



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



\$1.00  
TACO

Burger King  
2325 Dave Ward Drive  
Conway, AR 72034



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,314 SF Burger King Located at 2325 Dave Ward Drive in Conway, AR. This Opportunity Includes a High Quality Tenant With a Long Term ~17 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Great Investment.

## OFFERING SUMMARY

PRICE	\$1,911,504
CAP	5.65%
NOI	\$108,000
PRICE PER SF	\$576.80
GUARANTOR	Franchisee (Flis Enterprises)

## PROPERTY SUMMARY

ADDRESS	2325 Dave Ward Drive Conway, AR 72034
COUNTY	Faulkner
BUILDING AREA	3,314 SF
LAND AREA	1.02 AC
BUILT	2016



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Long Term ~17 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Flis Enterprises Has Been in Business Since 1979 and Operates 23 Units
- Situated at the Corner of Dave Ward Drive (Sees Over 35,200 VPD) and Moix Blvd With Dual Access From Each Road
- Excellent Demographics - Population of Over 51,148 Residents Making an Average Household Income of \$56,716 Within a 3-Mile Radius
- Top Employers in the Area Include: Acxiom, the University of Arkansas, Hewlett Packard and Multiple Technology Start Up Companies
- Adjacent to the University of Central Arkansas, Which Serves Over 11,000 Students and Staff; The University is Most Noted For Programs in Nursing, Education and Physical Therapy
- Conway, the 8th Largest City in Arkansas, Serves as a Regional Shopping, Educational, Work, Healthcare and Sports Hub For Faulkner County and Surrounding Areas
- Nearby Tenants Include: Andy's Frozen Custard, Chicken Express, Tacos 4 Life, Steak 'n Shake, Taco Bell, Starbucks, First Security Bank, Conway Regional Medical Park, Kum & Go, Supercuts and More





# LEASE SUMMARY

TENANT	Flis Enterprises
PREMISES	A Building of Approximately 3,314 SF
LEASE COMMENCEMENT	January 1, 2020
LEASE EXPIRATION	October 31, 2036
LEASE TERM	~17 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE  
FOOTAGE

3,314 SF

ANNUAL  
BASE RENT

\$108,000

RENT  
PER SF

\$32.59





ACTUAL PROPERTY IMAGES







CONWAY  
HOUSING  
AUTHORITY

Conway  
Parks & Recreation

Leather Brothers



DOLLAR  
GENERAL

Germantown  
apartment community

THE EDGE  
AT DOWNTOWN



Bill Stephens Track  
and Soccer Complex



Dignity  
HEALTHCARE



Biotest Plasma Center



CENTERSTONE  
Apartment Homes

University Park  
Apartments

Bear Village



Dave Ward Dr

Moix Blvd

60







BRENTWOOD  
APARTMENTS

TOBACCO  
\$UPERSTORE

America's  
CAR-MART



GLEN ROCK

Lake Pointe  
apartment community

Westbury Park  
Apartments

2ND



Davita  
Kidney Care

groovy smiles  
pediatric dentistry

COLLINS  
ORAL & FACIAL SURGERY

Salem Health  
& Rehabilitation Center

CENTERSTONE  
Apartment Homes

Andy's  
Frozen Custard

60





Walmart Neighborhood Market Chick-fil-A

AutoZone FAMILY DOLLAR Rally's R&B Simmons Bank

Hilton Garden Inn HOME2 verizon SUBWAY Starbucks FRIDAYS OUTBACK CHIPOTLE NAPA AT&T AMERICAS Comfort Suites

ACE usbank SONIC SMOOTHIE KING Quiznos CITGO TACO BELL WINGSTON Little Caesars

Kroger Tuesday Morning VALERO LONG JOHN SILVER'S TACO BELL Ardy's Frozen Custard

THE HOME DEPOT BEST BUY TARGET DICK'S Sporting Goods belk OLD NAVY Staples PETSMART HomeGoods maurices Chick-fil-A SHOE CARNIVAL THE CHILDREN'S PLACE Arby's rue21 KOHL'S TJ-MAXX CVS pharmacy SALLY BEAUTY Starbucks CVS pharmacy Buckle B BLAZE PIZZA COUNTRY KIRKLAND'S Great Clips GNC SportClips

Kroger Marble Slab Creamery Starbucks Me's southwest grill Pizza Hut Walgreens McDonald's ARVEST Simmons Bank JJ's Sandwiches tropical CAFE Bank OZK Papa Murphy's TAKE 'N' BAKE PIZZA

Starbucks Einstein Bros Bagels PAPA JOHN'S Chick-fil-A Quiznos Marble Slab Creamery

Harkrider St



ROSS Dress for Less Michaels BED BATH & BEYOND Academy petco ULTA sam's club MATTRESS FIRM Rita's DOLLAR TREE AspenDental BAM! DISCOUNT TIRE ON THE BORDER AT&T ME Massage Envy SUBWAY five BELOW

DOLLAR GENERAL McDonald's SONIC Hardee's BUENO Krusty Kreme Taco Bueno

BURGER KING

Kum & Go

ANYTIME FITNESS CENTENNIAL MARCO'S Pizza LENNY'S GRILL & SUBS

Ardy's Frozen Custard YOUR PIT SUPERCUTS

Chicken EXPRESS Starbucks Steak 'n Shake



Dave Ward Dr



## CONWAY | FAULKNER COUNTY | ARKANSAS

Conway is the county seat of Faulkner County located in the state of Arkansas. The city is situated in the state's most populous Metropolitan Statistical Area of Central Arkansas. Conway is unusual in that the majority of its residents do not commute out of the city to work. The city also serves as a regional shopping, educational, work, healthcare, sports, and cultural hub for Faulkner County and the surrounding areas. As of the 2018 estimate population the city had about 66,300 residents, making Conway the 8th-largest city in Arkansas. Central Arkansas, the Little Rock-North Little Rock-Conway, AR MSA is ranked 75th largest in the U.S. with 734,622 people.

Conway's growth can be attributed to its jobs in technology and higher education with its largest employers being Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Insight Enterprises, and many technology start up companies. Conway is home to three post-secondary educational institutions, which earns it the nickname "The City of Colleges". The Nabholz Construction Company, founded in 1949, is currently headquartered in Conway. The company employs over 800 people and has been listed by Engineering News-Record (ENR) magazine as one of the Top 400 General Contractors every year since 1986. Due to its close proximity, Little Rock, the state's capital, also greatly affects the city's economy.

Conway is a popular sport-fishing destination and is home to the largest man-made Game and Fish commission lake in the United States. Lake Conway is home to largemouth bass, crappie, gar, catfish, beam, bowfin, and many other more fish. The Arkansas Crappie Masters state tournament is held in the city every year. One of the city's largest annual events, Toad Suck Daze, has been held there since 1982. The three-day community festival incorporates live music, food and craft vendors, and amusement rides during the first weekend of May. The city is also home to the Baum Gallery, which is a small facility at the University of Central Arkansas exhibiting regional artists.



ACXIOM

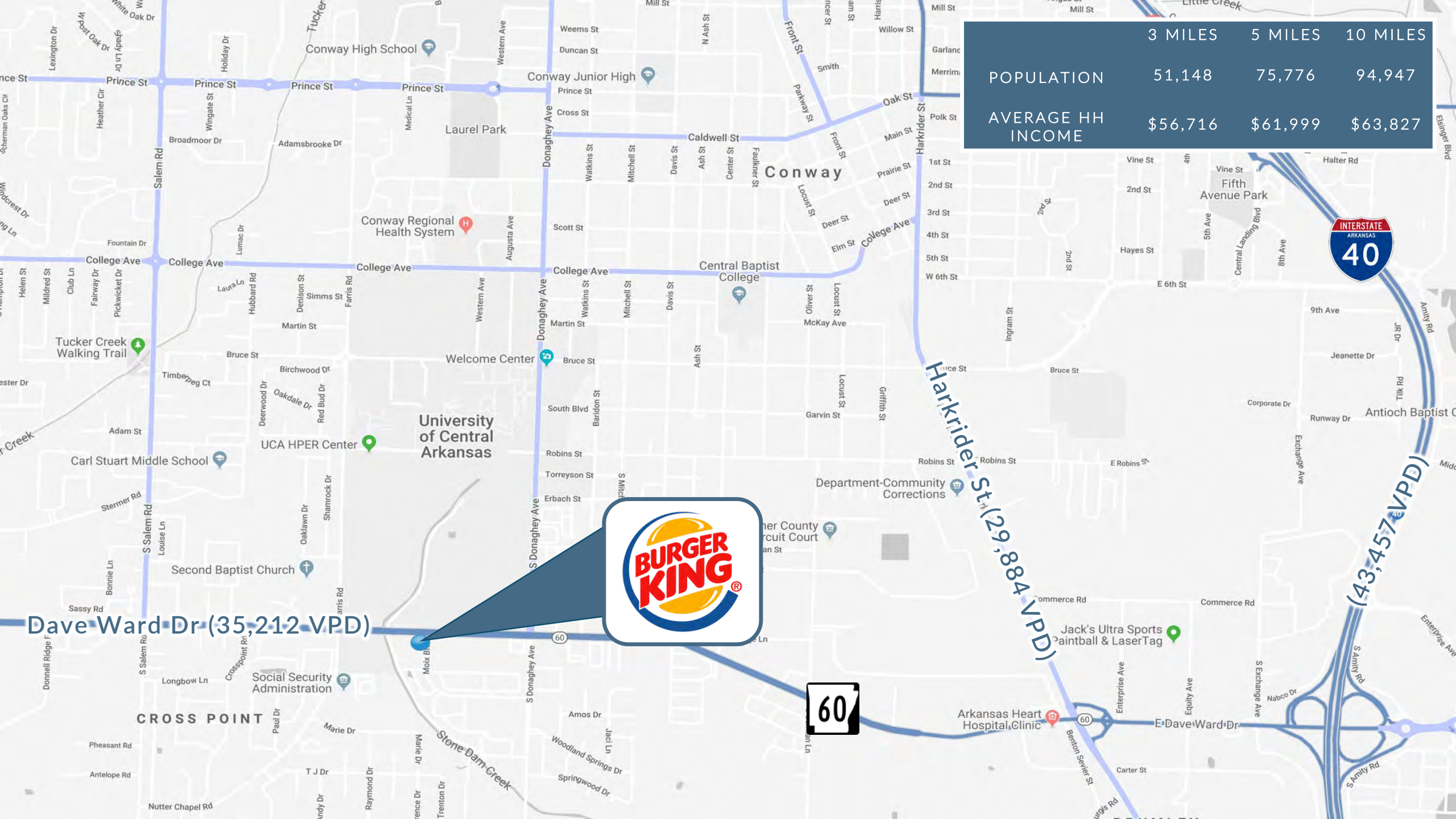


DOWNTOWN CONWAY, AR



LITTLE ROCK, AR





	3 MILES	5 MILES	10 MILES
POPULATION	51,148	75,776	94,947
AVERAGE HH INCOME	\$56,716	\$61,999	\$63,827



Dave Ward Dr (35,212 VPD)

Harkrider St (29,884 VPD)

(43,457 VPD)





BURGER KING

# TENANT PROFILE



Every day, more than 11 million guests visit BURGER KING® restaurants around the world. And they do so because the restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, BURGER KING® is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER®, the company's commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined the brand for more than 50 successful years.

As of December 2019, the company operates over 18,000 locations in 100 countries. Almost 100 percent of BURGER KING® restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades. Burger King's parent company is Restaurant Brands International Inc. ("RBI"), which is a Canadian multinational fast food holding company. Restaurant Brands International Inc. is one of the world's largest quick service restaurant companies with more than \$33 billion in system-wide sales and over 26,000 restaurants in more than 100 countries and U.S. territories. RBI owns three of the world's most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, and POPEYES®. These independently operated brands have been serving their respective guests, franchisees and communities for over 40 years.



COMPANY TYPE  
NYSE: QSR



FOUNDED  
1954



# OF LOCATIONS  
18,000+



HEADQUARTERS  
Miami-Dade County, FL



WEBSITE  
bk.com



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE





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