



In Association with ParaSell, Inc. | A Licensed Arkansas Broker #PB00078916

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CHURCH'S CHICKEN
NET LEASED OFFERING
1500 South Cherry Street, Pine Bluff, AR



CHURCH'S CHICKEN

1500 South Cherry Street,
Pine Bluff, AR

PROPERTY INFORMATION

PROPERTY SUMMARY

This is a prime opportunity to acquire a Church's Chicken property in Pine Bluff, Arkansas, offered at \$2,250,000 at a 6.00% cap rate. The investment is secured by a new 20-year net lease and produces in-place NOI of \$135,000, providing stable, predictable income. The lease also includes 7.5% rent increases every five years, along with four 5-year renewal options, supporting long-term income growth and tenant stability.

This location is a relocation of an existing Church's Chicken that has operated across the street in the immediate trade area since 1970, reflecting more than five decades of proven performance in this corridor.

The property is positioned at the intersection of South Cherry Street and West 15th Avenue, offering strong visibility and convenient access within the local street grid. It sits along a well-trafficked corridor, with East Harding Avenue seeing approximately 8,800 vehicles per day and nearby US Highway 65 handling around 7,100 vehicles daily. Known as the "Gateway to the Delta," Pine Bluff benefits from consistent local and commuter traffic supporting daily demand.

The surrounding area features a mix of national and local tenants, including Popeyes, Domino's Pizza, and The Pines Mall, creating an established commercial corridor. The market is also seeing increased economic activity from the \$350 million Saracen Casino Resort, which is expected to generate approximately 2,100 jobs in the area. Within a 5-mile radius, the population totals 31,651 residents with an average household income of \$58,099. Ongoing investment through the Go Forward Pine Bluff initiative continues to support long-term stability and growth in the trade area.

Church's Chicken
1500 South Cherry Street, Pine Bluff, AR

INVESTMENT HIGHLIGHTS

- New 20 Year Term - Offered at \$2,250,000 (6.00% cap rate)
- In-place NOI of \$135,000 providing stable income
- Relocation of a Strong-Performing Store Operating Across the Street Since 1970
- Four 5-year renewal options with 7.5% rent increases every five years
- Located near major economic drivers including Saracen Casino Resort
- Positioned along a high-traffic corridor with 15,900+ vehicles per day
- Central location surrounded by national retailers and dining options
- Strong 3-mile demographics with 15,076 residents and \$53,804 average household income



OFFERING SUMMARY

| OFFERING SUMMARY | |
|----------------------|--|
| Property Name | Church's Chicken |
| Address | 1500 S Cherry St, Pine Bluff, AR 71603 |
| Sale Price | \$2,250,000 |
| Cap Rate | 6.00% |
| Net Operating Income | \$135,000 |
| Lease Start | 12/8/2025 |
| Lease End | 12/7/2045 |
| Options | Four, 5-Year |
| Increases | 7.5% every 5 years |
| Tenant | Ampler Chicken LLC |



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476 UNITS - ACROSS 4 BRANDS

CHURCH'S CHICKEN, TACO BELL, BURGER KING, & LITTLE CAESAR'S

EXPERIENCED OPERATOR

WITH STRONG ALIGNMENT THROUGH INCENTIVE STRUCTURE

STRATEGIC GROWTH

AMPLER CONTINUES TO GROW THROUGH STRATEGIC ACQUISITIONS AND NEW RESTAURANT DEVELOPMENT

CHURCH'S CHICKEN

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AMPLER RESTAURANT GROUP

Ampler is a scaled restaurant platform operating a diversified portfolio of 476 franchised locations across four leading QSR brands: Burger King, Taco Bell, Church's Chicken, and Little Caesars. Founded in 2017, the company has expanded through a combination of strategic acquisitions and ground-up development. Ampler has expanded to over 450 units since 2017, supported by an experienced development team with a robust pipeline of over 50 developed units.

With deep franchiser relationships and a strong track record of operational performance, Ampler has established itself as a preferred consolidator within the QSR space. The platform's execution has been recognized with multiple industry honors, including:

Burger King Developer of the Year (2019)

Church's Chicken Franchise Growth Award (2019)

Church's Chicken Domestic Franchisee of the Year (2022)

Burger King Franchisee of the Year (2025)

The permanent capital base enables disciplined, growth-oriented strategy with attractive and stable free cash flow yields. Ampler's combination of scale, operational expertise, brand relationships, and diversified portfolio positions it as a resilient and high-performing tenant in the QSR sector.

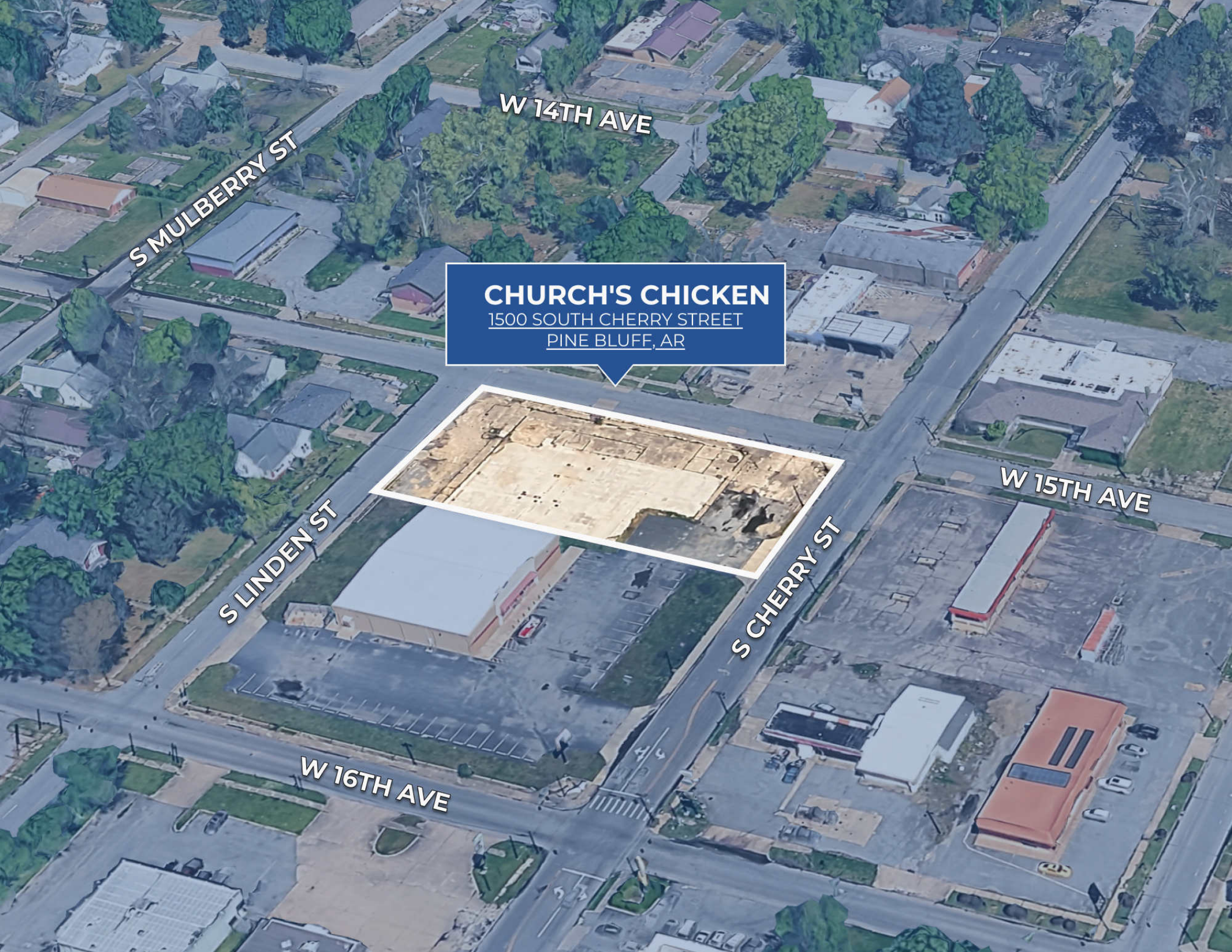


LOCATION DESCRIPTION

Positioned in Jefferson County, Pine Bluff serves as the county seat and is commonly known as the “Gateway to the Delta.” The area offers a stable local consumer base, with 15,076 residents within a three-mile radius and a daytime population of nearly 20,000. Average household income within three miles is approximately \$53,800. Expanding to a five-mile radius, the population grows to more than 31,600 residents with an average household income above \$58,000, reflecting a well-established and active community.

The property is located at the intersection of South Cherry Street and West 15th Avenue, providing strong accessibility within the local street network. East Harding Avenue, a primary thoroughfare nearby, sees approximately 8,800 vehicles per day, while nearby segments of US Highway 65 carry about 7,100 vehicles daily, connecting the area to the broader region. The surrounding corridor includes a mix of national and local retailers such as Popeyes, Domino’s Pizza, and The Pines Mall, helping drive consistent traffic to the area.

Pine Bluff is also supported by ongoing economic development and municipal investment. The \$350 million Saracen Casino Resort serves as a major economic driver, bringing approximately 1,100 permanent jobs to the market. Additional growth is being supported by the Go Forward Pine Bluff initiative, which includes downtown revitalization efforts and the planned 6th & Main development. New multifamily housing is expected in 2025, along with a Convention Center Hotel planned for 2026, contributing to continued growth and long-term stability for retail properties in the area.



S MULBERRY ST

W 14TH AVE

CHURCH'S CHICKEN
1500 SOUTH CHERRY STREET
PINE BLUFF, AR

S LINDEN ST

S CHERRY ST

W 15TH AVE

W 16TH AVE

AREA MAP



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MAJOR EMPLOYERS



The Pine Bluff employment base is stable and well diversified, helping support consistent housing demand and reducing reliance on any single industry. The local economy is anchored by several recession-resistant government and healthcare employers, including the Arkansas Department of Corrections, Jefferson Regional Medical Center, and the U.S. Army's Pine Bluff Arsenal. These institutions provide a strong foundation of long-term employment in the area.

Higher education also plays an important role, with the University of Arkansas at Pine Bluff and the Pine Bluff School District contributing to a steady workforce. The market is further supported by private-sector employers such as Tyson Foods, a major food processing company, and the Saracen Casino Resort, which has expanded opportunities in hospitality and entertainment. Together, this mix of public institutions and private employers creates a balanced local economy that supports long-term multifamily demand.

| Employer | Industry | Employees | Distance |
|--------------------------------------|---------------------------|-----------|----------|
| Jefferson Regional Medical Center | Healthcare | 1,500 | 2.1 mi |
| Tyson Foods | Food Processing | 1,500 | 6.8 mi |
| Arkansas Department of Correction | Government/Corrections | 825 | 4.8 mi |
| Pine Bluff Arsenal | Government/Defense | 800 | 9.6 mi |
| Saracen Casino Resort | Entertainment/Hospitality | 800 | 3.3 mi |
| University of Arkansas at Pine Bluff | Education | 650 | 3.0 mi |
| Pine Bluff School District | Education | 500 | 1.5 mi |

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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