



RARE FEE SIMPLE ABSOLUTE
NNN RAISING CANE'S
TAX-FREE STATE

8150 S HAMPTON RD,
DALLAS, TX 75232



Marcus & Millichap
NNN DEAL GROUP
OFFERING MEMORANDUM

ACTUAL SITE

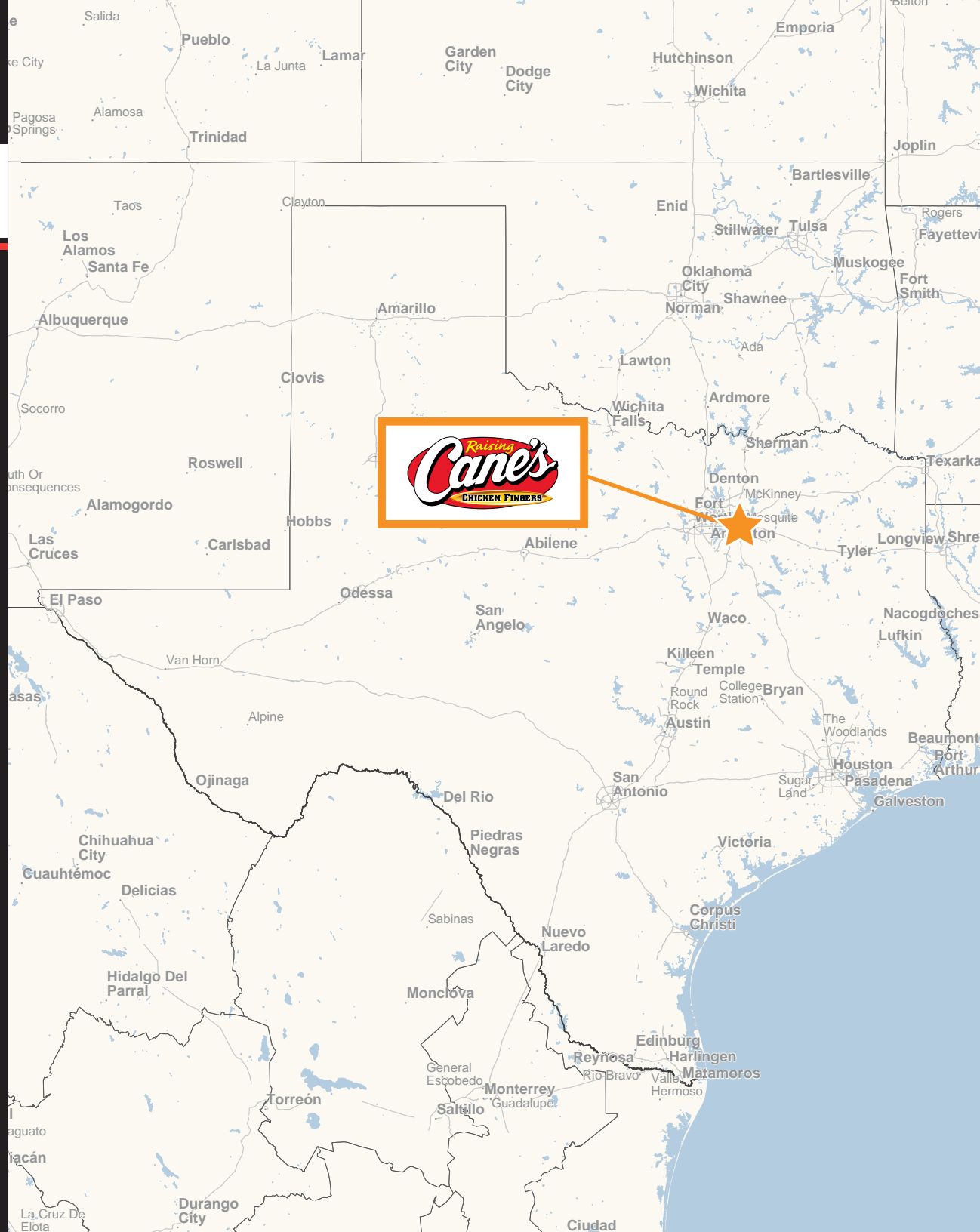
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Marcus & Millichap
 NNN DEAL GROUP

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INVESTMENT SUMMARY

8150 S HAMPTON RD, DALLAS, TX 75232

PRICE: \$5,430,000

CAP: 5.35%

RENT: \$290,850

OVERVIEW

| | |
|---------------------------|-------------|
| PRICE | \$5,430,000 |
| GROSS LEASABLE AREA (GLA) | 2,724 SF |
| LOT SIZE | 1 Acre |
| BASE RENT | \$290,850 |
| YEAR BUILT | 2015 |

LEASE ABSTRACT

| | |
|---------------------|--|
| TENANT | Raising Cane's Restaurants, LLC (800+ Locations) |
| LEASE TYPE | NNN |
| BASE TERM | 15 Years |
| REMAINING TERM | 6 Years |
| LEASE COMMENCEMENT | 2/16/2016 |
| LEASE EXPIRATION | 2/28/2031 |
| RENEWAL OPTIONS | 5x5 |
| INCREASES | Every 5 Years During Primary Term And Option Periods |
| LANDLORD OBLIGATION | None At All |

ANNUALIZED OPERATING DATA

| BASE TERM | ANNUAL RENT |
|---------------------------------------|-------------|
| Year 6-10 (Current) | \$290,850 |
| Year 11-15 (Next Increase March 2026) | \$307,900 |
| Option 1 | \$338,690 |
| Option 2 | \$372,559 |
| Option 3 | \$409,814 |
| Option 4 | \$450,796 |
| Option 5 | \$495,786 |

Marcus & Millichap

INVESTMENT HIGHLIGHTS

NNN

ABSOLUTE TRIPLE NET (NNN) LEASE
Rare fee simple deal, zero landlord obligations



RENT INCREASES
Regular built in rent bumps to hedge against inflation, next increase in March 2026!



TAX-FREE STATE
Texas is a highly desirable state to purchase investment property, no state income tax



EXPLOSIVE GROWTH
With over 800 locations, and plans for 100 more in 2025, Raising Cane's has experienced 62 straight quarters of positive same-store sales



INCREDIBLE REAL ESTATE
Corner lot located just off I-20 amid the area's main power shopping centers in a busy Dallas neighborhood



Well Located Busy Location
Top 80% Percentile Of Most Visited
Raising Cane's in Texas

(Placer.ai Report 2025)







Walmart Supercenter HOME DEPOT

CLAY COOLEY
NISSAN OF DALLAS



WHEATLAND TOWNE CROSSING
TARGET DOLLAR TREE PETSMART
ROSS five BELOW Conn's rue21
DRESS FOR LESS CITITRENDS Rainbow Office DEPOT

WELLS FARGO
BANK OF AMERICA



CVS pharmacy



BURGER KING



I-20 (157,000 VPD)

WHEATLAND RD (33,000 VPD)

S HAMPTON RD (19,000 VPD)



DOWNTOWN DALLAS



BURGER KING



BIRDIE ALEXANDER ELEMENTARY

DAVID W. CARTER HIGH SCHOOL

FRIENDSHIP-WEST BAPTIST CHURCH



WHEATLAND RD (33,000 VPD)



S HAMPTON RD (19,000 VPD)





FRIENDSHIP-WEST BAPTIST CHURCH

KINCAIDE STADIUM

HOME DEPOT

Cheddar's
SCRATCH KITCHEN

SOUTHWEST KIA DALLAS

ATKINSON TOYOTA SOUTH DALLAS

Chevron
MCDONALD'S

LOWE'S

Cane's
CHICKEN FINGERS

SUBWAY

DAVID W. CARTER HIGH SCHOOL

CVS pharmacy

WHEATLAND RD (33,000 VPD)

S HAMPTON RD (19,000 VPD)

I-20 (157,000 VPD)

BURGER KING

Chick-fil-A

ALDI

chili's

WHEATLAND TOWNE CROSSING

CHRYSALIS DR



WHEATLAND RD (33,000 VPD)

S HAMPTON RD (19,000 VPD)



DOLLAR TREE



TACO CABANA

CHASE



FAMILY DOLLAR



CAMP WISDOM RD. (20,000 VPD)

SOUTHWEST CENTER MALL



BIRDIE ALEXANDER ELEMENTARY



DAVID W. CARTER HIGH SCHOOL

S COCKRELL RD. (19,000 VPD)



S HAMPTON RD. (19,000 VPD)



WHEATLAND RD. (33,000 VPD)

WALGREENS

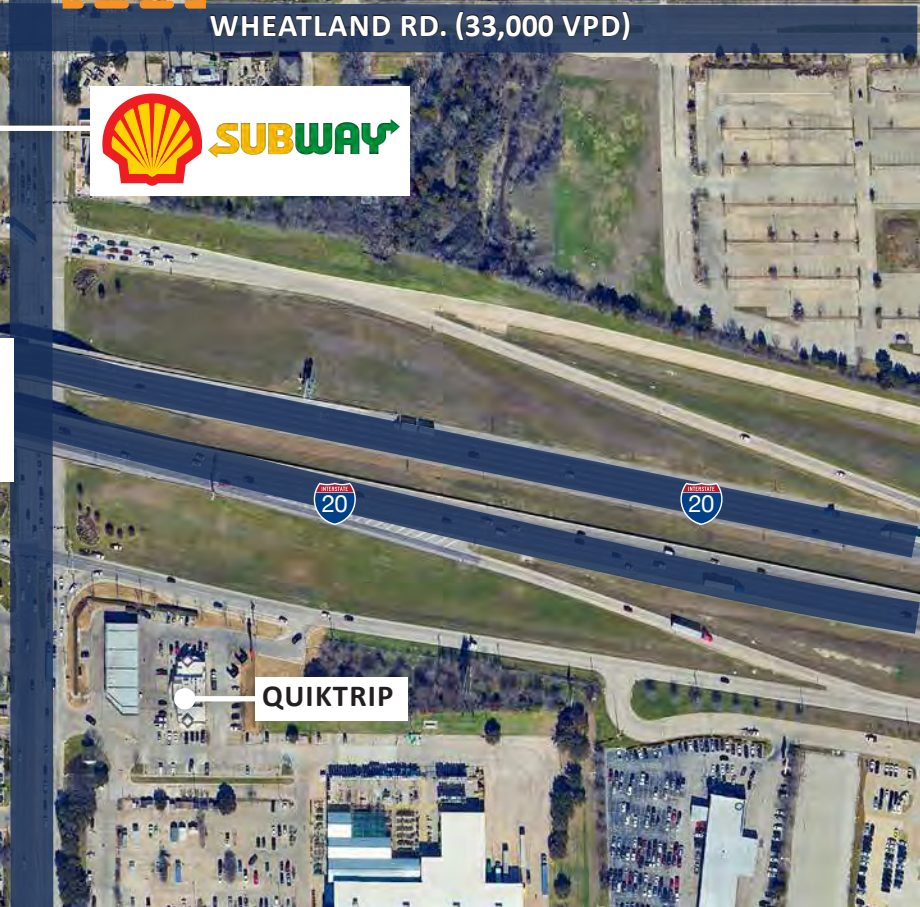


CAR TOYS



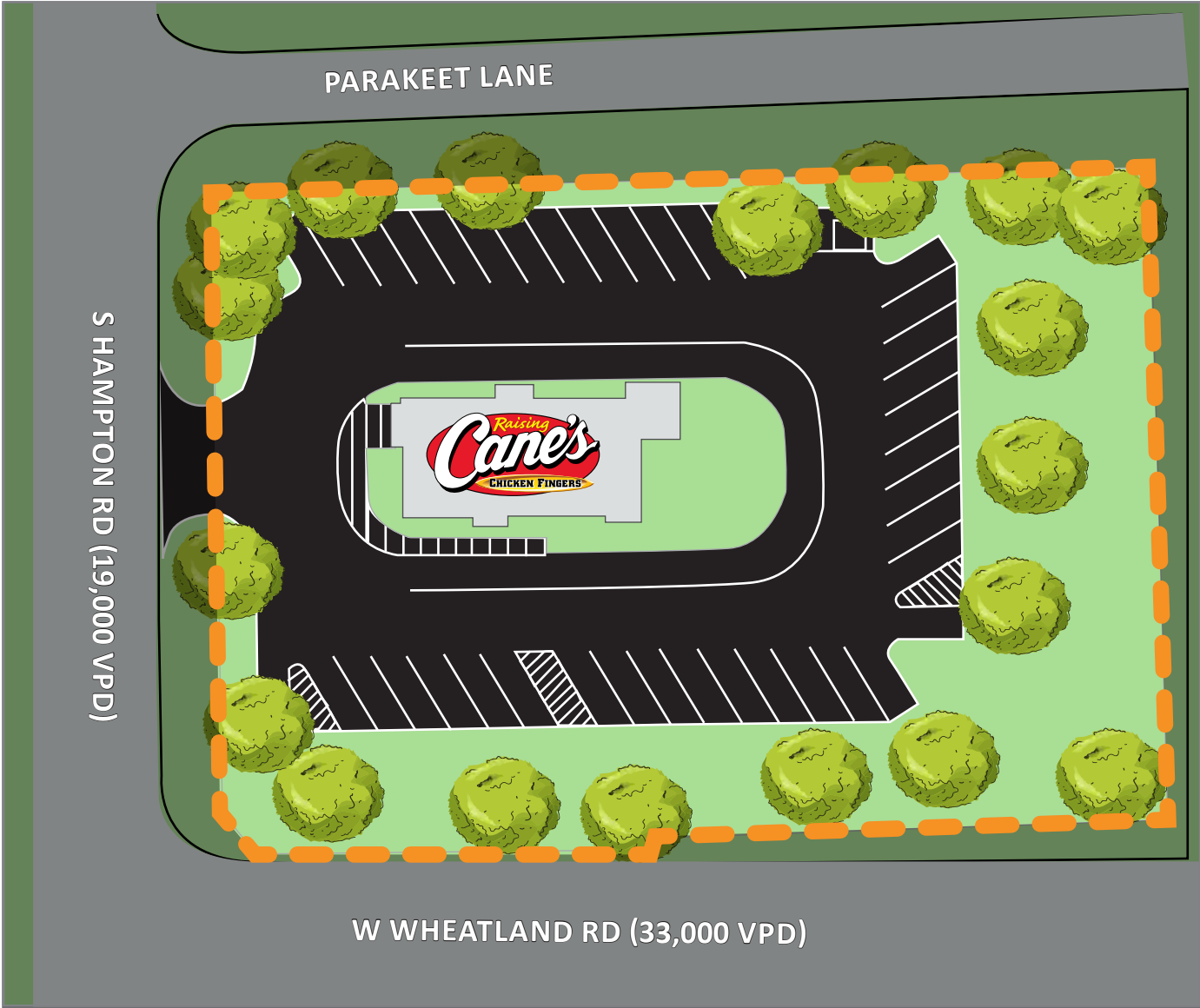
METHODIST CHARLTON MEDICAL CENTER





WHEATLAND RD. (33,000 VPD)

SITE PLAN



TENANT SUMMARY



ONE DREAM, ONE LOVE

Raising Cane's: A Fast-Growing Chicken Chain with a Cult Following

Raising Cane's is a fast-food restaurant chain specializing in high-quality chicken finger meals. Founded in 1996 in Baton Rouge, Louisiana, by Todd Graves, the company has grown rapidly due to its simple yet effective menu—focusing primarily on hand-battered chicken tenders, crinkle-cut fries, coleslaw, Texas toast, and its signature Cane's Sauce.

What sets Raising Cane's apart is its commitment to quality, fast service, and a strong brand culture centered around customer experience and community involvement. The company has developed a loyal fan base, often attracting long lines and viral social media attention.

With aggressive expansion across the U.S. and internationally, Raising Cane's continues to dominate the chicken fast-food sector, competing with larger brands by maintaining consistency, a fun work culture, and high customer satisfaction. Its growth strategy includes opening high-traffic locations in key markets, often near college campuses and urban centers, where demand for quick, delicious meals is high.



Raising Cane's Grand Opening August 2024



Headquarters
**BATON
ROUGE, LA**



Year Founded
1996



Locations
800+
(Plans to open 100 new stores in 2025)



Private Company
**RAISING CANE'S
RESTAURANTS, LLC**



2024 Projected Revenue
\$4.5 Bil
(33% year-over-year increase)

LOCATION OVERVIEW

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with over 7.8 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 625,000 people over the past five years. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. Dallas-Fort Worth hosts professional teams in baseball, football, hockey and basketball. Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region.



METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents, including American Airlines, Exxon Mobile, AT&T, and more.



SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade, with roughly 585,000 new people expected through 2028, fueled by robust job growth, natural increases and north-to-south migration.



EMPLOYMENT

Dallas-Fort Worth is one of the nation's largest employment markets, with nearly 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993.



DEMOGRAPHICS / DALLAS, TX

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| 2028 Projection | 9,942 | 84,042 | 239,700 |
| 2023 Estimate | 9,210 | 82,206 | 234,170 |
| Growth 2023 - 2028 | 7.95% | 2.23% | 2.36% |
| 2010 Census | 8,414 | 80,234 | 223,553 |
| 2020 Census | 10,408 | 86,072 | 242,761 |
| Growth 2010 - 2020 | 23.71% | 7.28% | 8.59% |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| 2028 Projections | 4,102 | 32,887 | 88,343 |
| 2023 Estimate | 3,791 | 31,952 | 85,695 |
| Growth 2023 - 2028 | 8.21% | 2.93% | 3.09% |
| 2010 Census | 3,040 | 29,639 | 77,894 |
| 2020 Census | 3,623 | 31,479 | 84,249 |
| Growth 2010 - 2020 | 19.18% | 6.21% | 8.16% |

| 2023 EST. HOUSEHOLDS BY INCOME | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|----------|----------|----------|
| \$200,000 or More | 1.25% | 1.81% | 2.56% |
| \$150,000 - \$199,999 | 3.00% | 4.18% | 5.36% |
| \$100,000 - \$149,999 | 9.81% | 11.12% | 14.36% |
| \$75,000 - \$99,999 | 10.34% | 10.98% | 12.40% |
| \$50,000 - \$74,999 | 16.37% | 17.81% | 19.03% |
| \$35,000 - \$49,999 | 15.69% | 15.20% | 14.27% |
| \$25,000 - \$34,999 | 10.26% | 10.47% | 9.15% |
| \$15,000 - \$24,999 | 14.75% | 12.76% | 9.77% |
| \$10,000 - \$14,999 | 5.82% | 5.18% | 4.68% |
| Under \$9,999 | 12.70% | 10.50% | 8.43% |
| 2023 Est. Average Household Income | \$55,440 | \$61,917 | \$71,238 |
| 2023 Est. Median Household Income | \$39,537 | \$45,683 | \$54,334 |
| 2023 Est. Per Capita Income | \$22,821 | \$24,144 | \$26,166 |

| POPULATION PROFILE | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|--------|---------|---------|
| 2023 Estimated Population by Age | 9,210 | 82,206 | 234,170 |
| Under 4 | 6.9% | 7.3% | 6.9% |
| 5 to 14 Years | 14.5% | 15.0% | 15.1% |
| 15 to 17 Years | 4.4% | 4.3% | 4.8% |
| 18 to 19 Years | 2.6% | 2.5% | 2.9% |
| 20 to 24 Years | 7.0% | 6.8% | 7.0% |
| 25 to 29 Years | 7.7% | 7.6% | 7.1% |
| 30 to 34 Years | 6.7% | 6.8% | 6.5% |
| 35 to 39 Years | 5.9% | 6.1% | 6.1% |
| 40 to 49 Years | 11.1% | 11.6% | 11.8% |
| 50 to 59 Years | 11.7% | 11.9% | 12.0% |
| 60 to 64 Years | 6.7% | 6.1% | 6.0% |
| 65 to 69 Years | 6.5% | 5.6% | 5.2% |
| 70 to 74 Years | 4.3% | 4.1% | 3.9% |
| Age 75+ | 3.8% | 4.4% | 4.7% |
| 2023 Median Age | 35.0 | 34.7 | 34.9 |

| 2023 Population 25 + by Education Level | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| Elementary (0-8) | 2.95% | 5.21% | 5.96% |
| Some High School (9-11) | 7.87% | 9.49% | 9.94% |
| High School Graduate (12) | 32.43% | 31.15% | 29.23% |
| Some College (13-15) | 26.25% | 25.94% | 24.90% |
| Associates Degree Only | 7.09% | 6.70% | 6.60% |
| Bachelors Degree Only | 15.16% | 12.41% | 13.01% |
| Graduate Degree | 5.54% | 6.63% | 7.50% |

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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. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



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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| Sales Agent/Associate's Name | License No. | Email | Phone |

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-0



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