

# FREDDY'S

916 EAST END BOULEVARD NORTH  
MARSHALL | TEXAS 75670

LONG TERM  
ABSOLUTE NNN LEASE



FILE PHOTO

# ADVISORY TEAM

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# Highlights



PRICE	CAP RATE	NOI
\$2,333,000	6.00%	\$140,000

## POINTS OF INTEREST

**Retailers | Entertainment:** Pad site to Lowe’s Home Improvement - nearby retailers include Walmart, Hobby Lobby, Citi Trends, Bealls Outlet, Boot Barn, Big Lots, Ollie’s Outlet, Tractor Supply, Harbor Freight, Petsense, Kroger, Super 1 Foods, Cash Saver, Dollar Tree, Dollar General, Family Dollar, Factory Connection, Ivan Smith Furniture, Aaron’s, Rent-A-Center, Sherwin Williams, Walgreens, CVS, Planet Fitness

**Higher Education:** 1½ miles from **East Texas Baptist University** - a private Baptist university offering over 50 undergraduate programs with 1,813 students (Fall 2024); Less than 3 miles from **Texas State Technical College Marshall** - offering various programs & degrees serving 858 students

**Healthcare:** 2½ miles from **CHRISTUS Good Shepherd Medical Center** - a 149-bed facility with an intensive care unit and a 24-hour Level III Trauma Center

**TEXAS IS AN INCOME TAX FREE STATE**

## LONG TERM ABSOLUTE NNN LEASE

19 years remaining on initial 20-year Absolute NNN lease with attractive 7.50% rental escalations every 5 years with four 5-year options to renew

## TENANT

**Ram-Z Custard, LLC** is an experienced multi-concept owner/operator with **42 Freddy’s restaurants** (including those currently under construction), making it the 6th largest Freddy’s franchisee in the U.S.! The lease is further guaranteed by Ram-Z Restaurant Group that includes **34 Schlotzsky’s locations**, making it the largest Schlotzsky’s franchisee in the country and **7 Popeyes locations** in Alabama. **(83 TOTAL UNIT GUARANTY).** **\*\*All units back the performance of the lease!\*\***

## BRAND NEW CONSTRUCTION

New, build-to-suit of Freddy’s latest prototype with a 10-car stack in drive-thru - opened March 2025

## DOMINANT RETAIL CORRIDOR

Conveniently located on a pad site to a Lowe’s (across from Walmart - Top 33rd percentile store nationally per Placer.ai) in the main retail corridor of Marshall!

## TRAFFIC COUNTS

Positioned on a ±0.82-acre lot with great visibility/access on E End Blvd N (main north/south thoroughfare in Marshall) with **traffic counts of 24,328 CPD!**

## 2025 DEMOGRAPHICS (5-MI)

Population	27,565
Households	10,139
Average Household Income	\$80,021

# Financial Analysis

SITE ADDRESS	916 East End Boulevard North Marshall, Texas 75670
TENANT	Ram-Z Custard, LLC
GUARANTOR	Ram-Z Restaurant Group
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,800 SF
LOT SIZE	±0.82 acre
YEAR BUILT	March 2025
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an <b>Absolute NNN lease</b> . Tenant is responsible for all expenses.
LEASE TERM	19 years remaining
RENTAL INCREASES	7.50% every 5 years
RENT COMMENCEMENT DATE	March 18, 2025
EXPIRATION DATE	March 31, 2045
OPTIONS	Four 5-Year Renewal Options



## Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	<b>03/18/25</b> to 03/31/30	\$140,000	6.00%
Years 6-10	04/01/30 to 03/31/35	\$150,500	6.45%
Years 11-15	04/01/35 to 03/31/40	\$161,788	6.93%
Years 16-20	04/01/40 to <b>03/31/45</b>	\$173,922	7.45%
AVG ANNUAL RETURN			<b>6.74%</b>

### RENEWAL OPTIONS

1st Option	04/01/45 to 03/31/50	\$186,966
2nd Option	04/01/50 to 03/31/55	\$200,988
3rd Option	04/01/55 to 03/31/60	\$216,062
4th Option	04/01/60 to 03/31/65	\$232,267

# Tenant Profile



Founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner Scott Redler, **Freddy's Frozen Custard & Steakburgers®** was created as a tribute to Bill and Randy's father, Freddy. What started as one humble restaurant in Wichita, Kansas, has since exploded into one of the fastest-growing franchises in America - now boasting **over 550 locations across 36 states** and even reaching Canada.

With cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items – along with frozen custard that is freshly churned throughout the day in each restaurant – Freddy's has become one of the fastest-growing franchises in the U.S.

## Freddy's Franchise *Awards & Recognition*

**Entrepreneur**

Ranked # 59 for Franchise 500 in 2025

**Entrepreneur**

Ranked # 6 for The Top 10 Burger Franchises in 2024



Ranked # 7 for Fastest-Growing Brands in 2024

**MOVERS+SHAKERS**

Ranked # 15 for Fast Casuals Top 100 in 2024

**Entrepreneur**

Ranked # 42 for Top Brands for Multi-Unit Owners in 2024



Ranked # 43 for QSR 50



Ranked # 62 for Top 500 Chain Restaurant Report in 2024

**Entrepreneur**

Ranked # 76 for Fastest-Growing Franchises in 2024







## THE TENANT: RAM-Z CUSTARD, LLC

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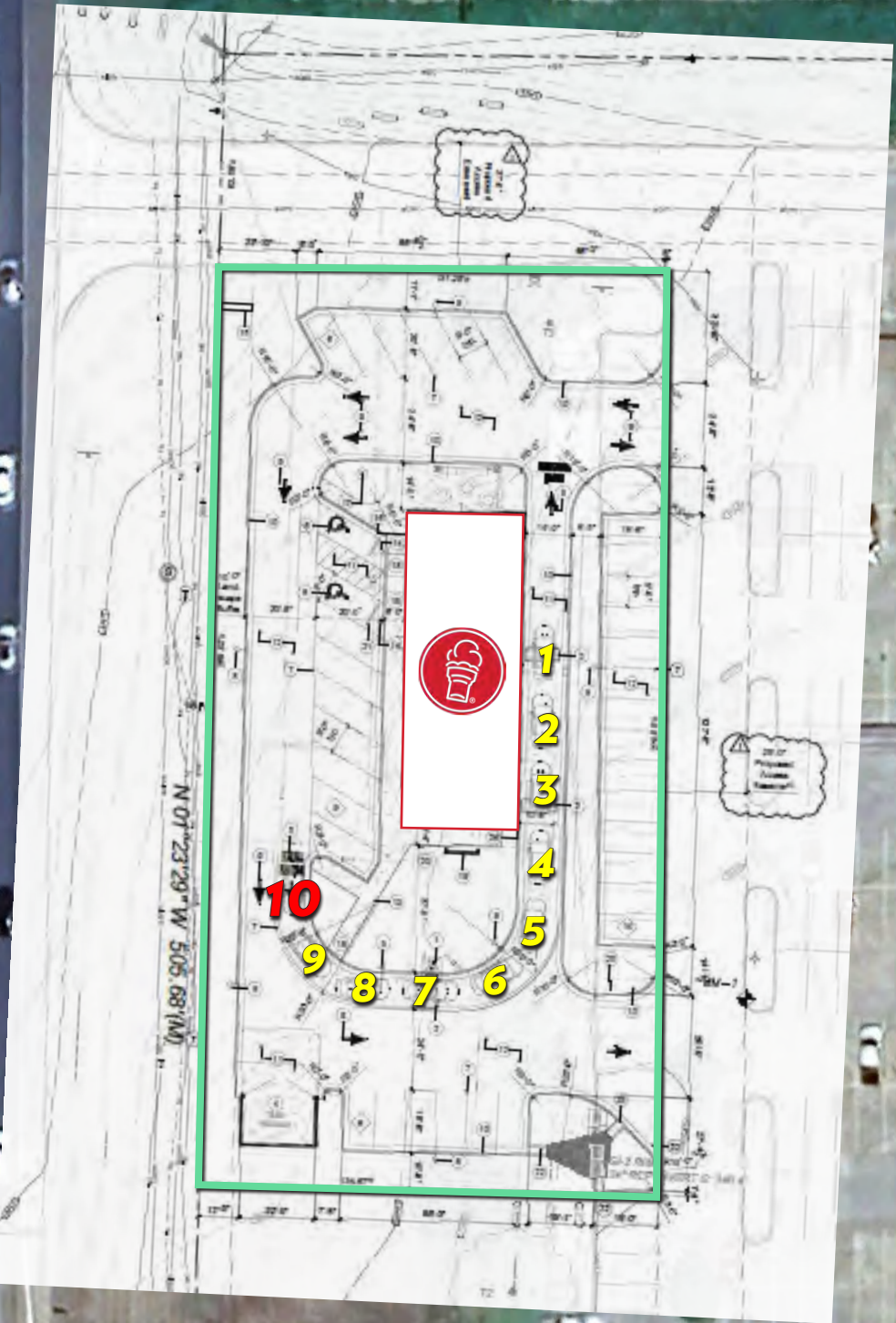
**\*\*All units back the performance of the lease!\*\***

# Site Plan

-  New construction with Freddy's latest prototype
-  10-car stack in drive-thru
-  GLA: ±2,800 SF
-  Lot Size: ±0.82 acre



US-59/E END BLVD N  
24,328 CPD





Walmart

goodwill

MURPHY USA

CATO

Great Clips  
HIBBETT SPORTS  
T-Mobile  
ANYTIME FITNESS

DOLLAR TREE  
SHOE DEPT. ENCORE

ABC  
AUTO

59

Schlotzsky's

Aspen Dental

FARMERS  
INSURANCE

chili's

Chick-fil-A

Smitty's  
CAR WASH

Chevron

EXPERT  
Collision Center

verizon

DQ

Livingston  
HEARING AIDS

US-59/E END BLVD N  
24,328 CPD

Freddy's



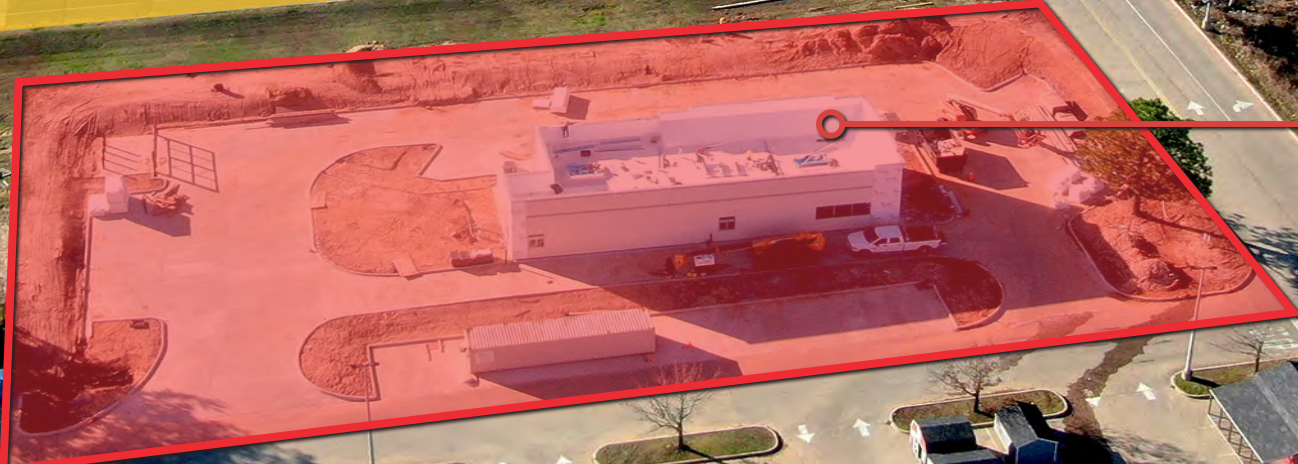
**FAMILY DOLLAR**  
**HARBOR FREIGHT**

**ETBU**  
EAST TEXAS  
BAPTIST UNIVERSITY  
1,813 STUDENTS

**DOLLAR TREE** SHOE DEPT.  
ENCORE



US-59/E END BLVD N | 24,328 CPD



**Freddy's®**



planet fitness CITITRENDS DOLLAR GENERAL RAC

Domino's

Bodacious BAR-B-Q

WHATABURGER

McDonald's

Marshall's CINEMA

Kroger petsense by Tractor Supply Ivan Smith FURNITURE

Super 1 Foods Aaron's BIG LOTS! TRACTOR SUPPLY CO Chicken EXPRESS

Jucys TACO

Jucys HAMBURGERS

MAVIS TIRE

CVS

WING STOP

W

AT&T

POPEYES

THE PENTECOSTALS of Marshall

43 TEXAS

TX-43/KARNACK HWY | 4,109 CPD

59

GAME X CHANGE cicis pizza

LOWE'S

Freddy's

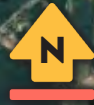


US-59 / E END BLVD N  
24,328 CPD

DQ

# Marshall





# Marshall Synopsis

**Marshall** is the county seat of Texas's Harrison County. Marshall is a cultural and educational center of the Ark-La-Tex (Arkansas, Louisiana & Texas) region.

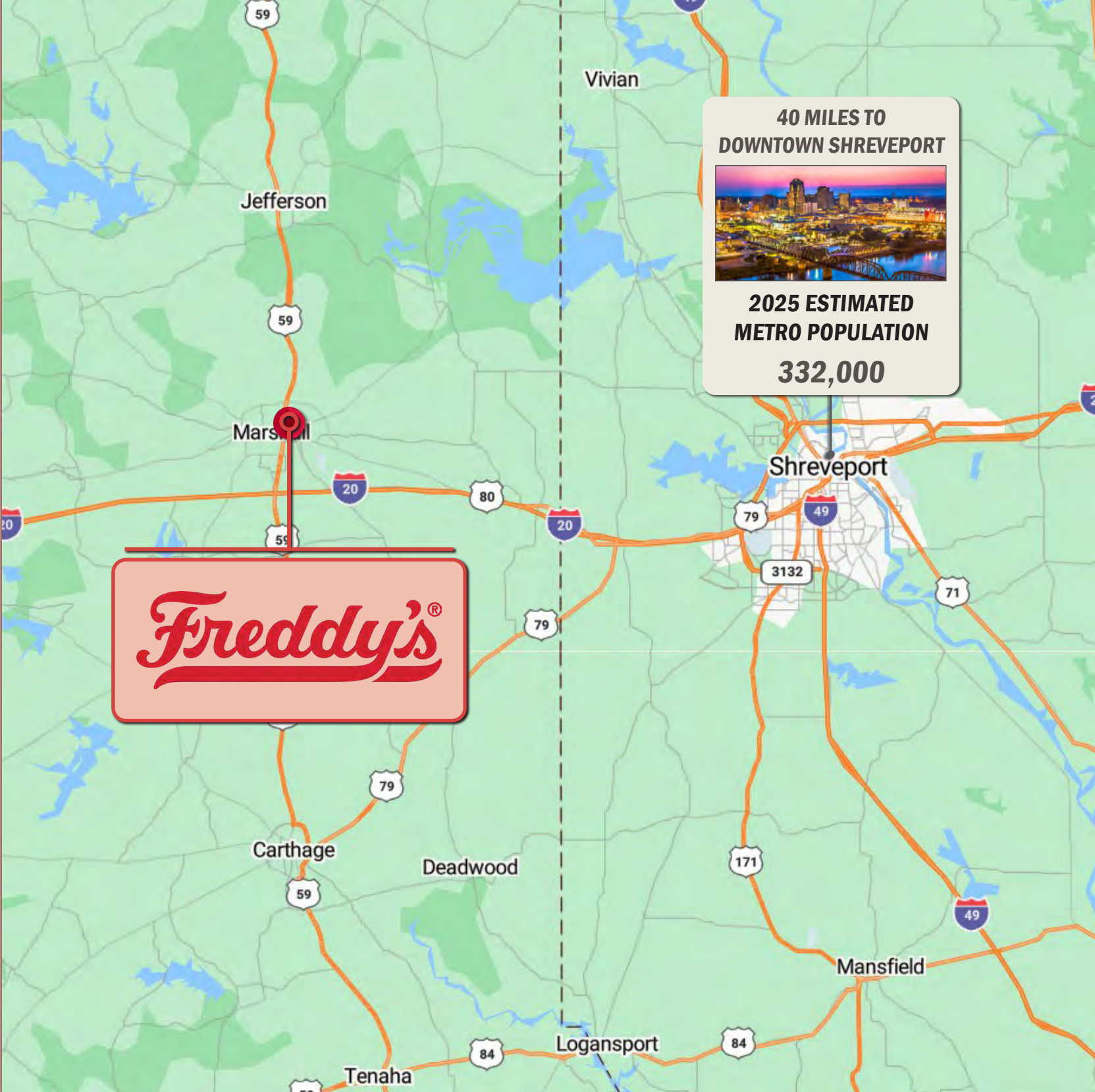
The city is known for holding one of the **largest light festivals in the United States, the "Wonderland of Lights"**. It identifies as the self-proclaimed **"Pottery Capital of the World"**, for its sizable pottery industry. Marshall is referred to by various nicknames: the "Cultural Capital of East Texas", the "Gateway of Texas", the "Athens of Texas", the "City of Seven Flags", and "Center Stage", a branding slogan adopted by the Marshall Convention and Visitors Bureau.

Marshall's economy is diversified and includes services such as **insurance claims processing at Health Care Service Corporation, aka BlueCross BlueShield of Texas**, education at several institutes of higher learning, manufacturing such as wood kitchen cabinets at **Republic Industries** and pottery at **Harris Potteries**. **Trinity Industries** owns market-leading businesses that provide railcar products & services in North America. Tourism is also an important industry, with about one million tourists visiting the city each year.

Marshall is home to **East Texas Baptist University** - a private university serving 1,813 students; **Wiley University** - a premier liberal arts institution serving 698 students; and **Texas State Technical College Marshall** - a coeducational, 2-year, public technical college serving 858 students.

## 2025 Demographics

	1-MI	3-MI	5-MI
Population	2,682	22,171	27,565
Households	1,016	7,992	10,139
Labor Population Age 16+	2,036	17,612	21,930
Median Age	31.1	33.0	34.3
Average Household Income	\$67,220	\$78,243	\$80,021



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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

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# Information About Brokerage Services

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date