

FREDDY'S

916 EAST END BOULEVARD NORTH
MARSHALL | TEXAS 75670

LONG TERM
ABSOLUTE NNN LEASE



FILE PHOTO

ADVISORY TEAM

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Highlights



PRICE

\$2,333,000

CAP RATE

6.00%

NOI

\$140,000

POINTS OF INTEREST

Retailers | Entertainment: Pad site to Lowe's Home Improvement - nearby retailers include Walmart, Hobby Lobby, Citi Trends, Bealls Outlet, Boot Barn, Big Lots, Ollie's Outlet, Tractor Supply, Harbor Freight, Petsense, Kroger, Super 1 Foods, Cash Saver, Dollar Tree, Dollar General, Family Dollar, Factory Connection, Ivan Smith Furniture, Aaron's, Rent-A-Center, Sherwin Williams, Walgreens, CVS, Planet Fitness

Higher Education: 1½ miles from **East Texas Baptist University** - a private Baptist university offering over 50 undergraduate programs with 1,813 students (Fall 2024); Less than 3 miles from **Texas State Technical College Marshall** - offering various programs & degrees serving 858 students

Healthcare: 2½ miles from **CHRISTUS Good Shepherd Medical Center** - a 149-bed facility with an intensive care unit and a 24-hour Level III Trauma Center

TEXAS IS AN INCOME TAX FREE STATE

LONG TERM ABSOLUTE NNN LEASE

19 years remaining on initial 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!****

BRAND NEW CONSTRUCTION

New, build-to-suit of Freddy's latest prototype with a 10-car stack in drive-thru - opened March 2025

DOMINANT RETAIL CORRIDOR

Conveniently located on a pad site to a Lowe's (across from Walmart - Top 33rd percentile store nationally per Placer.ai) in the main retail corridor of Marshall!

TRAFFIC COUNTS

Positioned on a ±0.82-acre lot with great visibility/access on E End Blvd N (main north/south thoroughfare in Marshall) with **traffic counts of 24,328 CPD!**

2025 DEMOGRAPHICS (5-MI)

Population	27,565
Households	10,139
Average Household Income	\$80,021

Financial Analysis

SITE ADDRESS	916 East End Boulevard North Marshall, Texas 75670
TENANT	Ram-Z Custard, LLC
GUARANTOR	Ram-Z Restaurant Group
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,800 SF
LOT SIZE	±0.82 acre
YEAR BUILT	March 2025
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	19 years remaining
RENTAL INCREASES	7.50% every 5 years
RENT COMMENCEMENT DATE	March 18, 2025
EXPIRATION DATE	March 31, 2045
OPTIONS	Four 5-Year Renewal Options



Freddy's[®]



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	03/18/25 to 03/31/30	\$140,000	6.00%
Years 6-10	04/01/30 to 03/31/35	\$150,500	6.45%
Years 11-15	04/01/35 to 03/31/40	\$161,788	6.93%
Years 16-20	04/01/40 to 03/31/45	\$173,922	7.45%
		AVG ANNUAL RETURN	6.74%

RENEWAL OPTIONS

1st Option	04/01/45 to 03/31/50	\$186,966
2nd Option	04/01/50 to 03/31/55	\$200,988
3rd Option	04/01/55 to 03/31/60	\$216,062
4th Option	04/01/60 to 03/31/65	\$232,267

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



Ranked # 7 for Fastest-Growing Brands in 2024

MOVERS+SHAKERS

Ranked # 15 for Fast Casuals Top 100 in 2024

Entrepreneur

Ranked # 42 for Top Brands for Multi-Unit Owners in 2024



Ranked # 43 for QSR 50



Ranked # 62 for Top 500 Chain Restaurant Report in 2024

Entrepreneur

Ranked # 76 for Fastest-Growing Franchises in 2024







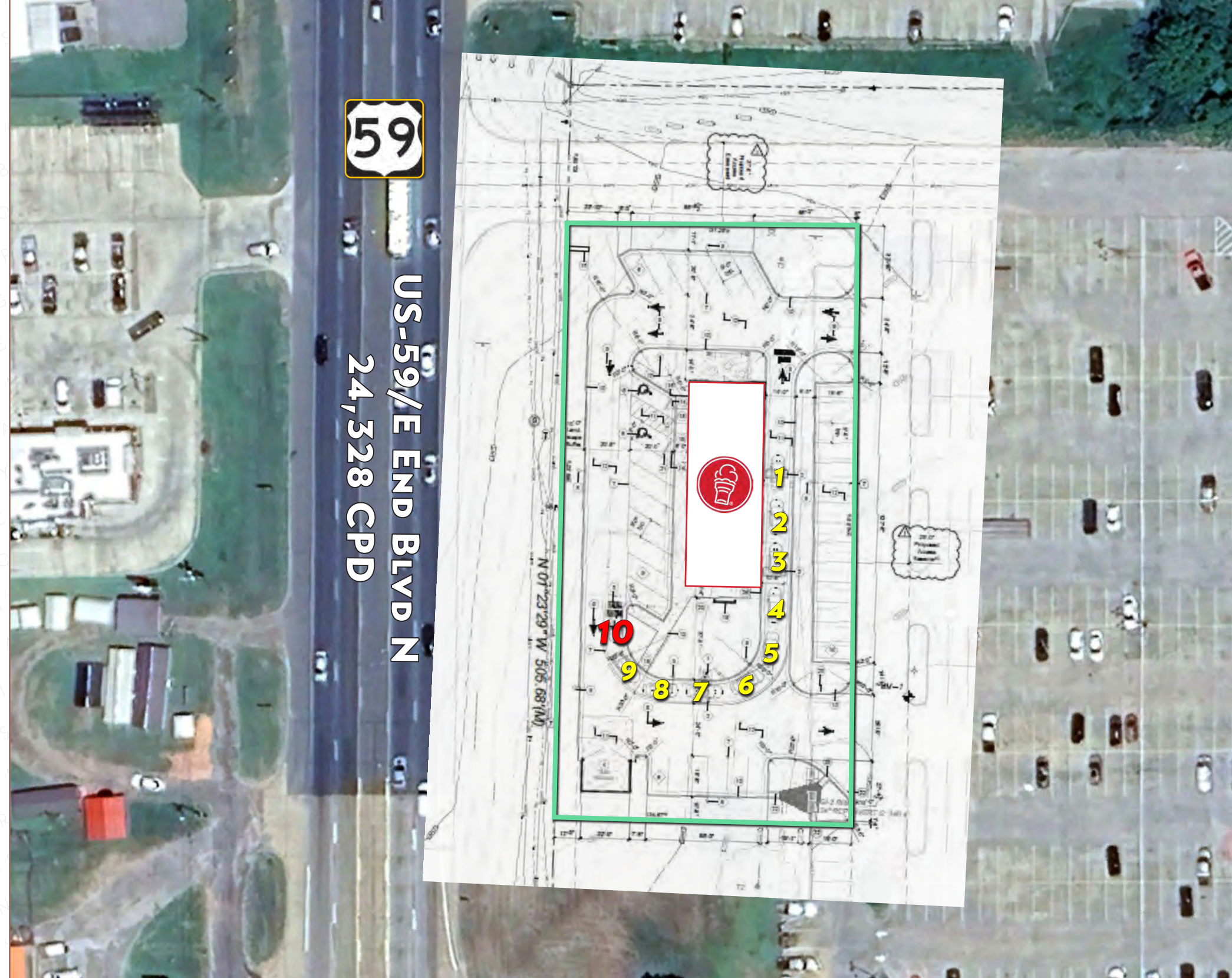
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****All units back the performance of the lease!****

Site Plan

-  New construction with Freddy's latest prototype
-  10-car stack in drive-thru
-  GLA: ±2,800 SF
-  Lot Size: ±0.82 acre



59

US-59/E END BLVD N
24,328 CPD



10

9

8

7

6

5

4

3

2

1

Northwest



Walmart

goodwill

MURPHY USA

CATO

Great Clips
HIBBETT SPORTS
T-Mobile
ANYTIME FITNESS

DOLLAR TREE
SHOE DEPT. ENCORE

ABC AUTO

Wendy's

59

Schlotzsky's

Aspen Dental

FARMERS INSURANCE

Chevron

Pepper's

Wendy's

Smitty's CAR WASH

EXPERT Collision Center

verizon

DQ

US-59/E END BLVD N
24,328 CPD

Livingston HEARING AIDS

Freddy's



FAMILY DOLLAR
HARBOR FREIGHT

ETBU
EAST TEXAS
BAPTIST UNIVERSITY
1,813 STUDENTS

DOLLAR TREE SHOE DEPT.
ENCORE



US-59/E END BLVD N | 24,328 CPD





TX-43/KARNACK HWY | 4,109 CPD



US-59 / E END BLVD N
2,413,328 CPD



Marshall

ETBU
EAST TEXAS
BAPTIST
UNIVERSITY
1,813 STUDENTS

DOLLAR GENERAL

BELAIRE MANOR
150 UNITS



US-80/E GRAND AVE | 16,382 CPD

Firestone
COMPLETE AUTO CARE

FAMILY DOLLAR
HARBOR FREIGHT
THE UPS STORE
SUBWAY

POPEYES

CVS
MAVIS TIRE

McDonald's
WHATABURGER
Bodacious
Domino's



SHERWIN WILLIAMS

AT&T **w**

Super 1 Foods **Aaron's**
BIG LOTS! **FACTORY CONNECTION**
TRACTOR SUPPLY CO **Chicken EXPRESS**

WING STOP

Starbucks

Ivan Smith FURNITURE

petsense
by Tractor Supply

Marshall CINEMA



US-59/E END BLVD N | 24,328 CPD

goodwill

CAIO

Walmart

ABC AUTO **chili's**

DOLLAR TREE **SHOE DEPT. ENCORE**

EXPERT Collision Center

DQ

Great Clips **T-Mobile**
HIBBETT SPORTS **ANYTIME FITNESS**

verizon **AspenDental**
State Farm **Schlottsky's** **Chick-fil-A**

Freddy's

LOWE'S

TX-43/KARNACK HWY | 4,109 CPD





Marshall Synopsis

Marshall is the county seat of Texas's Harrison County. Marshall is a cultural and educational center of the Ark-La-Tex (Arkansas, Louisiana & Texas) region.

The city is known for holding one of the **largest light festivals in the United States, the "Wonderland of Lights"**. It identifies as the self-proclaimed **"Pottery Capital of the World"**, for its sizable pottery industry. Marshall is referred to by various nicknames: the "Cultural Capital of East Texas", the "Gateway of Texas", the "Athens of Texas", the "City of Seven Flags", and "Center Stage", a branding slogan adopted by the Marshall Convention and Visitors Bureau.

Marshall's economy is diversified and includes services such as **insurance claims processing at Health Care Service Corporation, aka BlueCross BlueShield of Texas**, education at several institutes of higher learning, manufacturing such as wood kitchen cabinets at **Republic Industries** and pottery at **Harris Potteries**. **Trinity Industries** owns market-leading businesses that provide railcar products & services in North America. Tourism is also an important industry, with about one million tourists visiting the city each year.

Marshall is home to **East Texas Baptist University** - a private university serving 1,813 students; **Wiley University** - a premier liberal arts institution serving 698 students; and **Texas State Technical College Marshall** - a coeducational, 2-year, public technical college serving 858 students.

2025 Demographics

	1-MI	3-MI	5-MI
Population	2,682	22,171	27,565
Households	1,016	7,992	10,139
Labor Population Age 16+	2,036	17,612	21,930
Median Age	31.1	33.0	34.3
Average Household Income	\$67,220	\$78,243	\$80,021



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FOR MORE INFORMATION:

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