



TACO BELL

NEWMARK

604 1ST AVE SE | GRAVETTE, AR (NORTHWEST AR)



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NEWMARK

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Rep Photo



PRICE/CAP RATE

Purchase Price	\$1,895,000
Cap Rate	4.75%

EXECUTIVE SUMMARY

Address	604 1st Ave SE Gravette, AR (Northwest AR)
Tenant/Guarantor	Taco Bell/K-MAC Enterprises
Use	Retail
Acreage	+/- 0.85 AC
Rentable Building Area	+/- 2,274 SF
Expense Structure	Absolute NNN
Rent Increases	1% Annual
Est. Lease Commencement	July 1, 2021
Initial Term	25 Years
Interest	Fee Simple - Land & Building
Year Built	2021

INVESTMENT HIGHLIGHTS



BRAND NEW CONSTRUCTION, LONG-TERM ABSOLUTE NNN LEASE

The Subject Property is a brand new Build-to-Suit prototype design, and boasts a new 25 year NNN Lease with annual rent increases.



ANNUAL RENT INCREASES

The Subject Property boasts 1% annual rent increases throughout the twenty-five year lease term providing compounding rent growth and a hedge against inflation.



INDUSTRY LEADING OPERATOR/GUARANTOR

K-Mac Enterprises is the #15 largest food operating franchise in the country. The company currently has approximately 290 Taco Bell's under operation, which generates roughly \$485 Million in annual revenue - *Franchise Time Restaurant 200*.



HIGH GROWTH - NORTHWEST ARKANSAS MARKET LOCATION

Subject Property is located in Gravette, Arkansas which is approximately 20 miles west of Walmart's brand new Headquarters in Bentonville. The Northwest Arkansas region is the fourth fastest growing MSA in the United States since 2010 and is showing year-over-year population growth of 2%.





1st Ave SE | 9,083 VPD

HARPS

Gravette
Police
Station

TACO
BELL

CASEY'S
GENERAL STORE

CV's

Grand
Savings
Bank

Bank of
GRAVETTE

PHILLIPS
66

DG

Gravette Civic
& Aquatic Centers

Gravette Historical
Museum



Gravette Public Schools

AERIAL MAP

LEASE ABSTRACT

PROPERTY DETAILS

Address	604 1st Ave SE Gravette, AR
Tenant/Guarantor	Taco Bell/KMAC Enterprises
Est. Lease Commencement	July 1, 2021
Lease Term	25 years
Option Periods	Four (4), Five (5) year options
Annual Rent	\$90,000
Rent Increases	1% annual
Lease Type	Absolute NNN
Utilities	Tenant
Taxes	Tenant
Insurance	Tenant
Acreage	+/- 0.85 AC
Estoppel	Yes; 15 day response period
First Right of Refusal	Yes; 15 day response period



K-MAC ENTERPRISES, is a franchisee founded in 1964 and headquartered in Fort Smith, Arkansas. Over the company's 50 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. With a vision to be the largest Taco Bell operator, as well as a premier employer in the system, K-MAC Enterprises, Inc. manages over 300 restaurants today and continues to grow. The organization is known for putting people first by developing and aligning great teams, and embracing a recognition culture.

The company's restaurants, franchised from YUM! Brands, are located in Arkansas, Illinois, Indiana, Kentucky, Mississippi, Missouri, Oklahoma, Tennessee, and Texas.

Over the company's 50 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac achieves over \$450 million in annual revenues. K-Mac has continually upgraded its existing asset base, having completed over 30 significant remodels since 2011. Going forward, K-Mac remains focused on continuing to grow through acquisitions and new unit development, as well as improving existing store operations.



LOCATED IN 9 STATES



YEAR FOUNDED
1964



HEADQUARTERS
Fort Smith, AR



LOCATIONS
300+



6,000+ Employees



WEBSITE
www.kmaccorp.com

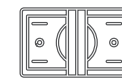
Northwest Arkansas

Gravette is a city in Benton County, Arkansas; located within Ozark Mountains. Boasting a population of over 4,000 and a land mass of nearly 14-square miles, Gravette is also surrounded by three of the largest cities in Northwest Arkansas: Fayetteville, Rogers, and Bentonville which are all located within a 15-mile radius of Gravette, making the subject property a well situated-location.

Bentonville is the ninth largest city in Arkansas and home Walmart's headquarters, the world's largest retailer. The Walmart "Home Office" originated in 1950 when Sam Walton purchased a store on the town square in 1950; which now currently includes more than 20 buildings throughout Bentonville. The Impact of Walmart's "Home Office" is exemplified by the more than 1100 prospective Walmart vendors who have established sales offices in the region. Between 2007 and 2013, the region saw an increase of 8,300 jobs, with 4,300 created in the leisure and hospitality sector.

Fayetteville is the third largest city in Arkansas and has served as home to the University of Arkansas since its founding in 1871. Fayetteville was named the third best place to live by U.S. News in 2016, as well as a top 20 place to visit in the South by Lonely Planet. This denomination was due to the presence of new business opportunities and ease of navigability within the rapidly growing Northwest Arkansas metro. The major route that runs through Fayetteville is I-49/US 71 which is a four-lane expressway that connects the rapidly growing Northwest Arkansas Metropolitan area with Texarkana. In 2016, Fayetteville announced its intention to become "The Startup City of the South" and work on further development of its entrepreneurial ecosystem.

Rogers is the sixth largest city in Arkansas and, in June of 2007, BusinessWeek magazine ranked Rogers 18th best suburb in the American South. Rogers continues to be a great place for businesses and residents given that there is over \$60 million in private development underway.



4 BILLIONAIRES
IN NWA



3 FORTUNE 500 COMPANIES
HEADQUARTERED IN NWA



4TH FASTEST-GROWING
METRO AREA IN THE NATION
SINCE 2010



LOWEST UNEMPLOYMENT
RATE IN ARKANSAS



UNIVERSITY OF ARKANSAS





DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile	20 Mile
POPULATION SUMMARY:				
2010 Total Population	3,591	5,963	30,215	205,441
2020 Total Population	4,434	7,377	36,713	263,067
2025 Total Population	4,893	8,147	40,405	293,507
2020-2025 Annual Rate	1.99%	2.01%	1.93%	2.21%
2020 Total Daytime Population	4,265	6,180	30,328	275,546
HOUSEHOLD SUMMARY:				
2000 Households	1,140	1,939	8,396	55,882
2010 Households	1,323	2,200	11,665	77,036
2020 Households	1,638	2,738	14,292	98,523
2025 Households	1,807	3,023	15,721	109,977
MEDIAN HOUSEHOLD INCOME:				
2020	\$50,110	\$52,363	\$60,284	\$66,225
2025	\$53,851	\$56,222	\$64,201	\$72,258
MEDIAN HOME VALUE:				
2020	\$126,471	\$141,224	\$171,204	\$181,175
2025	\$142,571	\$165,920	\$184,780	\$195,349
MEDIAN AGE:				
2020	38.6	39.1	40.9	36.6
2025	40.4	40.6	41.7	36.9
2020 POPULATION BY RACE/ETHNICITY				
White Alone	87.0%	85.7%	83.2%	78.1%
Black Alone	0.6%	0.5%	1.3%	1.9%
American Indian Alone	3.5%	3.3%	2.3%	3.0%
Asian Alone	1.3%	1.8%	2.3%	4.4%
Pacific Islander Alone	0.7%	1.2%	1.3%	0.6%
Some Other Race Alone	2.5%	3.2%	6.1%	8.2%
Two or More Races	4.4%	4.3%	3.5%	3.8%
Hispanic Origin	6.0%	6.8%	11.6%	14.6%



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