



# Freddy's

Frozen Custard & Steakburgers

930 North Earl Rudder Freeway  
Bryan, Texas 77808

**Near Texas A&M University**  
The Largest Student Body in the USA  
64,000+ Student Enrollment

**Strong Retail Location**  
Located in Colony Park  
Shopping Mall

**Strong Franchisee Guaranty**  
Wildcat Steakburgers, LLC  
25 Unit Guaranty

**Marcus & Millichap**  
THE DELTONDO GROUP





Exclusively Listed by:

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# INVESTMENT HIGHLIGHTS

- ✓ **Long Term Passive Income:** 10-years remaining on the 15-year absolute-net lease with zero landlord responsibilities
- ✓ **Strong Franchisee Guaranty:** Leased by Wildcat Steakburgers, LLC an experienced 25-Unit Operator
- ✓ **Near Texas A&M University:** Just 6 miles from the University with an enrollment of over 64,000+ Students
- ✓ **Other Nearby Schools:** James Earl Rudder High School (1.5 Miles / 1,649 Students) / Sam Rayburn Intermediate School (1 Mile / 1,123 Students) / Bryan High School (2 Miles / 2,374 Students)

- ✓ **Excellent Access / Visibility:** Located just off of North Earl Rudder Freeway, overseen by 60,000+ vehicles per day
- ✓ **Dominant Retail Corridor:** Freddy's is out-parcel to Premier / IMAX Cinemas a 15 screen movie theater in the Colony Park shopping mall
- ✓ **Substantial Built-In Customer Base:** Freddy's is surrounded by many national retailers including: Kroger, Lowes, Walmart, Cotton Patch Cafe, Hooters, Chase, Walgreens, Twin Peaks, IHop and more
- ✓ **Bryan / College Station MSA:** Named America's #1 College Town & ranks among the 15 top growing metros in the country



# INVESTMENT SUMMARY

ADDRESS: 930 North Earl Rudder Freeway  
Bryan, Texas 77808

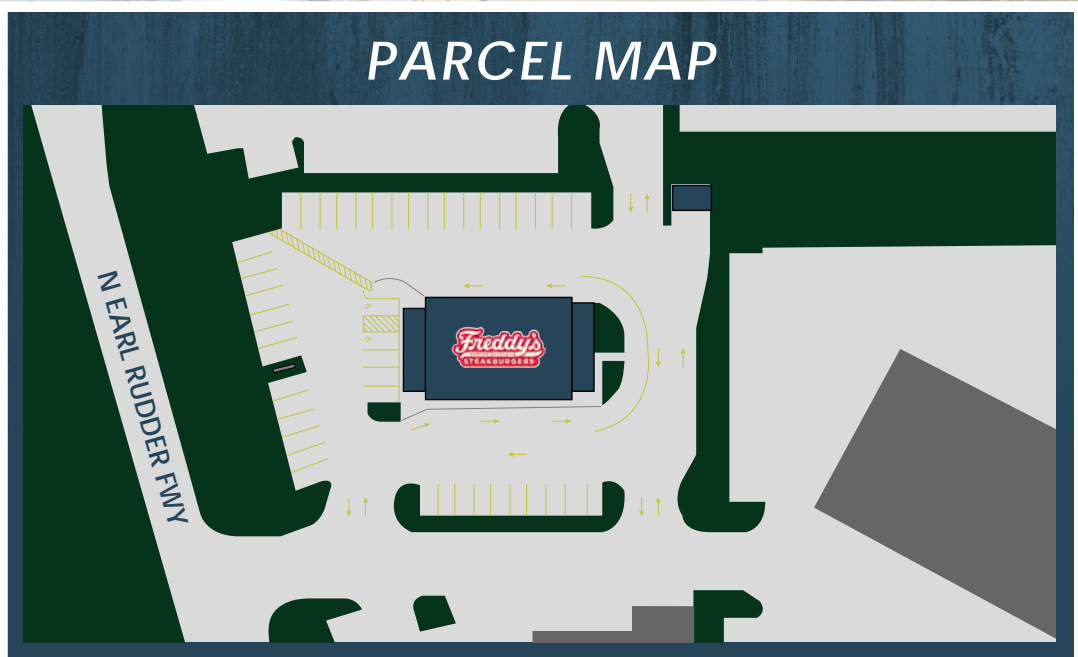
PRICE: \$2,640,000

CAP: 6.00%

NOI: \$158,400

# DEMOGRAPHICS

	3-MILE	5-MILE
POPULATION:	56,158	139,558
HOUSEHOLDS:	22,539	52,475
HH INCOME:	\$67,874	\$55,503



# PROPERTY DESCRIPTION

- |   |  |
|---|--|
| ✓ <b>PROPERTY ADDRESS:</b><br>930 North Earl Rudder Freeway<br>Bryan, Texas 77808 | ✓ <b>LEASE TYPE:</b><br>Absolute-Net                             |
| ✓ <b>BUILDING SIZE:</b><br>3,814 SF   | ✓ <b>YEAR BUILT:</b><br>2012                                     |
| ✓ <b>LOT SIZE:</b><br>1.03 Acres  | ✓ <b>FRONTAGE &amp; ACCESS:</b><br>Earl Rudder Fwy (60,000+ VPD) |

# TENANT PROFILE



Freddy's Frozen Custard & Steakburgers is a leading fast casual restaurant franchise concept with more than 370 locations across 32 states. Co-founded in 2002 by Scott Redler and Freddy Simon, Freddy's opened its first location in Wichita, Kansas, offering a unique combination of cooked-to-order steakburgers seasoned with Freddy's Famous Steakburger & Fry Seasoning, Vienna Beef Hot Dogs, Shoestring fries paired with Freddy's Famous Fry Sauce and frozen custard that is freshly churned throughout the day in each restaurant.

## HCI HOSPITALITY (WILDCAT STEAKBURGERS, LLC)

HCI Hospitality opened its first Freddy's Frozen Custard and Steakburgers restaurant in Junction City, Kansas on July 14, 2010. Less than 1 week later, its second location opened in Lawrence, KS. Ever since, HCI has been expanding the Freddy's brand, with locations in Nebraska, Iowa, Texas, North Carolina, South Carolina, and Virginia. HCI embraces the Freddy's brand because of the values and timelessness associated with Freddy's – a homegrown Kansas brand, by the way! The hard work and dedication that goes into creating the perfect smashed Steakburger or smooth and creamy custard perfectly reflects HCI's goals and vision.

[www.hcihospitality.com/copy-of-who-we-are](http://www.hcihospitality.com/copy-of-who-we-are)

## FREDDY'S FRANCHISEE ACHIEVEMENTS

- ✓ #1 Forbes' Best Franchises to Buy (High Investment Category)
- ✓ #1 HubSpot's Best Franchises to Open and Own
- ✓ #51 Entrepreneur Magazine's Franchisee 500

# TENANT SUMMARY

TENANT TRADE NAME:	Freddy’s Frozen Custard & Steakburgers
OPERATOR:	Wildcat Steakburgers, LLC
GUARANTY:	25 Units
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Absolute-Net
ROOF & STRUCTURE:	Tenant Responsible
ORIGINAL LEASE TERM:	15 Years
LEASE COMMENCEMENT:	July 14th, 2015
LEASE EXPIRATION:	December 31st, 2030
TERM REMAINING:	10 Years
INCREASES:	10% Every 5 Years
OPTIONS:	Three, 5 Year Options

# ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Jul 14, 2015 - Dec 31, 2019	\$144,000	\$12,000	\$3.15	\$37.76
Jan 1, 2020 - Dec 31, 2025 (Current)	\$158,400	\$13,200	\$3.46	\$41.53
Jan 1, 2026 - Dec 31, 2030	\$174,240	\$14,520	\$3.81	\$45.68
Jan 1, 2031 - Dec 31, 2035 (Option 1)	\$191,644	\$15,972	\$4.19	\$50.25
Jan 1, 2036 - Dec 31, 2040 (Option 2)	\$210,830	\$17,569	\$4.61	\$55.28
Jan 1, 2041 - Dec 31, 2045 (Option 3)	\$231,913	\$19,326	\$5.07	\$60.81





**TARGET**

Highland Villas  
180 Units

**TACO BELL**

**Rockstar Barrel**  
Old Country Store

**BW** Best Western

**TWIN PEAKS**  
EATS • DRINKS • SCENIC VIEWS

**Walmart**

Bryan  
High School  
2,374 Students

**ATM** Texas A&M  
University  
64,000+ Students

**DOUBLE DAVE'S**  
PIZZAWORKS

**WING-STOP**

**MCCOY'S**  
BUILDING SUPPLY

**IHOP**

**LOWE'S**

**Kroger**

**CHASE**

**POPEYES**  
LOUISIANA KITCHEN

**Wendy's**

**Jack**  
in the box

**Los Cucos**  
MEXICAN CAFE

**COTTON PATCH**  
CAFE

**Freddy's**  
STEAKBURGERS

**HOOTERS**

**Imperial**  
Chinese • Sushi

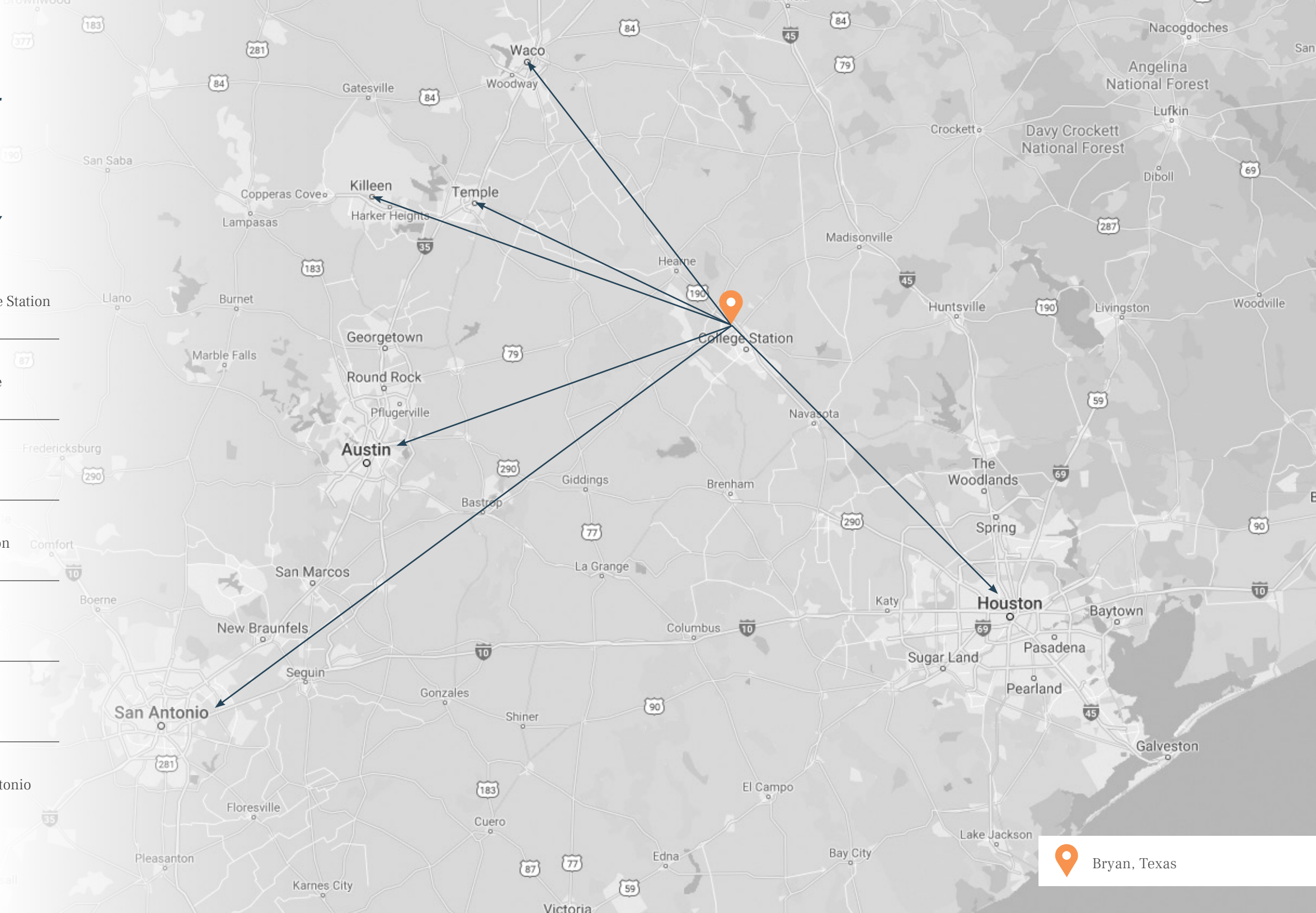
**PREMIERE IMAX**

BOONVILLE RD (16,500+ VPD)

N EARL RUDDER FWY (60,000+ VPD)

# DISTANCE FROM SUBJECT PROPERTY

5 - MILES	College Station
76 - MILES	Temple
85 - MILES	Waco
98 - MILES	Houston
102 - MILES	Austin
106 - MILES	Killeen
166 - MILES	San Antonio



Bryan, Texas

# BRYAN, TEXAS

Bryan, Texas is located in the heart of the Houston-Dallas-Austin triangle, within a two-hour drive of 26 million of the state’s 28 million residents. The region has been named Americas No. 1 college town and ranks among the 15 fastest growing metros in the country.

Freddy’s Frozen Custard & Steakburgers is located just 6 miles from Texas A&M University, the university has over 64,000+ students enrolled.

The metropolis is the only city in the country with nationally accredited departments, which include parks, public works, water, fire, police, and public safety communications. For recreation, the city’s 55 public parks provide several amenities such as tennis and basketball courts, swimming pools, hiking trails, and more than 60 miles of bike trials.

## MAJOR AREA EMPLOYERS

- Texas A&M University
- Bryan Independent School District
- Sanderson Farms
- St. Joseph Regional Health Center
- City of Bryan
- Alenco

Texas A&M University - Bryan, Texas



### EMPLOYMENT GROWTH

Bryan has seen the job market increase by 3.6% over the last year. Future job growth over the next ten years is predicted to be 40.4% which is higher than the U.S. average of 33.5%



### HOUSING IN BRYAN

The median age of Bryan real estate is 30 years old. Renters make up 46.6% of the Bryan population. 2.9% of houses and apartments in Bryan are available to rent



### COST OF LIVING

Cost of living indices are based on a U.S. average of 100. An amount below 100 means Bryan, which cost of living is 83.6, is cheaper than the U.S. average

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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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any 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, PCBs or asbestos, the compliance with local, 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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# NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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# COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)