

# GOLDEN CHICK



Brand New 20-Year NNN Lease w/ Zero Landlord Responsibilities | Attractive Rental Increases | Experienced and Growing Regional QSR Operator (13-Units)

**\$1,100,000** 6.00% CAP RATE

**1036 N PATRICK STREET**  
DUBLIN, TX

**Marcus & Millichap**  
NFB GROUP





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## TABLE OF CONTENTS

Why Invest	3
Executive Summary	5
Area Overview	6
About Dublin	7
Tenant Overview	9
In the News	10

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# WHY INVEST



## LOCATION

- Located Along One of the 2 Main Thoroughfares in and out of the Heart of Dublin, Also Called SW US Hwy 377, With a Vehicle Count of 5,300 Per Day
- Nearby Retailers Include Sonic, DG Market, First National Bank of Dublin, Dairy Queen, Central Inn, Longhorn Auto Sales, and Dollar General
- Dublin Is Located in Central Texas, in the Southwest Corner of Erath County, About Two Hours South of the DFW Metroplex, One Hour East of Abilene, and Two Hours Northwest of Austin



## LEASE

- Brand New 20-Year NNN Lease To Begin at Close of Escrow
- Rental Increases of 10% Every 5 Years
- Four (4), Five (5) Year Options To Extend Bringing the Potential Term to 40 Years



## TENANT

- Guaranteed by Venture Foods, LLC (13-Units), an Experienced and Growing Regional QSR Operator With Proven Success in the Local Market
- The Site Underwent a \$50,000 Remodel in 2021 Showcasing The Tenant's Commitment to the Location



 DUBLIN ELEMENTARY SCHOOL

CENTRAL INN

DAIRY QUEEN

TAQUERIA EL RIO & SEAFOOD

FIRST NATIONAL BANK



VETERINARIAN'S OUTLET, INC.

DUBLIN AUTO REPAIR

SHAMROCK APARTMENTS

DG market

SW US HWY 377 - 5,300 VPD

 SUBJECT SITE





# EXECUTIVE SUMMARY

2024 | Income & Lease Terms



## OFFERING SUMMARY

Address:	<a href="#">GOOGLE MAPS</a>	1036 N Patrick St, Dublin, TX 76446
Tenant:	Golden Chick	
Guarantor:	Venture Foods, LLC (13-Unit Operating Entity)	
Price:	\$1,100,000	
Cap Rate:	6.00%	
NOI:	\$66,000	
Building Size (SF):	±3,240 SF	
Lot Size (AC):	±.787 AC	
APN:	R000065210	
Year Built/Renovated:	2011/2021	



## LEASE TERMS

Lease Commencement:	Close of Escrow (COE)
Lease Term Expiration:	20 Years from COE
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$5,500
Annual Base Rent:	\$66,000
Rental Increases:	10% / 5-Years
Renewal Options:	4 x 5-Year

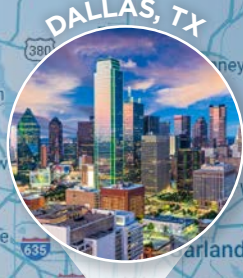


*\*20 Years from Close of Escrow*

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



1036 N PATRICK STREET - DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
Estimated Population (2024)	4,338	5,478	12,939
Projected Population (2029) ▲	4,355	5,505	13,014
Average Household Income (2024)	\$113,880	\$116,391	\$104,480
Projected Average Household Income (2029) ▲	\$118,216	\$120,644	\$107,945
Estimated Households (2024)	1,641	2,068	5,060
Projected Households (2029) ▲	1,689	2,131	5,209



🚗 93 MIN  
89.6 MILES

🚗 123 MIN  
121 MILES

🚗 96 MIN  
90.8 MILES



# LOCATED IN THE HEART OF CENTRAL TEXAS



# DUBLIN TEXAS

## *The Irish Capital of Texas*

Dublin, Texas is a charming small town that proudly celebrates its Irish heritage with festivals and events. Dublin is perhaps best known for its connection to Dr Pepper, as it was home to the oldest Dr Pepper bottling plant, famous for using pure cane sugar. Beyond its soda legacy, Dublin's historic downtown offers quaint shops, cafes, and landmarks like the Dublin Historical Museum, providing a glimpse into the town's storied past. Surrounded by the natural beauty of Central Texas, Dublin also offers outdoor recreation opportunities, with access to nearby lakes, parks, and scenic countryside. This welcoming community combines small-town charm, rich heritage, and local attractions that make it a unique Texas destination.



**44,313**  
POPULATION  
*(Erath County)*

**\$113,880**  
AVERAGE HOUSEHOLD  
INCOME

**\$173,410**  
MEDIAN HOME  
SOLD PRICE

SOURCE: SITES USA,  
2024, DUBLIN, TEXAS





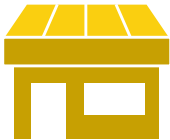




Founded in 1967 in San Marcos, Texas, Golden Chick began as a single fried chicken restaurant with a vision to serve high-quality food with exceptional service. Over five decades later, Golden Chick remains committed to its founding principles and core values, which have fueled its growth and success.

With more than 200 locations across multiple states, Golden Chick is experiencing strategic expansion, bringing its famous Golden Tenders®, hand-breaded chicken, and other southern-inspired favorites to new communities. As part of the thriving quick-service restaurant (QSR) industry, estimated at over \$300 billion annually, Golden Chick continues to position itself as a leader in providing delicious, convenient meals to customers.

Golden Chick’s brand promise—great food, great taste, every time—is a testament to the company’s enduring commitment to delighting customers with flavorful meals and unforgettable experiences, a standard that has remained consistent since its founding in 1967.



200+  
UNIT  
FRANCHISE



TOP RATED  
RESTAURANT  
FRANCHISE



AMBITIOUS GROWTH  
& EXPANSION  
PLANS



HEADQUARTERS:  
RICHARDSON, TX

SOURCE: GOLDEN CHICK, 2024  
SCRAPE HERO, 2024



# IN THE NEWS...



[FULL ARTICLE](#) 

## GOLDEN CHICK PARTNERS WITH QU TO STREAMLINE OPERATIONS

October 8, 2024 | QSR Web

Chicken brand Golden Chick has partnered with Qu, a provider of unified commerce platforms. The partnership aligns with Golden Chick's mission to deliver accurate orders to every guest, every visit, according to a press release. Golden Chick selected Qu's platform to streamline operations across its 230 locations, including dine-in, drive-thru, and delivery services. By leveraging Qu's native products for in-store POS, AI-driven kitchen solutions, and direct delivery integrations, Golden Chick aims...

## GOLDEN CHICK OPENS 100TH RESTAURANT BASED IN DALLAS-FORT WORTH

July 1, 2024 | QSR Magazine

Golden Chick is ringing in its 100th restaurant opening in Dallas-Fort Worth, with its newest location in Fort Worth. Found on the corner of N Blue Mound Road and Watauga Smithfield Road, this is the brand's lucky number eight for restaurant openings this year. The Fort Worth location will be owned and operated by Keaton Mata, who is a first-time franchisee, but no stranger to the Golden Chick brand. To create buzz within the DFW community on Thursday, June 27 Golden Chick will host...



[FULL ARTICLE](#) 



**GOLDEN CHICK**

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RenewC  
TAC



LEMON PEPPER



EXCLUSIVELY LISTED BY

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**SPECIAL COVID-19 NOTICE**

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAF1050679





## Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

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