

Dillas Primo Quesadillas

Nacogdoches, TX





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Subject Property

\$ PRICE
\$2,492,000

% CAP RATE
6.50%


 **New 15-Year Lease** | Brand new 15-year lease with 4, 5-year renewal options.


 **Absolute NNN Lease** | The Lease is absolute NNN with the tenant responsible for payment of all operating and capital expenses related to the Property.

 **2% Annual Increases** | Attractive annual increases provide an increase in yield and a hedge against inflation.

 **Growing Differentiated Restaurant** | Dillas restaurants achieve high average unit volumes of more than \$2.2M.

 **Newly Renovated** | The building was fully renovated in 2024 in Dillas's signature style with the Tenant investing approximately \$1,000,000 in improvements.

 **Premier Retail Corridor** | The Property sits along North St, the primary thoroughfare through Nacogdoches, less than a half mile from Stephen F. Austin State University and neighboring Chick-fil-A, Whataburger, Burger King, Walgreens, KFC, plus dozens of national tenants.

 **Strength of Franchisee & Lease Guarantor** | Experienced multi-unit operator with personal guaranty.

 **Strong Texas Market** | No state income taxes.

OFFERED EXCLUSIVELY BY

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