

ACTUAL SITE



220 E ROUND GROVE RD

LEWISVILLE, TX 75067

*AVAILABLE INDIVIDUALLY
OR AS A PORTFOLIO*

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

ACTUAL SITE



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LISTING AGENTS

KYLE MATTHEWS

BROKER OF RECORD

+1 (866) 899-0550

LISTINGS@MATTHEWS.COM

LIC # 9005919 (TX)



- **CORPORATE GUARANTEE** – The lease is guaranteed by Arby's corporate entity, providing a substantial net worth backing the rent and lease obligations.
- **RENT INCREASES** – The lease includes fixed 1.70% annual increases, creating a great hedge against inflation.
- **VALUE-ADD DEVELOPMENT** – Directly behind the subject property, adjacent to the Walmart Supercenter, is an ongoing development of a future \$32,000,000, 883,000 square foot, business park, potentially bringing thousands of more consumers to the area.
- **STRATEGICALLY POSITIONED** – The property is ideally situated, outparceled to a Walmart Supercenter adjacent to several very large shopping centers all containing national tenants. In conjunction with all the major retailers in the area, the property sees over 35,000 vehicles per day.
- **LEWISVILLE, TX** – The property is located in Lewisville, TX, part of the Dallas-Fort Worth-Arlington MSA, home to over 7,000,000 people. The subject property is also located in a very wealthy area with an average household income of over \$115,000 in a 5-mile area.
- **ESSENTIAL BUSINESS & E-COMMERCE PROOF CONCEPT** – The US government and the CDC identified quick-service-restaurants as essential businesses and remained open throughout the Covid-19 pandemic. Quick service restaurants have also proven to be e-commerce proof, adopting new business strategies for online ordering.
- **RECESSION & PANDEMIC RESISTANT TENANT** – Historically, quick service restaurants maintain success in an economic recession and have seen an increase in sales growth throughout the Covid-19 pandemic.

DFW DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

DISTRIBUTION
The Container Store
The Original Storage and Organization Store®
Staples
HAVERTY'S **amazon**
FURNITURE - EST 1985

DISTRIBUTION
BED BATH & BEYOND
Kellogg's
CardinalHealth™

DISTRIBUTION
CyrusOne.
QuestDiagnostics™

MARY KAY®
Research & Development Center

Walmart 
Supercenter

BUSINESS COMPLEX
- Under Construction
- \$32 Million dollar project
- ± 880,000 SF


**WHITEWATER
EXPRESS**


Arby's

 **Bank OZK**

121 ± 40,000 VPD

± 30,000 VPD

E. ROUND GROVE RD



Arby's

2 FOR 6
BEEF
N
CHEDDAR

FINANCIAL OVERVIEW

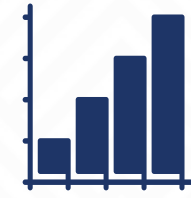


INVESTMENT OVERVIEW

Tenant	Arby's
Lease Guarantor	Corporate (Arby's Restaurant Group, Inc.)
Property Address	220 E Round Grove Rd, Lewisville, TX 75028
Lease Commencement Date	4/26/2006
Rent Commencement Date	11/1/2006
Lease Expiration Date	10/31/2026
Original Lease Term	±20 Years
Lease Term Remaining	±5 Years
Rent Increases	1.70% Annually
Option Periods	Four, 5-Year Options
Lease Type	NNN Fee Simple
ROFR	Yes, 20 Days After Receipt of Notice from Landlord



LIST PRICE
\$2,917,712



CAP RATE
5.00%



GLA
3,151 SF



ANNUAL RENT
\$145,885.72



ANNUALIZED OPERATING DATA

Lease Term	Years	Monthly Rent	Annual Rent	Rent Increases
Base Term	Current - 10/31/2022	\$12,157.14	\$145,885.72	
	11/1/2022 - 10/31/2023	\$12,363.81	\$148,365.78	1.70%
	11/1/2023 - 10/31/2024	\$12,574.00	\$150,888.00	1.70%
	11/1/2024 - 10/31/2025	\$12,787.76	\$153,453.09	1.70%
	11/1/2025 - 10/31/2026	\$13,005.15	\$156,061.79	1.70%
Option 1	11/1/2026 - 10/31/2027	\$13,226.24	\$158,714.84	1.70%
	11/1/2027 - 10/31/2028	\$13,451.08	\$161,413.00	1.70%
	11/1/2028 - 10/31/2029	\$13,679.75	\$164,157.02	1.70%
	11/1/2029 - 10/31/2030	\$13,912.31	\$166,947.69	1.70%
	11/1/2030 - 10/31/2031	\$14,148.82	\$169,785.80	1.70%
Option 2	11/1/2031 - 10/31/2032	\$14,389.35	\$172,672.16	1.70%
	11/1/2032 - 10/31/2033	\$14,633.97	\$175,607.58	1.70%
	11/1/2033 - 10/31/2034	\$14,882.74	\$178,592.91	1.70%
	11/1/2034 - 10/31/2035	\$15,135.75	\$181,628.99	1.70%
	11/1/2035 - 10/31/2036	\$15,393.06	\$184,716.68	1.70%
Option 3	11/1/2036 - 10/31/2037	\$15,654.74	\$187,856.87	1.70%
	11/1/2037 - 10/31/2038	\$15,920.87	\$191,050.43	1.70%
	11/1/2038 - 10/31/2039	\$16,191.52	\$194,298.29	1.70%
	11/1/2039 - 10/31/2040	\$16,466.78	\$197,601.36	1.70%
	11/1/2040 - 10/31/2041	\$16,746.72	\$200,960.59	1.70%
Option 4	11/1/2041 - 10/31/2042	\$17,031.41	\$204,376.92	1.70%
	11/1/2042 - 10/31/2043	\$17,320.94	\$207,851.32	1.70%
	11/1/2043 - 10/31/2044	\$17,615.40	\$211,384.80	1.70%
	11/1/2044 - 10/31/2045	\$17,914.86	\$214,978.34	1.70%
	11/1/2045 - 10/31/2046	\$18,219.41	\$218,632.97	1.70%



TENANT OVERVIEW



ACTUAL SITE



ARBY'S

Arby's Fast Crafted restaurant services feature a unique blend of quick-serve speed combined with the quality and made-for-you care of fast-casual. Arby's Restaurant Group, Inc. is the franchisor of the Arby's Brand and is headquartered in Atlanta, GA. Arby's Restaurant Group (ARG) operates the Arby's fast-food chain popular for its hot roast beef sandwiches. Food & Wine called Arby's "America's second-largest sandwich chain. In addition to roast beef sandwiches, its menu features chicken sandwiches, salads, and some dessert items. More than 1,100 Arby's locations are company-owned, while the rest are franchised.

INSPIRE BRANDS INC.

Inspire Brands Inc., formerly Arby's Restaurant Group Inc., is a holding company and the owner and franchisor of the Arby's, Buffalo Wild Wings, Sonic Drive-In, Jimmy John's, and Rusty Taco restaurant chains. Inspire operates Support Centers in Atlanta, Oklahoma City, Champaign, and Minneapolis. Inspire Brands is majority-owned by affiliates of Roark Capital Group. Inspire received Franchise Times' 2019 Dealmaker of the Year award for its acquisitions of Buffalo Wild Wings and Sonic Drive-In.

AREA OVERVIEW

LEWISVILLE, TX

Lewisville is a city in Denton County, Texas. It is a suburb within the Dallas-Fort Worth Metroplex. It has one of the fastest-growing city populations in the United States and it is the 33rd most populous city in Texas. It occupies 36.4 square miles of land and includes 6.07 square miles of Lewisville Lake. Home to approximately 100,000 residents, Lewisville is a significant regional employer used by major corporations for both administrative headquarters and warehousing. With its location just minutes from DFW International Airport, and straddling two major highways, Lewisville is perfectly positioned for easy access to the rest of North Texas and the world. Lewisville's proximity to Lewisville Lake has made it a recreational hub of the Dallas-Fort Worth metroplex. The city's municipal government, led by a nonpartisan city council, focuses its recreational and cultural investments on facilities such as Toyota of Lewisville Park and the MCL Grand Theater. The area's transportation infrastructure has evolved around the I-35 Corridor along Interstate 35E. The diversity of its population and industry has created a stable economic climate. Lewisville Independent School District provides most of the area's public education programs.

OLD TOWN LEWISVILLE

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PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	22,717	106,592	242,195
2021 Population	21,297	98,917	98,917
2010 Population	19,762	88,639	191,690
Annual Growth 2021-2026	6.67%	7.76%	8.94%
Annual Growth 2021-2026	7.77%	11.60%	15.98%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	10,924	40,629	92,253
2021 Households	10,549	38,338	86,250
2010 Households	9,565	33,675	72,671
Annual Growth 2021-2026	3.55%	5.98%	6.96%
Annual Growth 2021-2026	10.29%	13.84%	18.69%
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg. Household Income	\$70,239	\$109,419	\$116,221



DALLAS, TX
±25.6 MILES

AREA OVERVIEW

DFW

DALLAS-FORT WORTH

The Dallas-Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2020, Dallas-Fort Worth is home to 24 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the United States behind New York City and Chicago. In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas-Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019.



7.6M

DFW
MSA POPULATION



\$620.6B

GROSS METRO
PRODUCT



24

FORTUNE 50
COMPANIES



3RD LARGEST

U.S. METROPOLITAN
AREA



MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

Dallas is home of the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region:

- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- North Park Center is 2.3 million sq. ft. with over 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the second largest mall in Texas.

Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.



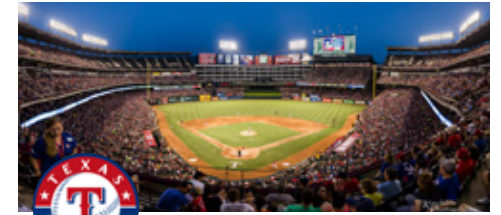
DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cul-tural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



DALLAS EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



TEXAS RANGERS

(Major League Baseball)



DALLAS COWBOYS

(National Football League)



DALLAS MAVERICKS

(National Basketball Association)



DALLAS STARS

(National Hockey League)

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.

Bank of America

JPMorganChase



State Farm

TD Ameritrade



INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms.

Microsoft

TEXAS INSTRUMENTS



DELL

SAMSUNG

NOKIA

CISCO

FUJITSU



Frontier COMMUNICATIONS

alcatel



Google



COMPANIES HEADQUARTERED IN DFW

- » AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- » ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- » Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- » In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- » Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.
- » Southwest Airlines is headquartered in Dallas and has more than 58,000 employees.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Arby's** located at **220 E Round Grove Rd | Lewisville, TX 75067** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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LEWISVILLE, TX 75067

LISTING AGENTS

KYLE MATTHEWS

BROKER OF RECORD

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LIC # 9005919 (TX)



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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date