

Investment Opportunity:
Three High-Performing Dairy Queen
Locations Sale-Leaseback Offering



Alice, TX | La Feria, TX | Kingsville, TX



Presented by:
David Lozano
F&P Development



CONFIDENTIAL FINANCIALS AVAILABLE UPON NDA EXECUTION



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WHY INVEST

INVESTMENT OVERVIEW

We are offering a sale-leaseback opportunity for three high-performing, freestanding Dairy Queen locations in Texas. Investors have the flexibility to acquire all three properties as a portfolio or purchase them individually. This opportunity allows for ownership of established assets while securing a 20-year absolute net lease with a seasoned multi-unit Dairy Queen operator.



KEY HIGHLIGHTS

- ✓ Long-Term Lease Stability – 20-year absolute NNN lease with extension options
- ✓ Proven Operator – Nearly 40 years of QSR experience in Texas
- ✓ Established & Profitable Locations – Strong historical performance
- ✓ Industry Leadership – Operator sits on the Board for Texas Dairy Queen and previously sat as the President
- ✓ Strategic Financial Optimization – Sale-leaseback allows for portfolio growth while maintaining operational control

Confidential Financials Available Upon NDA Execution

ABOUT THE OPERATOR

The Company is a **second-generation, family-owned** quick-service restaurant (QSR) operator with a **proven track record of success**. They have been in the **restaurant industry for nearly 40 years**, with extensive experience managing Dairy Queen locations in Texas.

Why Invest in Us?

- ✓ **Experienced & Proven Operator** – Successfully managing Dairy Queen restaurants for decades with extensive experience in business, finance, and economic development.
- ✓ **Deep Community Roots** – Actively engaged in local business development, with the company founder serving as Chairman of the Board for a well-established community bank, a member of the Regional Mobility Authority Board, and a former Federal Reserve Board member. Additionally, he has held leadership roles on multiple Economic Development Boards and other community organizations, including museums, local universities, and hospitals.
- ✓ **Industry Leadership** – We sit on the **Board for Texas Dairy Queen**, helping guide the brand's future
- ✓ **Franchise Security** – Each location operates under a long-term Dairy Queen franchise agreement with no expiration, ensuring continued brand affiliation and operational stability.
- ✓ **Proven Track Record:** We have successfully completed a sale-leaseback (SLB) transaction before, giving us firsthand experience in structuring and executing a smooth process for both buyers and sellers.

ALICE, TEXAS

Sale Price: \$2,123,009

Cap Rate: 5.85%



- **Property Type:** Freestanding Dairy Queen
- **Lot Size:** 0.62 Acres
- **Building Size:** 2,596 SF
- **Year Renovated:** 2015
- **Lease Term:** 20 years (NNN)
- **Monthly Rent:** \$10,349.67
- **Annual Base Rent (NOI):** \$124,196
- **Rent-to-Sales Ratio:** 7.99%
- **Rent Escalations:** Negotiable
- **Renewal Options:** Four, 5-year options

1179 E. Main St., Alice, TX 78332

LA FERIA, TEXAS

Sale Price: \$1,550,427
Cap Rate: 5.85%



- **Property Type:** Freestanding Dairy Queen
- **Lot Size:** 0.56 Acres
- **Building Size:** 2,399 SF
- **Year Built/Renovated:** 1988/2009
- **Lease Term:** 20 years (NNN)
- **Monthly Rent:** \$7,558.33
- **Annual Base Rent (NOI):** \$90,699.98
- **Rent-to-Sales Ratio:** 7.81%
- **Rent Escalations:** Negotiable
- **Renewal Options:** Four, 5-year options

912 N. Main, La Feria, TX 78559

KINGSVILLE, TEXAS

Sale Price: \$1,362,051
Cap Rate: 5.85%



- **Property Type:** Freestanding Dairy Queen
- **Lot Size:** 0.36 Acres
- **Building Size:** 1,600 SF
- **Year Built/Renovated:** 1973/2006
- **Lease Term:** 20 years (NNN)
- **Monthly Rent:** \$6,640.00
- **Annual Base Rent (NOI):** \$79,679.98
- **Rent-to-Sales Ratio:** 7.94%
- **Rent Escalations:** Negotiable
- **Renewal Options:** Four, 5-year options

715 E. King Ave., Kingsville, TX 78363



DAVID LOZANO F&P Development
Director of Real Estate / Corporate Advisor

- 📞 (956) 463 – 1035
- 📍 208 N Cage Blvd. Pharr, TX 78577
- ✉️ DavidL@foodandpeople.com



Financial Disclosure: Detailed NOI, rent schedules, and historical sales performance will be provided upon execution of a Confidentiality Agreement.