

1.2 MILLION VISITS PER YEAR



266K VISITS PER YEAR



Watch Video

MELISSA RD (15,547 VPD)

SAM RAYBURN HWY (40,700 VPD)

NET LEASE PROPERTY FOR SALE

Wendy's Melissa, TX | Dallas - Fort Worth MSA

2702 SAM RAYBURN HWY, MELISSA, TX 75454

Marcus & Millichap
PAINE RESTAURANT GROUP

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Activity ID #ZAG0060838

WENDY'S MELISSA, TX

Marcus & Millichap

Exclusively Listed By

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TX #787590

Marcus & Millichap

PAINE RESTAURANT GROUP

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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Table of Contents

12 SECTION 1
EXECUTIVE SUMMARY

16 SECTION 2
PROPERTY INFORMATION

22 SECTION 3
FINANCIAL ANALYSIS

24 SECTION 4
MARKET OVERVIEW

ADVISORY SERVICES

2702 Sam Rayburn Hwy, Melissa, TX 75454

Marcus & Millichap

PAINE RESTAURANT GROUP

Nationwide Restaurant Property Advisors

Specialized expertise in facilitating the buying and selling of single-tenant restaurant properties nationwide. By concentrating our efforts on restaurant real estate, we offer in-depth knowledge and insights that are crucial for navigating the dynamics and complexities of restaurants to identify risks or maximize property value.

Advisory Services

- Property Valuation & Sales
- Visits Report & Foot Traffic Rankings
- Local & Chain Rent Comps
- Tenant Sales Performance Evaluation

Team Website
www.painerestaurantgroup.com 

LinkedIn
[painerestaurantgroup](https://www.linkedin.com/company/painerestaurantgroup) 

Instagram
[painerestaurantgroup](https://www.instagram.com/painerestaurantgroup) 

BRANDS WE WORK WITH

2702 Sam Rayburn Hwy, Melissa, TX 75454

MCDONALD'S

DAIRY QUEEN



RECENT ACTIVITY: JUST LISTED

2702 Sam Rayburn Hwy, Melissa, TX 75454



PRICE: \$1,158,000

BURGER KING
West Plains, MO



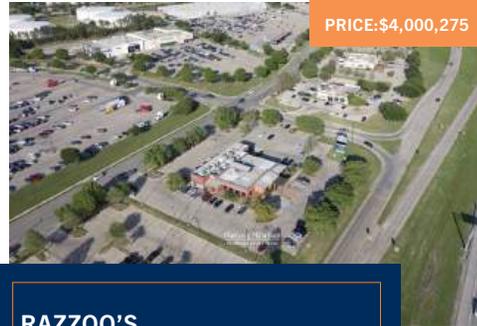
PRICE: \$2,200,000

VACANT DRIVE THRU RESTAURANT
Ennis, TX



PRICE: \$2,700,000

DENNY'S TRIPLE NET DFW MSA
Mesquite, TX



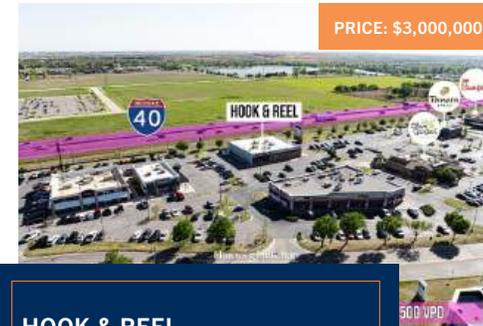
PRICE: \$4,000,275

RAZZOO'S
Irving, TX



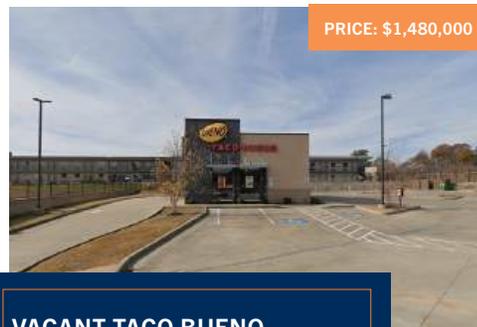
PRICE: \$4,000,000

TED'S CAFÉ OKC
Oklahoma City, OK



PRICE: \$3,000,000

HOOK & REEL
Ennis, OK



PRICE: \$1,480,000

VACANT TACO BUENO
North Little Rock, AR



PRICE: \$2,863,071

TACOS 4 LIFE
Little Rock, AR

RECENT ACTIVITY: CLOSED

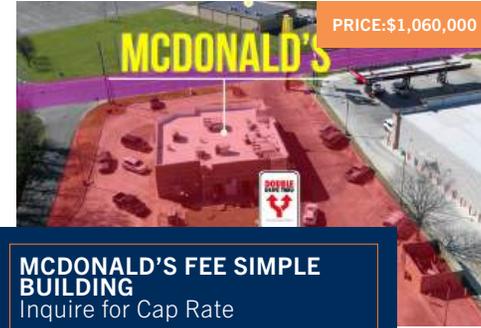
2702 Sam Rayburn Hwy, Melissa, TX 75454



MCDONALD'S MSA
Inquire for Cap Rate
Austin, TX



MCDONALD'S MSA
Inquire for Cap Rate
Coconut Creek, FL



MCDONALD'S FEE SIMPLE BUILDING
Inquire for Cap Rate
Oak Grove, LA



POPEYES FORT WORTH, TX
Inquire for Cap Rate
Saginaw, TX



BURGER KING CORPORATE
STOW, OH
Inquire for Cap Rate
Stow, OH



VACANT IHOP DALLAS MSA
Ennis, TX



MCDONALD'S ROCKPORT, TX
Inquire for Cap Rate
Rockport, TX



KFC / TACO BELL EL PASO, TX
MSA
Inquire for Cap Rate
Anthony, TX



7 BREW COFFEE LITTLE ROCK, AR
Inquire for Cap Rate
Little Rock, AR

RECENT ACTIVITY: CLOSED

2702 Sam Rayburn Hwy, Melissa, TX 75454



BURGER KING (DARK)
Inquire for Cap Rate
Omaha, NE



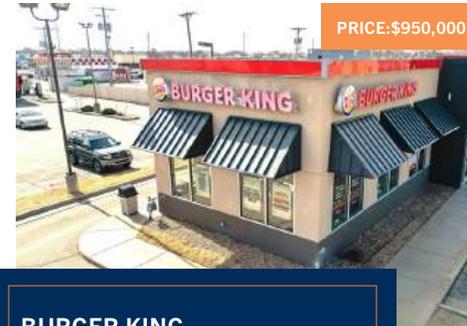
BURGER KING
Inquire for Cap Rate
Memphis, TN



ON THE BORDER TRIPLE NET
Inquire for Cap Rate
Fort Worth, TX



DUTCH BROS
Inquire for Cap Rate
Waxahachie, TX



BURGER KING
Inquire for Cap Rate
Wichita, KS



IHOP HOUSTON, TEXAS MSA
Inquire for Cap Rate
Ennis, TX



BURGER KING OTTAWA, KS
Inquire for Cap Rate
Ottawa, KS



DENNY'S TRIPLE NET
Inquire for Cap Rate
Evansville, IN



VACANT RESTAURANT
Midland, TX

RECENT ACTIVITY: CLOSED

2702 Sam Rayburn Hwy, Melissa, TX 75454



APPLEBEE'S AUSTIN MSA

Georgetown, TX



CHILI'S GRILL & BAR

Beaumont, TX



MCDONALD'S DUAL TENANT BUILDING

Morrison, IL

SEC. 1 WENDY'S MELISSA, TX

Executive Summary

- Property Highlights/Summary
- Tenant Profile
- Traffic Counts

PROPERTY HIGHLIGHTS/SUMMARY

2702 Sam Rayburn Hwy, Melissa, TX 75454

Price: \$2,192,000
Building Size: 2,456 SF
Lot Size: 0.94 Acres
Year Built: 2020
Cap Rate: 5.70%

Marcus & Millichap is pleased to present the attractive single-tenant investment property located at 2702 Sam Rayburn Highway in Melissa, Texas. Positioned with prime frontage along Sam Rayburn Highway, the property benefits from excellent visibility and exposure to over 40,700 vehicles daily. Secured by an absolute NNN lease, potential investors have an opportunity to acquire a truly passive ownership experience with zero landlord responsibilities and a reliable in-place tenant. The property is operated by Stonewall Road Restaurant Group, an experienced Wendy's franchisee with a large portfolio and plans for continued expansion. The lease features approximately 16 years remaining in the primary term, expiring January 31, 2041, along with four five-year renewal options and 10 percent rent increases every five years. These favorable lease terms provide durable long-term income growth and protection against inflation. Appeal for investors is further enhanced by the property's location directly across from a Kroger grocery store within a rapidly expanding portion of the Dallas-Fort Worth Metroplex. Additionally, the seller is offering to credit the next scheduled rent increase in February 2026 if the transaction closes prior, creating immediate upside for a new owner. This strategically located, net-leased asset offers investors a rare combination of long-term income security, strong tenant performance, and future growth potential within a high-demand DFW submarket.



Property Highlights

- Absolute NNN Lease | Zero Landlord Responsibilities
- Located with Prime Frontage on Sam Rayburn Hwy (40,700 VPD) in Middle of Melissa's Main Retail Corridor | Shadow by Kroger Grocery Store Across the Street
- Operated by Stonewall Road Restaurant Group Who Operates 60+ Wendy's Locations with Plans for Future Expansion
- Rapidly Expanding Portion of the Dallas Fort Worth Metroplex with 12-15 Percent Annual Population Growth
- Approximately 14.5 Years Remaining in Primary Term of the Lease, Expires 8/31/2040 | Four, 5-Year Renewal Options Following Primary Term
- 10 Percent Rent Increase Every 5 Years in Both Primary Term and Renewal Options
- Additional Access to Property from Melissa Road (15,547 VPD) , Directly Behind Subject Property

TENANT PROFILE

2702 Sam Rayburn Hwy, Melissa, TX 75454



Wendy's is one of the world's leading quick-service restaurant chains. Founded in Columbus, Ohio, Wendy's is best known for its made-to-order square hamburgers, fresh never-frozen beef, and signature Frosty desserts. Wendy's operates a global network of restaurants primarily through a franchise model, with more than 95 percent of locations owned and operated by independent franchisees. The company has strategically positioned itself in urban, suburban, and high-traffic retail markets. As a publicly traded company, Wendy's continues to focus on growth through new restaurant development and international expansion.

Dublin, Ohio

Headquarters

7,000+

Worldwide Locations

1969

Founded

Advanced Demographic Summary

Key economic trends underway in Melissa, Texas include impressive population growth, above-average incomes, low unemployment, and high educational attainment. Approximately 52,862 people reside within a five-mile radius of the property, and that population is projected to increase rapidly by nearly 22 percent over the next five years. Furthermore, since 2010, the local population has increased by over 200 percent. This significant population expansion signals lasting demand for retail and essential services. The local median household income of \$122,342 greatly exceeds the national average, and unemployment rate within a five-mile radius of the property measures a low 3.0 percent. An important factor contributing to the area's elevated incomes and a sturdy employment base is strong educational attainment. Over 51 percent of the population within a five-mile radius have earned a bachelor's degree or higher. Overall, these demographic trends signal major opportunities for long-term retail investment.

TRAFFIC COUNTS

2702 Sam Rayburn Hwy, Melissa, TX 75454



Traffic Counts: Sam Rayburn Highway & Melissa Road

The property is positioned along Sam Rayburn Highway, with an average daily traffic count of 40,700 vehicles per day, and Melissa Road, which averages 15,547 vehicles per day. It is further supported by its proximity to US Highway 75, a busy interstate travel route with an average daily traffic count of 132,026 vehicles per day. Together, these heavily traveled roadways offer convenient regional access, consistent traffic flow, and direct connectivity to the North Texas region and the Dallas-Fort Worth metropolitan area.

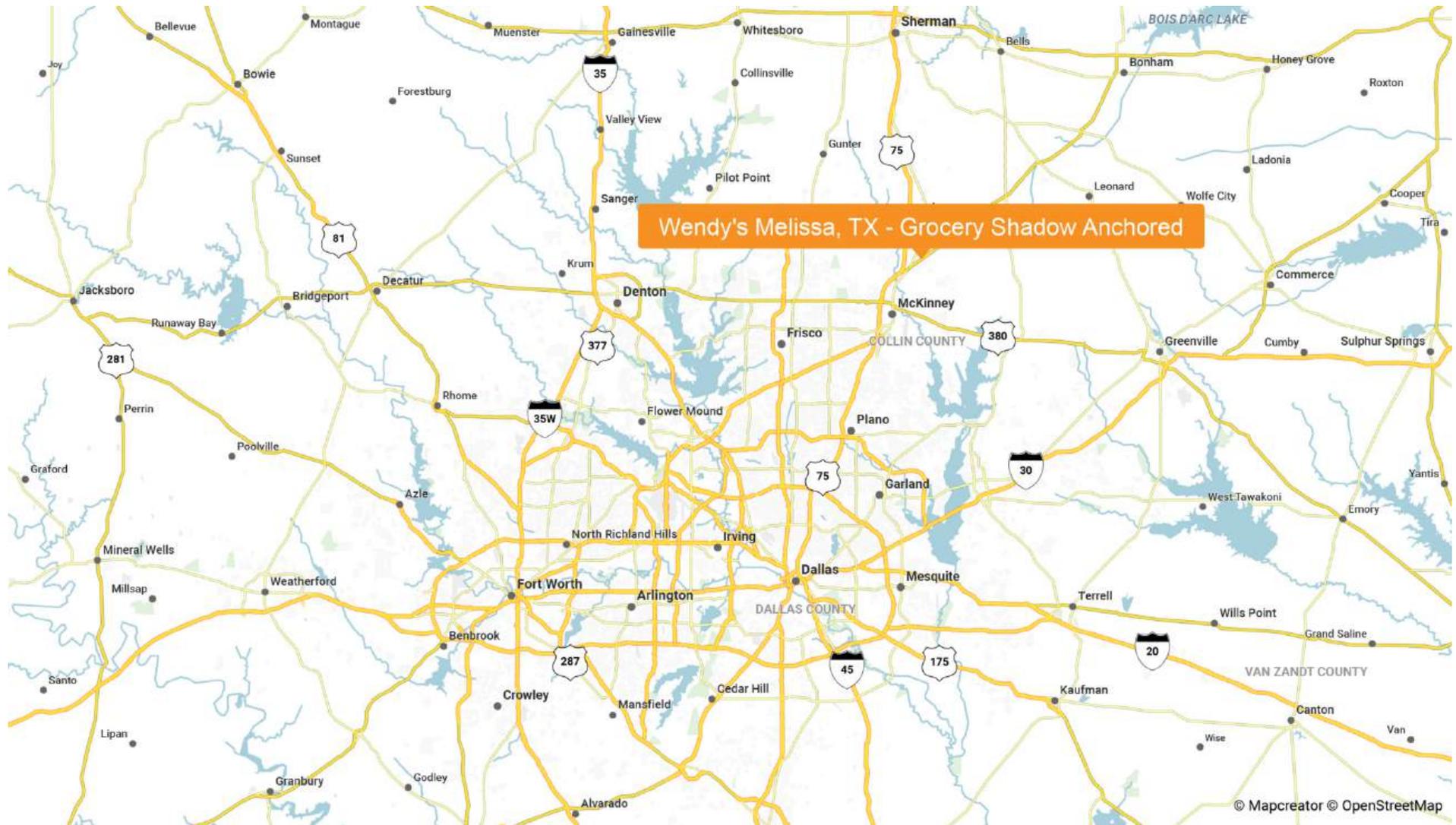
SEC. 2 WENDY'S MELISSA, TX

Property Information

- Regional Map
- Local Map
- Retailer Map
- Aerial Map

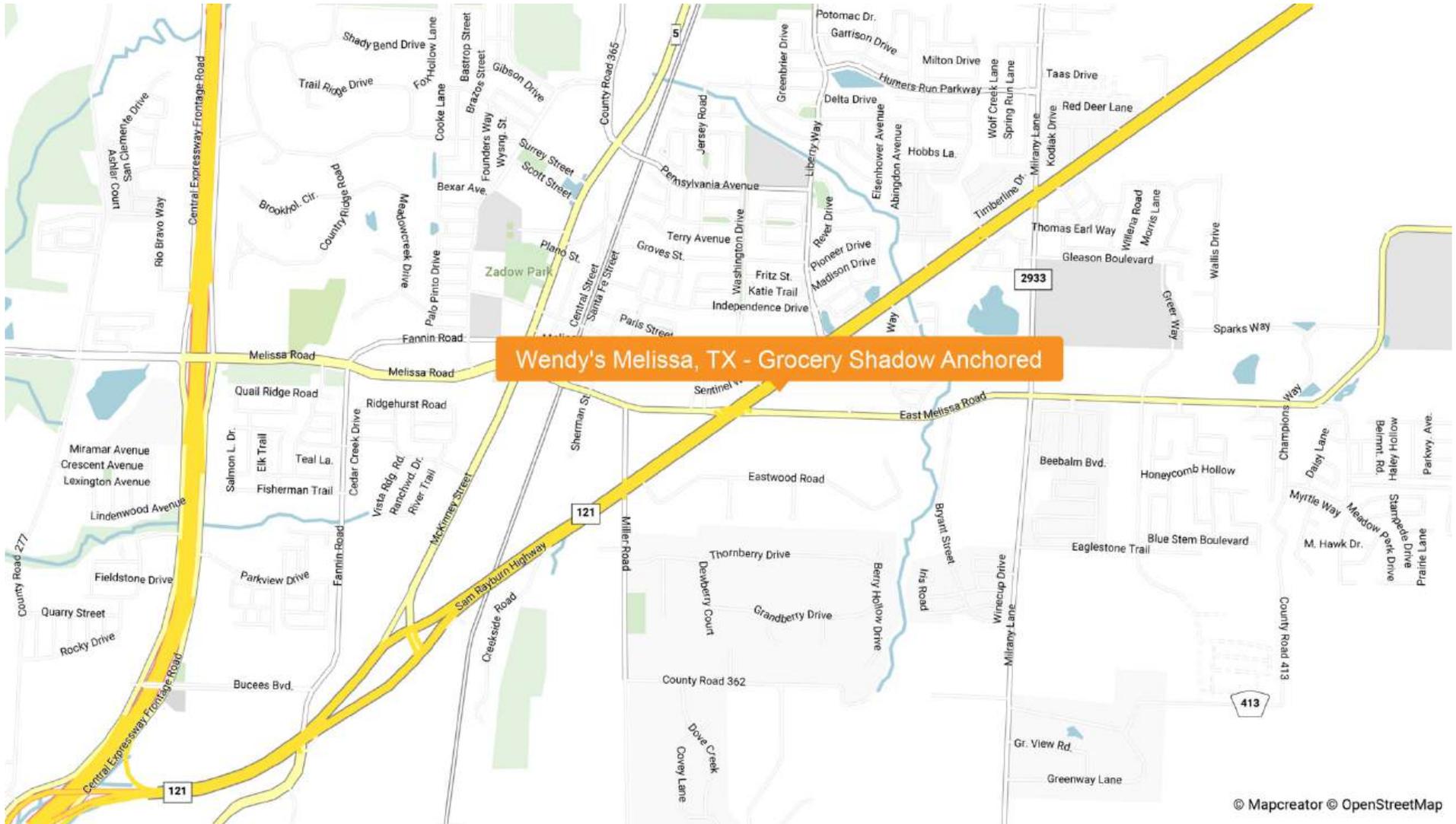
REGIONAL MAP

2702 Sam Rayburn Hwy, Melissa, TX 75454



LOCAL MAP

2702 Sam Rayburn Hwy, Melissa, TX 75454



RETAILER MAP

2702 Sam Rayburn Hwy, Melissa, TX 75454



AERIAL MAP

2702 Sam Rayburn Hwy, Melissa, TX 75454





SEC. 3 WENDY'S MELISSA, TX

Financial Analysis

• Financial Details

FINANCIAL DETAILS

2702 Sam Rayburn Hwy, Melissa, TX 75454

THE OFFERING	
Price	\$2,192,000
Capitalization Rate	5.70%
Price/SF	\$892.51

PROPERTY DESCRIPTION	
Year Built / Renovated	2020
Gross Leasable Area	2,456 SF
Type of Ownership	Fee Simple
Lot Size	0.94 Acres

LEASE SUMMARY	
Tenant	Wendy's
Rent Increases	10% Every 5 Years
Guarantor	Franchisee Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	08/26/2020
Lease Expiration	08/31/2040
Renewal Options	Four, 5-Year Renewal Options
Term Remaining on Lease (Yrs)	15 Years
Landlord Responsibility	None
Tenant Responsibility	Full

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 8/31/2030	\$125,000	\$10,417	\$50.90	5.70%
9/1/2030 - 8/31/2035	\$137,500	\$11,458	\$55.99	6.27%
9/1/2035 - 8/31/2040	\$151,250	\$12,604	\$61.58	6.90%
*9/1/2040 - 8/31/2045	\$166,375	\$13,865	\$67.74	7.59%
*9/1/2045 - 8/31/2050	\$183,013	\$15,251	\$74.52	8.35%
*9/1/2050 - 8/31/2055	\$201,314	\$16,776	\$81.97	9.18%
*9/1/2055 - 8/31/2060	\$221,445	\$18,454	\$90.16	10.10%

SEC. 4 WENDY'S MELISSA, TX

Market Overview

- Market Overview
- Demographics

MARKET OVERVIEW

2702 Sam Rayburn Hwy, Melissa, TX 75454

MELISSA, TX

The investment property is in Melissa, Texas, a rapidly growing community in Collin County. Positioned just outside the Dallas-Fort Worth metropolitan area, Melissa is a promising target market for retail investors thanks to the city's expanding population, strong economic performance, and strategic location. Approximately 52,862 residents live within a five-mile radius of the property, and that population is expected to surge upward over the next five years, increasing to 64,344 by 2029. Notably, household income levels in the area significantly exceed national benchmarks. The median household income is \$122,342, reflecting a 61 percent increase over the national average of \$76,141. This readily available discretionary income paired with near-term population growth are key drivers of sustained retail demand. Solid employment fundamentals further reinforce retail stability. The local unemployment rate is 3.0%, signaling a tight labor market steadied by the presence of local employers like Melissa Independent School District and Redden Concrete. Together, strong population growth, above-average incomes, and low unemployment characterize Melissa, Texas as a compelling retail investment market with durable demand and long-term growth potential.

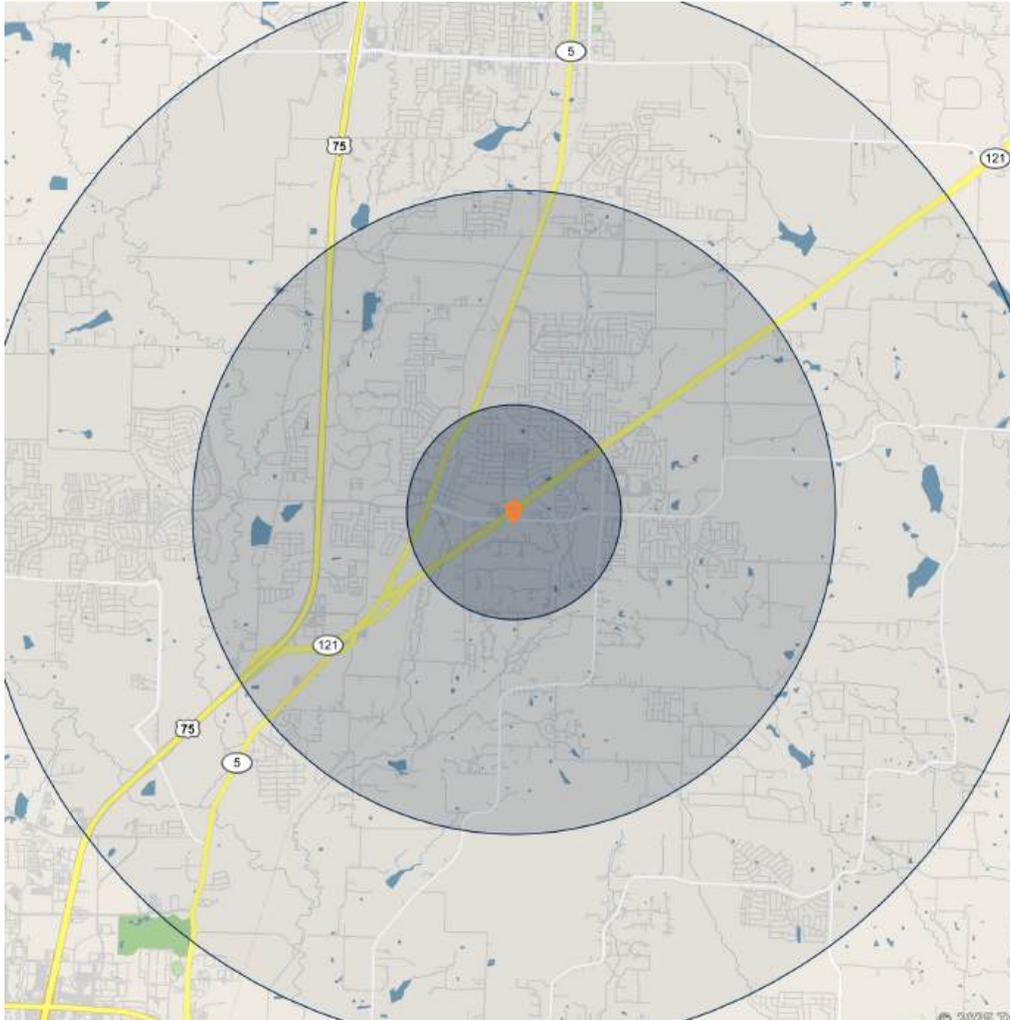


HIGHLIGHTS

- **Rapid Population Growth Within a Five-Mile Radius**
- **Household Incomes Exceed the National Average by 61 Percent**
- **Low Unemployment and Stable Local Employers**
- **Strategic Location Near the Dallas-Fort Worth Metro**

DEMOGRAPHICS

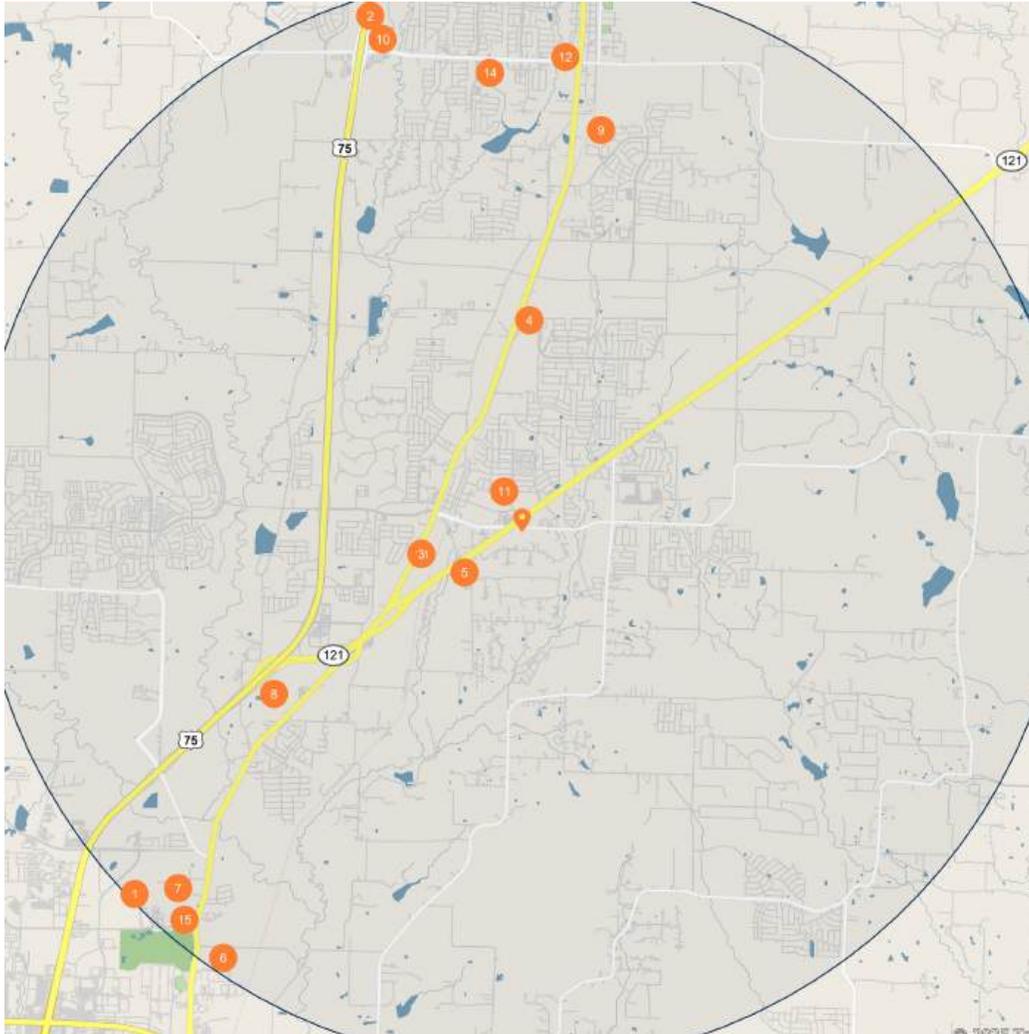
2702 Sam Rayburn Hwy, Melissa, TX 75454



	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	10,876	33,887	75,599
2025 Estimate	9,036	27,997	62,157
2020 Census	5,770	17,505	37,888
2010 Census	1,908	6,206	17,552
HOUSEHOLD INCOME			
Average	\$161,337	\$167,413	\$152,004
Median	\$140,355	\$144,639	\$129,969
Per Capita	\$51,403	\$53,976	\$50,506
HOUSEHOLDS			
2030 Projection	3,705	11,085	24,685
2025 Estimate	3,078	9,157	20,226
2020 Census	1,881	5,476	11,715
2010 Census	663	2,080	5,350
HOUSING			
Median Home Value	\$485,072	\$504,098	\$486,566
EMPLOYMENT			
2025 Daytime Population	5,135	16,054	38,515
2025 Unemployment	2.15%	2.17%	2.06%
Average Time Traveled (Minutes)	34	34	33
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	0.56%	1.49%	1.06%
Some College (13-15)	23.34%	24.26%	25.84%
Associate Degree Only	16.68%	15.24%	13.96%
Bachelor's Degree Only	9.43%	8.30%	7.65%
Graduate Degree	45.57%	46.66%	44.98%

DEMOGRAPHICS

2702 Sam Rayburn Hwy, Melissa, TX 75454



Major Employers

Employees

1	Paccar Inc-Paccar	512
2	Home Depot USA Inc-Home Depot The	212
3	L & S Plumbing Partnership Ltd-	127
4	Farris Concrete Company-	108
5	Calhar Construction Inc-	105
6	TYG Products LP-	100
7	Nord Gear Corporation-	77
8	Beam Concrete Construction Inc-Beam Concrete Construction	75
9	Ezway Delivery LLC-	70
10	Walmart Inc-Walmart	66
11	Landscape Expressions Co-	60
12	Bronco Manufacturing Inc-	55
13	Melissa Independent School Dst-Melissa Middle School	52
14	Brookshire Grocery Company-Brookshires 131	51
15	Device Services Group LLC-	50



Exclusively Listed By

Sam Noe

Nationwide Restaurant Property Advisor

Dallas

Direct: 972 755 5208

Sam.Noel@marcusmillichap.com

TX #787590



Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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