

LONG-TERM 20-YEAR ABSOLUTE NNN LEASE

MCALESTER, OKLAHOMA

CIA commercial
investment
advisors

BANG

REALTY

OFFERING MEMORANDUM



FILE PHOTO

1102 SOUTH GEORGE NIGH EXPRESSWAY | MCALESTER, OKLAHOMA 74501

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HIGHLIGHTS



PRICE

\$2,560,000

CAP RATE

6.25%

NOI

\$160,000

POINTS OF INTEREST

Retailers | Entertainment: Pad site to a Hobby Lobby Anchored Shopping Center with key tenants such as T.J. Maxx, Ross, Ollie's Bargain Outlet, Bealls & Five Below; nearby retailers include Walmart, Lowe's, Shoe Dept., Tractor Supply, Atwoods, Cato Fashions, Harbor Freight, True Value, Petsense, Pruetts Food, Dollar Tree, Dollar General, Family Dollar, Apex Cinema; Dining options include Starbucks, Chick-Fil-A, McDonald's, Wendy's, Sonic Drive-In, Taco Bell, Chili's Grill & Bar, Pizza Hut, Little Caesars, Rib Crib, Subway, Braum's Ice Cream

Public Education: There are 6 public schools in McAlester (1 Pre-K, 3 elementary, 1 middle and 1 high schools) serving 2,987 students

Healthcare: 3½ miles from **McAlester Regional Hospital** - a 149-bed public trust health care facility serving Pittsburg County & surrounding areas; Less than 4 miles from **Saint Francis Children's Physicians Pediatrics** - provides comprehensive pediatric primary care for children with 162 beds

NEW 20-YEAR ABSOLUTE NNN LEASE

18 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!****

PAD SITE | DOMINANT RETAIL CORRIDOR

Well-positioned on a pad site to a newly constructed Hobby Lobby/Ross/T.J. Maxx Anchored Retail Center

LARGE PARCEL | TRAFFIC COUNTS

Situated on a very large ±2.0-acre lot with excellent visibility/access on US-69/George Nigh Expy (main north/south thoroughfare in McAlester with with traffic counts of 23,767 CPD!)

AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	21,165
Households	8,075

Average Household Income (1-mi)	\$113,284
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FINANCIAL ANALYSIS

SITE ADDRESS	1102 South George Nigh Expressway McAlester, Oklahoma 74501
TENANT	Ram-Z Custard, LLC
GUARANTOR	Ram-Z Restaurant Group
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,520 SF
LOT SIZE	±2.0 acres
YEAR BUILT	December 2024
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	18 years
RENTAL INCREASES	7.50% every 5 years
RENT COMMENCEMENT DATE	December 10, 2024
EXPIRATION DATE	December 31, 2044
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	12/10/24 to 12/31/29	\$160,000	6.25%
	Years 6-10	01/01/30 to 12/31/34	\$172,000	6.72%
	Years 11-15	01/01/35 to 12/31/39	\$184,900	7.22%
	Years 16-20	01/01/40 to 12/31/44	\$198,768	7.76%
		AVG ANNUAL RETURN		7.07%
RENEWAL OPTIONS				
	1st Option	01/01/45 to 12/31/49	\$213,675	
	2nd Option	01/01/50 to 12/31/54	\$229,701	
	3rd Option	01/01/55 to 12/31/59	\$246,928	
	4th Option	01/01/60 to 12/31/64	\$265,448	

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.



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

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

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

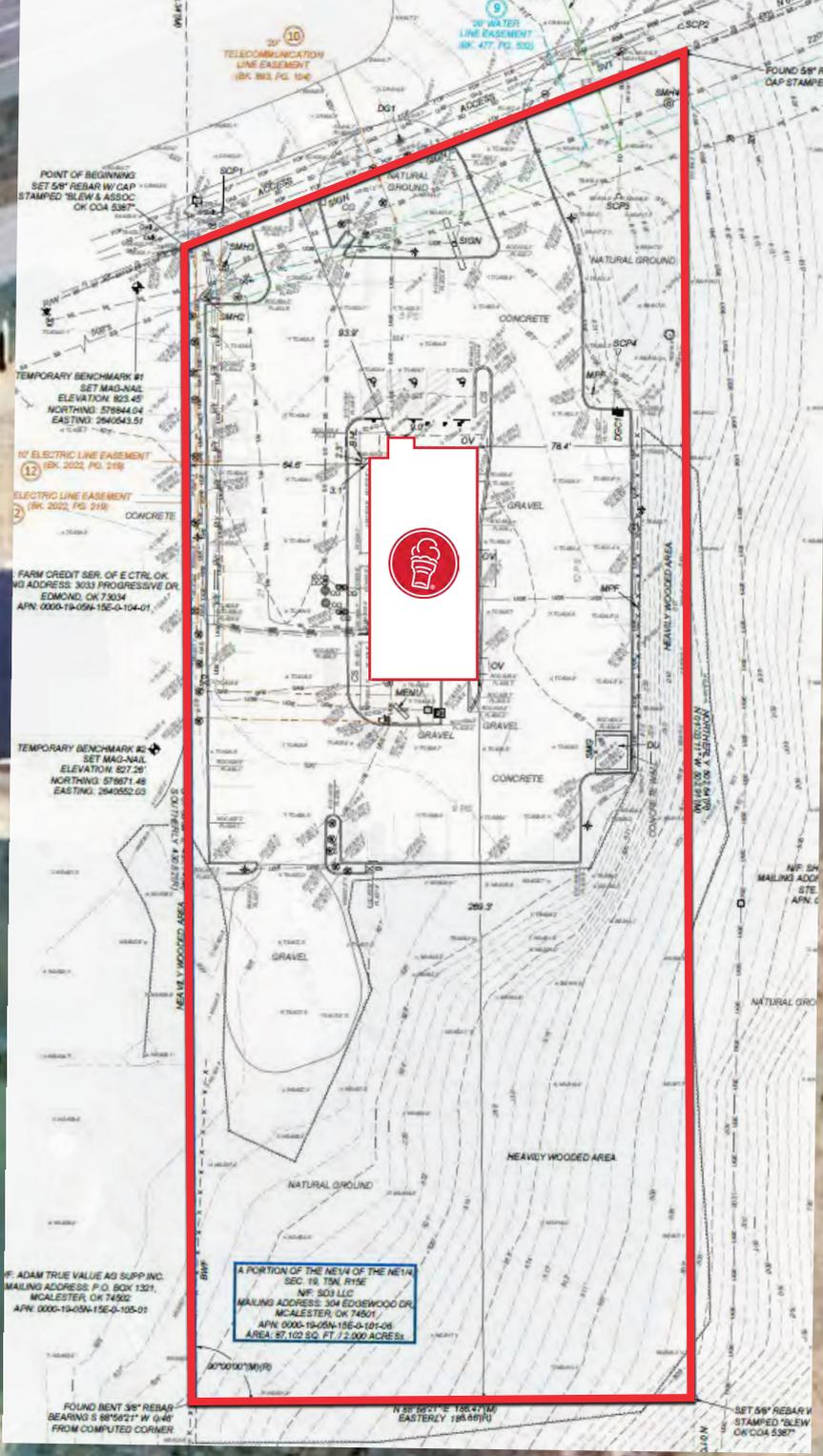
Ranked # 76 for Fastest-Growing Franchises in 2024

SITE PLAN

US-69/S GEORGE NICH EXPY
23,767 CPD



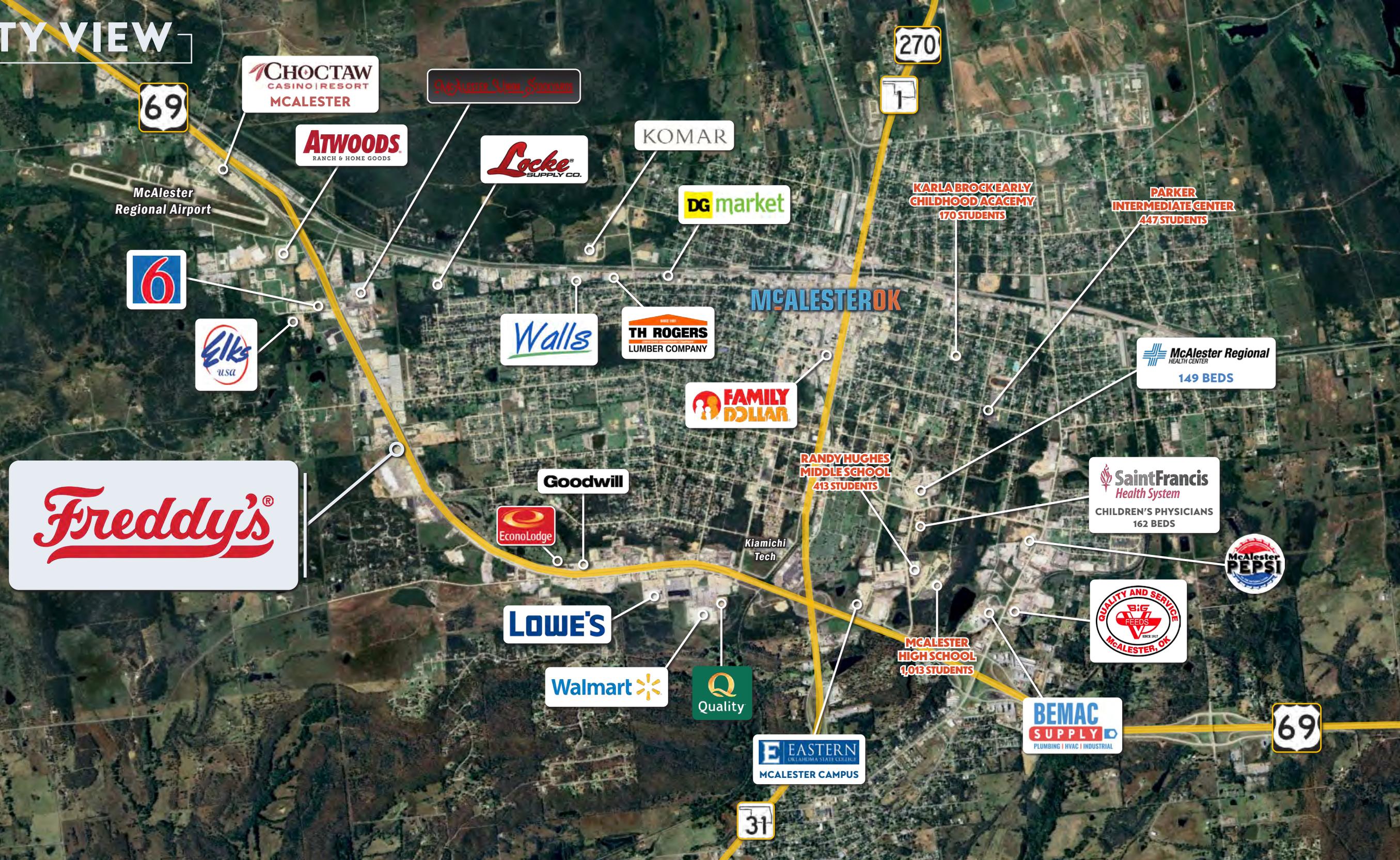
LOT SIZE **±2.0 Acres**
GLA **±3,520 SF**



MCALESTER



CITY VIEW



MCALESTER SYNOPSIS

McAlester is the county seat of Oklahoma's Pittsburg County. McAlester is at the intersection of U. S. Rte 69 & U. S. Rte 270. Centered between Dallas, Tulsa & Oklahoma City, there are more than 15 million residents in a 200-mile radius around McAlester. Communities in Southeast Oklahoma rely on McAlester for employment, retail & healthcare.

Home to the **McAlester Army Ammunition Plant** (this facility makes the majority of the bombs used the United States military), and **Choctaw Defense**, McAlester is a premier defense & aerospace community. Raytheon, General Dynamics, Textron & Boeing utilize the McAlester workforce for its unique production specializations.

MCALESTER'S 2023 TOP EMPLOYERS:

- 1) McAlester Army Ammunition Plant (ammunition) - 1,500
- 2) McAlester Regional Health Center (health care) - 701
- 3) McAlester Public Schools (public education) - 360
- 4) Walmart (retail) - 290
- 5) Oklahoma State Penitentiary (corrections) - 467

2025 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	2,127	11,080	21,165
Households	859	4,630	8,075
Daytime Demographics Age 16+	2,283	14,590	21,207
Median Age	41.5	36.9	36.6
Average Household Income	\$113,284	\$73,528	\$73,949



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FOR MORE INFORMATION:

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