

**Brand New 20-Year
Absolute NNN Lease
Dallas-Fort Worth MSA**



FILE PHOTO

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Highlights



PRICE	CAP RATE	NOI
\$2,870,000	5.75%	\$165,000



POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Walmart, Target, Home Depot, Lowe's, Hobby Lobby, HomeGoods, T.J. Maxx, Ross, Burlington, Michaels, Best Buy, J. Crew Factory, Old Navy, Maurices, American Eagle, Rally House, Barnes & Noble, DSW, Ulta Beauty, Popshelf, ALDI, Kroger, Total Wine & More, Spec's Wines, Goodwill, PetSmart, Pet Supplies Plus, Harbor Freight Tools, Tractor Supply Co., LA Fitness, Planet Fitness, Cinemark

Higher Education: Less than 5 miles from **University of North Texas** - a four-year public R1: Doctoral University offering 114 bachelor's & 126 master's/doctoral degrees, serving 46,180 students (Fall 2024); 5 miles from **Texas Women's University Denton** - a public university offering programs in nursing, liberal & fine arts, health sciences, business & education with 12,623 students

Healthcare: 3 miles from **Medical City Denton** - a 228-bed acute care hospital & a Level II Trauma Center with more than 900 employees & 1,100 physicians; 5 miles from **Texas Health Denton** - a 255-bed full-service hospital providing convenient care to people across North Texas & South Oklahoma since 1987



NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 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 owns & operates **74** locations which include **39 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S., and **35 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country. ****All units back the performance of the lease!****



BRAND NEW CONSTRUCTION

New, build-to-suit of Freddy's latest prototype with a 14-car stack in drive-thru - opened in July 2025



TRAFFIC COUNTS | HARD CORNER

Located at the southwest hard corner of Teasley Ln & Hunters Creek Rd, this property sits on a large ±1.85-acre lot with an impressive daily traffic count in excess of 30,000 CPD!



AFFLUENT 2024 DEMOGRAPHICS

Population (5-mi)	159,528
2029 Projected Population (5-mi)	172,065
Households (5-mi)	62,043

Average Household Income (1-mi)	\$147,598
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Texas is an income tax-free state

Financial Analysis

SITE ADDRESS	3812 Teasley Lane Denton, Texas 76210 (Dallas-Ft Worth MSA)
TENANT	Ram-Z Custard, LLC
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,040 SF
LOT SIZE	±1.85 acres
YEAR BUILT	July 2025
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (New)
RENTAL INCREASES	7.50% every 5 years
RENT COMMENCEMENT DATE	July 29, 2025
EXPIRATION DATE	July 31, 2045
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow



Rent Roll

TERM		ANNUAL RENT	CAP RATE
Years 1-5	07/29/25 to 07/31/30	\$165,000	5.75%
Years 6-10	08/01/30 to 07/31/35	\$177,375	6.18%
Years 11-15	08/01/35 to 07/31/40	\$190,678	6.64%
Years 16-20	08/01/40 to 07/31/45	\$204,979	7.14%
AVG ANNUAL RETURN			6.43%
RENEWAL OPTIONS			
1st Option	08/01/45 to 07/31/50	\$220,352	
2nd Option	08/01/50 to 07/31/55	\$236,879	
3rd Option	08/01/55 to 07/31/60	\$254,645	
4th Option	08/01/60 to 07/31/65	\$273,743	

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

Ram-Z Custard, LLC owns & operates **74** locations which include **39 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S., and **35 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country. ****All units back the performance of the lease!****

Site Plan



Brand new construction - opened in July 2025



Freddy's latest prototype



14-car stack in drive-thru



GLA: $\pm 3,040$ SF



Lot Size: ± 1.85 acres



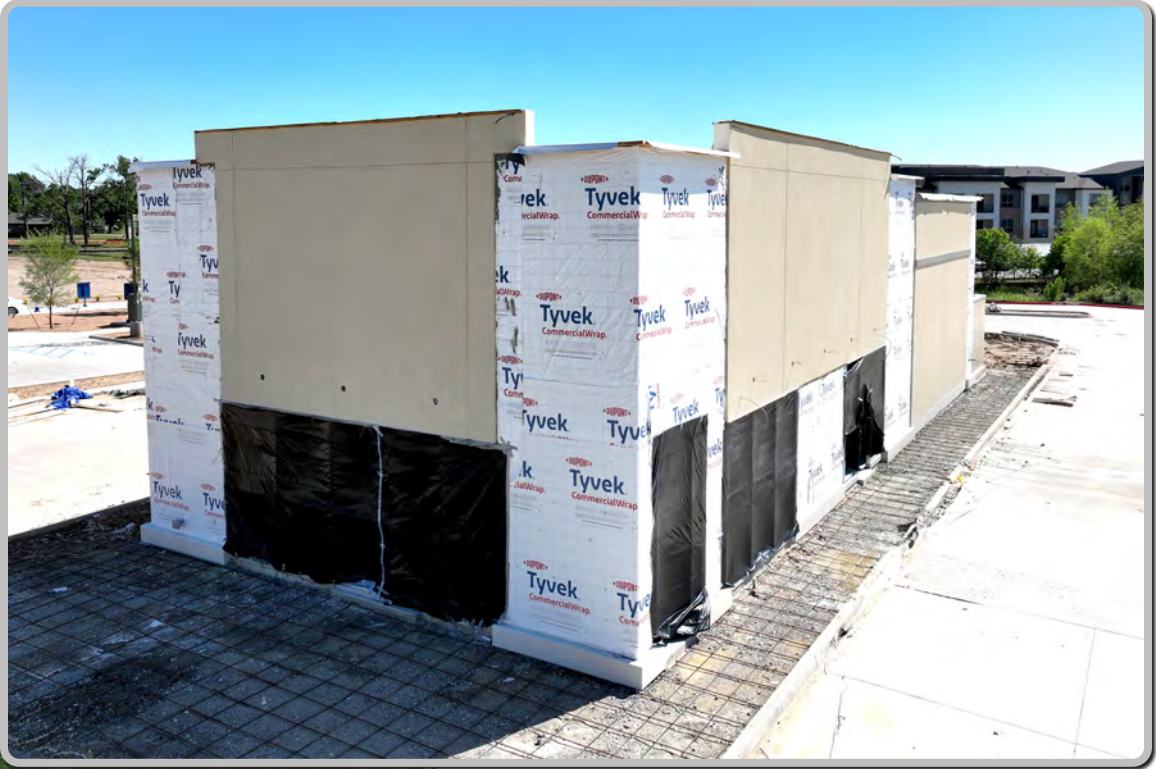
HUNTERS CREEK RD
589 CPD

FM-2181/TEASLEY LN
29,452 CPD



Construction Photos

As of May 3, 2025



Northeast


**TEXAS WOMAN'S
UNIVERSITY**
DENTON CAMPUS
12,623 STUDENTS

**GOLDEN MALL
TRIANGLE MALL**
Home to major retailers like Dillard's, H&M, Ross Dress for Less and Barnes & Noble featuring a dynamic mix of popular tenants such as Floor & Decor, Fitness Connection, Windsor Fashions, Francesca's, Buckle, Torrid, Hot Topic, JD Sports, Aeropostale, Bath & Body Works, Victoria's Secret, and more.

HOBBY LOBBY
goodwill
HARBOR FREIGHT

SALLY.
HEADQUARTERS


TJ-maxx


HomeGoods
Total Wine & More
PETSMART
AMERICAN EAGLE
Michael's
OLD NAVY
ULTA BEAUTY
Kroger


Medical City
Denton
228 BEDS


**Baylor Scott & White
HEALTH**
**THE HEART HOSPITAL
DENTON**

Freddy's®

HUNTERS CREEK Rd | 589 CPD

**FM-2181/TEASLEY LN
29,452 CPD**



Dutch Bros




2024 AVERAGE HOUSEHOLD
INCOME (1-MI)

\$147,598

E RYAN RD | 6,552 CPD

HUNTERS CREEK
214 UNITS

HUNTERS CREEK RD
589 CPD

DUTCH BROS
Coffee

Freddy's[®]

Denton



**SAM HOUSTON
ELEMENTARY**
527 STUDENTS



PRESERVE AT
PECAN CREEK
192 UNITS



HUNTERS CREEK
214 UNITS



FM-2181/TEASLEY LN 29, 452 CPD

**NELSON
ELEMENTARY**
524 STUDENTS



Zoomed Out



LOWE'S
DISTRIBUTION

Texas Health
Presbyterian Hospital
DENTON
255 BEDS

WinCo
FOODS
DISTRIBUTION

Peterbilt
MFG

CITY OF
Denton
TEXAS

ALEXANDER
ELEMENTARY
580 STUDENTS

DQ

SONIC

FAMILY DOLLAR
O'Reilly
AUTO PARTS

RYAN
HIGH SCHOOL
2,156 STUDENTS

ALDI

TRACTOR
SUPPLY CO

UPS
CUSTOMER CENTER

U-HAUL

WHATABURGER

CUBE SMART
self storage

Bowlro

LAIFITNESS

LOWE'S

UNT
UNIVERSITY
OF NORTH TEXAS
46,180 STUDENTS

FASTENAL
DISTRIBUTION

target
DISTRIBUTION

MORRISON'S
DISTRIBUTION

BORMAN
ELEMENTARY
468 STUDENTS

MCMATH
MIDDLE SCHOOL
782 STUDENTS

Office DEPOT

Total Wine & More
PET SMART
five BELOW
TJ-maxx
AMERICAN EAGLE
DSW
RALLY HOUSE
LOCAL STUFF
SKECHERS
OUTLET
J.CREW
FACTORY
popshelf
PET SUPPLIES PLUS
HomeGoods
planet fitness
OLD NAVY
maurices
Michael's
RACK
SALLY
Kroger

DENTON
ENTERPRISE
AIRPORT
DTW ACCESS
EXTRAORDINARY BUSINESS

ALDI
DISTRIBUTION

GOLDEN TRIANGLE MALL
Home to major retailers like Dillard's, H&M, Ross Dress for Less and Barnes & Noble featuring a dynamic mix of popular tenants such as Floor & Decor, Fitness Connection, Windsor Fashions, Francesca's, Buckle, Torrid, Hot Topic, JD Sports, Aeropostale, Bath & Body Works, Victoria's Secret, and more.

OLLIE'S
GOOD STUFF CHEAP

Target
THE HOME DEPOT

Medical City
Denton
228 BEDS

HOBBY LOBBY
goodwill
HARBOR FREIGHT

Freddy's

City View



Denton Synopsis

Located at the northern edge of the Dallas-Fort Worth metroplex, Denton is a vibrant city that offers a unique blend of cultural richness, educational excellence, and community charm. Denton is the county seat of Texas’s Denton County, the city has an area of 89.316 square miles which lies in the northeast edge of the Bend-Arch-Fort Worth Basin.

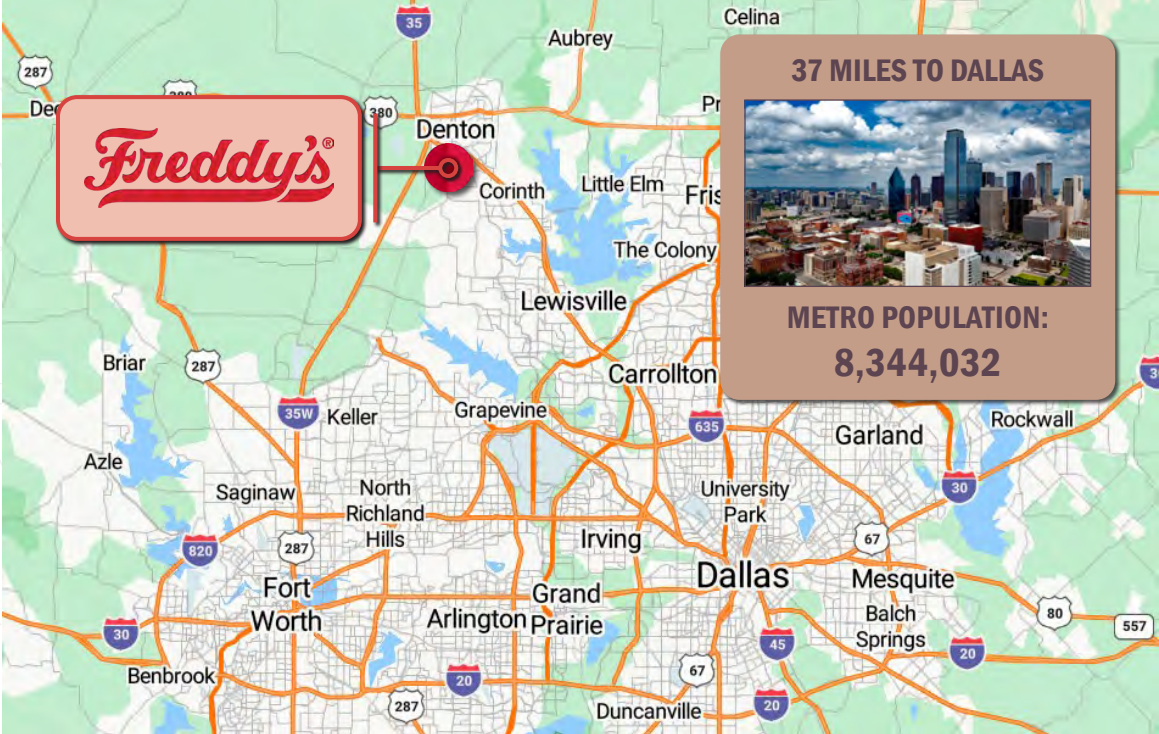
Denton boasts a lively arts & music community, the city’s downtown area is a hub for live music, local art galleries, and theaters. The **North Texas State Fair & Rodeo**, **Denton Arts and Jazz Festival**, and **Thin Line Fest** attract over 300,000 people to the city each year.

Top Employers in Denton: **University of North Texas** (higher education - 8,891); **Denton ISD** (public education - 4,331); **Peterbilt Motors Co.** (truck manufacturing - 2,000); **Denton County** (county government - 1,803); **Denton State Supported Living Center** (healthcare - 1,146); **Texas Health Presbyterian Denton** (healthcare - 1,100); **Texas Woman’s University** (higher education - 1,007); **Sally Beauty Holdings** (HQ - beauty products distribution - 1,000).



University of North Texas (UNT) is a public research university offering 114 bachelor’s, 126 master’s & doctoral degree programs and more than 90 online program options **serving 46,180 students (Fall 2024)**. UNT is ranked a Tier One research university by the Carnegie Classification, one of 146 institutions in the U.S. recognized for very high research activity; named one of America’s Best Colleges by the Wall Street Journal.

Texas Woman’s University (TWU) is a public coeducational university, it is the largest state-supported university primarily for women in the U.S. TWU offers undergraduate & graduate programs in 60 areas of study across six colleges with **12,623 students (Denton Campus)**. TWU is ranked #1 public university in the nation as a “Best Colleges for Students with Children” by bestcolleges.com.



2024 Demographics

POPULATION	1-MI	3-MI	5-MI
Population	11,874	68,471	159,528
Est. Population (2029)	13,000	73,651	172,065
Census Population (2010)	9,720	55,214	126,609
HOUSEHOLDS	1-MI	3-MI	5-MI
Households	4,321	26,647	62,043
Projected Households (2029)	4,878	29,309	68,402
Census Households (2010)	3,131	20,087	45,275
AVG HOUSEHOLD INCOME	1-MI	3-MI	5-MI
Average Household Income	\$147,598	\$134,968	\$123,817
Projected Avg HH Income (2029)	\$154,078	\$140,946	\$128,880

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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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PAUL BLACKBURN

Designated Broker

License # 376821





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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_____	_____	_____	_____
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date