

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New Construction | 15-Year Lease | Drive-Thru Equipped



1120 Mathias Drive | Springdale, Arkansas

**FAYETTEVILLE MSA**

ACTUAL SITE





## EXCLUSIVELY MARKETED BY



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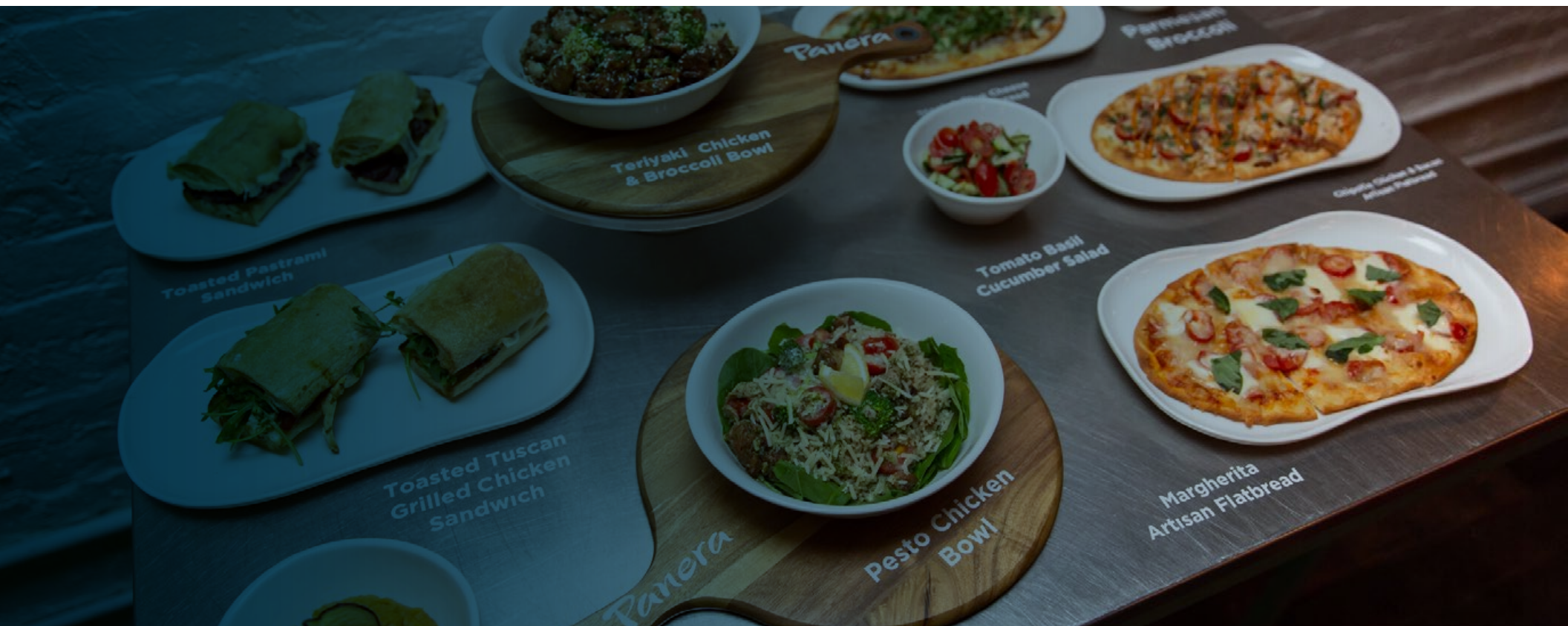
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# SITE OVERVIEW



**Panera**  
BREAD®

43,000   
VEHICLES PER DAY

W. SUNSET AVE.



# CONSTRUCTION SITE AS OF SEPTEMBER 18, 2024





# CONSTRUCTION SITE AS OF SEPTEMBER 18, 2024





# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$3,683,000
<b>Net Operating Income</b>	\$195,200
<b>Cap Rate</b>	5.30%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1120 Mathias Drive Springdale, Arkansas 72762
<b>Rentable Area</b>	3,200 SF
<b>Land Area</b>	1.19 (Under Construction)
<b>Year Built</b>	2024 (Under Construction)
<b>Tenant</b>	Panera, LLC
<b>Lease Signature</b>	Corporate Signed
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	8% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	TBD
<b>Lease Expiration</b>	15-Year Term

# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES			
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Panera Bread	3,200	TBD	15-Year Term	Year 1	-	\$16,267	\$195,200	3 (5-Year)
(Corporate Guaranty)				Year 6	8%	\$17,568	\$210,816	8% Increases at Beg. of Each Option
				Year 11	8%	\$18,973	\$227,681	

1) Tenant shall have a 15-day Right of First Refusal (ROFR).

## Brand New 15-Year Lease | Scheduled Rental Increases | Corporate Signed Lease | Well-Known & Established Tenant

- Brand new 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 8% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by Panera, LLC, a subsidiary of the corporate entity
- Panera Bread, which was acquired by JAC Holding Company in 2017, is a leading quick-casual restaurant brand with over 2,180 locations

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management-free investment for a passive investor

## Direct Residential Consumer Base | Affluent Community | Strong Demographics in 5-Mile Trade Area

- The subject is near several single-family communities and multi-family complexes, providing a direct residential consumer base for the site
- More than 97,000 residents and 60,000 employees support the trade area
- Residents within 1 mile of the subject boast an affluent average household income of \$109,294

## Fronting Highway 412 | Surrounding National/Credit Tenants | Off Interstate 49 | Drive-Thru Equipped | Nearby Hospital

- Panera Bread is strategically fronting Highway 412 averaging 43,000 VPD
- 1 mile from Interstate 49 (95,000 VPD), providing direct on/off ramp access for travelers
- The immediate trade area is supported by national/credit tenants such as Hobby Lobby, Harbor Freight, Anytime Fitness, Lowe's, Office Depot, and more
- The freestanding building is complete with a drive-thru to maximize both sales and convenience to the customer base surrounding the site
- Furthermore, the site benefits from close proximity to Arkansas Children's Northwest Hospital (24 beds), further increasing traffic to the site

## Surrounding New Development | Single & Multifamily Units | New Walmart Headquarters | University of Arkansas (Fayetteville)

- There are surrounding new developments in the works throughout the city of Springdale
- The Springdale Planning Commission considered developments that would bring more than 500 housing units to the city; Whispering Springs will bring 262 single-family homes, Chandler Village features 57 multi-family townhomes, Gray's Crossing will feature 47 lots for cottage-style homes, and Big Emma features 77-units in downtown (See page 7-8 for more information)
- The subject property is a 20-minute drive from Walmart's new 350-acre corporate headquarters currently under construction (click [HERE](#) for more info)
- The University of Arkansas campus in Fayetteville (30,000+ students) is less than 10-miles south of the subject property





## PANERA BREAD

[panerabread.com](https://panerabread.com)

**Company Type:** Subsidiary

**Locations:** 2,183+

**Parent:** JAB Holding Company

Panera Bread opened in 1987 as a community bakery, founded with a secret sourdough starter and a belief that sharing great bread is an expression of warmth and generosity. That vision holds true today with a robust menu of delicious, chef-curated recipes created with a simple principle: The Familiar, Made Fantastic™. At Panera, They serve food that they are proud to serve their own families, made with responsibly raised proteins and freshly prepared with Clean ingredients food that does not contain the artificial preservatives, sweeteners, flavors, and colors from artificial sources set forth on their No-No list served in U.S. bakery-cafes. From crave-worthy soups, salads and sandwiches to flatbread pizza and sweets, they offer their guests more than great food. Their ethos of generosity drives them to meet their guests where they are through technology and through their shared values. They are stewards of their communities and the planet - with programs like Day-End Dough-Nation that donates unsold baked goods in the evening to local non-profits, or labeling climate-friendly low carbon Cool Food Meals. There are 2,183 bakery-cafes, company and franchise, in 49 states and in Ontario, Canada, operating under the Panera Bread or Saint Louis Bread Co. names. Panera Bread is part of Panera Brands, one of the largest fast casual restaurant companies in the U.S., comprised of Panera Bread, Caribou Coffee and Einstein Bros. Bagels. The company is headquartered in Sunset Hills, Missouri.

Source: [panerabread.com](https://panerabread.com) [prnewswire.com](https://prnewswire.com)



# PROPERTY OVERVIEW

## LOCATION



Springdale, Arkansas  
Washington, Benton County  
Fayetteville-Springdale-Rogers MSA

## PARKING



There are approximately 44 parking spaces on the owned parcel.  
The parking ratio is approximately 13.75 stalls per 1,000 SF of leasable area.

## ACCESS



Mathias Drive: 1 Access Point

## PARCEL



Parcel Number: TBD (Under Construction)  
Acres: 1.19 (Under Construction)  
Square Feet: TBD (Under Construction)

## TRAFFIC COUNTS



W. Sunset Avenue/U.S. Highway 412: 43,000 VPD  
Interstate 49/U.S. Highway 62 & 71: 95,000 VPD

## CONSTRUCTION



Year Built: 2024 (Under Construction)

## IMPROVEMENTS



There is approximately 3,200 SF of existing building area

## ZONING



C-2: General Commercial





## Springdale Planning Commission considers developments for more than 500 housing units

by Laurinda Joenks | August 4, 2022

SPRINGDALE -- The Springdale Planning Commission on Tuesday night considered developments that would bring more than 500 housing units to the city.

Most were approved, but some were tabled because commissioners asked for more information or a closer look by city staff.

“We need more housing, and it’s pretty much that simple,” said Payton Parker, a member of the Planning Commission.

Parker said the city needs all kinds of housing -- apartments, condos, single-family, multifamily, duplexes, triplexes and mobile homes -- although he prefers housing more dense with people near

trails and other amenities.

But the city needs to be smart about the projects it approves, Parker continued.

“The first duty of the Planning Commission is to protect residential property,” Parker said. Chandler Village, a 57-unit multifamily townhouse unit immediately west of Oak Grove Road south of Elm Springs Road, was tabled in July’s Planning Commission meeting after a misunderstanding about the number of parking spaces required, said Patsy Christie, the director of the city’s Planning Department.

The city requires three spaces each for 20 units and 2.5 spaces for 36 units.

Brian Moore of Engineering Services Inc., the engineering firm for the project, said most units in this project include garages -- two-car garages for three-bedroom units and one-car garages for two-bedroom units. The project had a total of 75 garage parking places and 114 outdoor spaces.

He noted the city ordinances do not address garage spaces, and parking requirements for other structures contradict the rules for his project.

Christie agreed the city requirements needed review. “I certainly hate to hold up any housing development for parking -- because we can’t decide between 2 and 2.5 parking spaces,” Parker said.

The commission approved Chandler Village. The commission tabled a vote on the Whispering

Springs subdivision of 262 single-family home lots at Howard Anderson Road and Hylton Road. The developer also asked for a waiver of street improvements.

The city requires developers to improve the city street in front of their property, adding drainage infrastructure, curbs, gutters and sidewalks. The city also requires multiple entrances into a neighborhood for emergency services access. This wasn’t planned until the fourth phase of construction of Whispering Springs, said Kevin Michaels with Anderson Engineering.

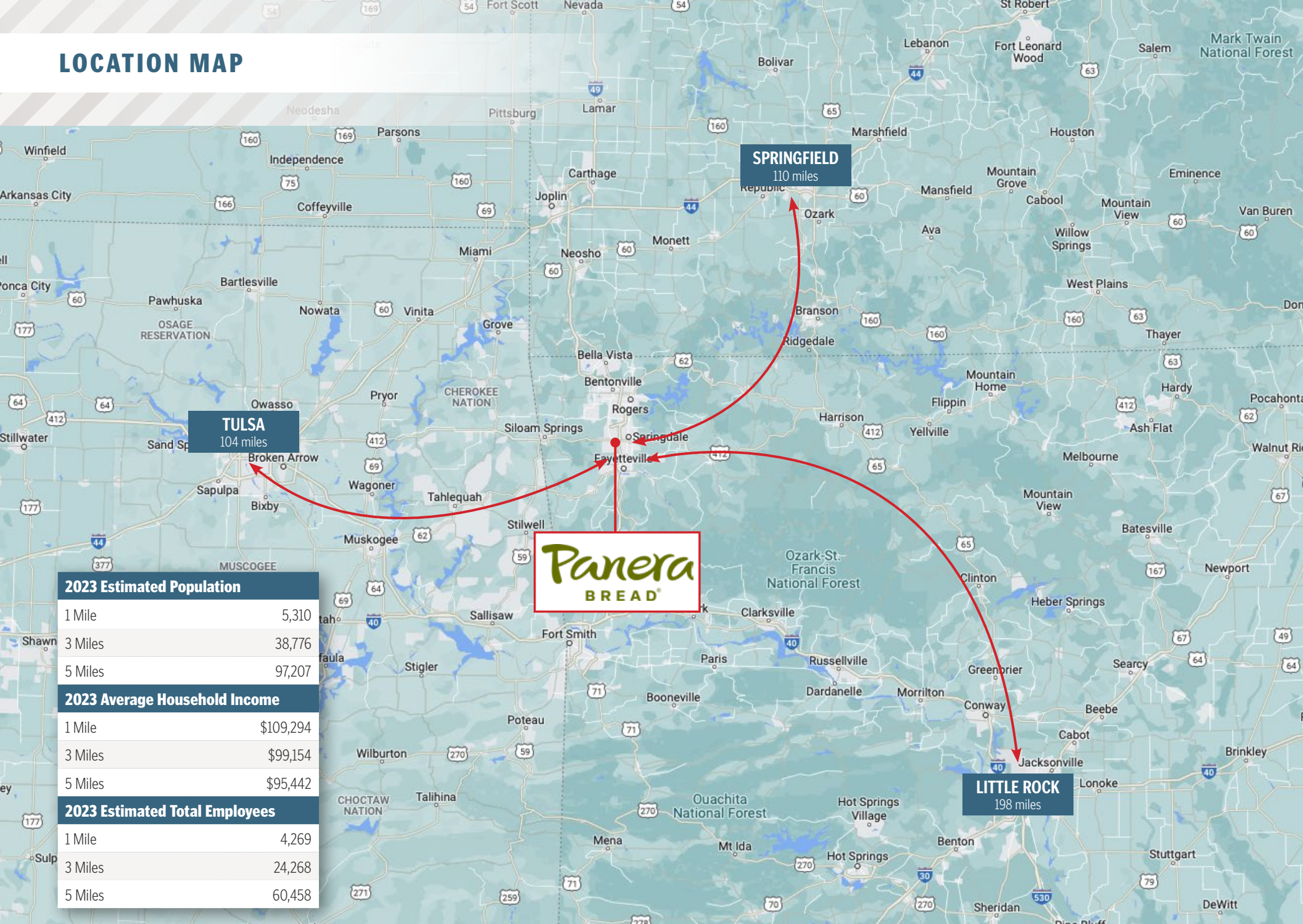
Larry McCredy, a lawyer representing Hylton Real Estate, which is developing a neighboring property, expressed concern about the plans for the Whispering Springs project. The only resident access to Whispering Springs also would come off Howard Anderson Road until the fourth phase of the project was built. The Hylton representatives feared drivers trying to access Whispering Springs would try to run across their private property, no more than a gravel trail, McCredy said.

The Collin’s Cove project on North 56th Street, south of Elm Springs Road, did not even get a vote by the commission. The developer was asking for final approval before construction could begin.

Source: ArkansasOnline.com  
Read Full Article [HERE](#)



# LOCATION MAP



**TULSA**  
104 miles

**SPRINGFIELD**  
110 miles

**LITTLE ROCK**  
198 miles



2023 Estimated Population	
1 Mile	5,310
3 Miles	38,776
5 Miles	97,207
2023 Average Household Income	
1 Mile	\$109,294
3 Miles	\$99,154
5 Miles	\$95,442
2023 Estimated Total Employees	
1 Mile	4,269
3 Miles	24,268
5 Miles	60,458





HELEN TYSON  
MIDDLE  
SCHOOL

genOa  
healthcare

Walmart  
Supercenter

Arkansas  
BlueCross BlueShield

HOG  
PARKWAY

ARKANSAS  
CHILDREN'S  
NORTHWEST  
HOSPITAL

ARVEST  
BALLPARK

extended  
STAY  
AMERICA  
SUITES

Dayita.

Casey's

sam's club

6,700  
VEHICLES PER DAY

THE  
Toasted  
Yolk

THE  
bundt  
CAKES

BURGER  
KING

Panera  
BREAD

Andy's  
Western Custard

MATHIAS DR.

S. GENE GEORGE BLVD.

43,000  
VEHICLES PER DAY

W. SUNSET AVE.







ANYTIME FITNESS  
SportClips (HAIRCUTS)  
tropical CAFE  
HARPS  
Jersey Mike's

HELLSTERN MIDDLE SCHOOL  
HAR-BER HIGH SCHOOL

NORTHWEST PHYSICIANS

BUFFALO WILD WINGS

Freddy's STEAKBURGERS

BUICK GMC

ZIP'S

POPEYES LOUISIANA KITCHEN

The Toasted Yolk

bundt CAKES

6,700 VEHICLES PER DAY

Red logo with a stylized 'P' and a bird-like shape.

S. GENE GEORGE BLVD.



Panera BREAD

BURGER KING

W. SUNSET AVE.

BIG CHICKEN

43,000 VEHICLES PER DAY

MATHIAS DR.







NORTHWEST  
MEDICAL  
CENTER -  
SPRINGDALE

**LOWE'S**  
Office DEPOT  
OfficeMax

SOUTHWEST  
JUNIOR HIGH  
SCHOOL

**Walmart**  
Supercenter

WALKER  
ELEMENTARY  
SCHOOL

**Super 8**  
BY WYNDHAM

**Sleep**  
INN & SUITES

**Quality**  
SUITES

**Fairfield**  
BY MARRIOTT

**BIG TIRES**

**TACO BELL**

**SONIC**

**DOUBLE TREE**  
by Hilton

**Hampton**  
by Hilton

**Holiday Inn**  
AN IHG HOTEL

**Starbucks**

**McDonald's**

**Denny's**

**Waffle House**

**HOME 2**  
SUITES BY HILTON

**INTERSTATE 49**

**95,000**  
VEHICLES PER DAY

**Cracker Barrel**

**HOBBY LOBBY**

**SLIM CHICKENS**

**goodwill**

**OZARK CENTER POINT PLACE**

**LABOY**

**DOLLAR TREE**

**43,000**  
VEHICLES PER DAY

**Andy's**  
Frozen Custard

**Panera**  
BREAD

**MATHIAS DR.**

**BURGER KING**

**BIG**  
CHICKEN

**W. SUNSET AVE.**







412

W. SUNSET AVE.

43,000  
VEHICLES PER DAY

Panera  
BREAD

PYLON SIGN

MATHIAS DR.

Andy's  
Frozen Custard  
SINCE 1960





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	5,310	38,776	97,207
2028 Projected Population	6,237	40,750	102,332
2023 Median Age	37.4	35.4	33.2
<b>Households &amp; Growth</b>			
2023 Estimated Households	2,031	13,629	33,648
2028 Projected Households	2,517	14,498	35,613
<b>Income</b>			
2023 Estimated Average Household Income	\$109,294	\$99,154	\$95,442
2023 Estimated Median Household Income	\$66,186	\$72,397	\$69,922
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	333	1,728	4,015
2023 Estimated Total Employees	4,269	24,268	60,458



## SPRINGDALE, ARKANSAS

Springdale, Arkansas, in Washington county, is 8 miles N of Fayetteville, Arkansas and 104 miles E of Tulsa, Oklahoma. The city is considered part of the Fayetteville - Springdale - Rogers metropolitan area. The City of Springdale is the 3rd largest city in Arkansas with a population of 91,628 as of July 1, 2023.

Springdale has a robust poultry processing industry, including large hatcheries and/or processing plants owned and operated by Tyson Foods, Cargill, and George's throughout the city. Since Tyson Foods and George's are based in the city, a host of administrative/executive/support staff is also employed in Springdale to support these large operations. Springdale also has a variety of industrial/manufacturing employers present in the city, including Apex Tool Group, Ball Corporation, Brunner & Lay, Dayco Products, and Pratt & Whitney. This strong industrial sector differentiates the city among the four large principal cities of Northwest Arkansas. The economy of Northwest Arkansas was historically based upon agriculture and poultry. In recent decades, Northwest Arkansas has seen rapid growth and diversification of its economy based upon the three Fortune 500 companies based there—Walmart, Tyson Foods, and J.B. Hunt—while also seeing a growing University of Arkansas and cultural amenities sector.

Springdale and nearby Attractions are Shiloh Museum of Ozark History, Arkansas Air Museum, Rogers Historical Museum, Pea Ridge National Military Park, Beaver Lake State Park, Eureka Springs Gardens.

Springdale has several parks and open spaces including Shiloh Memorial Park, Bobby Hopper Park, and Murphy Park. You can also visit the Shiloh Historic District. The Shiloh Museum of Ozark History and the Springdale Branch Library will enable you to discover some of the area's history. Shopping can be enjoyed at the Sunset Square Shopping Center, Plaza Shopping Center, and Elmdale Shopping Center.

Northwest Arkansas Community College and the University of Arkansas-Main Campus are the nearest college and university. One can reach Northwest Arkansas Regional Airport within several minutes.





# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners, LLC

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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