

Former Zaxbys
FOR SALE - QSR with Drive-Thru



Representative Photo

OFFERING MEMORANDUM

FORMER ZAXBYS REDEVELOPMENT OPPORTUNITY

MIDWEST CITY, OK



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FOR SALE

- Former Zaxbys •
- Owner User or Repurposing •
- Oklahoma City MSA •

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BULL REALTY, INC

50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

EXECUTIVE SUMMARY

2317 S. Douglas Blvd., Midwest City, OK

PROPERTY OVERVIEW

- Tenant vacated as of July 1st
- Available FOR SALE for new QSR or other repurposing
- Drive-thru with 37 parking spaces
- ±0.9 AC corner parcel at signalized intersection
- Excellent visibility, access, and signage
- Flexible commercial zoning

LOCATION HIGHLIGHTS

- Located in Midwest City, part of the Oklahoma City MSA
- Approximately 9 miles east of Oklahoma City
- Less than ¼ mile from Interstate 40 (~40,000 VPD)
- Traffic counts at site over 17,500 VPD
- Closest retail corridor to Tinker Air Force Base (26K employees)
- 5-mile population is 111,248 and average HH income of \$86,510



PRICE

\$2,110,000



BUILDING SIZE

±3,650 SF



YEAR BUILT

2019

REDEVELOPMENT OPPORTUNITIES

IDEAL FOR REPURPOSING ACROSS MULTIPLE HIGH-DEMAND USES



FAST FOOD / RESTAURANT



MEDICAL / HEALTHCARE



GENERAL RETAIL / SERVICE

- Turnkey Asset: Move-in ready second-generation QSR with minimal buildout required
- Cost Savings: **Repurposing** this second generation restaurant space **reduces capital expenditures vs. new construction**
- Faster Occupancy: Shorter timelines to opening and revenue generation
- Flexible Use: Adaptable for restaurant, medical, or retail concepts
- Robust Economy: Fueled by aerospace, healthcare, retail, and education sectors
- Major Area Employers: Tinker AFB, SSM Health, Walmart, Mid-Del Public Schools, Rose State College, and the City of Midwest City
- Location: 9 miles from downtown Oklahoma City

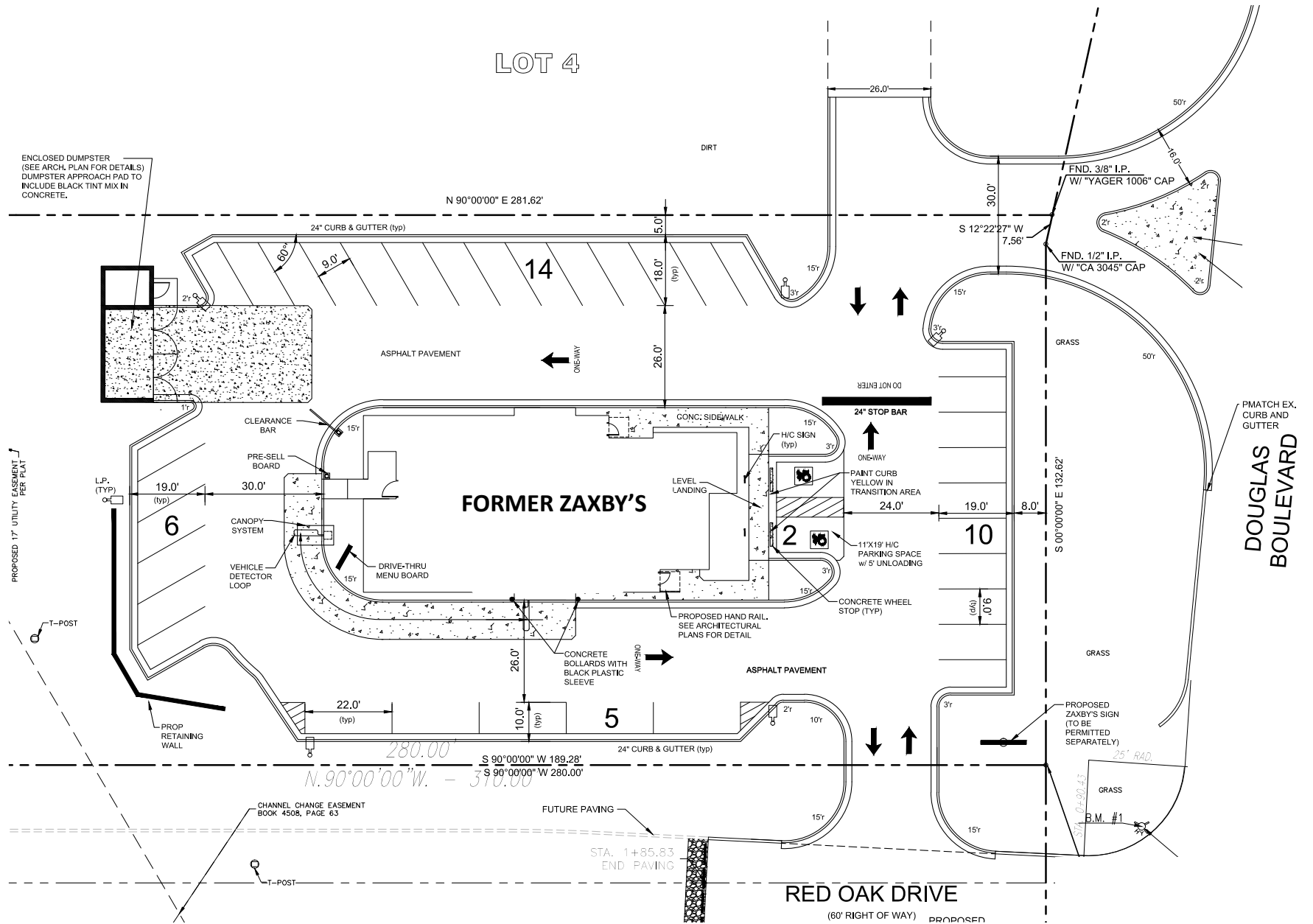
SURROUNDING AREA



— ADDITIONAL AREA PHOTOS —



SURVEY



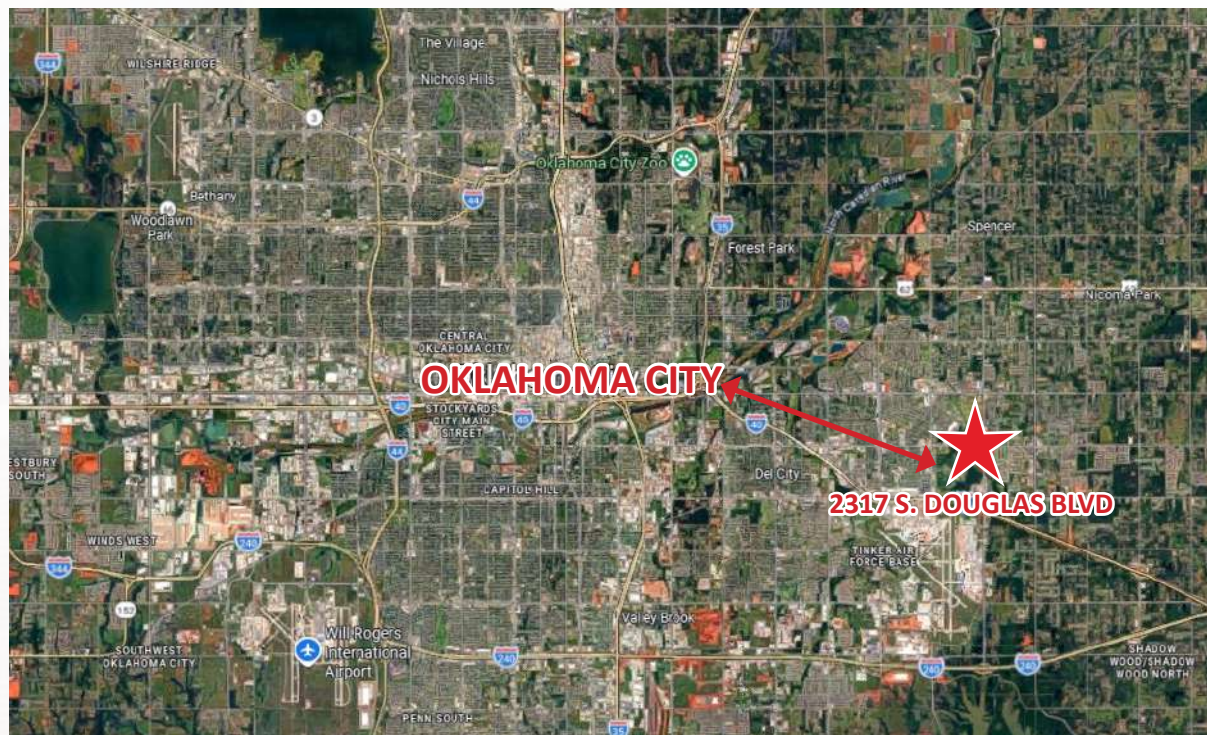
ECONOMIC DRIVERS & DEMOGRAPHICS

MIDWEST CITY, OKLAHOMA

Just east of Oklahoma City, Midwest City is a strong and growing suburban trade area. It offers a unique blend of cultural, recreational, and economic opportunities, making it a vibrant and dynamic community.

Tinker Air Force Base, a key economic driver and one of the largest employers with over 26,000 employees, is located nearby. The base has made a statewide economic impact of over \$4.4B. Other nearby destinations include the bustling Town Center Plaza, a premier shopping and dining destination, and Rose State College, a hub for higher education and community enrichment.

NOTABLE AREA EMPLOYERS



POPULATION	1 MILE	3 MILES	5 MILES
2026 POPULATION	4,184	50,898	111,248
ANNUAL GROWTH 2026 - 2031	0.24%	0.28%	0.37%
MEDIAN AGE	36.9	37.5	37.4
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2026 HOUSEHOLDS	1,601	20,718	45,065
AVG. HOUSEHOLD INCOME	\$88,352	\$86,549	\$86,510
ANNUAL GROWTH 2026 - 2031	0.26%	0.36%	0.44%

ESRI 2026

BROKER PROFILES



NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
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Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the [Commercial Real Estate Show](#), a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

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Adam has been a commercial real estate investor and decided to make a mid-career change to follow his passion. Formerly an Executive Recruiter specializing in physician recruitment, he brought his interest in commercial real estate and client focused talents to Bull Realty. He specializes in single tenant investment sales, and his expertise is readily seen in his work with acquisitions, dispositions, 1031 exchanges, and strategy consultation.

As an Atlanta resident since the age of 5, Adam has enjoyed giving back to the community by volunteering his time with animal rescue and preservation of historic Atlanta landmarks. Adam has a bachelor's degree from Kennesaw State University and is a member of the Atlanta Commercial Board of Realtors and soon to be a CCIM candidate.

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CONNECT WITH US:
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ABOUT ***BULL REALTY***

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28

**YEARS IN
BUSINESS**



ATL
**HEADQUARTERED IN
ATLANTA, GA**

**LICENSED IN
8
SOUTHEAST
STATES**



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated and Bang Realty ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 2317 S. Douglas Blvd, Midwest City, OK 73130. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

I. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Oklahoma.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day of _____, 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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DISCLAIMER & LIMITING CONDITIONS

Bull Realty and Bang Realty have been retained as the exclusive listing brokers to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc., Bang Realty or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.