

BANG REALTY



Haag Brown | INVESTMENTS

FOR SALE



ABSOLUTE NNN | 10732 S MEMORIAL DRIVE, TULSA, OK



CONTACTS

PRIMARY CONTACTS



NATHAN ELLER | NATHAN@HAAGBROWN.COM | 870.336.8000
ISAAC CROW | ISAAC@HAAGBROWN.COM | 870.336.8000

BROKER OF RECORD



BRIAN BROCKMAN | BOR@BANGREALTY.COM

PROPERTYOVERVIEW

We are excited to announce an extremely rare opportunity to own a Tacos 4 Life property in one of the most exciting markets in the southern US!

The site is situated on South Memorial Drive, the primary thoroughfare in the Tulsa, OK trade area. The Tacos 4 Life is surrounded by new development and massive restaurants and retailers including Walmart SuperCenter, Costco, Sprouts, Reasons, Life Time Fitness, Lowe’s, Panera, Dutch Bros Coffee, Starbucks, Chick-Fil-A, Tropical Smoothie, and many more. Tacos 4 Life has 7 years of initial term remaining on the NNN lease. The lease has 10% increases for years 6-10 of the initial term of the lease, as well as, 10% increases at each option. This lease is guaranteed by Tacos 4 Life corporate for a period of 5 years from closing, as well as personally by the local franchisee.

Tacos 4 life is one of the most exciting new brands in the Southern United States with 28 locations and counting. Their concept, product, and mission are unmatched in the restaurant industry. This property is being offered at a 6.25% CAP Rate based on an NOI of \$180,000 / year.

HIGHLIGHTS

- Surrounded by massive grocery tenants (use logos here: Costco, Walmart SC, Reasons, Target, ALDI, Sprouts)
- Along the primary North / South thoroughfare — S Memorial Drive
- Out-Pad to Life Time Fitness Development
- Bordering the rapidly expanding Bixby market
- Local Personal Guaranty and Corporate Guaranty
- A+ Market and Location
- Zero Landlord Responsibilities

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PRICE	\$2,880,000
NOI	\$180,000
TERM REMAINING	7 Years
CAP RATE	6.25%

FOR SALE: ABSOLUTE NNN TACOS 4 LIFE RESTAURANT

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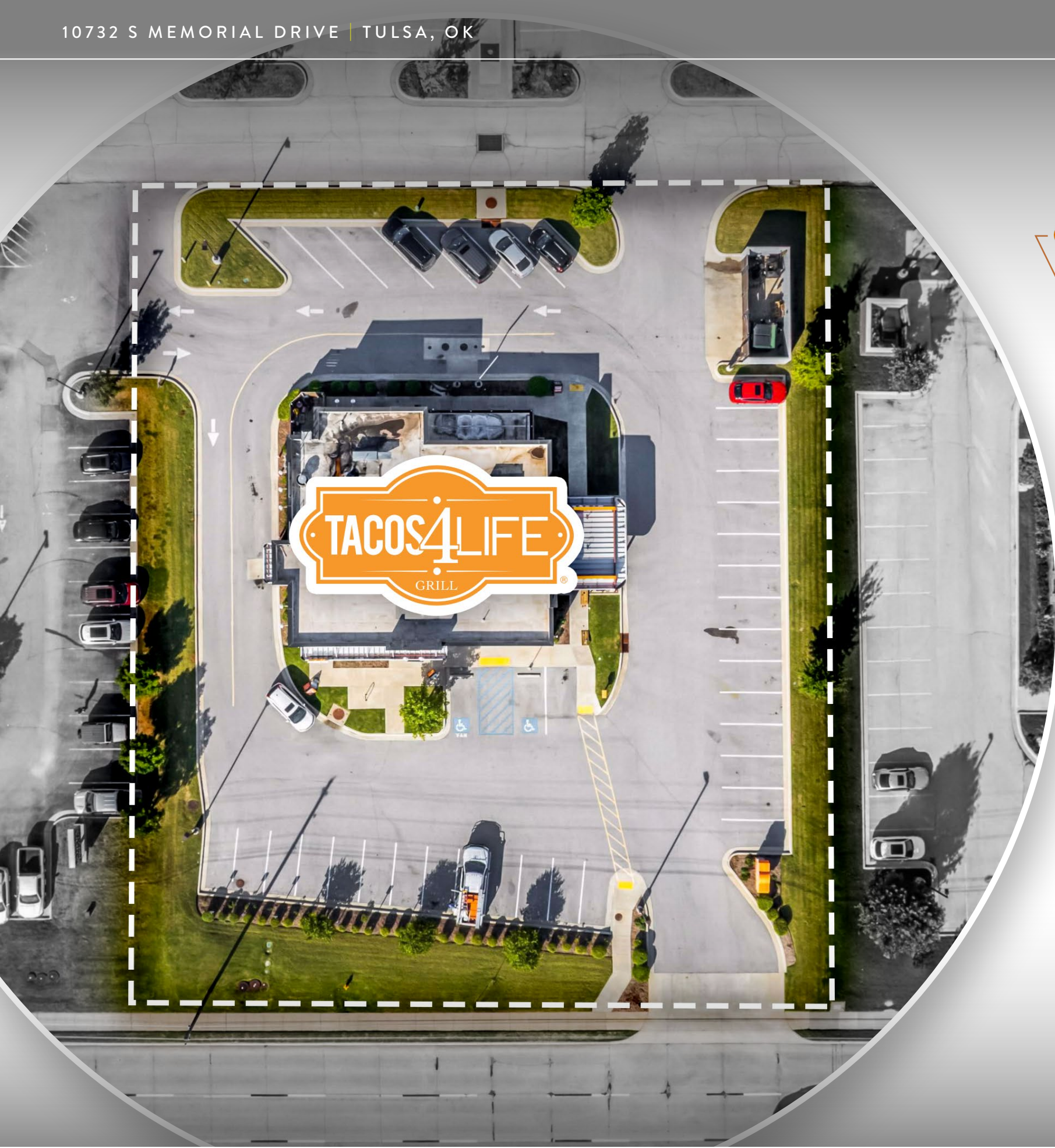
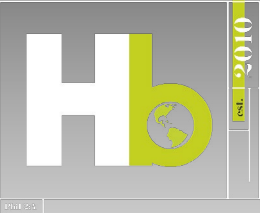
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28 LOCATIONS



HQ IN CONWAY, AR



TACOS4LIFE.COM

● SITEOVERVIEW

Lot Size	0.90 AC
Building Size	3,952 SF
Year Built	2019
Rent/SF	\$45.55
Price/SF	\$709.01

● RENTROLL

Annual Rent	\$180,000
Lease Type	NNN
Initial Term	10 YEARS
Options	TWO, 5-YEARS
Changes	YEARS 6-10: \$198,000
Option 1	YEARS 11-15: \$217,800
Option 2	YEARS 16-20: \$239,580

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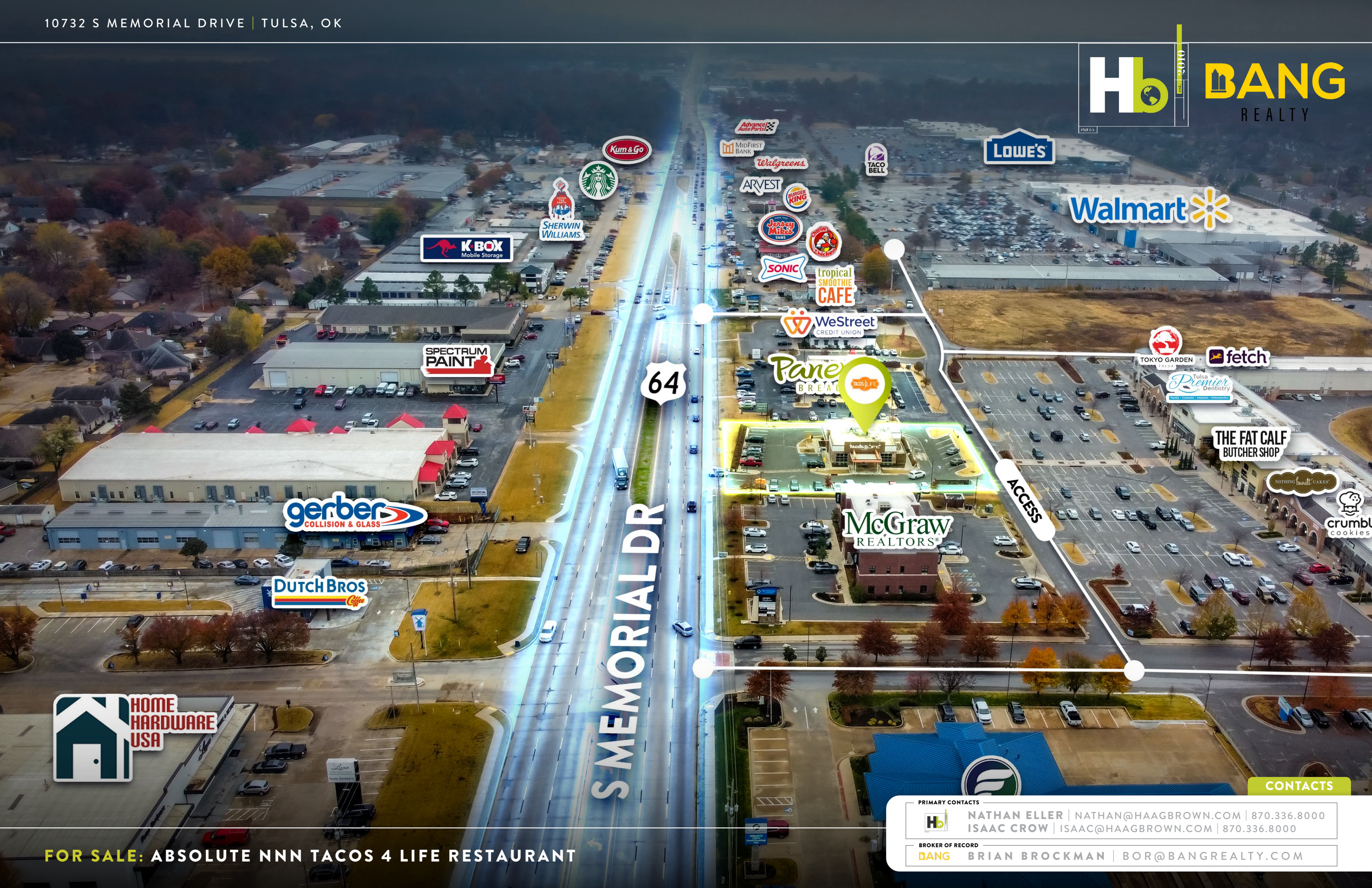
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MEMORIAL DR

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ACCESS



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TACOS 4 LIFE Our Story

2023

Where It All Began

At Tacos 4 Life we believe every child deserves to run, play and laugh without feeling the agony of hunger. In 2009, co-founders Austin and Ashton Samuelson learned that more than 18,000 children die worldwide each day due to hunger-related causes. Austin and Ashton saw world hunger as a solvable problem, and this led them to create the first Tacos 4 Life. They envisioned a brand where guests can eat good and do good. Every Tacos 4 Life purchase creates a better today and tomorrow for children in need. In other words, your purchase matters.

Tacos 4 Life Was Born

In 2014, backed by the community and a crowdfunding campaign, over 300 people joined together to make Tacos 4 Life a reality by opening the first location in Conway, Arkansas.

You, our incredible guests, make our Meal 4 Meal mission possible. For every taco, salad, quesadilla, rice bowl, or nachos you buy, you provide a meal to a child in need around the world. It's that easy to turn your hunger into their hope. Nine years later, our brand has expanded to new states, communities and guests across the country. As we continue to grow, we have never lost sight of our original vision. The entire world is our backyard and our team and guests aim to take care of it.

How It Works

So how exactly do meals get to children in need? For every meal that is sold, a portion is donated to Feed My Starving Children (FMSC). FMSC has developed a MannaPack Rice Meal, a scientifically formulated meal made up of rice, vitamins, soy, and nutritious vegetables that provide children with the nutrients they need to grow up healthy and strong. These meals are hand-packed with love and care annually at our MobilePack events by hundreds of volunteers. The MannaPacks are distributed to feeding centers, orphanages, and schools in more than 90 countries where children can receive a life-saving meal every day. Moreover, we visit several of the countries where our guests are making an impact. All of this is all made possible because of you. Tacos 4 Life's mission to help end world hunger is only made possible by thoughtful guests like you. So THANK YOU, for making a difference. Somewhere a child is smiling because of you.

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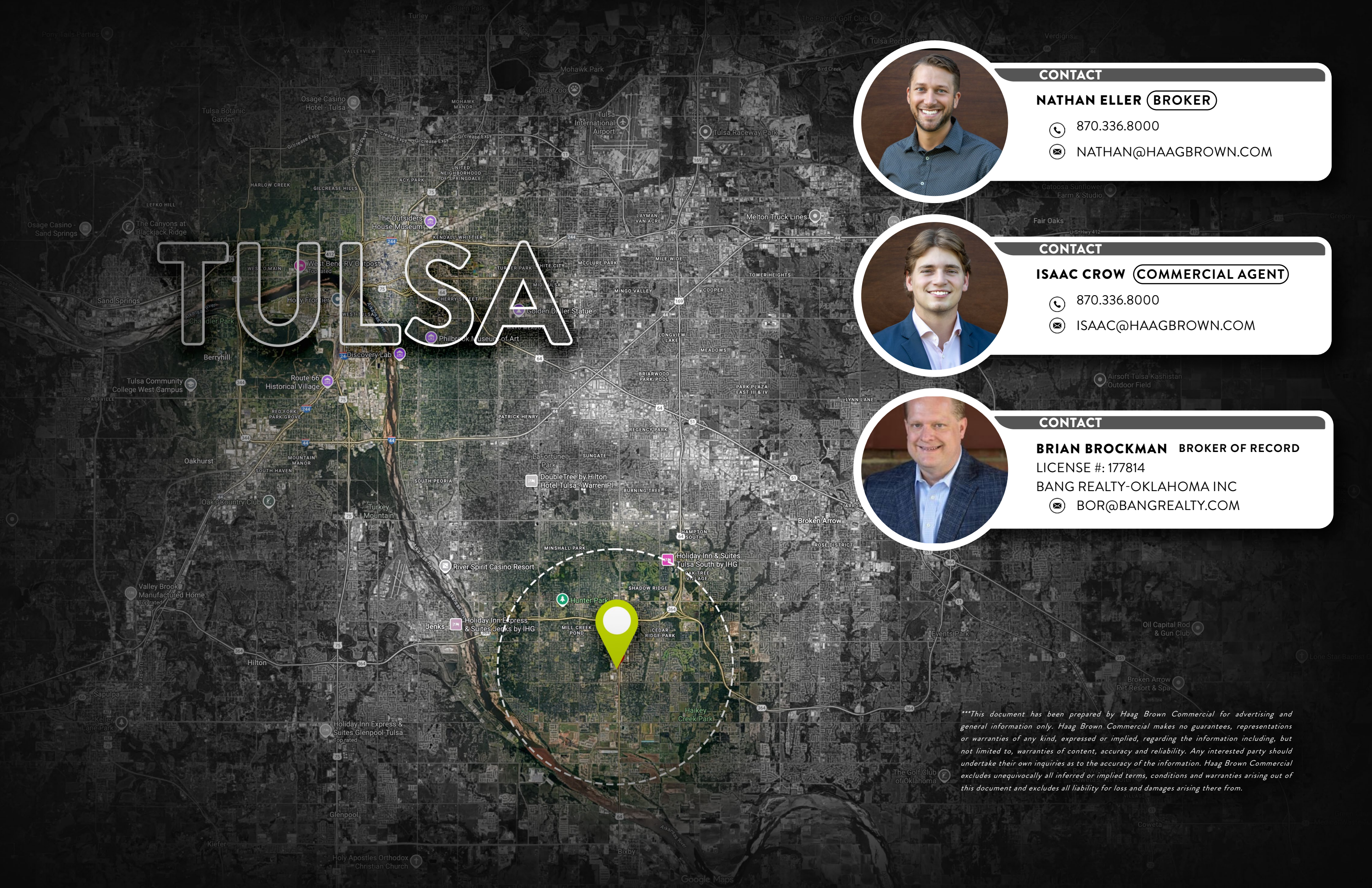


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MEET OUR TEAM

ISAAC CROW

Commercial Agent - NWA Brokerage



Isaac Crow is a commercial agent in Haag Brown's Northwest Arkansas office. A Conway native and Ouachita Baptist University graduate with a degree in Finance, Isaac brings a strong financial foundation and a people-first mindset to the firm. His background in investment and insurance gives him a unique perspective that extends beyond the transaction, allowing him to help clients make informed, strategic decisions.

Known for his energy and authenticity, Isaac is passionate about building relationships rooted in trust and integrity. He approaches each deal with genuine care, ensuring clients feel heard and supported throughout the process. Outside the office, Isaac enjoys golfing, hiking, fishing, and spending time outdoors with family and friends.

issac@haagbrown.com

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NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division





Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.

Nathan loves Jesus and enjoys being with his

beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.

nathan@haagbrown.com

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SIGNIFICANT TRANSACTIONS

STARBUCKS :

Bentonville, AR
Conway, AR
Jonesboro, AR

ROCK DENTAL BRANDS :

North Little Rock, AR
Little Rock, AR
Jonesboro, AR
Paragould, AR

SLIM CHICKENS :

Little Rock, AR : Russellville, AR

TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

TACOS 4 LIFE :

Jackson, TN
Little Rock, AR
Jonesboro, AR
Benton, AR

BENJAMIN EDWARDS :

Jonesboro, AR

FREDDY'S :

Siloam Springs, AR

PETSMART CENTER :

Jonesboro, AR

SKETCHERS CENTER :

Jonesboro, AR

AT&T :

Fayetteville, AR
Malvern, AR
Stuttgart, AR

FEDEX :

Fayetteville, AR

ASPEN DENTAL :

Russellville, AR

CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Transaction Volume Exceeding : \$240,000,000

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022

Double Diamond Award : (\$14MM+ in Volume) - 2016, 2017

Henderson State University : BBA in Management - Class of 2013