



TACO BELL

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$2,285,714
Current NOI:	\$120,000.00
Initial Cap Rate:	5.25%
Land Acreage:	Approx 1.0 Acre
Year Built	2026
Building Size:	2,274 SF
Lease Type:	Absolute NNN
Lease Term:	25 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a new construction free-standing Taco Bell located in Odessa, MO. At Close of Escrow, K-MAC Enterprises will sign a new 25-year lease which will expire in 2051. The absolute NNN lease will require zero landlord responsibilities and will include 1% annual rent increases to hedge against inflation. These rent escalations are also included in the four, five-year option periods. This is an ideal opportunity for an investor to purchase a passive income real estate asset with absolutely zero management responsibilities. The tenant is responsible for all property taxes, insurance and capital expenditures including the roof, structure & HVAC.



PRICE \$2,285,714



CAP RATE 5.25%



LEASE TYPE Absolute NNN

INVESTMENT HIGHLIGHTS

- Store Opening March 2025
- 350+Unit Operator
- New 25 Year Sale Leaseback
- Zero Landlord Responsibilities
- Annual Increases Throughout
- More than 19,000 VPD on Dwight D Eisenhower Hwy.
- Median Home Value is \$225,848 within 3 Mile Radius



TENANT BACKGROUND

Taco Bell is a fast food chain that specializes in Tex-Mex cuisine. The company was founded in 1962 by Glen Bell in Downey, California, and it quickly became a popular destination for Mexican-inspired food. In 1978, PepsiCo acquired Taco Bell, which helped the chain expand rapidly throughout the United States.

Today, Taco Bell has over 7,000 restaurants worldwide and is known for its creative menu items, such as the Crunchwrap Supreme and the Doritos Locos Tacos. The chain has also been involved in various marketing campaigns, such as the "Think Outside the Bun" and "Live Mas" slogans.



K-MAC

Enterprises, Inc.

OVERVIEW

Company: K-MAC Enterprises

Founded: 1964

Total Revenue: \$725 Million

Headquarters: Fayetteville, AR

Website: www.kmaccorp.com

TENANT BACKGROUND

The tenant, K-Mac Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fayetteville, Arkansas. For more than 60 years K Mac has steadily grown to become one of the largest QSR franchisees in the country. K-Mac currently operates more than 350 restaurants in the Taco Bell system. The company has a regional concentration in the South Central region of the United States, with restaurants located in Arkansas, Indiana, Illinois, Kansas, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas. K-Mac currently achieves more than \$725 million in annual revenues. K-Mac continually upgrades its existing asset base while continuing to develop new stores. Going forward, K- Mac remains focused on growing through acquisitions and new unit development, as well as improving existing store operations.

TENANT HIGHLIGHTS

- K-MAC Enterprises is one of the Nations Top Taco Bell Franchisees
- K-MAC Operates More than 350 Restaurant Locations
- Regional Concentration in South Central United States
- K-MAC is Focused on Growing Through Acquisitions and New Unit Development

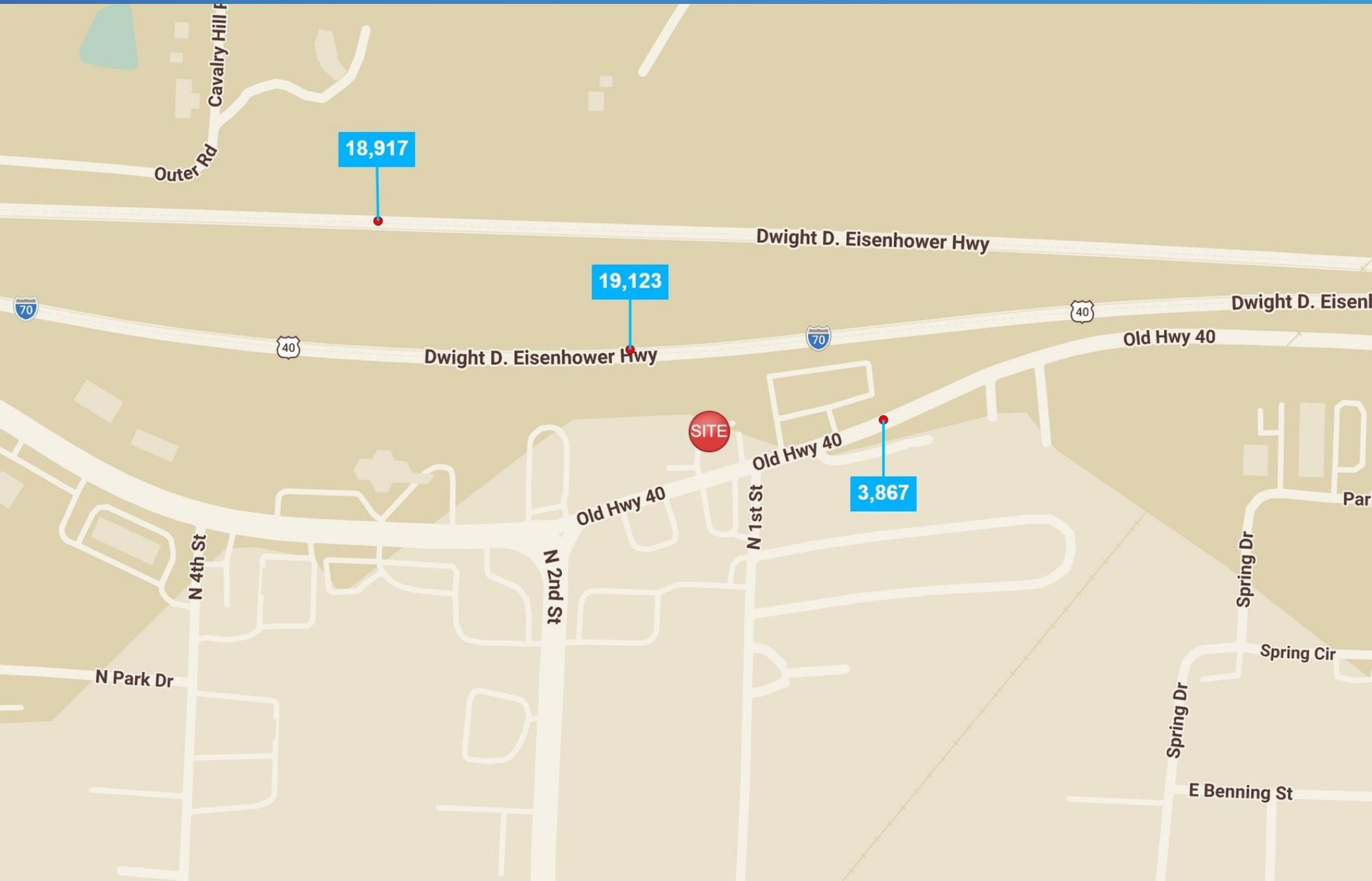


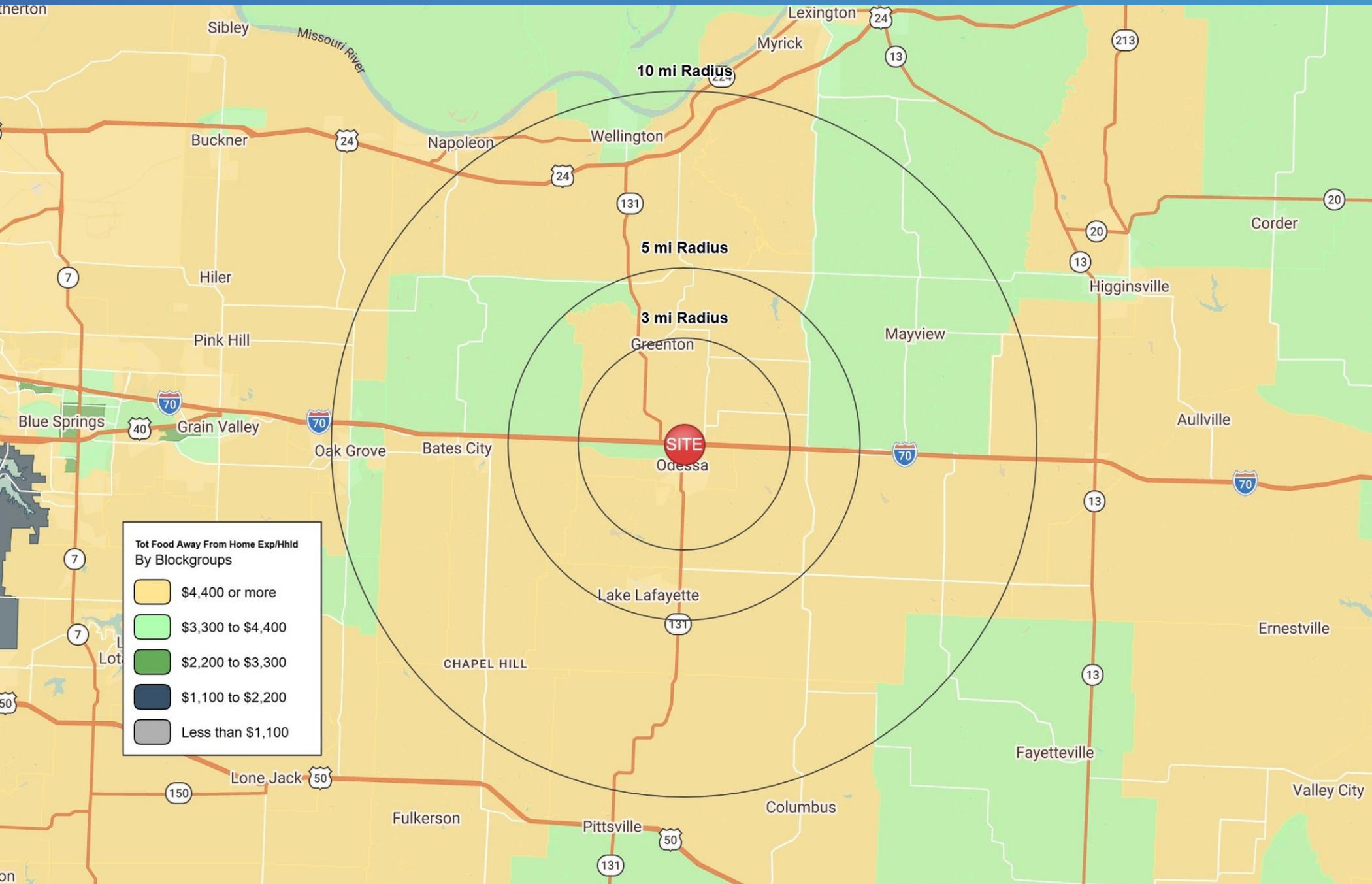


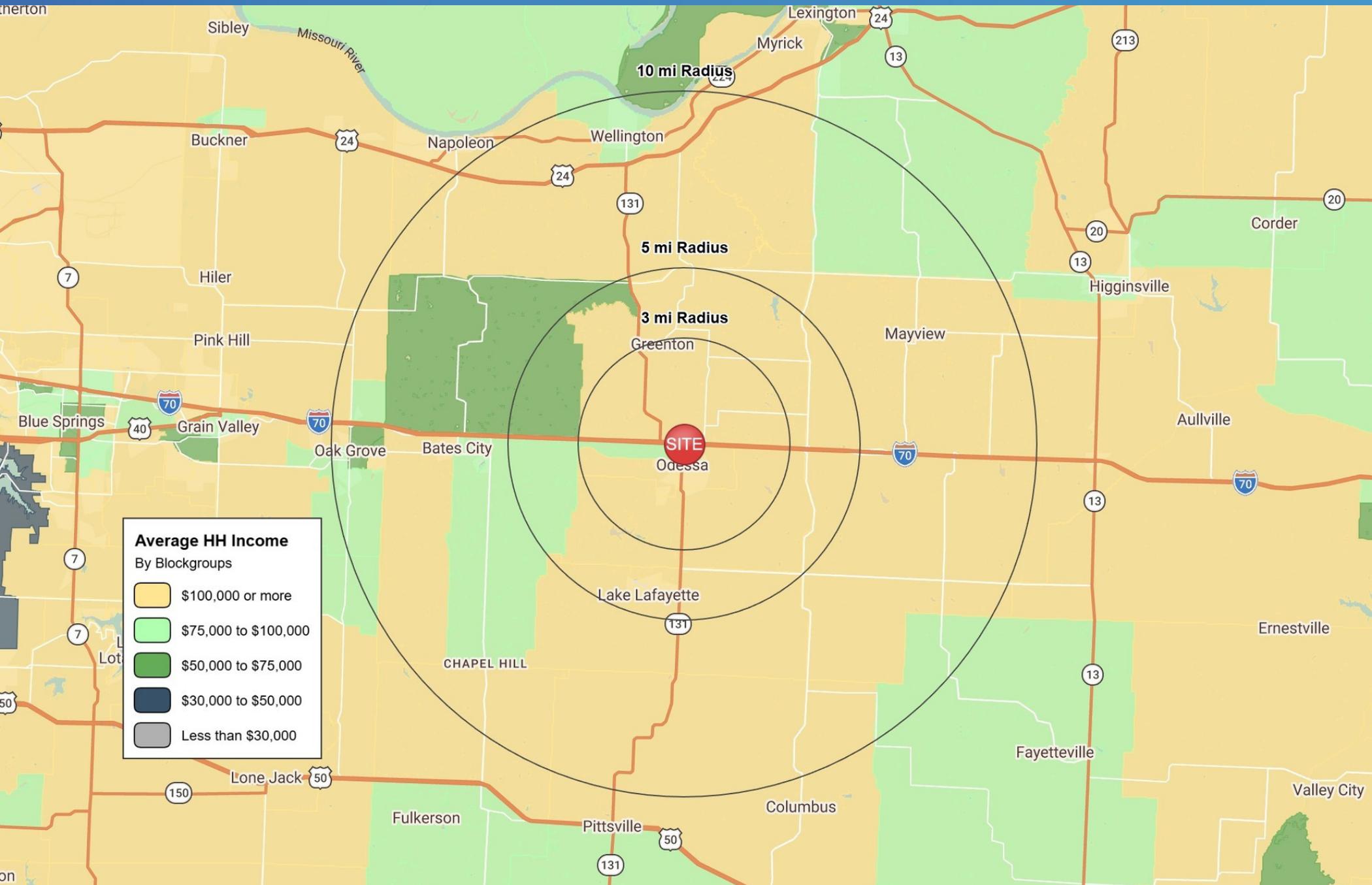


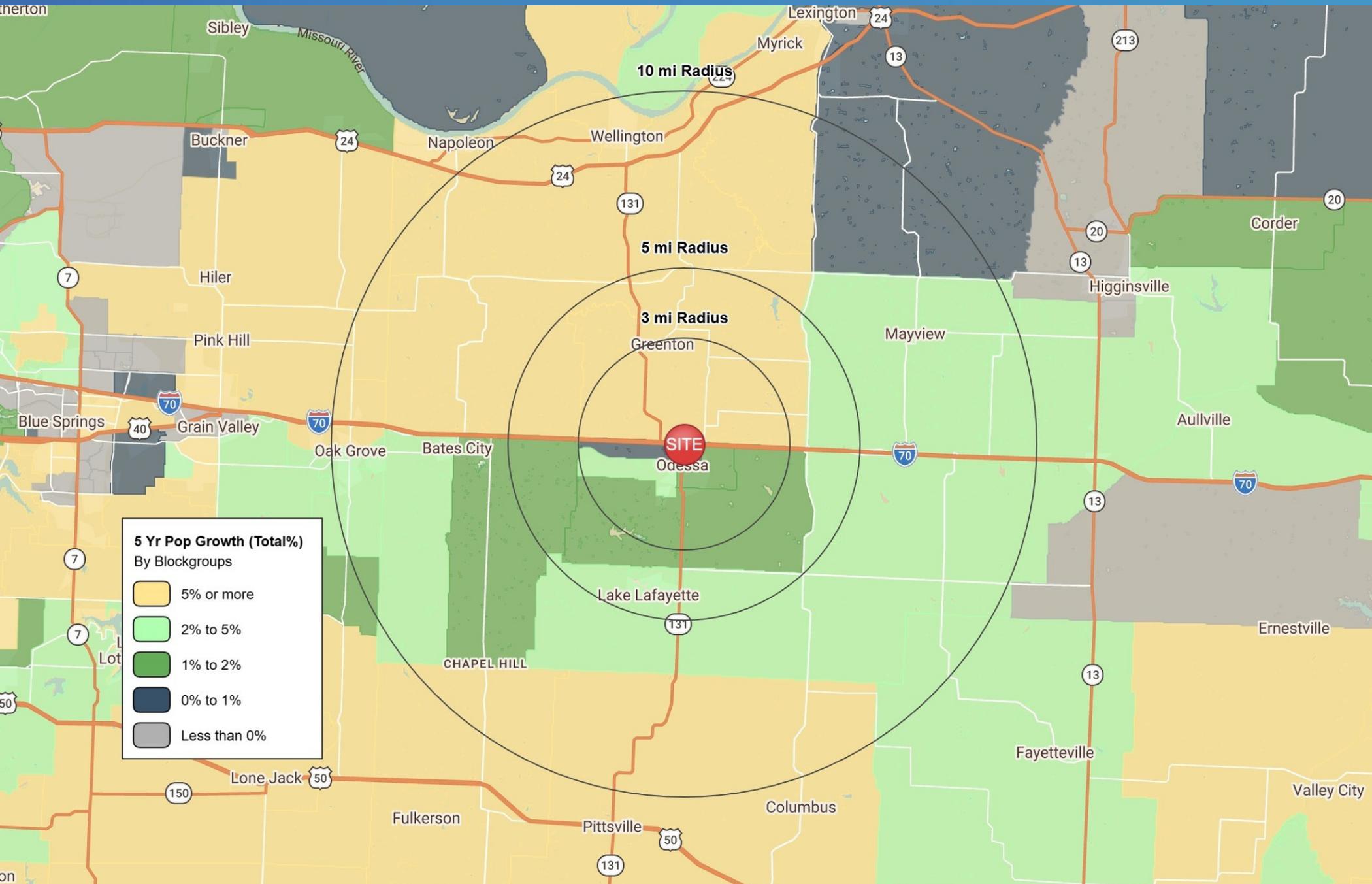
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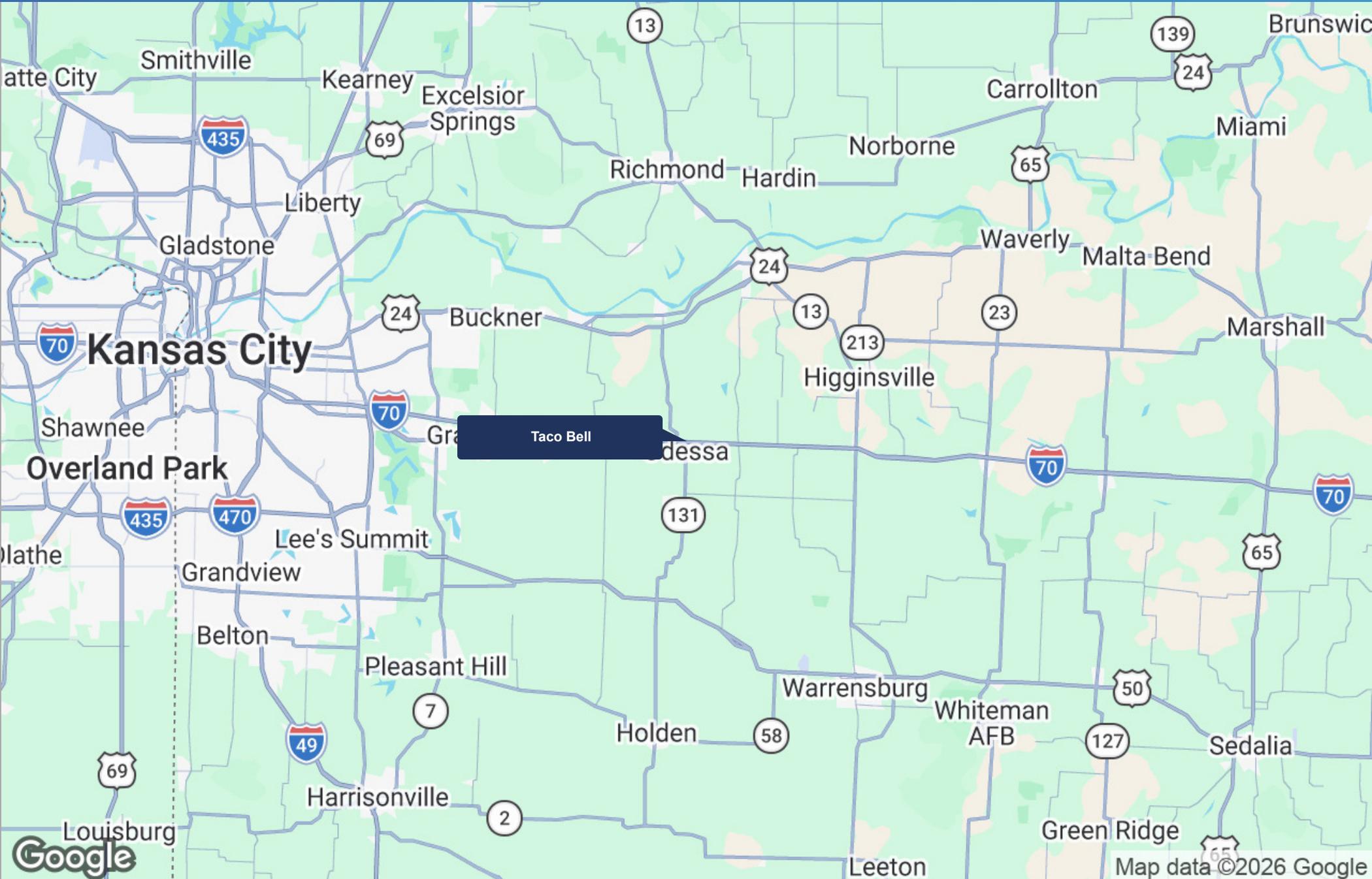
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Odessa, Missouri, is a growing suburban community located just west of Kansas City, offering residents a blend of small-town charm and convenient access to a major metropolitan area. Known for its welcoming neighborhoods, quality schools, and family-friendly atmosphere, Odessa attracts both long-term residents and newcomers seeking a quieter lifestyle within reach of urban amenities. The city features parks, recreational facilities, and local events that foster community engagement, making it a hub for social and civic activities. Its strategic location along major highways provides easy connectivity for commuting, shopping, and regional business opportunities. Economically, Odessa has experienced steady growth, benefiting from both local businesses and the broader Kansas City metro economy. The city hosts a mix of retail, service, and light industrial sectors, providing diverse employment opportunities for residents. Residential development continues to expand, with new housing and commercial projects supporting Odessa's reputation as a desirable and livable community. With its combination of strong local identity, growing infrastructure, and access to metropolitan resources, Odessa continues to position itself as an attractive destination for families and businesses alike.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	6,711	8,693	25,027
Total Population 2030	6,877	8,952	26,482
Annual Growth Rate 2025-2030	0.5%	0.6%	1.2%
Median Age	36.8	38.0	39.0
# of Persons per HH	2.5	2.5	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,646	3,395	9,578
Average HH income	\$118,501	\$122,119	\$124,132
Median House Value	\$225,848	\$237,712	\$250,608
Consumer Spending	\$270.32 M	\$352.21 M	\$989.92 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

Tot Food Away From Home Exp/Hhld
By Blockgroups



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