

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



OFFERING MEMORANDUM

DUNKIN' DONUTS & BASKIN ROBBINS (DARK)

9525 MANSFIELD RD | SHREVEPORT, LA





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EXECUTIVE OVERVIEW

EXECUTIVE SUMMARY

Property Name	Dunkin' Donuts & Baskin Robbins
Property Street	9525 Mansfield Rd
City, State, Zip	Shreveport, LA 71118
Price	\$875,000
GLA	±3,200 SF
Lot Size	0.70 AC (±30,300 SF)
Year Built	2015



INVESTMENT HIGHLIGHTS

- **New 2015 Development** Dunkin' Donuts & Baskin-Robbins with Drive-Thru
- **Restaurant Ready To-Go** – FF&E in-place (Contact Broker for Details)
- **Large 3,200 SF Building on 0.70 Acre Lot** – Includes ± 30 Total Parking Spaces
- **Traffic Counts** – Subject Site Benefits from Roughly ± 30,000 Vehicles Per Day

OPPORTUNITY FOR DEVELOPER, PROFESSIONAL INVESTOR, OR OWNER OPERATOR

- **Brand New 2017 Retail Development Next to Subject Property** – Several Fast Food Restaurants Built Last Year Include Dairy Queen Grill & Chill, Xaxby's, and Pizza Hut.
- **Strong Retail Synergy** – Subject Property Sits Next Door to Raceway & Across Street from Walmart Supercenter. Other Notable Retailers in the Immediate Area Include McDonald's, Tractor Supply, Murphy USA, Shoe Depot, Family Dollar, Taco Bell, O'Reilly Auto Parts, Carl's Jr, AutoZone, Gibsland Bank, and Much More.

STRONG DEMOGRAPHICS

- **Dense Consumer Region and Residential Zone** – Subject Property is Surrounded by Residential Neighborhoods; Location Exceeds ± 75,000 Residents in a 5-Mile Trade Area
- **3-Mile Population:** ± 29,367
- **3-Mile Households:** ± 12,022
- **3-Mile Avg. HH Income:** ± \$56,695

TENANT OVERVIEW

DUNKIN' DONUTS

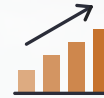
Dunkin' Donuts is the world's leading baked goods and coffee chain, serving more than 3-million customers every day. Since its founding in 1950, Dunkin' Donuts has earned the #1 ranking for customer loyalty in the coffee category for a consecutive nine years and a market leader in sales of hot, decaffeinated and flavored coffee, iced coffee, bagels, donuts, and muffins. It is a subsidiary of Dunkin' Brands, Inc., one of the world's leading franchisors of quick-service restaurants that also operates the Baskin-Robbins chain.

BASKIN ROBBINS

Named the top ice cream and frozen dessert franchise in the United States by Entrepreneur magazine's 35th annual Franchise 500® ranking, Baskin-Robbins is the world's largest chain of ice cream specialty shops. Baskin Robbins creates and markets innovative, premium ice cream, specialty frozen desserts, and beverages, providing quality and value to consumers at nearly 7,300 retail shops in nearly 50 countries. Baskin-Robbins was founded in 1945 by two ice cream enthusiasts whose passion led to the creation of more than 1,000 ice cream flavors and a wide variety of delicious treats. Headquartered in Canton, Mass., Baskin-Robbins is part of the Dunkin' Brands Group, Inc. (Nasdaq: DNKN) family of companies.

AN INDUSTRY LEADER

Dunkin' Brands continues to pursue innovative menu choices through the collaboration of their culinary team of acclaimed chefs and their research and development team. From new types of coffee creations and flavors to limited time offers, Dunkin' Donuts is constantly searching for products their patrons will love. With over 130 years of franchising experience, Dunkin' Brands continues to deliver food and beverages quickly, affordable, and conveniently in a welcoming environment through the Dunkin' Donuts brand.



COMPANY TRADE NAME
DUNKIN' BRANDS (NASDAQ: DNKN)



HEADQUARTERED
CANTON, MASSACHUSETTS



NO. OF EMPLOYEES
± 270,000



WEBSITE
WWW.DUNKINDONUTS.COM



OF LOCATIONS
± 11,500



YEAR FOUNDED
1963



SURROUNDING TENANTS

AREA OVERVIEW

SHREVEPORT, LA

As the third-largest city in the state of Louisiana and the seat of Caddo Parish, Shreveport extends along the Red River. Shreveport was once a major player in United States oil business, and at one time could boast Standard Oil of Louisiana as a locally based company. Recently, Shreveport has largely transitioned into a service economy specifically within the gaming industry and tourism.

Shreveport is the educational, commercial and cultural center of the Ark-La-Tex region, where Arkansas, Louisiana, and Texas meet. It is the location of Centenary College of Louisiana, Louisiana State University Shreveport, Louisiana Tech University Shreveport, Southern University at Shreveport, and Louisiana Baptist University. Its neighboring city of Bossier is the location of Bossier Parish Community College. Companies with significant operations or headquarters in Shreveport are AT&T, Chase Bank, Regions Financial Corporation, and APS Payroll.

WHY SHREVEPORT?

From beautiful lakes to gripping sites along the Red River, there is much to see and do in Greater Shreveport. Recently named one of the happiest cities in the nation, it's no wonder so many choose this vibrant metropolis as their home. The compassion for family, appreciation for the arts and dedication to business derive from the strong roots on which the city originated from.

Shreveport is also known for its smaller sister city, Bossier City with only the river separating them. Together they have six historic districts as well as many landmarks which are listed on the National Register. Among all Louisiana cities with multiple historic landmarks, Shreveport ranks second only to New Orleans.

Shreveport continues to make amazing strides toward growth and residents can expect further development of the downtown area that will continue to bring additional opportunities for both business and leisure. The city certainly originates from a rich culture and history, which makes it a wonderful place to visit and an even better place to call home.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2023 Projection	5,410	28,738	65,812
2018 Estimate	5,532	29,367	67,083
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Projection	2,145	11,834	26,315
2018 Estimate	2,186	12,022	26,681
INCOME	1 Mile	3 Mile	5 Mile
2017 Est. Average Household Income	\$49,963	\$56,695	\$52,275

TOURISM

The Clyde Fant Parkway, located alongside the Red River, has bike trails, a dog park, a jogging path with an obstacle course, a picnic and boat area. The Gardens of the American Rose center offer a beautiful and tranquil environment for a leisurely stroll. Take a walk through the Line Avenue Shopping District, which offers more than 75 unusual boutiques, or shop along the banks of the historic Red River at the state's largest outdoor lifestyle, dining and entertainment destination – The Outlets at Louisiana Boardwalk.

Museums and galleries can be found throughout the city for those who appreciate the arts and history. From the R.W. Norton Art Gallery to the new Shreveport Aquarium, Shreveport provides a dose of culture. Shreveport has many annual events, such as the Red River Revel Arts Festival, the Louisiana State Fair, Mardi Gras Parades, Mudbug Madness, and the Barksdale Air Show to name a few. Diamond Jack's Casino Resort & Hotel, Harrah's Louisiana Downs (horseracing track & casino), Margaritaville Resort Casino, Horseshoe Hotel & Casino, El Dorado Resort and Casino, Boomtown Casino & Hotel, and Sam's Town Hotel & Casino all offer plenty of fun and excitement.



INDEPENDENCE BOWL

The Walk-On's Independence Bowl is one of the NCAA post-season football bowl games featuring two top collegiate football teams representing the Southeastern Conference (SEC) and the Atlantic Coast Conference (ACC).



MUDBUGS HOCKEY

Shreveport Mudbugs Hockey has been a part of this community since 1997. The Mudbugs, a team in the North American Hockey League (NAHL), has recruited players of the highest character from all around the world.



RAFTERS FC

The Shreveport Rafters FC competes in the South Region's South Central Conference. The team was created from the desire by Shreveport-based innovators to bring quality and competitive match play to Northwest Louisiana.

SHREVEPORT RANKINGS

Shreveport ranks 17 out of the top 25 cities with the lowest cost of living. The ranking – which assessed more than 220 cities with populations of more than 100,000 – focused primarily on the ratio of home values to income, median property taxes, median home values, median rent, and ratios of monthly housing cost to income for each place. They also took the price of gas, the price of groceries, and the ratio of the median rent to income into consideration.



- » Shreveport has the lowest manufacturing costs in the U.S. The study compared 100 cities within 10 countries by 26 cost factors – such as labor, tax, real estate, transportation, utilities, and facilities.



- » Shreveport ranks No. 3 out of 10 cities - Money Under 30 found 10 cities with affordable housing and above average salaries for 18-to-34-year-olds.



- » Shreveport ranks in the Top Ten of Millennial Friendly Cities. Shreveport also ranks among the top ten real estate markets nationwide where millennials make up the greatest share of first-time home buyers.

HEALTHCARE

Healthcare is the area's leading industry, employing more than 18,000 people. Shreveport serves as the medical hub for North Louisiana, East Texas, and South Arkansas. The area hospitals provide a variety of critical healthcare services, including acute care, rehabilitation, long-term acute care, acute psychiatric, chemical dependency, care research, and surgical specialties. Shreveport's healthcare industry utilizes state of the art medical treatment and research facilities providing many thousands of high paying jobs for the area.

Willis-Knighton Health System is a locally owned and operated not-for-profit healthcare organization that includes hospitals, senior residential and care options, medical clinics and wellness centers. Hospitals include Willis-Knighton Medical Center, Willis-Knighton South & the Center for Women's Health, WK Pierremont Health Center and the WK Rehabilitation Institute in Shreveport and WK Bossier Health Center in Bossier City. The health system has a large and varied medical staff and the most comprehensive range of services of any regional provider. It has brought innovative technology and numerous "firsts" to the region, including Louisiana's only proton therapy center at the Willis-Knighton Cancer Center.

University Health Shreveport is the clinical partner of the distinguished LSU Health Shreveport School of Medicine. As an academic hospital, University Health is nationally accredited and upholds a strong commitment to state-of-the-art treatment, clinical research, community education and prevention programs. University Health Shreveport is home to the only Level 1 Trauma Center and Burn Center in North Louisiana. It is the first hospital in Northwest Louisiana to receive Advanced Certification as a Primary Stroke Center. It is one of only six hospitals in the nation affiliated with St. Jude Children's Research Hospital.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Dunkin' Donuts & Baskin Robbins** located at **9525 Mansfield Rd, Shreveport, LA 71118 ("Property")**. It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

EXCLUSIVELY LISTED BY

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