



**BUFFALO
WILD
WINGS**

DALLAS, TX



STRIVE

Buffalo Wild Wings

3333 Canyon Bluff Blvd
Dallas, TX 75211

OFFERING SUMMARY

Price	\$2,600,000
Cap Rate	5.25%
Net Operating Income	\$136,600
Year Built	2018
Gross Leasable Area	5,462 SF
Lot Size	1.33 Acres

LEASE SUMMARY

Lease Term	10 Years
Lease Commencement	7/1/2018
Lease Expiration	6/30/2028
Remaining Term	9+ Years
Lease Type	NN
Roof & Structure	Landlord
Increases	10% Every 5 Years
Options	4 x 5 Year

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	7/1/2018	\$136,600	-
6-10	7/1/2023	\$150,260	10.00%
Option 1: 11-15	7/1/2028	\$165,286	10.00%
Option 2: 16-20	7/1/2033	\$181,842	10.00%
Option 3: 21-25	7/1/2038	\$200,037	10.00%
Option 4: 26-30	7/1/2043	\$220,035	10.00%
NET OPERATING INCOME		\$136,600	





Buffalo Wild Wings is an American casual dining restaurant and sports bar franchise that specializes in Buffalo wings and sauces. Founded in 1982, Buffalo Wild Wings has over 1,200 locations across the United State and worldwide. The chain is best known for Buffalo-style chicken wings along with over a dozen sauces, as well as a complement of other items such as chicken tenders and legs. The chain's menu also features appetizers, burgers, tacos, salads, and desserts, along with beer, wine and other beverages.



Inspire Brands is a multi-brand restaurant company whose portfolio includes more than 8,300 Arby's, Buffalo Wild Wings, Sonic Drive-In, and Rusty Taco locations worldwide. Formerly Arby's Restaurant Group, Inc. the company was renamed Inspire Brands, Inc. as the company took ownership of Buffalo Wild Wings on February 5, 2018. In December 2018, Inspire Brands bought Sonic Drive-In.

TENANT SUMMARY

Company	Buffalo Wild Wings
Number of Locations	1,200+ Locations
Years in Business	37 Years
Headquarters	Minneapolis, MN
Website	buffalowildwings.com

TENANT SUMMARY

Company	Inspire Brands, Inc.
Number of Locations	8,300+ Restaurants
Years in Business	1 Year as Inspire Brands
Headquarters	Atlanta , GA
Website	inspirebrands.com

- Buffalo Wild Wings Net Lease in Dallas, TX
- Long-Term Credit Tenant Lease
- Strong Corporate Guarantee
- Buffalo Wild Wings was Bought for \$2.9 Billion and Now Operates Under the Inspire Brands Umbrella which Operates More Than 8,300 Restaurants Worldwide
- Located 5 miles South of Downtown Dallas
- Situated on Interstate 30 Within The Canyon in Oak Cliff - a One of a Kind Mix Use Development Project Totaling Over 195 Acres
- Traffic Counts Along I-30 Exceed 165,000+ Vehicles per Day & 25,000+ Vehicles per Day on Westmoreland Rd
- Densely Populated Area - More than 293,000 Residents Within a 5-Mile Radius - a 8.33% Increase Over Last Several Years
- Surrounding National Retailers Include Walmart Supercenter, Lowe's, Ross, Dollar Tree, Chick-Fil-A, Olive Garden, Taco Bell, T-Mobile, McDonald's and Many More

SNAPSHOT



Estimated Vehicles
Per Day

165,441



Average Household
Income

\$69,190



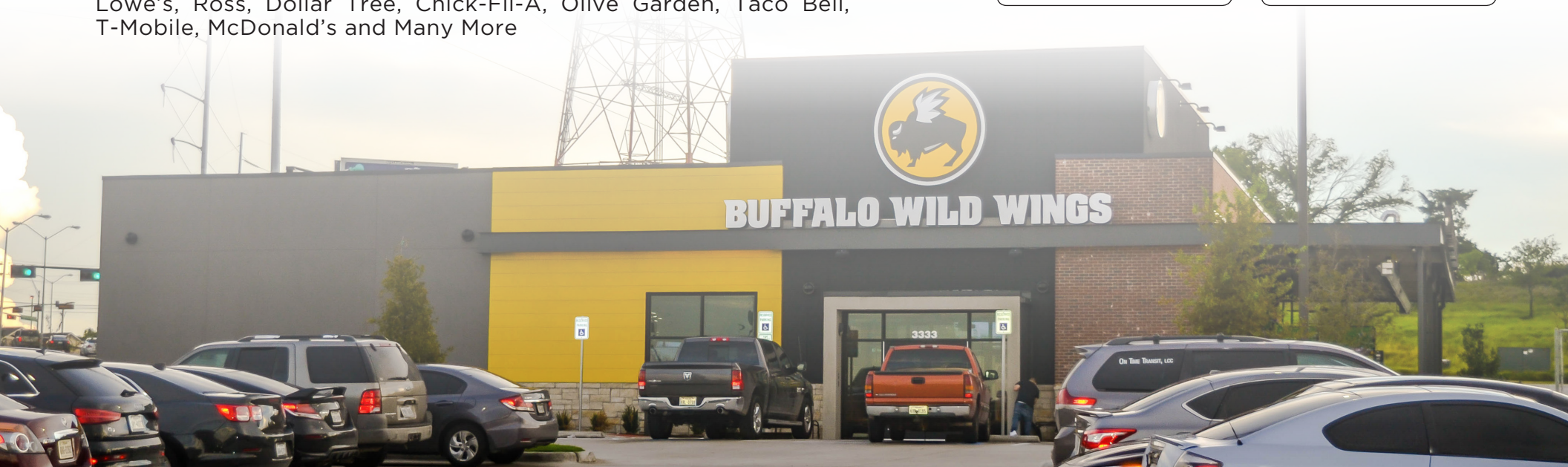
Projected Population
Growth 2018-2023

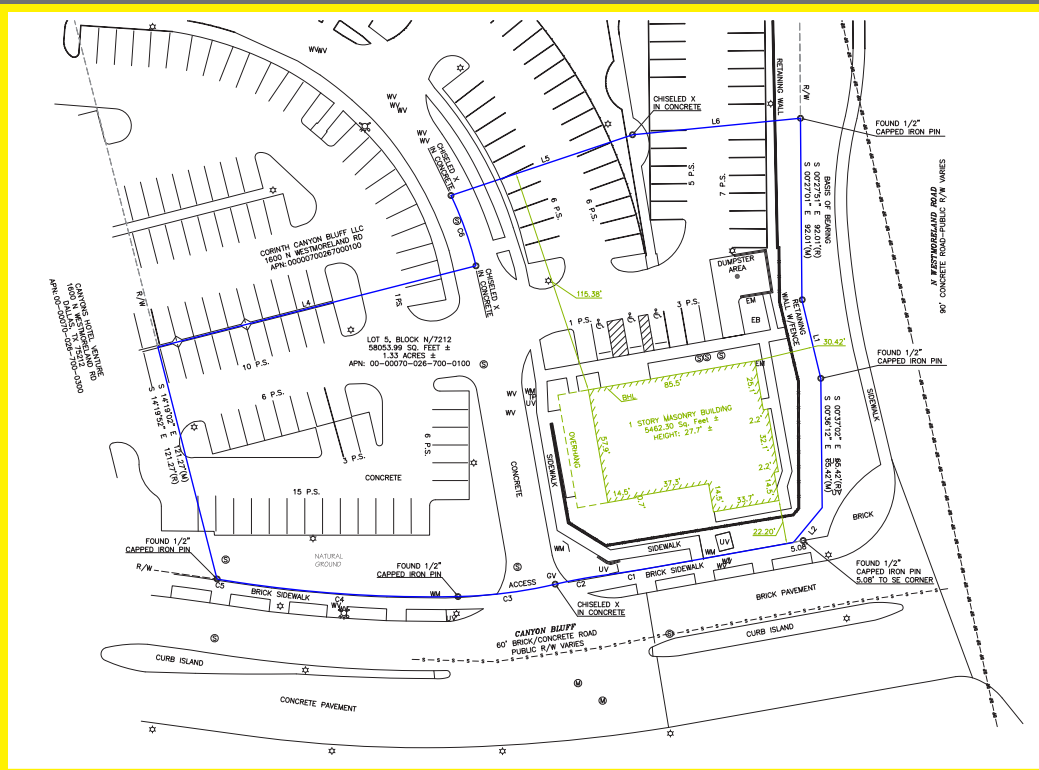
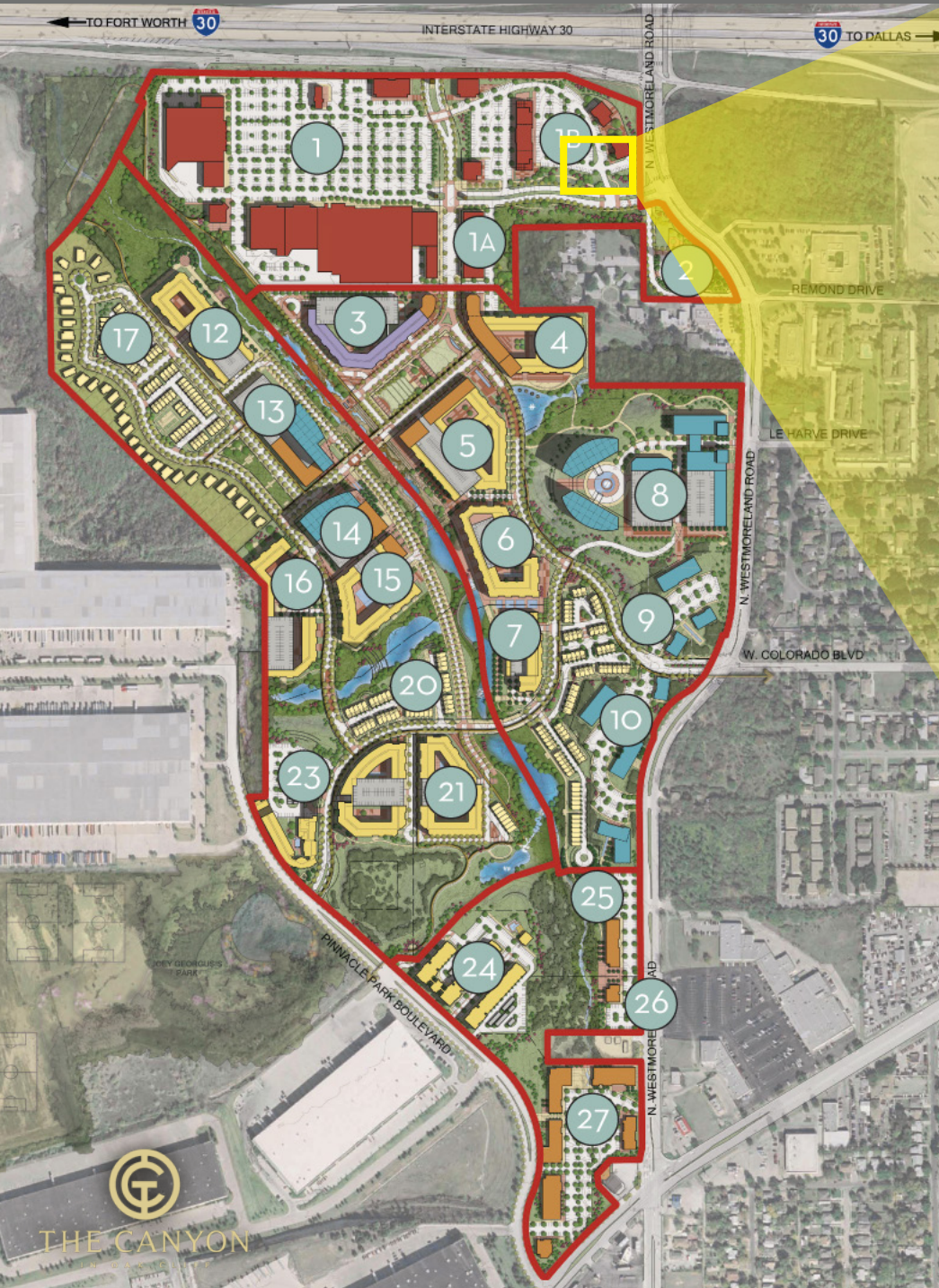
5.23%



Population: 5 Mile
Radius

293,084

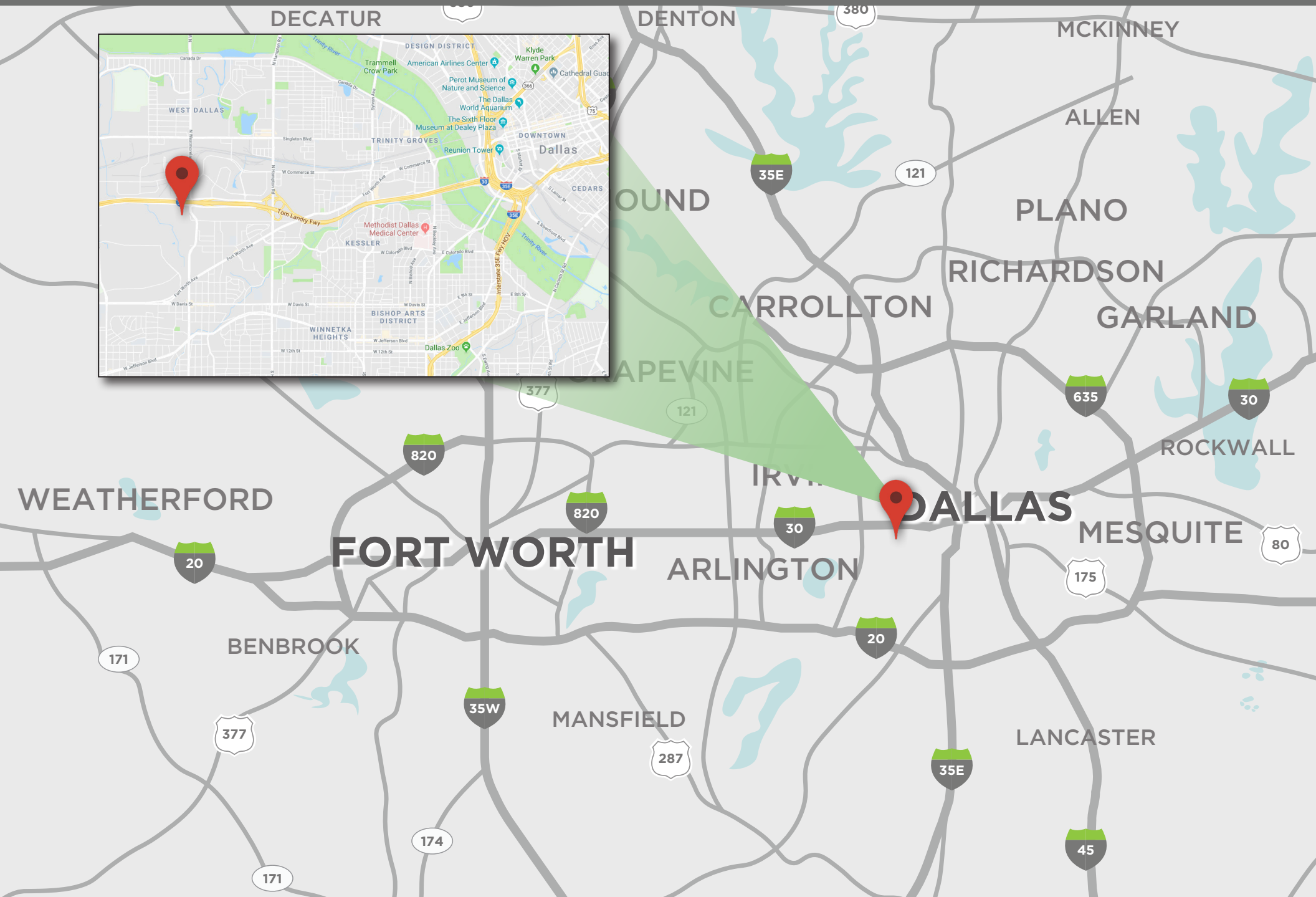




The Canyon in Oak Cliff is a one-of-a-kind, mixed-use development that has it all, Integrating moderate -density residential living with thoughtful commercial and retail designs, all inspired by a ruggedly stunning Texas landscape. Envisioned as a close-in, cohesive community environment designed for real livability, workability, and convenience, The Canyon is a remarkable combination of contemporary design, progressive development, and natural beauty. It's an exceptional development opportunity that doesn't come along every day.

NOTE: The site plan is proposed and subject to change.







OVERVIEW

Dallas encompasses half of the Dallas-Fort Worth Metroplex and is the third-largest city in Texas and the ninth-largest city in the United States. Dallas is home to the third-largest concentration of Fortune 500 companies in the country and is the largest economic center of the Dallas-Fort Worth metropolitan area. The Metroplex has strong submarket occupancy rates, is home to more shopping centers per capita and has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States.

The city is the largest economic center of the 12-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,399,662 people as of July 1, 2017. The metropolitan economy is the fourth-largest and third-fastest growing in the United States, with a 2017 real GDP of \$535.5 billion. In 2018, Dallas had both the highest job growth rate and the most jobs added in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the

latest rankings released in 2018, Dallas was rated as a “beta plus” world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development. The Dallas-Fort Worth Metroplex has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. The city of Dallas has nine Fortune 500 companies, and the DFW region as a whole has 22.

Dallas is the best-ranked city on the Regulatory Climate Index thanks to its efficient local regulations. Entrepreneurs and small businesses can expect a welcoming business environment across all five areas of local regulation. Dallas scores above average across each meaningful measure of an interaction that a business has with a local government agency through procedure, time, and cost. These rankings reflect the city’s continuing efforts to develop programs and initiatives to strengthen the business environment, provide access to capital, and encourage economic growth at the local level.

QUICK STATS

- No. 1** Fastest Growing City in the U.S. *(U.S. Census Bureau)*
- 4th** Largest Metropolitan Area in the United States
- 5th** Texas, Fastest Growing Economy in the U.S. *(Forbes)*
- 22** Fortune 500 Companies Call DFW Home *(USA Today)*
- 10K** Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

	1 MILE	3 MILE	5 MILE
Population:			
2023 Projection	8,393	114,512	308,401
2018 Estimate	7,982	109,406	293,084
2010 Census	7,463	105,275	270,554
Growth 2018-2023	5.15%	4.67%	5.23%
Growth 2010-2018	6.95%	3.92%	8.33%
2018 Population Hispanic Origin	6,122	86,498	187,601
2018 Population by Race:			
White	6,673	93,192	227,242
Black	984	12,098	50,105
Am. Indian & Alaskan	151	1,564	3,697
Asian	65	991	7,572
Hawaiian & Pacific Island	4	133	320
Other	104	1,429	4,147
U.S. Armed Forces:	0	16	86
Households:			
2023 Projection	2,839	33,206	104,020
2018 Estimate	2,700	31,736	98,393
2010 Census	2,526	30,597	88,907
Growth 2018 - 2023	5.15%	4.63%	5.72%
Growth 2010 - 2018	6.89%	3.72%	10.67%
Owner Occupied	838	17,335	41,452
Renter Occupied	1,863	14,400	56,941
2018 Avg Household Income	\$49,613	\$58,526	\$69,190
2018 Med Household Income	\$32,096	\$42,290	\$48,371
2018 Households by Household Inc:			
<\$25,000	1,033	9,129	24,672
\$25,000 - \$50,000	743	9,286	25,930
\$50,000 - \$75,000	451	5,702	17,884
\$75,000 - \$100,000	246	3,581	11,470
\$100,000 - \$125,000	56	1,490	5,970
\$125,000 - \$150,000	46	750	3,677
\$150,000 - \$200,000	55	784	3,708
\$200,000+	70	1,013	5,081

Demographic data © CoStar 2018

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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 STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. 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 STRIVE.

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. STRIVE 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, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE 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 STRIVE AGENT FOR MORE DETAILS.

Net Lease Disclaimer

STRIVE 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, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE 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. STRIVE 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 STRIVE 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.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

exclusively listed

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