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IK The Kase Group
Real Estate Investment Services

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3549 CATCLAW DR
ABILENE, TX 79606



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PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- New 15 year absolute NNN lease
- Zero landlord obligations
- Corporate guarantee
- Tax free income state
- Prime location within Abilene's main retail corridor
- Outparcel to The Shops at Abilene
- Heavy traffic counts - 105,108 VPD from combined nearby roads
- 6 Miles from Dyess Air Force Base
- 10 Miles from Downtown Abilene
- Surrounding tenants include The Home Depot, Walmart Super Center, Burlington, Dollar Tree, Five Below, Wendy's, Mattress Firm, The UPS Store, Dollar General, Chick-fil-A, Denny's and more

OFFERING SUMMARY

Price:	\$3,440,000
Net Operating Income:	\$215,000
CAP Rate:	6.25%
Lot Size:	1.23 AC
Building Size:	6,675 SF
Year Built:	2005



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase well established Red Robin location in Abilene, Texas with a new 15 year absolute NNN lease. The recently extended lease calls for zero landlord obligations and is corporately guaranteed by Red Robin. There are 10% increases every 5 years throughout the initial term and options, and four 5-year renewal options. The building sits outparcel to the Shops at Abilene, a dominant regional power center anchored by Ross, PetSmart, Old Navy and TJ Maxx. The asset benefits from nearby traffic counts of 21,838 VPD along Catclaw Dr, 24,270 VPD along Southwest Dr and nearby U.S. Route 83, which carries over 59,000 VPD. The location is 6 miles from Dyess Air Force Base and 10 miles from Downtown Abilene. Surrounding tenants include The Home Depot, Walmart Super Center, Burlington, Dollar Tree, Five Below, Wendy's, Mattress Firm, The UPS Store, Dollar General, Chick-fil-A, Denny's and more.

LOCATION DESCRIPTION

The City of Abilene, Texas is located approximately 180 miles west of the Dallas/Fort Worth Metroplex, near the geographic center of the state. Conveniently connected east-west by Interstate Highway 20, and north-south by U.S. highways 83, 84, and 277, Abilene is the center of a 22-county area commonly referred to as the Big Country.

Abilene serves as the county seat for Taylor County, one of 254 counties in Texas. Taylor County has a current population of about 136,000; 120,373 of which live within the Abilene city limits.

Abilene was established in March 1881, upon the completion of the Texas and Pacific Railroad. Abilene's civic progressiveness and logistic function as a regional center for distribution, commerce, industry, transportation, and education provide an assortment of lodging, dining, cultural, and retail opportunities typically found only in much larger cities.

AERIAL MAP

3549 CATCLAW DR
ABILENE, TX 79606





FINANCIAL ANALYSIS

SECTION 2

FINANCIAL SUMMARY

3549 CATCLAW DR
ABILENE, TX 79606

INVESTMENT OVERVIEW

Price	\$3,440,000
CAP Rate	6.25%
Net Operating Income	\$215,000
Lease Start	08/30/2023
Lease End	08/31/2038
Options	Four, 5-Year Options
Increases	10% Every 5 Years Throughout Initial Term & in Options First Increase September 1st, 2028

RENT SUMMARY

Years 1-5	\$215,000
Years 6-10	\$236,500
Years 11-15	\$286,165
Option 1	\$314,782
Option 2	\$346,260
Option 3	\$380,886
Option 4	\$418,974



DEMOGRAPHICS

SECTION 3

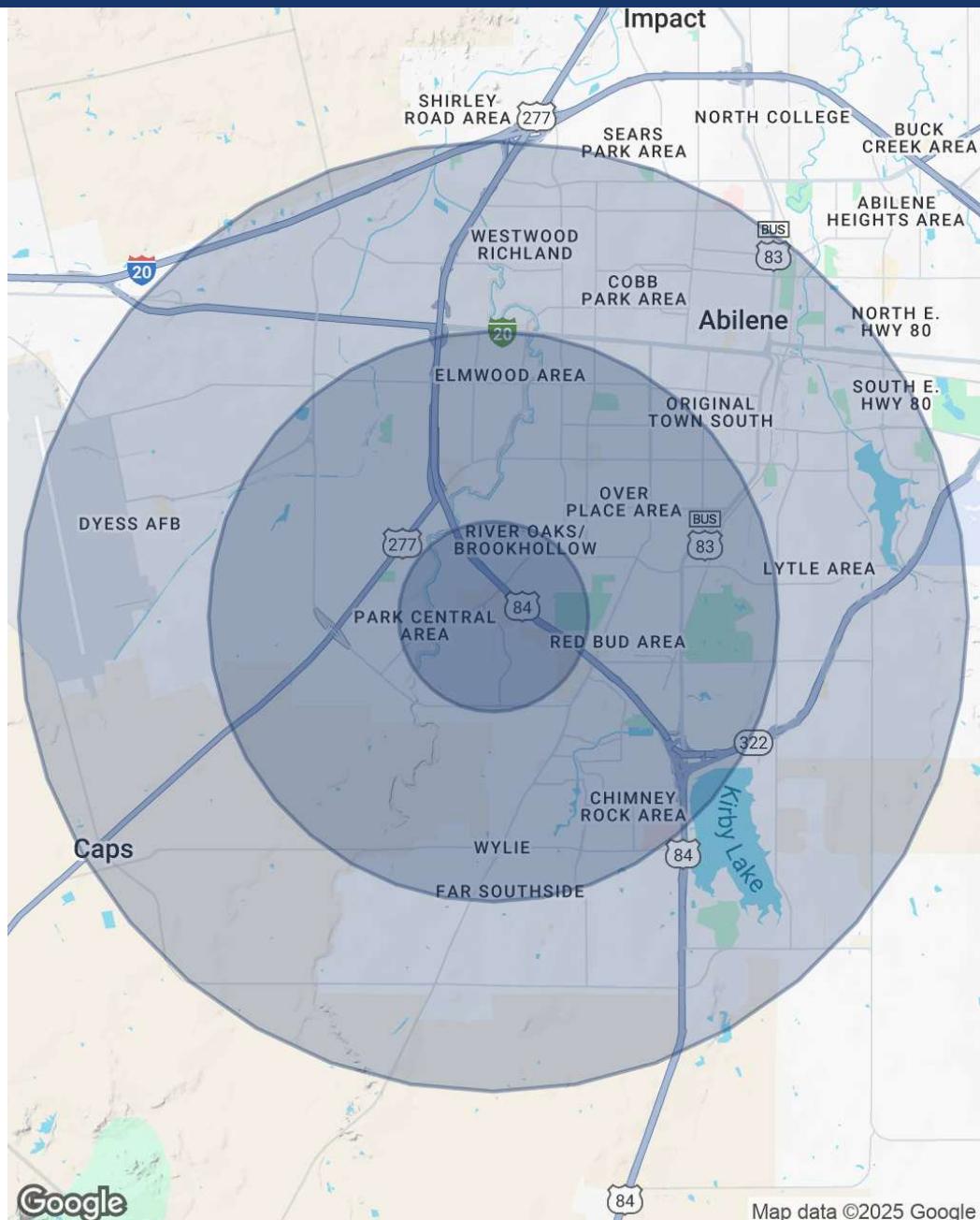
DEMOGRAPHICS MAP & REPORT

3549 CATCLAW DR
ABILENE, TX 79606

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,805	55,244	102,036
Average Age	38	38	38
Average Age (Male)	36	37	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,710	22,395	39,543
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$72,866	\$77,613	\$79,449
Average House Value	\$259,651	\$205,842	\$206,566

Demographics data derived from AlphaMap





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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

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