



891K VISITS TOP 4% NATIONWIDE PER PLACER.AI



3.3 MILLION VISITS RANKED TOP 4% NATIONWIDE PER PLACER.AI



TOP 3% IN TEXAS PER PLACER.AI

US-80 95,000 VPD

US-80 FRONTAGE 16,589 VPD

BELT LINE RD 25,000 VPD



NET LEASE PROPERTY FOR SALE

# Denny's Triple Net DFW MSA

114 US-80, MESQUITE, TX 75149

Marcus & Millichap  
PAINE RESTAURANT GROUP

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P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000

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Activity ID #ZAG0060024

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

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.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

**Marcus & Millichap**  
PAINE RESTAURANT GROUP

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[marcusmillichap.com](http://marcusmillichap.com)

# DENNY'S TRIPLE NET DFW MSA

Net Lease Property For Sale

## Presented By

### **John Paine**

Nationwide Restaurant Property Advisor

Dallas

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TX #764689

**Marcus & Millichap**  
PAINE RESTAURANT GROUP

# Marcus & Millichap

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## 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

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

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**Team Website**

[www.painerestaurantgroup.com](http://www.painerestaurantgroup.com)



**LinkedIn**

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



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BRANDS WE WORK WITH

MCDONALD'S

BURGER KING

DAIRY QUEEN



# RECENT ACTIVITY SLIDE - JUST LISTED



PRICE: \$3,202,894

## MCDONALD'S MIAMI FOR LAUDERDALE MSA

Coconut Creek, FL



PRICE: \$3,184,210

## MCDONALD'S AUSTIN, TX MSA

Austin, TX



PRICE: \$2,200,000

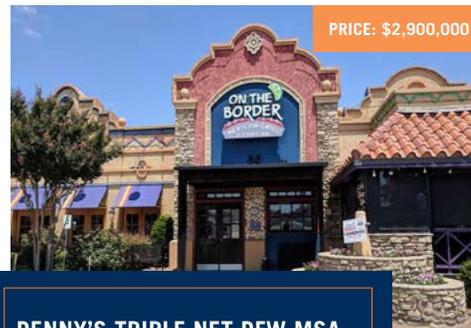
## VACANT DRIVE THRU RESTAURANT

Ennis, TX



## BURGER KING (DARK) OMAHA

Omaha, NE



PRICE: \$2,900,000

## DENNY'S TRIPLE NET DFW MSA

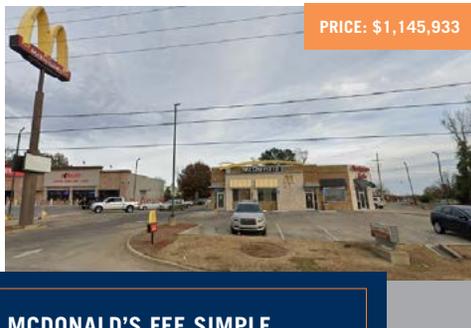
Mesquite, TX



PRICE: \$1,427,000

## MCDONALD'S FEE SIMPLE BUILDING MORRISON

Morrison, IL



PRICE: \$1,145,933

## MCDONALD'S FEE SIMPLE BUILDING

Oak Grove, LA

# RECENT ACTIVITY: CLOSED

**CAP RATE: 3.77%**

**MCDONALD'S**  
Rockport, TX

**CAP RATE: 6.31%**

**KFC / TACO BELL**  
El Paso, TX MSA

**CAP RATE: 6.02%**

**BURGER KING**  
Memphis, TN

**CAP RATE: 5.65%**

**BURGER KING CORPORATE**  
Stow, OH

**CAP RATE: 7.35%**

**ON THE BORDER TRIPLE NET**  
Fort Worth, TX

**CAP RATE: 10.85%**

**BURGER KING**  
Wichita, KS

**CAP RATE: 6.01%**

**IHOP**  
Houston, TX MSA

**CAP RATE: -**

**VACANT IHOP**  
Dallas, TX MSA

**CAP RATE: 8.51%**

**BURGER KING**  
Ottawa, KS

**CAP RATE: 8.33%**

**DENNY'S TRIPLE NET**  
Evansville, IN

**CAP RATE: 0.00%**

**VACANT RESTAURANT**  
Midland, TX

SEC. 1 DENNY'S TRIPLE NET DFW MSA

# Executive Summary

- Property Summary
- Tenant Overview

## PROPERTY SUMMARY

Net Lease Property For Sale

**Price: \$2,650,000**

**CAP Rate: 5.78%**

Marcus & Millichap is pleased to offer for sale the Denny's located at 114 US-80 in Mesquite, Texas. The property is secured by a long-term NNN lease, eliminating landlord responsibilities. With approximately five years remaining on the current lease term, the tenant has five additional five-year renewal options, each featuring a 10 percent rent increase, ensuring consistent income growth. The property generates an NOI of \$12,755.42 per month, offering investors a stable and attractive cash flow opportunity.

Located just east of Dallas, Mesquite is a growing city with a population of over 146,000 residents. Known as the "Rodeo Capital of Texas," the city embraces its deep-rooted connection to Western culture and traditions. The Mesquite Championship Rodeo, established in 1958, is one of the nation's premier rodeo events, attracting thousands of visitors annually. Held at the iconic Mesquite Arena, the event features professional bull riding, barrel racing, and roping competitions, providing an authentic Texan experience that celebrates the city's heritage. Beyond rodeo events, the Mesquite Arena hosts concerts, family-friendly entertainment, and sporting events throughout the year, contributing to the city's cultural landscape. Mesquite leverages its unique cultural identity to drive tourism and economic growth, with local hotels, restaurants, and retail centers benefiting from the influx of visitors. The city has experienced significant economic expansion in recent years, making it an attractive destination for businesses and investors. In 2023, Mesquite secured 14 major economic development deals valued at over \$1.11 billion, resulting in the creation of more than 2,800 new jobs. Notable companies expanding operations in the city include General Dynamics, Canadian Solar, and Hexagon Purus.

**Marcus & Millichap**  
PAINE RESTAURANT GROUP



## Property Highlights

- Denny's Recently Renewed Lease Early Showing Strong Commitment to this Location with approximately 10 Years Remaining on Triple Net Lease
- US-80 Frontage Road with over 16,589 VPD and Belt Line Rd with over 25,000 VPD
- 10% Rent Increase in 2029 Moving Cap Rate to 6.24%. Four Additional Five-Year Renewal Options with 10% Rent Increases
- Growing Area with Three-Mile Population of Over 80,000 Residents Mesquite Championship Rodeo Draws Thousands of Visitors Annually, Boosting Local Businesses and Tourism
- City Secured \$1.11 Billion in Economic Development Deals in 2023, Creating Over 2,800 New Jobs
- Walmart Supercenter Receives 3.3 Million Visits Annually Ranked Top 4 Percent Per Placer.ai | McDonald's Receives 891K Visits Annually Ranked Top 4 Percent Nationwide Per Placer.ai
- Arby's Ranked Top 3 Percent in Texas Per Placer.ai | Tractor Supply Ranked #2 of 25 within a 50-Mile Radius Per Placer.ai



1953

Founded

1,600+

Worldwide  
Locations

3,100

Corporate  
Employees

Spartanburg, SC

Headquarters

Denny's Corporation is one of America's most recognized full-service family dining chains. Founded in 1953 in Lakewood, California, the brand has grown from a small coffee shop into a global presence with over 1,600 locations across the United States and internationally. Denny's is best known for its signature Grand Slam breakfast, a variety of classic diner-style meals, and its commitment to providing value-priced menu items that appeal to families, travelers, and late-night diners. Unlike many competitors, Denny's restaurants are open 24/7, 365 days a year. The company operates through a combination of corporate-owned and franchised locations, with a significant focus on franchise growth to expand its footprint. Headquartered in Spartanburg, South Carolina, Denny's continues to evolve its menu offerings and guest experience to remain a staple in the casual dining industry.

### Advanced Demographic Summary

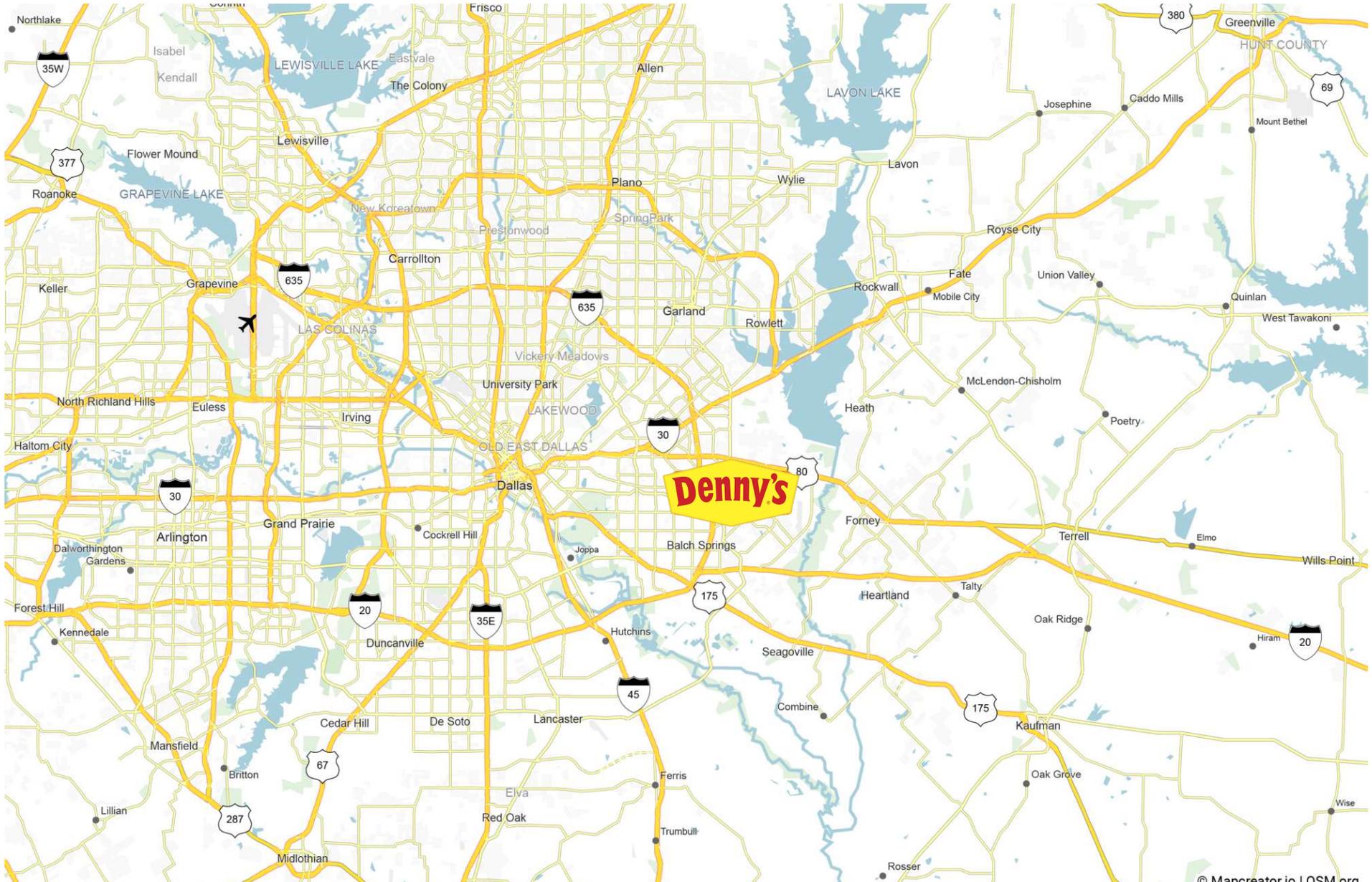
Since 2010, the area within a three-mile radius of the property at 114 US-80 has experienced steady population growth, increasing from 75,579 in 2010 to an estimated 80,326 in 2023, a 6.3 percent rise. Projections indicate continued growth, with the population expected to reach 82,789 by 2028. Similarly, the five-mile radius has grown from 221,323 in 2010 to 238,123 in 2023, reflecting a 7.6 percent increase, with further expansion projected to 245,050 by 2028. These trends highlight the area's sustained appeal and its potential for continued commercial development. Economic growth is also evident in rising household incomes. Within the three-mile radius, the average household income increased from \$68,904 in 2010 to \$89,062 in 2023, a substantial 29.3 percent rise, indicating improving economic conditions, a more affluent demographic, and enhanced consumer spending power. Similarly, within the five-mile radius, the average household income grew from \$61,504 in 2010 to \$78,813 in 2023, reflecting a 28.2 percent increase. These income gains demonstrate a higher standard of living and an increasingly attractive market for retail and service-oriented businesses looking to capitalize on the area's economic growth.

# Property Information

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

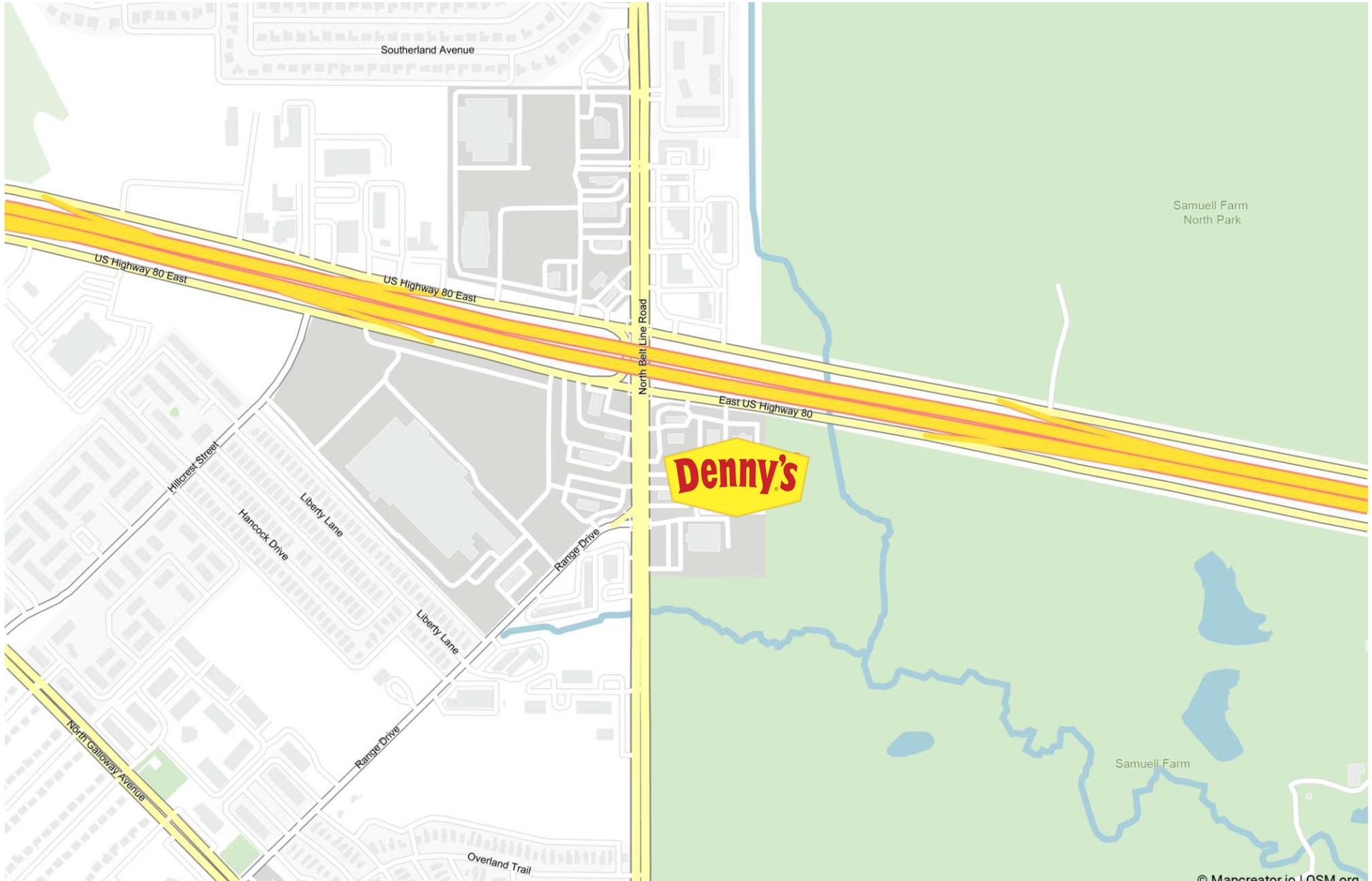
# REGIONAL MAP

Net Lease Property For Sale



# LOCAL MAP

Net Lease Property For Sale



# RETAILER MAP

Net Lease Property For Sale



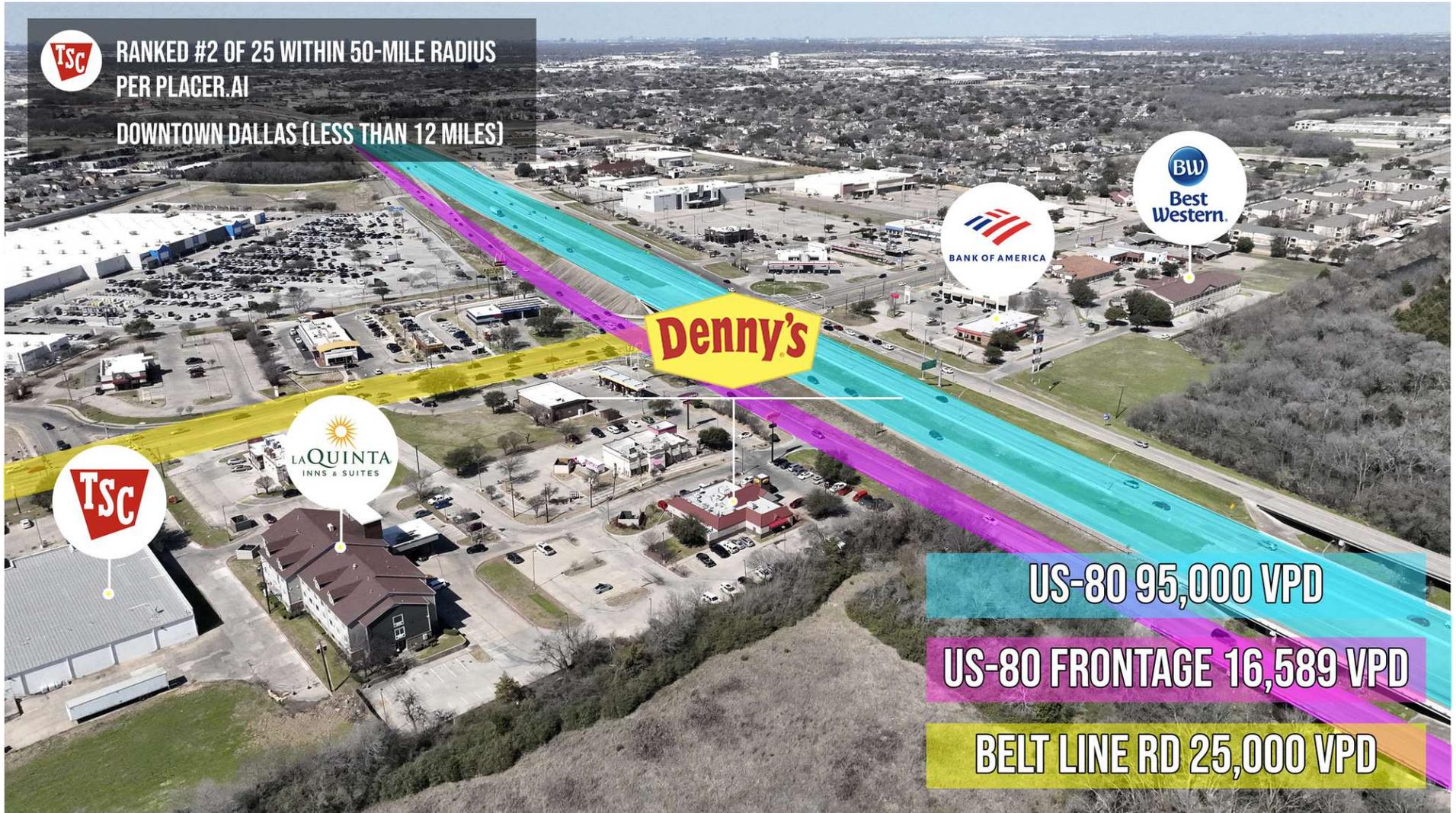
# AERIAL MAP

Net Lease Property For Sale



# AERIAL MAP

Net Lease Property For Sale



SEC. 3 DENNY'S TRIPLE NET DFW MSA

# Financial Analysis

• Financial Details

## FINANCIAL DETAILS

### Net Lease Property For Sale

THE OFFERING	
Price	\$2,650,000
Capitalization Rate	5.78%
Price/SF	\$522.68

PROPERTY DESCRIPTION	
Year Built / Renovated	2000
Gross Leasable Area	5,070 SF
Type of Ownership	Fee Simple
Lot Size	1.61 Acres
Right of First Refusal	Yes

LEASE SUMMARY	
Tenant	Denny's
Rent Increases	10% Rent Increases Every 5 Years
Lease Type	Triple Net (NNN)
Lease Commencement	11/01/2009
Lease Expiration	11/01/2034
Renewal Options	Five 5-Year Options
Term Remaining on Lease (Yrs)	9 Years
Landlord Responsibility	None
Tenant Responsibility	Full

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 11/01/2029	\$153,065	\$12,755	\$30.19	5.78%
11/01/2029 - 11/01/2034	\$168,372	\$14,031	\$33.21	6.35%
Renewal 2	\$185,209	\$15,434	\$36.53	6.99%
Renewal 3	\$203,730	\$16,977	\$40.18	7.69%
Renewal 4	\$224,103	\$18,675	\$44.20	8.46%
Renewal 5	\$246,513	\$20,543	\$48.62	9.30%

SEC. 4 DENNY'S TRIPLE NET DFW MSA

# Market Overview

- Mesquite, TX
- Demographics
- Information for Brokerage Services

## MARKET OVERVIEW

114 US-80

### MESQUITE, TX

Mesquite is a rapidly growing suburb of the Dallas-Fort Worth metropolitan area, with a current population of over 146,000 residents and a broader area population of over 238,000 residents that is projected to grow 2.91 percent over the next five years. Known as the “Rodeo Capital of Texas,” the city is home to the Mesquite Championship Rodeo, a premier venue that attracts thousands of visitors annually. Mesquite’s economy is driven by key industries, including retail, logistics, manufacturing, healthcare, and education. The city’s strategic location near major highways supports logistics and distribution, with employers such as UPS. The manufacturing sector continues to expand, with companies like CB Manufacturing and Triangle Plastering Ltd contributing to industrial growth. Healthcare services are anchored by major providers such as Dallas Regional Medical Center and Texas Regional Medical Center, ensuring comprehensive medical care for the community. Transportation infrastructure is a major asset, enhancing connectivity for businesses and residents alike. Mesquite is strategically positioned along Interstates 20, 30, and 635, offering seamless access to the Dallas-Fort Worth metroplex and beyond. U.S. Route 80 provides an additional east-west corridor for commuter and commercial traffic. The Mesquite Metro Airport serves corporate and general aviation needs locally, while the Dallas Fort Worth International Airport facilitates national and international air travel. Additionally, the Dallas Area Rapid Transit (DART) system connects Mesquite to key destinations across the metro area, providing residents with convenient public transportation options.



## ECONOMIC HIGHLIGHTS

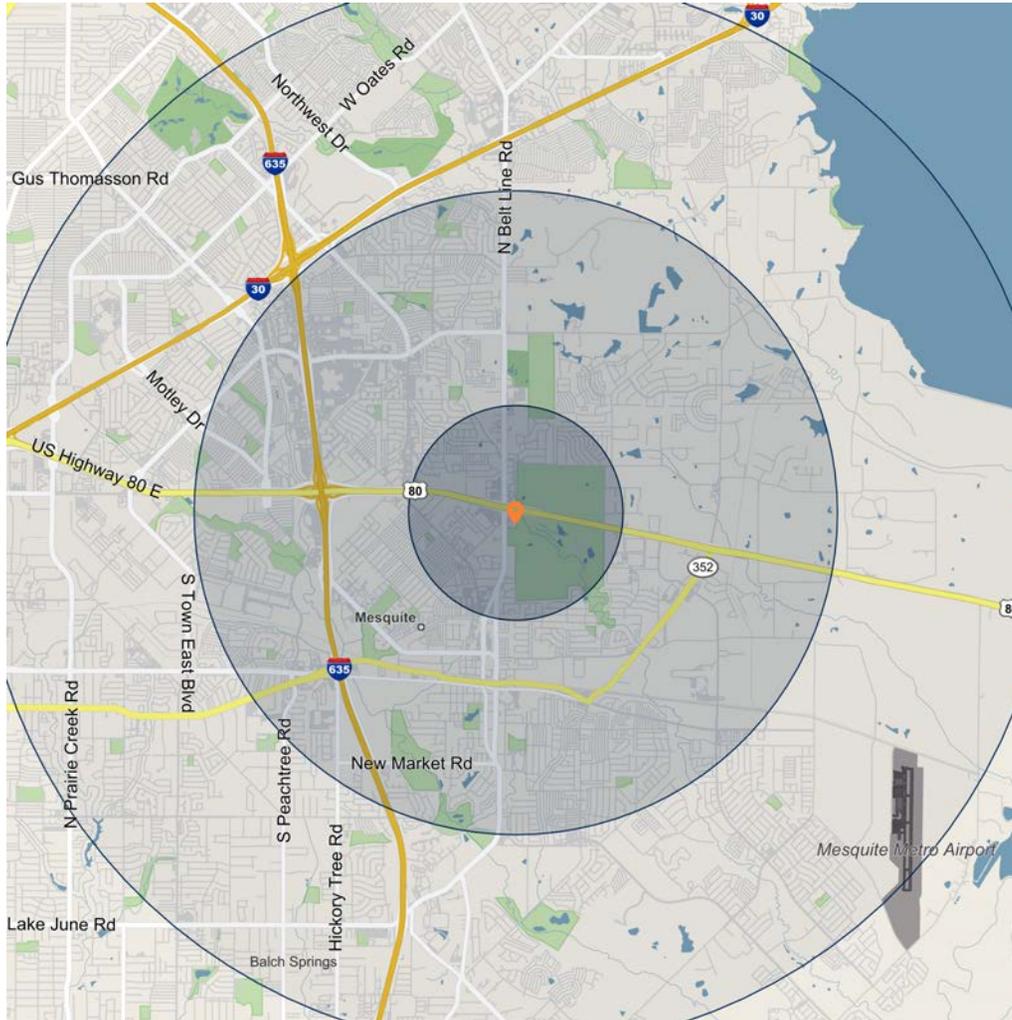
**Rodeo Capital of Texas:** Home to the Mesquite Championship Rodeo, attracting thousands of visitors annually.

**Strategic Transportation Network:** Positioned along Interstates 20, 30, and 635, with additional connectivity via U.S. Route 80 and access to major airports, enhancing regional and international travel.

**Expanding Local Economy:** Supported by key industries such as retail, logistics, manufacturing, healthcare, and education.

# DEMOGRAPHICS

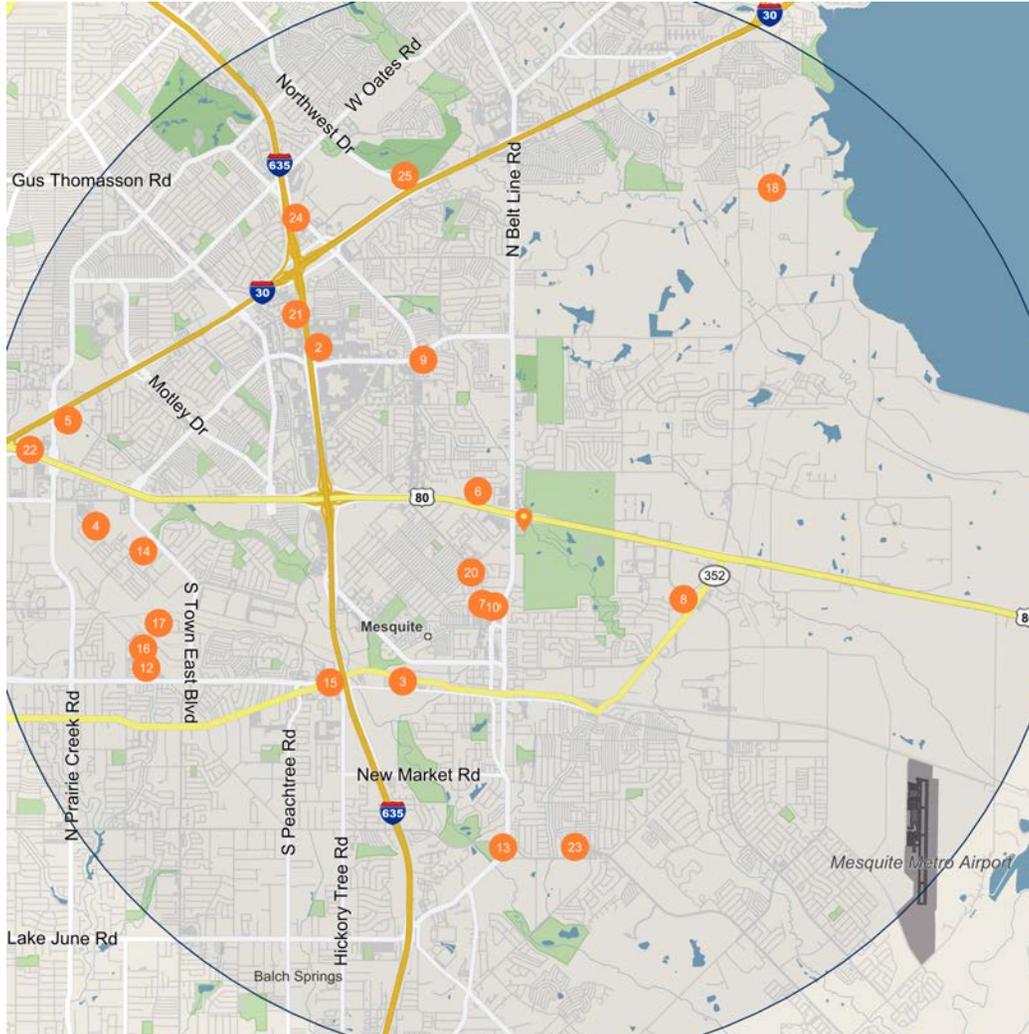
Net Lease Property For Sale



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2028 Projection	10,052	82,789	245,050
2023 Estimate	9,871	80,326	238,123
2020 Census	10,297	83,454	245,430
2010 Census	9,457	75,579	221,323
<b>HOUSEHOLD INCOME</b>			
Average	\$85,555	\$89,062	\$78,813
Median	\$65,086	\$68,904	\$61,504
Per Capita	\$32,212	\$31,845	\$27,491
<b>HOUSEHOLDS</b>			
2028 Projection	3,793	29,691	85,555
2023 Estimate	3,717	28,665	82,947
2020 Census	3,677	28,104	81,556
2010 Census	3,515	26,583	75,461
<b>HOUSING</b>			
Median Home Value	\$186,238	\$166,472	\$154,167
<b>EMPLOYMENT</b>			
2023 Daytime Population	7,981	87,595	204,351
2023 Unemployment	4.13%	3.66%	4.35%
Average Time Traveled (Minutes)	34	33	34
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	29.25%	28.50%	28.74%
Some College (13-15)	24.46%	24.98%	24.10%
Associate Degree Only	8.02%	8.82%	7.89%
Bachelor's Degree Only	13.34%	13.57%	12.22%
Graduate Degree	6.45%	6.52%	5.57%

# DEMOGRAPHICS

Net Lease Property For Sale



Major Employers		Employees
1	Coca-Cola Southwest Bevs LLC-Coca-Cola	2,959
2	Blazin Wings Inc-Don Pablos	2,656
3	SCI Shared Resources LLC	914
4	United Parcel Service Inc-UPS	826
5	CB Manufacturing Company Inc-Cbm Manufacturing Company Inc	771
6	Triangle Plastering Ltd	629
7	Mesquite HMA General LLC-Dallas Regional Medical Center	600
8	Texas Regional Medical Ctr LLC	500
9	Luxor Staffing Inc	497
10	Mesquite Specialty Hospital	473
11	Husqvrna Cnsmr Otdoer Pdts NA	453
12	Stevens Transport Inc	450
13	Valero Marketing and Supply Co-Valero	433
14	Transportation Services Inc	366
15	Jack In Box Eastern Div LP-Jack In The Box	364
16	Fritz Industries Inc	320
17	Iris Usa Inc	300
18	Luminant Generation Co LLC-Luminant Energy	291
19	Ernest Health Inc	282
20	City of Mesquite-MESQUITE MUNICIPAL CENTER	250
21	Gmri Inc-Olive Garden	245
22	Texas Department Trnsp-District Office-Dallas	243
23	Tom Thumb Food & Drugs Inc-Tom Thumb 1784	240
24	Txvtlimited Partnership-Trophy Nissan	230
25	Christian Care Centers Inc-Christian Care Center	220



## Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **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.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**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.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
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Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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Date

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