

# GOLDEN CHICK®



Brand New 20-Year NNN Lease w/ Zero Landlord Responsibilities | Attractive Rental Increases | Experienced and Growing Regional QSR Operator (13-Units)

**\$1,015,385** 6.50% CAP RATE

**1036 N PATRICK STREET**  
DUBLIN, TX

**Marcus & Millichap**  
NFB GROUP



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# WHY INVEST



## LOCATION

- Located Along One of the 2 Main Thoroughfares in and out of the Heart of Dublin, Also Called SW US Hwy 377, With a Vehicle Count of 5,300 Per Day
- Nearby Retailers Include Sonic, DG Market, First National Bank of Dublin, Dairy Queen, Central Inn, Longhorn Auto Sales, and Dollar General
- Dublin Is Located in Central Texas, in the Southwest Corner of Erath County, About Two Hours South of the DFW Metroplex, One Hour East of Abilene, and Two Hours Northwest of Austin



## LEASE

- Brand New 20-Year NNN Lease To Begin at Close of Escrow
- Rental Increases of 10% Every 5 Years
- Four (4), Five (5) Year Options To Extend Bringing the Potential Term to 40 Years



## TENANT

- Guaranteed by Venture Foods, LLC (13-Units), an Experienced and Growing Regional QSR Operator With Proven Success in the Local Market
- The Site Underwent a \$50,000 Remodel in 2021 Showcasing The Tenant's Commitment to the Location

 DUBLIN ELEMENTARY SCHOOL

CENTRAL INN

DAIRY QUEEN

TAQUERIA EL RIO & SEAFOOD

FIRST NATIONAL BANK

SONIC

VETERINARIAN'S OUTLET, INC.

SHAMROCK APARTMENTS

DUBLIN AUTO REPAIR

DG market

SW US HWY 377 - 5,300 VPD



SUBJECT SITE

 WHRL SOLUTIONS

# EXECUTIVE SUMMARY

## Income & Lease Terms



### OFFERING SUMMARY

|                       |                                                                                                               |                                        |
|-----------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Address:              | <a href="#">GOOGLE MAPS</a>  | 1036 N Patrick St,<br>Dublin, TX 76446 |
| Tenant:               | Golden Chick                                                                                                  |                                        |
| Guarantor:            | Venture Foods, LLC<br>(13-Unit Operating Entity)                                                              |                                        |
| Price:                | \$1,015,385                                                                                                   |                                        |
| Cap Rate:             | 6.50%                                                                                                         |                                        |
| NOI:                  | \$66,000                                                                                                      |                                        |
| Building Size (SF):   | ±3,240 SF                                                                                                     |                                        |
| Lot Size (AC):        | ±.787 AC                                                                                                      |                                        |
| APN:                  | R000065210                                                                                                    |                                        |
| Year Built/Renovated: | 2011/2021                                                                                                     |                                        |

### LEASE TERMS

|                            |                       |
|----------------------------|-----------------------|
| Lease Commencement:        | Close of Escrow (COE) |
| Lease Term Expiration:     | 20 Years from COE     |
| Lease Type:                | NNN                   |
| Landlord Responsibilities: | None                  |
| Monthly Rent:              | \$5,500               |
| Annual Base Rent:          | \$66,000              |
| Rental Increases:          | 10% / 5-Years         |
| Renewal Options:           | 4 x 5-Year            |



*\*20 Years from Close of Escrow*

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

| 1036 N PATRICK STREET - DEMOGRAPHICS        | 3-MILE    | 5-MILE    | 10-MILE   |
|---------------------------------------------|-----------|-----------|-----------|
| Estimated Population (2024)                 | 4,338     | 5,478     | 12,939    |
| Projected Population (2029) ▲               | 4,355     | 5,505     | 13,014    |
| Average Household Income (2024)             | \$113,880 | \$116,391 | \$104,480 |
| Projected Average Household Income (2029) ▲ | \$118,216 | \$120,644 | \$107,945 |
| Estimated Households (2024)                 | 1,641     | 2,068     | 5,060     |
| Projected Households (2029) ▲               | 1,689     | 2,131     | 5,209     |



93 MIN  
89.6 MILES

123 MIN  
121 MILES

96 MIN  
90.8 MILES



LOCATED IN  
THE HEART OF  
CENTRAL TEXAS

# DUBLIN TEXAS

## *The Irish Capital of Texas*

Dublin, Texas is a charming small town that proudly celebrates its Irish heritage with festivals and events. Dublin is perhaps best known for its connection to Dr Pepper, as it was home to the oldest Dr Pepper bottling plant, famous for using pure cane sugar. Beyond its soda legacy, Dublin's historic downtown offers quaint shops, cafes, and landmarks like the Dublin Historical Museum, providing a glimpse into the town's storied past. Surrounded by the natural beauty of Central Texas, Dublin also offers outdoor recreation opportunities, with access to nearby lakes, parks, and scenic countryside. This welcoming community combines small-town charm, rich heritage, and local attractions that make it a unique Texas destination.



**44,313**  
POPULATION  
(Erath County)

**\$113,880**  
AVERAGE HOUSEHOLD  
INCOME

**\$173,410**  
MEDIAN HOME  
SOLD PRICE

SOURCE: SITES USA,  
2024, DUBLIN, TEXAS

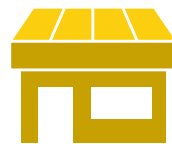




Founded in 1967 in San Marcos, Texas, Golden Chick began as a single fried chicken restaurant with a vision to serve high-quality food with exceptional service. Over five decades later, Golden Chick remains committed to its founding principles and core values, which have fueled its growth and success.

With more than 200 locations across multiple states, Golden Chick is experiencing strategic expansion, bringing its famous Golden Tenders®, hand-breaded chicken, and other southern-inspired favorites to new communities. As part of the thriving quick-service restaurant (QSR) industry, estimated at over \$300 billion annually, Golden Chick continues to position itself as a leader in providing delicious, convenient meals to customers.

Golden Chick's brand promise—great food, great taste, every time—is a testament to the company's enduring commitment to delighting customers with flavorful meals and unforgettable experiences, a standard that has remained consistent since its founding in 1967.



200+  
UNIT  
FRANCHISE



TOP RATED  
RESTAURANT  
FRANCHISE



AMBITIOUS GROWTH  
& EXPANSION  
PLANS



HEADQUARTERS:  
RICHARDSON, TX

SOURCE: GOLDEN CHICK, 2024  
SCRAPE HERO, 2024

# IN THE NEWS...



[FULL ARTICLE](#) 

## **GOLDEN CHICK PARTNERS WITH QU TO STREAMLINE OPERATIONS**

October 8, 2024 | QSR Web

Chicken brand Golden Chick has partnered with Qu, a provider of unified commerce platforms. The partnership aligns with Golden Chick's mission to deliver accurate orders to every guest, every visit, according to a press release. Golden Chick selected Qu's platform to streamline operations across its 230 locations, including dine-in, drive-thru, and delivery services. By leveraging Qu's native products for in-store POS, AI-driven kitchen solutions, and direct delivery integrations, Golden Chick aims...

## **GOLDEN CHICK OPENS 100TH RESTAURANT BASED IN DALLAS-FORT WORTH**

July 1, 2024 | QSR Magazine

Golden Chick is ringing in its 100th restaurant opening in Dallas-Fort Worth, with its newest location in Fort Worth. Found on the corner of N Blue Mound Road and Watauga Smithfield Road, this is the brand's lucky number eight for restaurant openings this year. The Fort Worth location will be owned and operated by Keaton Mata, who is a first-time franchisee, but no stranger to the Golden Chick brand. To create buzz within the DFW community on Thursday, June 27 Golden Chick will host...



[FULL ARTICLE](#) 

**GOLDEN  
CHICK**



RenewC  
TAC



LEMON  
PEPPER

EXCLUSIVELY LISTED BY



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