

3 MILES FROM WALMART WORLD HEADQUARTERS! (≈15,000 EMPLOYEES)

VERY AFFLUENT DEMOGRAPHICS



ACTUAL SITE

CIA commercial
investment
advisors

BANG
REALTY

OFFERING MEMORANDUM

FREDDY'S

3308 SOUTHWEST 14TH STREET | BENTONVILLE, ARKANSAS 72712

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PRICE	CAP RATE	NOI
\$2,500,000	6.00%	\$150,000

POINTS OF INTEREST

Retailers | Entertainment: Major retailers in Bentonville (*the birthplace of Walmart*) include Walmart, Sam’s Club, Tractor Supply, ALDI, AutoZone, O’Reilly Auto Parts, NAPA Auto Parts, Walgreens, Goodwill, Planet Fitness, Skylight Cinema, etc.; **Neighboring Rogers** has retailers such as Bass Pro Shops, Target, Kohl’s, Burlington, Lowe’s, Home Depot, Best Buy, At Home, Ashley HomeStore, Marshalls, HomeGoods, T.J. Maxx, Ross Dress for Less, Belk, Bealls, Shoe Carnival, Barnes & Noble, Office Depot, Harbor Freight, Malco Cinema

Higher Education: 4½ miles from **Northwest Arkansas Community College** - a public community college offering over 70 associate degree & certificate programs serving 8,309 students (Fall 2025)



NEW Walmart Home Office
- 350-acre campus
- Featuring a 360,000 SF Walton Family Whole Health & Fitness Center, a 200,000 SF Sam Walton Hall that seats 1,200, 12 office buildings and a central food hall with a rooftop lounge

The **NEW Walmart Home Office** is considered a big deal economically because it does not just create jobs, it reshapes an entire regional economy. The 350-acre campus is expected to house over 15,000 corporate employees, many in high-salary roles (tech finance, supply chain). Housing demand has surged due to incoming workers & companies, million-dollar homes have exploded in number - the real estate appreciation is one of the clearest signs of economic impact. *Being 3 miles away positions Freddy’s to capture quick business lunches, team outings & casual meetings and grab-and-go orders.*

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 is an experienced multi-concept owner/operator with **41 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 **33 Schlotzsky’s locations**, making it the largest Schlotzsky’s franchisee in the country and **12 Popeyes locations** in Alabama. **(86 TOTAL UNIT GUARANTY)**. ****All units back the performance of the lease!****

BRAND NEW CONSTRUCTION

New, build-to-suit construction of Freddy’s newest prototype with an impressive 12-car stack drive-thru - opened April 2026

TRAFFIC COUNTS | NEAR WALMART HEADQUARTERS

Situated on a large ±1.48-acre lot with excellent visibility/access on SW 14th St (main East/West thoroughfare) with **traffic counts of 31,928 CPD** - 3 miles from Walmart Home Office Campus!

EXTREMELY 2026 DEMOGRAPHICS

Population (5-mi)	99,679
Households (5-mi)	38,703
2010- 2020 Historical Annual Growth (1-mi)	7.3%
Average Household Income (3-mi)	\$168,674

Financial Analysis

SITE ADDRESS	3308 Southwest 14th Street Bentonville, Arkansas 72712
TENANT	Ram-Z Custard, LLC
GUARANTOR	Ram-Z Restaurant Group
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,500 SF
LOT SIZE	±1.48 acres
YEAR BUILT	April 2026
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	April 28, 2026
EXPIRATION DATE	April 30, 2046
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new Financing at Close of Escrow.



ACTUAL SITE

Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	04/28/26 to 04/30/31	\$150,000	6.00%
Years 6-10	05/01/31 to 04/30/36	\$161,250	6.45%
Years 11-15	05/01/36 to 04/30/41	\$173,344	6.93%
Years 16-20	05/01/41 to 04/30/46	\$186,345	7.45%
AVG ANNUAL RETURN			6.71%
RENEWAL OPTIONS			
1st Option	05/01/46 to 04/30/51	\$200,320	
2nd Option	05/01/51 to 04/30/56	\$215,344	
3rd Option	05/01/56 to 04/30/61	\$231,495	
4th Option	05/01/61 to 04/30/66	\$248,857	

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	yelp 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	QSR Ranked # 43 for QSR 50	Technomic Ranked # 62 for Top 500 Chain Restaurant Report in 2024	Entrepreneur Ranked # 76 for Fastest-Growing Franchises in 2024



ACTUAL SITE

THE TENANT: **RAM-Z CUSTARD, LLC**

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

Site Plan

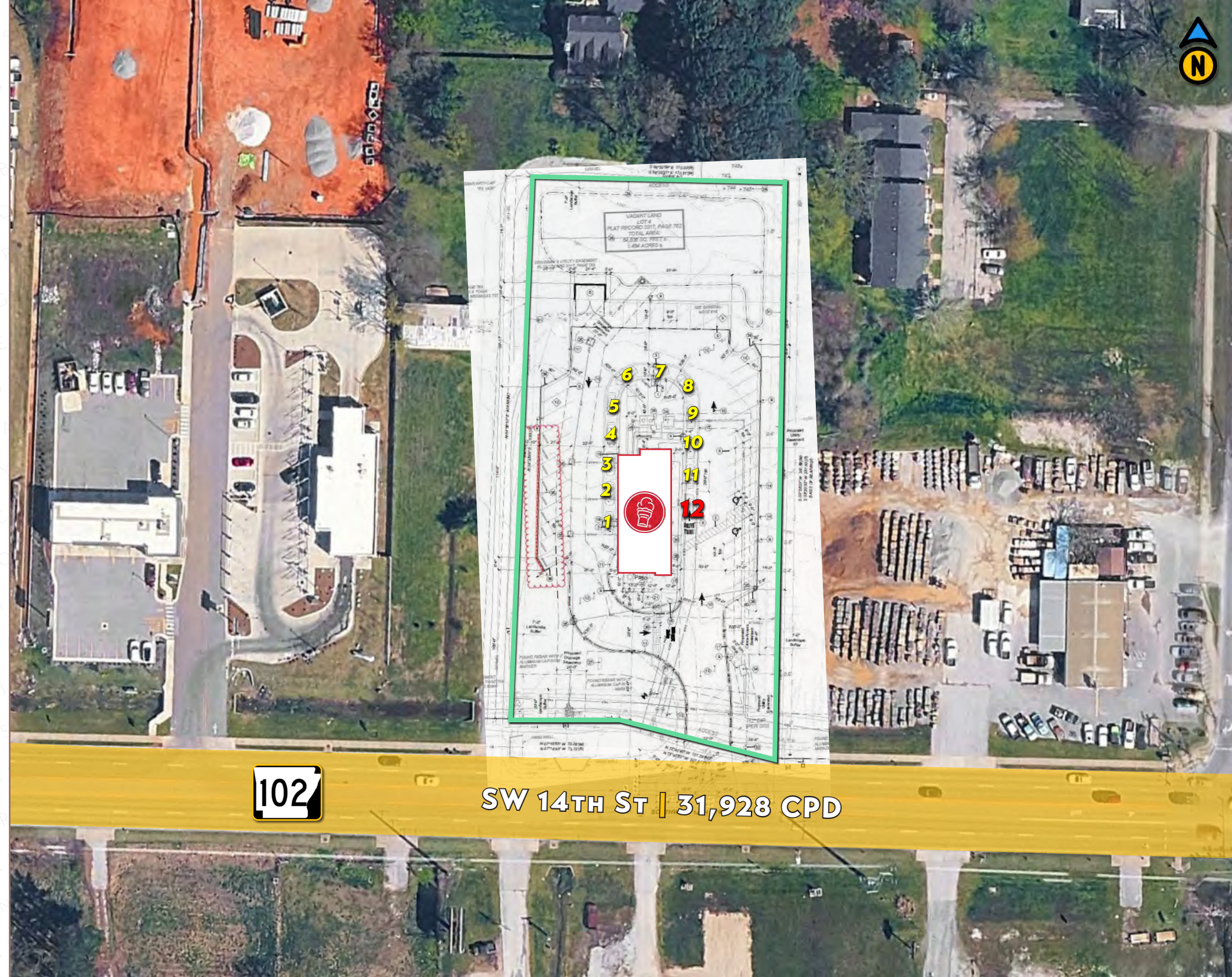
Strategically located 3 miles from Walmart's global headquarters, a major regional employment hub

Featuring an impressive 12-car stack drive-thru

GLA: $\pm 2,500$ SF

Lot Size: ± 1.48 acres

Parking Stalls (34 Regular & 2 Handicap)



Bentonville



2026 AVERAGE HOUSEHOLD INCOME (3-MI)
\$168,674

Merchants Park
ELMTREE ELEMENTARY
531 STUDENTS

R.E. BAKER ELEMENTARY
389 STUDENTS

OLD HIGH MIDDLE SCHOOL
526 STUDENTS



THE MOMENTARY

Walmart
HOME OFFICE

Walmart



SW 8TH ST | 8,976 CPD

Freddy's

FOUNDERS CLASSICAL ACADEMICS OF ARKANSAS
738 STUDENTS

CALIBER

THADEN SCHOOL
335 STUDENTS

Culver's

Orangetheory FITNESS

W

Little Caesars

AutoZone

SW 14TH ST | 31,928 CPD



Walmart
Neighborhood Market

Schlotzsky's
CINNABON



HTeaO
TEXAS BORN & BREWED



102

MUSE
FRESH BURGERS

tropical CAFE
SMOOTHIE

NORTHWEST HEALTH
EMERGENCY 24/7

CHIPOTLE
MEXICAN GRILL
POPEYES
TACO BELL
Firestone
COMPLETE AUTO CARE
RibCrib

Domino's
MARCO'S PIZZA
BEEF 'O' BRADY'S
GOOD FOOD. GOOD SPORTS.
CLUB PILATES



CLUB

Sport Clips
HAIRCUTS
Great Clips
Capriotti's

Ron's
HAMBURGERS
CHILI
Cane's
CHICKEN FINGERES

BURGER KING
WHATABURGER

USPS.COM

FIVE GUYS

HFA

Bentonville Track & Field

Bentonville High School
Softball Field

RUTH BARKER MIDDLE SCHOOL
491 STUDENTS

City View



BENTONVILLE WEST HIGH SCHOOL
2,522 STUDENTS



HARPS
HOMETOWN FRESH

LINCOLN JUNIOR HIGH
642 STUDENTS

SUGAR CREEK ELEMENTARY
439 STUDENTS

JEFFERSON ELEMENTARY
406 STUDENTS

NORTHWEST ARKANSAS COMMUNITY COLLEGE
8,309 STUDENTS

Rogers Municipal Airport

The Clorox Company
DISTRIBUTION

DOLLAR GENERAL

City of CENTERTON

Walmart
Neighborhood Market

Walmart
A 350-acre campus with over 15,000 employees

IBM

GLAD
MFG

Walmart
DISTRIBUTION

GRIMSLEY JUNIOR HIGH
906 STUDENTS

CREEKSIDE MIDDLE SCHOOL
757 STUDENTS

sam's club
HOME OFFICE

sam's club

Bekaert

INSE LOGISTICS

OAKDALE MIDDLE SCHOOL
814 STUDENTS

EAGLE
Redi-Mix Concrete, LLC

VAUGHN ELEMENTARY
669 STUDENTS

NORTHWEST HEALTH
BENTONVILLE
128 BEDS

LOWE'S

planet fitness

City of ROGERS



BRIGHT FIELD MIDDLE SCHOOL
670 STUDENTS

WILLOWBROOK ELEMENTARY
628 STUDENTS

KOHL'S
Staples
belk
ROSS
Marshall's
HomeGoods
SHOE CARNIVAL
bealls
BARNES & NOBLE
DOLLAR TREE
Office DEPOT

Walmart

10 BOX
COST-PLUS

ROGERS HERITAGE HIGH SCHOOL
2,125 STUDENTS

BENTON COUNTY FAIR

Walmart
REGIONAL DISTRIBUTION

FULBRIGHT JUNIOR HIGH
674 STUDENTS

CENTRAL PARK ELEMENTARY
584 STUDENTS

Mercy
NORTHWEST ARKANSAS
265 BEDS

THE HOME DEPOT

PINNACLE HILLS PROMENADE
An open-air mall anchored by Dillard's and JCPenney with distinctive retailers including Williams Sonoma, Pottery Barn, lululemon athletica, Banana Republic, Tecovas, Kendra Scott, Sephora, Athleta

WestRock

EASTSIDE ELEMENTARY
468 STUDENTS

xna
Northwest Arkansas National Airport
This airport covers 2,680 acres with 2 runways. In 2025, XNA was served by 6 airlines & handled 2.5 million passengers.

EVENING STAR ELEMENTARY
664 STUDENTS

Walmart
amp

TOPGOLF

Bass Pro Shops

target

ROGERS HIGH SCHOOL
2,379 STUDENTS

KIRKSEY MIDDLE SCHOOL
957 STUDENTS

JONES ELEMENTARY
454 STUDENTS

OLD WIRE ELEMENTARY
492 STUDENTS

Bentonville Synopsis

Bentonville is a fast-growing Northwest Arkansas hub anchored by Walmart’s global headquarters, a booming economy, strong population growth, and a high quality of life driven by jobs, culture & outdoor amenities.

Situated in the scenic Ozark Mountains of Northwest Arkansas, **Bentonville** is ideally positioned about 25 miles north of Fayetteville and within a day’s drive of major U.S. markets via Interstate 49 and nearby highways, with excellent connectivity through the **Northwest Arkansas National Airport (XNA)** for national and international travel.

As the **global headquarters of Walmart**, the world’s largest retailer, Bentonville is the economic engine of the region and draws a vast ecosystem of suppliers and partners, creating a robust corporate and entrepreneurial community. The local economy also benefits from the broader Northwest Arkansas area’s Fortune 500 presence—including **Tyson Foods** and **J.B. Hunt Transport Services**, and over 1,600 corporate offices from companies aligned with retail, logistics, and consumer goods.

Bentonville is home to **Northwest Arkansas Community College (NWACC)** is a two-year institution that provides affordable education, workforce training, and strong transfer pathways serving students across the rapidly growing Northwest Arkansas region, serving 8,309 students.

Beyond retail leadership, Bentonville’s economy is strong and diversified, with notable sectors in professional services, manufacturing, healthcare, and a growing tech and startup scene. The city’s workforce is highly educated, wages are competitive, and employment continues to grow, underscoring a resilient business climate.

2026 Demographics

	1-MI	3-MI	5-MI
Population	11,633	61,400	99,679
Projected Population (2031)	12,901	70,359	114,827
Historical Annual Growth (2010-2020)	7.3%	6.9%	5.0%
Households	4,509	23,463	38,703
Labor Population Age 16+	8,852	46,740	76,547
Median Age	31.1	32.3	33.2
Average Household Income	\$145,287	\$168,674	\$161,561
Median Household Income	\$118,247	\$127,826	\$121,783
Total Annual HH Expenditure	\$505.65M	\$2.76B	\$4.45B

The **Walmart Home Office** is a sprawling 350-acre, world-class corporate campus that serves as the central hub for the world’s largest retailer, housing over 15,000 employees across a dozen mass-timber office buildings designed for collaboration, sustainability, and modern work life.

The campus blends office space with community-friendly features including Sam Walton Hall, a visitor welcome center, outdoor amphitheater, extensive bike & pedestrian trails, a large fitness and wellness center, on-site childcare, food halls, and public-facing retail and dining options, all integrated into a landscape of native plants, lakes and green space that reflects Walmart’s commitment to sustainability and community integration.

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FOR MORE INFORMATION:

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