

# JAMESCAPITAL



BUFFALO WILD WINGS | LONG-TERM ABSOLUTE NET (NNN) LEASE

1010 E. OVERLAND TRAIL, ABILENE, TX 79601



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CONTACT INFORMATION



**NINA VALTCHANOV**  
Senior Associate  
(424) 325-2624



**REED MELILLO**  
Senior Director



# INVESTMENT SUMMARY



Tenant	Buffalo Wild Wings
Street Address	1010 E. Overland Trail
City	Abilene
State	TX
Zip	79601
GLA	8,106 SF
Lot Size	2.13 AC
Year Built	2015



**\$4,400,000**  
List Price

**\$542.81**  
Price / SF



**6.25%**  
Cap Rate

**8,106 SF**  
GLA



**\$275,000**  
NOI

**\$33.93**  
Rent / SF



**Absolute Triple-Net (NNN) Investment** - The subject property operates on a Triple-Net (NNN) lease with tenant responsible for maintenance, insurance & taxes, providing the landlord with a zero maintenance asset.

**Long-Term Lease with Four (4), 5-Year Options to Extend** - The lease has over 14 years remaining with four (4), 5-year options to extend the term through 2056, proving strong tenant commitment to the site.

**Ample Rent Growth-10% Increases Every 5 Years** - The lease features 10% rental increases every 5 years, providing the landlord the benefit of a strong hedge against inflation throughout the base term & extension options.

**Experienced Long-Term Operator** - Wingsport, Lp has been in business since 2002, with close to 20 years of experience and successful operations of 8 different locations.

**Excellent Site-Level Visibility and Traffic Counts** - Ideally positioned off of I-20 and E Ambler Ave , this property has visibility from over 30 900 vehicles passing daily.



## LEASE SUMMARY



Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	20 Years
Commencement Date	05/01/2016
Lease Expiration	04/17/2036
Term Remaining	14.5+ Years
Increases	10% Every 5 Years
Options	Four (4), 5-Year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Franchisee
Company Name	Wingsport LP
Ownership	Private
Years in Business	19

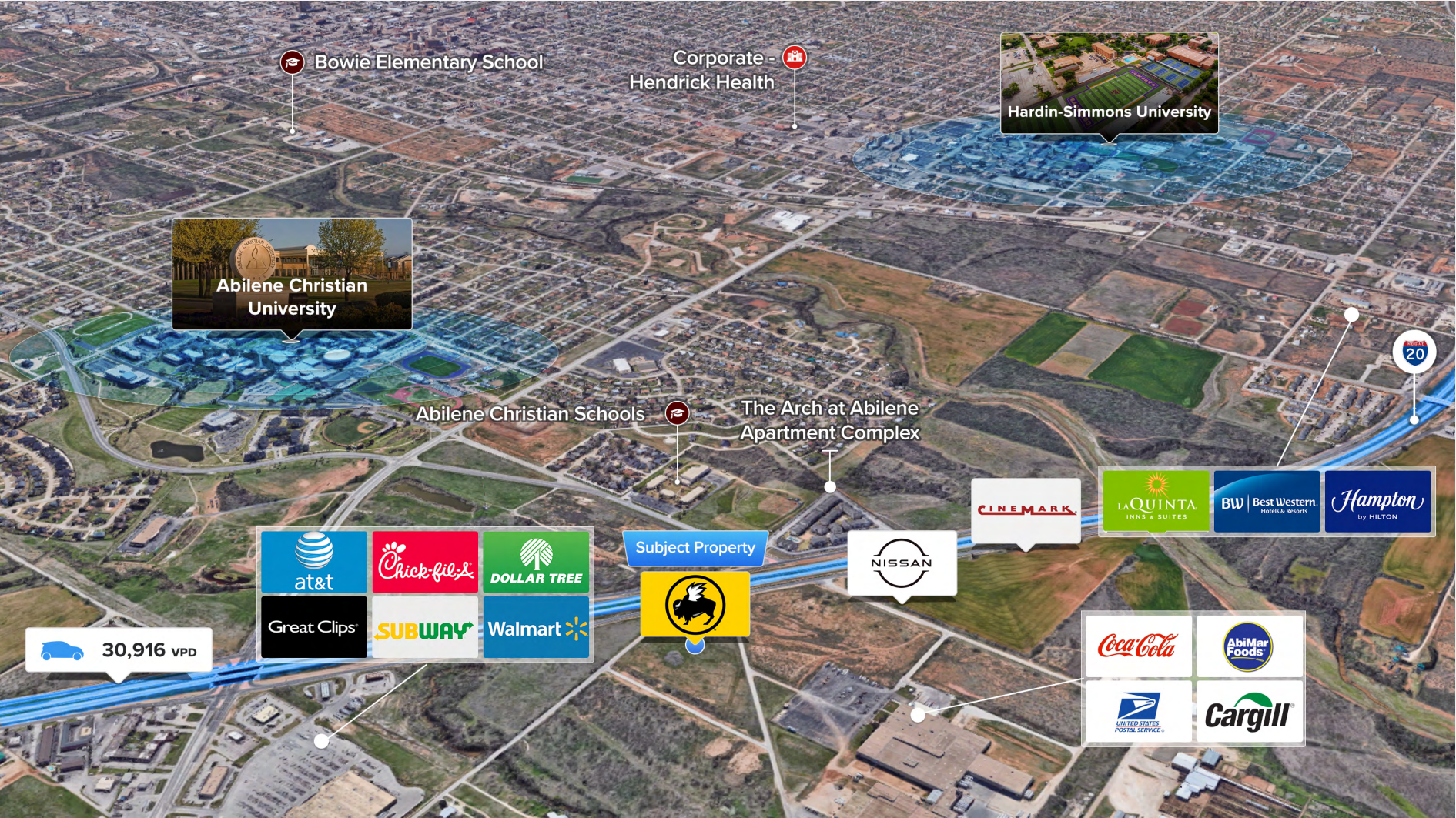


**Limited Competition** - There are only two Buffalo Wild Wings restaurants in the city of Abilene, which has a total population close to 125,000 people.

**Strategically Located** - This site is conveniently located nearby a large shopping area which includes a Walmart Supercenter and Lowe's Home Improvement Store amongst others.

**Globally Recognized Brand** - Founded in 1982, Buffalo Wild Wings is a casual dining restaurant and sports bar famous for their wings and sauces. There are currently over 1,280 locations in the US and around the World.

**Pandemic Proof Business Model** - This location continued operations throughout the pandemic and has since seen a large increase in sales alongside the easing of restrictions that were caused by Covid-19. 2021 sales projections are currently expected to be 15% higher than pre-pandemic sales performance of 2019. Contact agent for additional details.



BUFFALO WILD WINGS  
RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
05/28/2021 - 04/30/2026	Base Term	\$275,000.00	\$22,916.67	-	6.25%
05/01/2026- 04/30/2031	Base term	\$302,500.00	\$25,208.33	10%	6.88%
05/01/2031 - 04/17/2036	Base Term	\$332,750.00	\$27,729.17	10%	7.56%
05/01/2036 - 04/17/2041	Option 1	\$366,025.00	\$ 30,502.08	10%	8.32%
05/01/2041 - 04/17/2046	Option 2	\$402,627.50	\$33,552.29	10%	9.15%
05/01/2046 - 04/17/2051	Option 3	\$442,890.25	\$36,907.52	10%	10.07%
05/01/2051 - 04/17/2056	Option 4	\$ 487,179.28	\$40,598.27	10%	11.07%



SITE PLAN



## BUFFALO WILD WINGS

### ABOUT THE BRAND



#### Buffalo Wild Wings (BWW)

Buffalo Wild Wings is an American casual dining restaurant and sports bar franchise in the United States, Canada, India, Mexico, Oman, Panama, Philippines, Saudi Arabia, United Arab Emirates, and Vietnam which specializes in Buffalo wings and sauces. It is owned by Inspire Brands.



**1,279+**

Number of Locations



**10 COUNTRIES**

Geographical Footprint



**\$3.66+ BILLION**

Annual Revenue



**44,000**

Number of Employees



#### BWW Wins Prestigious Award

BWW Wins Nation's Restaurant News 2020 MenuMasters Award

[Read More >](#)



#### BWW Holds Strong During COVID-19

During an unprecedented time, culture and business held stronger than ever.

[Read More >](#)



#### Inspire Brand Named #2

With the acquisition of Dunkin', Inspire becomes 2nd largest restaurant co.

[Read More >](#)



#### Inspire Brands Best Managed Co.

Inspire Brands selected as a 2021 US Best Managed Company.

[Read More >](#)



### Abilene, TX

Abilene is a city in Taylor and Jones Counties in Texas, United States. As of 2019, Abilene had an estimated population of 123,420 in 2019 making it the 27th-most populous city in the state of Texas. It is the principal city of the Abilene metropolitan statistical area, which had an estimated population of 169,893, as of 2019. It is the county seat of Taylor County. The City of Abilene, Texas is located approximately 180 miles west of the Dallas/Fort Worth Metroplex, near the geographic center of the state.

Conveniently connected east-west by Interstate Highway 20, and north-south by U.S. highways 83, 84, and 277, Abilene is the center of a 22-county area commonly referred to as the Big Country. Dyess Air Force Base is located on the west side of the city. Abilene's quality of life presents a wide array of benefits for its citizens. Residents can enjoy cultural events, a thriving arts scene, unique museums, sporting events, parks, children's activities, hunting, fishing and so much more. These combined with a low-cost of living, warm climate and a ten-minute commute time ensures those that move to Abilene, stay in Abilene.



### Abilene Is The Center Of The West Texas Universe

Thanks to the past few decades of revitalization at places like The Grace Museum and Paramount Theatre and new construction along the freeway, Abilene has become a commercial, medical, retail, and transportation hotspot of the "Texas Midwest." You've come to the right place, folks.

### Abilene Economy

The economy in Abilene was originally based on the livestock and agricultural sectors, but is now based strongly on government, education, healthcare, and manufacturing. The city has established incentives to bring new businesses to the area, including job training grants, relocation grants, and more.

### Abilene Metropolitan Area

The Abilene metropolitan statistical area is a metropolitan statistical area in west-central Texas that covers three counties—Taylor, Jones, and Callahan. As of 2020, the MSA had a population exceeding 169,893.

- ### 1.9 Miles From Subject Property

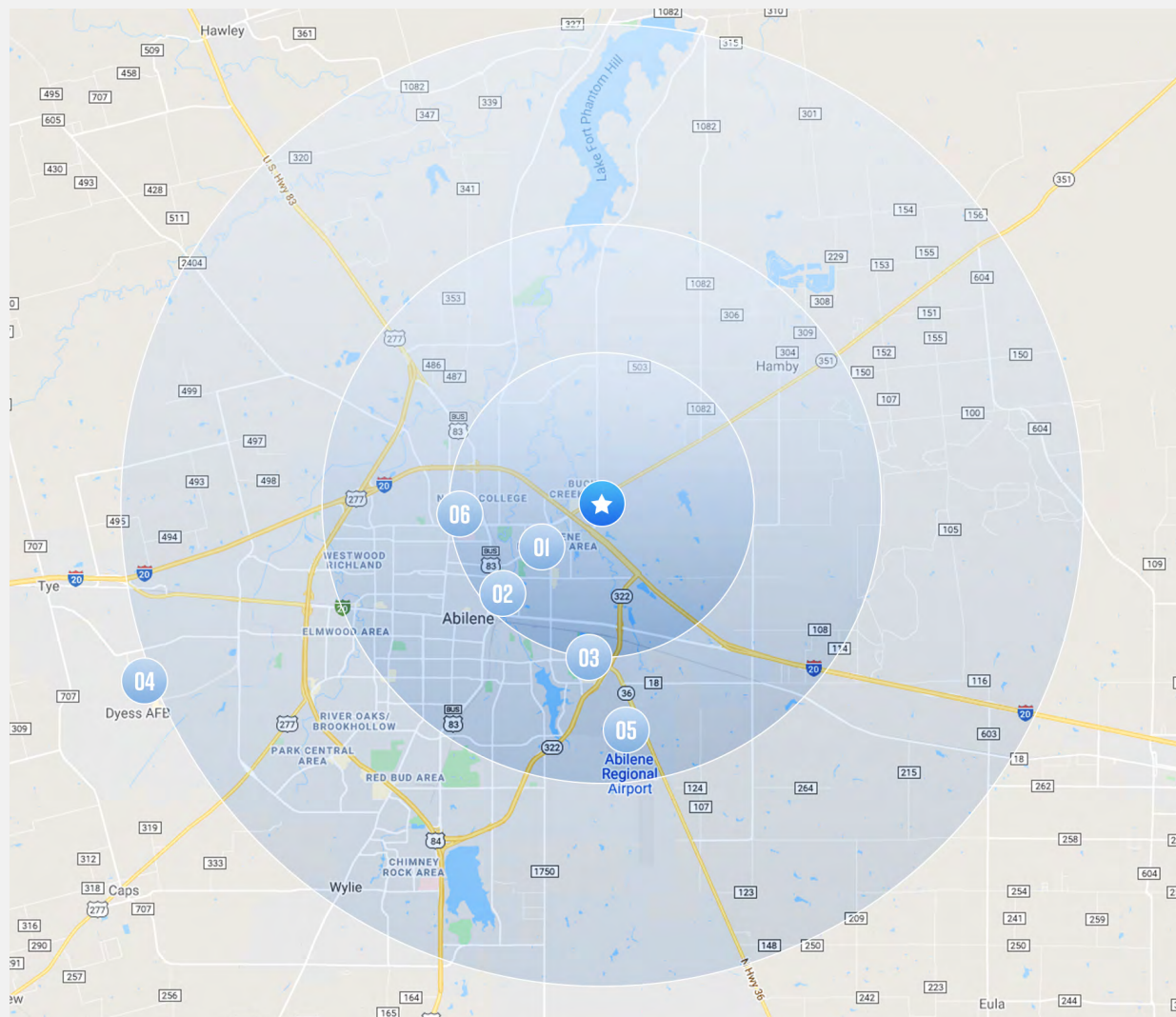
- #### 4.3 Miles From Subject Property

- 07 Miles From Subject Property

- ### 11.2 Miles From Subject Property

- ### 8.4 Miles From Subject Property

- ### 3.1 Miles From Subject Property



## BUFFALO WILD WINGS LOCATION OVERVIEW



01

### Abilene Christian University

Abilene Christian University (ACU) is a private Christian university. ACU is one of the largest private universities in the state of Texas and maintains one of the 200 largest university endowments in the United States.



02

### Frontier Texas!

Frontier Texas! is a 14,000-square-foot museum of the American West in downtown. The museum serves as a visitors information center for the Texas Forts Trail, one of ten Texas Historical Commission driving regions.



03

### Abilene Zoological Park

The Abilene Zoological Gardens is a small 16-acre zoo. The Abilene Zoo boasts: More than 1,000 animals representing 250 species, including lions, black rhinos, monkeys, bears, reptiles, birds and amphibians.



04

### Dyess Air Force Base

Dyess Air Force Base is a United States Air Force base located approximately 7 miles southwest of Abilene, Texas. The host unit at Dyess is the 7th Bomb Wing assigned to the Global Strike Command Eighth Air Force.



05

### Abilene Regional Airport

Abilene Regional Airport is a public airport 3 miles southeast of Abilene. It is within the Abilene city limits and owned and operated by the City. Most operations at the airport are general aviation and military training.



06

### Hardin-Simmons University

Hardin-Simmons University (HSU) is a private Baptist university. U.S. News & World Report ranked Hardin-Simmons 33 among Regional Universities in the West. It has more than 3,000 annually enrolled students.



POPULATION

	1-Mile	3-Mile	5-Mile
2026 Projection	9,867	48,458	98,809
2021 Estimate	9,668	47,404	96,651
2010 Census	9,109	44,293	90,256
Growth '21 - '26	2.06%	2.22%	2.23%
Growth '10 - '21	6.14%	7.02%	7.09%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2026 Projection	4,586	20,178	38,916
2021 Estimate	4,490	19,750	38,082
2010 Census	4,201	18,457	35,527
Growth '21 - '26	2.14%	2.17%	2.19%
Growth '10 - '21	6.88%	7.01%	7.19%
Average Income	\$72,573	\$74,358	\$70,591
Median Income	\$62,553	\$61,008	\$56,195

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## CONTACT INFORMATION



### LISTING AGENTS



**NINA  
VALTCHANOV**

Senior Associate

(424) 325-2624

[nina@jamescapitaladvisors.com](mailto:nina@jamescapitaladvisors.com)

CA RE Lic. 02084952



**REED  
MELILLO**

Senior Director

(424) 325-2606

[reed@jamescapitaladvisors.com](mailto:reed@jamescapitaladvisors.com)

CA RE Lic. 01984199



**MIKE  
JAMES**

Founder, CEO

(424) 325-2601

[mike@jamescapitaladvisors.com](mailto:mike@jamescapitaladvisors.com)

CA RE Lic. 01869890

### BROKER OF RECORD

**BRIAN  
BROCKMAN**

Bang Realty - Texas, Inc

(513) 898-1551

[brian@bangrealty.com](mailto:brian@bangrealty.com)

TX RE Lic #: 701472

CORP. Lic #: 9007017

