

OFFERED
FOR SALE

Kentucky Fried Chicken

- ESTABLISHED KFC SINCE 2002
- AMARILLO MSA: 310,000 PEOPLE
- IN FRONT OF NEW CONVENTION CENTER



1124 West Wilson, Borger, Texas 79007



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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**

MAP



MAP



OFFERING SUMMARY

**RENT & CAP RATE BASED
ON RENT INCREASE
APRIL 1, 2023 THROUGH
MARCH 31, 2028**

PRICING SUMMARY:

Asking Price:	\$799,100
CAP:	5.5%*
Year Built	2002 (renovated 2017)
Building Size:	3417 SF
Annual Rent:	43,953.77*
Lot Size:	.68 Acres
Parking Spaces:	19

TENANT SUMMARY:

Tenant Name: Southwest KFC Inc.

KFC franchisee since 1993
Southwest KFC Inc. **36 locations Kansas, OK,**
(Franchisee) **Texas, Colorado, and N.Mexico**

Lease Type:	Absolute Triple Net
Term Remaining:	6.5 Years, 5% Increase in April of 2023
Options:	2-5 Year Options, 5% Rent Increases
Lease Term:	03/26/2003-3/31/2028



**TENANT RENOVATED INTERIOR
AND EXTERIOR IN 2017**

INVESTMENT HIGHLIGHTS

- Excellent opportunity to purchase an established Kentucky Fried Chicken (KFC) in Borger, just north of Amarillo, and part of the Amarillo/Pampa/Borger Texas Micropolitan Service Area (308,000 people)
- Fronts N Wilson Road, directly in front of the new Borger Civic and Convention Center, Adjacent to the recently built Borger ISD Football Stadium.
- Tenant has operated in this location since 2002 and signed a 15 year renewal in 2013
- Great frontage and visibility, drive thru
- Southwest KFC Inc, the franchisee, operates **36*** KFC restaurants throughout Texas, Oklahoma, New Mexico, Colorado, and Kansas.
- KFC is an American fast food restaurant chain headquartered in Louisville, Kentucky that specializes in fried chicken. It is the world's second-largest restaurant chain after McDonald's, with 22,621 locations

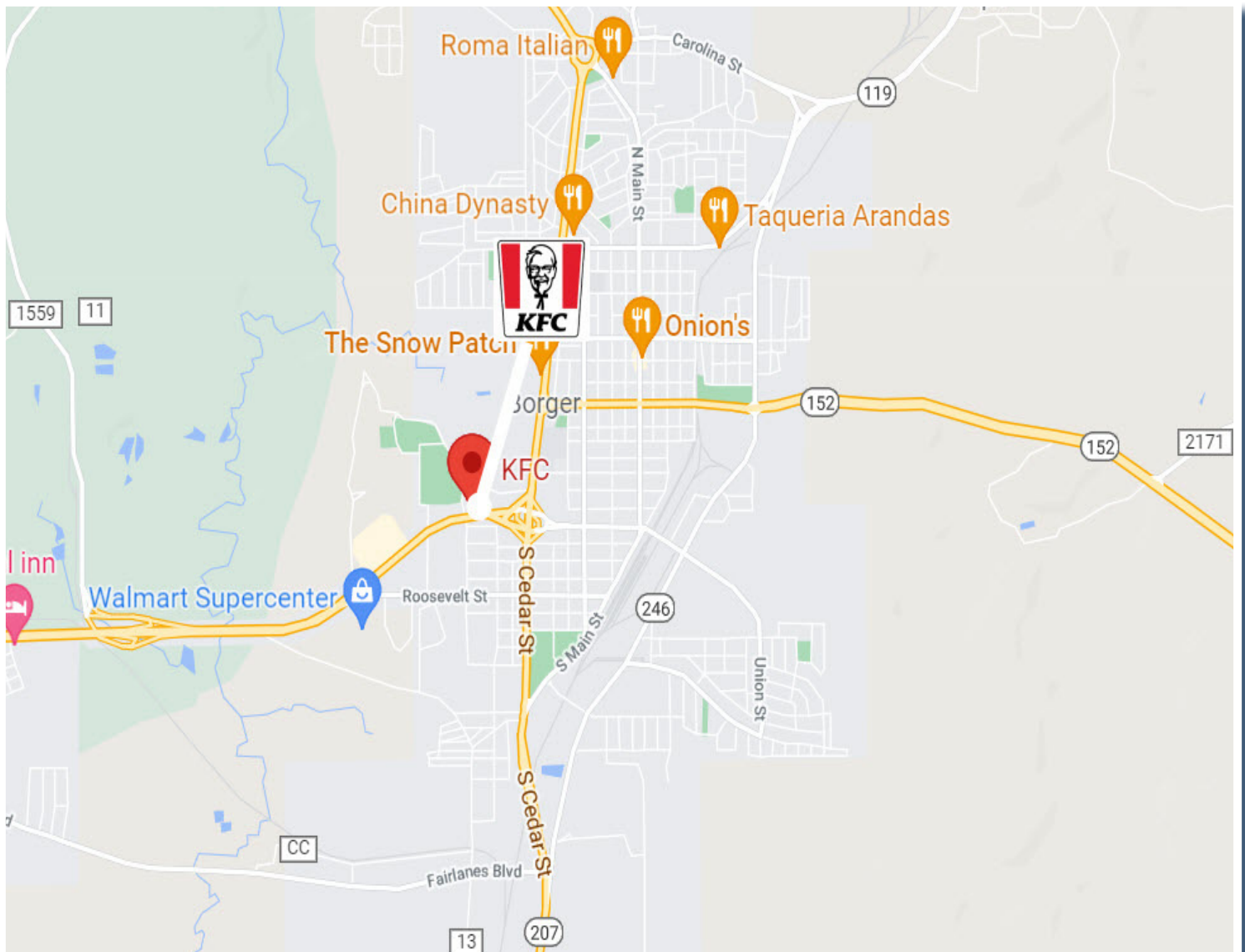


<https://www.restaurantnews.com/second-generation-kfc-franchisee-operates-36-restaurants-with-third-generation-franchisee-family-and-an-eye-on-growth-010422/>

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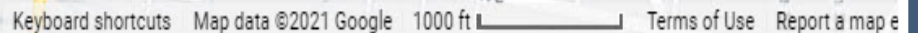


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Traffic Count Report

<div> <div>KFC</div> <div>1124 W Wilson St, Borger, TX 79007</div> </div>							
Building Type: General Retail Secondary: Fast Food GLA: 3,601 SF Year Built: - Total Available: 0 SF % Leased: 100% Rent/SF/Yr: -							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 W Wilson St	College Ave	0.09 W	2018	14,183	MPSI	.07	
2 W Wilson St	College Ave	0.09 W	2020	15,009	MPSI	.07	
3 West Wilson Street	Hemlock St	0.06 SE	2020	13,636	MPSI	.08	
4 W Wilson St	College Ave	0.12 W	2017	14,200	MPSI	.09	
5 S Cedar St	Madison St	0.00 N	2017	7,800	MPSI	.28	
6 S Cedar St	Bulldog Blvd	0.01 S	2020	15,904	MPSI	.29	
7 S Cedar St	Madison St	0.01 N	2020	7,507	MPSI	.29	
8 W Wilson St	Opal St	0.17 NE	2020	13,746	MPSI	.39	
9 W Wilson St	Spruce St	0.05 E	2017	5,500	MPSI	.39	
10 W Wilson St	Spruce St	0.02 E	2020	5,305	MPSI	.42	

Demographic Summary Report

KFC									
1124 W Wilson St, Borger, TX 79007									
Building Type: General Retail			Total Available: 0 SF						
Secondary: Fast Food			% Leased: 100%						
GLA: 3,601 SF			Rent/SF/Yr: -						
Year Built: -									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2026 Projection		2,628		12,127		13,291			
2021 Estimate		2,687		12,445		13,630			
2010 Census		2,825		13,294		14,516			
2021 Population by Hispanic Origin		1,092		4,196		4,334			
2021 Population		2,687		12,445		13,630			
White		2,395 89.13%		11,177 89.81%		12,271 90.03%			
Black		99 3.68%		536 4.31%		553 4.06%			
Am. Indian & Alaskan		70 2.61%		293 2.35%		316 2.32%			
Asian		44 1.64%		109 0.88%		130 0.95%			
Hawaiian & Pacific Island		6 0.22%		14 0.11%		14 0.10%			
Other		75 2.79%		315 2.53%		346 2.54%			
U.S. Armed Forces		0		0		0			
Households									
2026 Projection		1,081		4,875		5,326			
2021 Estimate		1,102		4,984		5,442			
2010 Census		1,154		5,296		5,766			
Growth 2021 - 2026		-1.91%		-2.19%		-2.13%			
Growth 2010 - 2021		-4.51%		-5.89%		-5.62%			
Owner Occupied		712 64.61%		3,576 71.75%		3,998 73.47%			
Renter Occupied		390 35.39%		1,409 28.27%		1,444 26.53%			
2021 Households by HH Income		1,100		4,985		5,440			
Income: <\$25,000		374 34.00%		1,326 26.60%		1,355 24.91%			
Income: \$25,000 - \$50,000		364 33.09%		1,206 24.19%		1,268 23.31%			
Income: \$50,000 - \$75,000		171 15.55%		700 14.04%		781 14.36%			
Income: \$75,000 - \$100,000		61 5.55%		655 13.14%		703 12.92%			
Income: \$100,000 - \$125,000		39 3.55%		489 9.81%		548 10.07%			
Income: \$125,000 - \$150,000		44 4.00%		210 4.21%		276 5.07%			
Income: \$150,000 - \$200,000		47 4.27%		329 6.60%		409 7.52%			
Income: \$200,000+		0 0.00%		70 1.40%		100 1.84%			
2021 Avg Household Income		\$48,517		\$65,497		\$69,346			
2021 Med Household Income		\$37,500		\$49,152		\$52,787			



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.

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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