant opening.

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.

Freddy's Franchise *Awards & Recognition*

Entrepreneur

Ranked # 59 for Franchise 500 in 2025

Entrepreneur

Ranked # 6 for The Top 10 Burger Franchises 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

MOVERS + SHAKERS

Ranked # 15 for Fast Casuals Top 100 in 2024

Entrepreneur

Ranked # 76 for Fastest-Growing Franchises in 2024



THE TENANT: RAM-Z CUSTARD, LLC

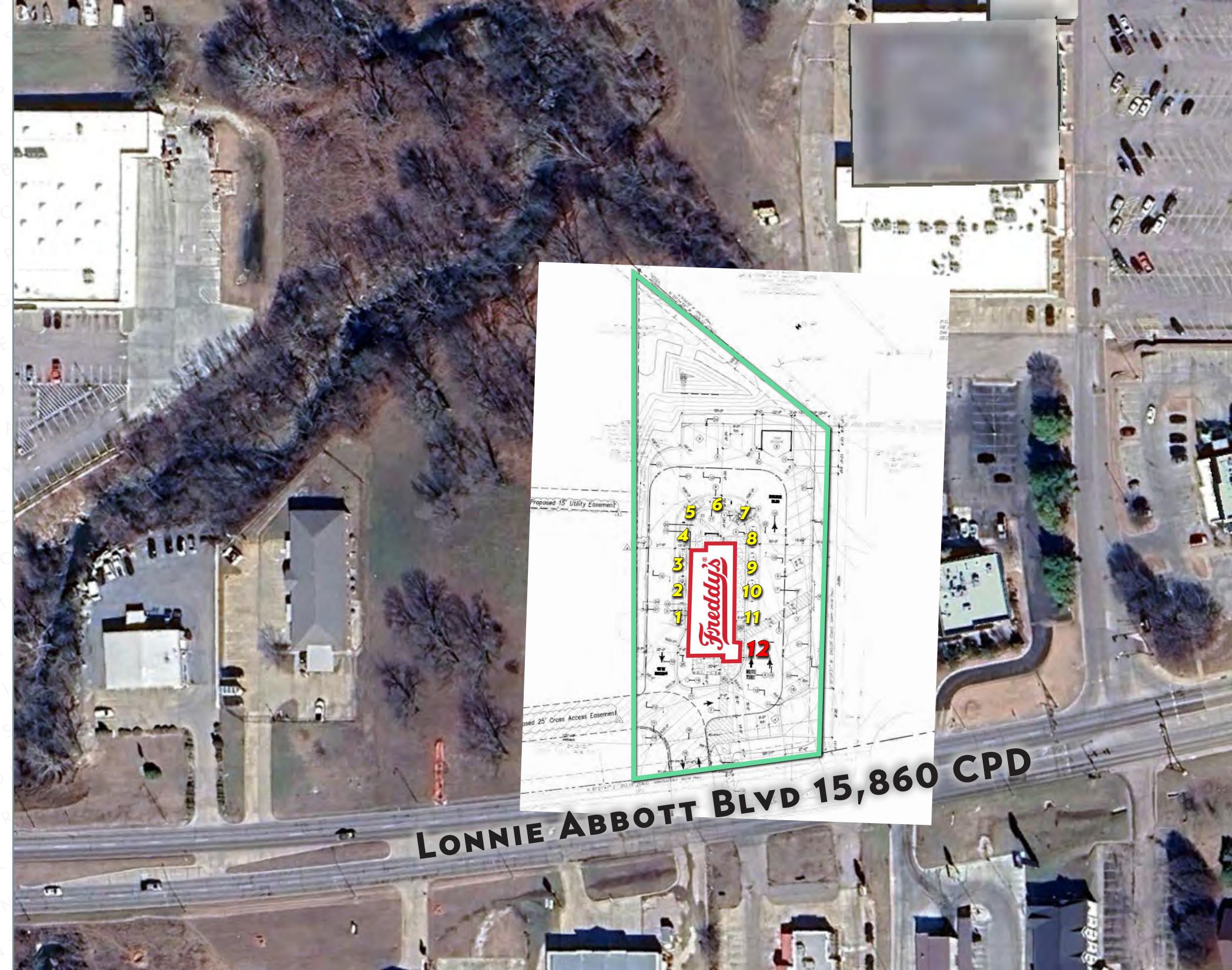
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TOTAL UNIT GUARANTY).

****All units back the performance of the lease!****

Site Plan

- Brand new construction - opened November 2025
- Freddy's latest prototype
- 12-car stack in drive-thru
- Parking: 25 spaces (including 2 accessible spaces)
- GLA: $\pm 2,500$ SF
- Lot Size: ± 0.98 acres ($\pm 42,849$ SF)



Ada



City View



Ada Synopsis

Ada is the county seat of Pontotoc County, Oklahoma. Ada is located within easy driving distances of three major cities, and is a Main Street City and a Tree City USA member. Ada is large enough to offer many bigger city amenities, such as a four-year university and a thriving business climate, yet still small enough to provide a safe and fun place to raise a family. Ada is home to a diverse number of employers & industry sectors - major employers range from health care to manufacturing.

Chickasaw Nation, a federally recognized Native American nation headquartered in Ada, oversees more than 100 businesses across industries such as manufacturing, energy, health care, media, technology, hospitality, retail, and tourism, generating an estimated \$2.4 billion annual economic impact in Oklahoma and employing over 10,000 people.

Mercy Hospital Ada is a 156-bed, acute care facility serving Pontotoc County & the surrounding areas in south-central Oklahoma.

East Central University is a public university offering bachelor & master degrees w/ 3,576 students.

Other Notable Employers in Ada: **Dart Container** - manufactures & sells food service packaging including cups, containers, plates & cutlery; **Scott Manufacturing** - specializes in fabricating fiberglass & foam insulation products for OEM markets; **Flex N Gate** - manufactures high-quality plastic, metal & lighting automotive products & systems; **MSA The Safety Co.** - manufactures fire protection equipment; **Holcim** - a modern cement plant supplying the region's construction & transportation industries

2025 Demographics

	1-MI	3-MI	5-MI
Population	2,884	17,922	24,772
Households	1,293	7,466	10,052
Daytime Demographics Age 16+	4,534	15,262	17,683
Median Age	33.7	33.9	34.6
Average Household Income	\$64,680	\$78,893	\$82,348



According to the US Bureau of Economic Analysis:

In 2024, Oklahoma's **Gross Domestic Product (GDP)** was about **\$212.8 billion**.

The government industry contributed the most, generating a value of **\$33.4 billion**. It was followed by real estate, rental, and leasing (**\$23.2 billion**) and professional & business services (**\$22.4 billion**).

The agriculture, forestry, fishing and hunting industry grew the most, with a 2024 GDP what was 1.6 times the 2014 GDP.

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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:

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