

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES



**2559 SARA JANE PARKWAY | GRAND PRAIRIE, TX 75052**

OFFERING MEMORANDUM





# KFC

2559 SARA JANE PARKWAY  
GRAND PRAIRIE, TX 75052

## LISTED BY:

**KYLE MATTHEWS**

*Broker of Record*

Direct (866) 889-0550

[listings@matthews.com](mailto:listings@matthews.com)

License No. 9005919 (TX)





4

8

12

**PROPERTY OVERVIEW**

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**FINANCIAL OVERVIEW**

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**AREA OVERVIEW**





# PROPERTY OVERVIEW

2559 SARA JANE PKWY | GRAND PRAIRIE, TX 75052



# INVESTMENT HIGHLIGHTS

## LONG TERM STABILIZED FAST FOOD NET LEASE INVESTMENT IN TEXAS

- 17 years remaining on the Base Lease
- Established Location - Continuous Operations since 1997
  - Recently remodeled up to current specifications
- Absolute NNN Investment with Zero Landlord Responsibilities – Great for Out of State Investors
- Existing Drive Through Operations and Essential Business Labeling provides security against Pandemic Concerns

## IDEAL RETAIL FAST FOOD RESTAURANT LOCATION

- Located Off Of Interstate 20 which is a Major East-West Highway that connects Fort Worth to Dallas
- Excellent Visibility and Consistent Counts
- Strong Demographics with over 296,000 residents in a 5-mile radius
- Great Retail Synergy with surrounding Tenants: Wendy's, 7-Eleven, Taco Bell, McDonald's and many others
- Close Proximity to Grand Prairie Premium Outlets

## TOP TIER BRAND AND REPUTABLE OPERATOR

- Kentucky Fried Chicken is one of the most recognizable Fast Food concepts in the World
- Property is Leased to KBP Foods which is the largest KFC Franchisee in the US
- KBP operates 755 locations in 30 states with annual sales in excess of \$950M





## INDUSTRIAL CORRIDOR

MAJOR TENANTS

WILLIAMS-SONOMA



LOCKHEED MARTIN

BAKER DISTRIBUTING  
EVERFLOW SUPPLIES  
HILLCREST COMPANY  
MCLANE  
RICOH  
SUMMIT RACING EQUIP.  
TRANE SUPPLY  
VISTAR  
XPO LOGISTICS  
ETC.

## GRAND PRAIRIE PREMIUM OUTLETS

SHOPPING CENTER



BATH & BODY WORKS  
CONVERSE  
J. CREW  
SAKS OFF 5TH  
TIMMY HILFGER  
ETC.



RESIDENCES AT 3000 BARDIN RD  
MULTIFAMILY



SHEFFIELD SQUARE  
MULTIFAMILY



+ 180,000 VPD

THE QUADRANGLES ON TWENTY  
MULTIFAMILY



S. GREAT S.W. + 22,000 VPD



SARA JANE PKWY

+ 6,000 VPD





Jason's deli  
Distribution Center  
FLEX | N | GATE

PET SMART  
DOLLAR TREE

Office  
DEPOT

Walmart  
Supercenter

sam's club

Kroger

Great Clips

Walgreens

DISCOUNT  
TIRE

Schlotzsky's

Applebee's  
GRILL + BAR

BUFFALO  
WILD WINGS

AT&T  
ups

CANDLEWOOD  
SUITES  
AN IHG HOTEL

TEXAS  
SCORPION

Wendy's

7  
ELEVEN

BURGER  
KING

BUENO  
Taco Bueno

CareNow  
Urgent Care

Firestone  
COMPLETE AUTO CARE

Beto's  
MEXICAN FOOD

KFC

PARKWAYS ON PRAIRIE CREEK  
MULTIFAMILY

QUALITY  
CHOICE

SARA JANE PKWY

INTERSTATE  
20

± 180,000 VPD

S. GREAT S.W.  
± 22,000 VPD

± 6,000 VPD

Exxon

McDonald's





# FINANCIAL OVERVIEW

2559 SARA JANE PKWY | GRAND PRAIRIE, TX 75052



## INVESTMENT SUMMARY

<b>Property Address</b>	2559 Sara Jane Parkway Grand Prairie, TX 75052
<b>Offering Price</b>	\$2,124,900
<b>Cap Rate</b>	4.00%
<b>NOI</b>	\$84,996
<b>Building Size</b>	±2,070 SF
<b>Lot Size</b>	0.74 AC
<b>Year Built/Remodeled</b>	1996

## TENANT SUMMARY

<b>Tenant Name</b>	Kentucky Fried Chicken
<b>Type of Ownership</b>	Fee Simple
<b>Lease Guaranty</b>	KBP Foods
<b>Lease Type</b>	NNN
<b>Roof, Structure &amp; Park</b>	Tenant Responsible
<b>Term Remaining</b>	±17 Years
<b>Original Lease Term</b>	20 Years
<b>Lease Expiration Date</b>	11/05/2038
<b>Increases</b>	7.5% Increase Every 5 Years
<b>Options</b>	2, 5-Year Options



## ANNUALIZED OPERATING DATA

LEASE SCHEDULE	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT/SF
<b>CURRENT - 11/05/23</b>	\$7,083.34	\$85,000.08	\$41.06
<b>11/06/23-11/05/28</b>	\$7,614.59	\$91,375.09	\$44.14
<b>11/06/28-11/05/33</b>	\$8,185.68	\$98,228.22	\$47.45
<b>11/06/33-11/05/38</b>	\$8,799.61	\$105,595.33	\$51.01
<b>Option 1: 11/06/2038 - 11/05/2043</b>	\$9,459.58	\$113,514.98	\$54.84
<b>Option 2: 11/06/2043 - 11/05/2048</b>	\$10,169.05	\$122,028.61	\$58.95









# AREA OVERVIEW

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# GRAND PRAIRIE, TX

In Grand Prairie, Texas, you'll be surprised to find affordable, yet upscale apartments, condos, and houses for rent, many offering luxury amenities. Nestled between Fort Worth and Dallas, Grand Prairie has convenient access to bigger cities. This bustling town surrounds Joe Pool Lake with access to Mountain Creek Lake, as well.

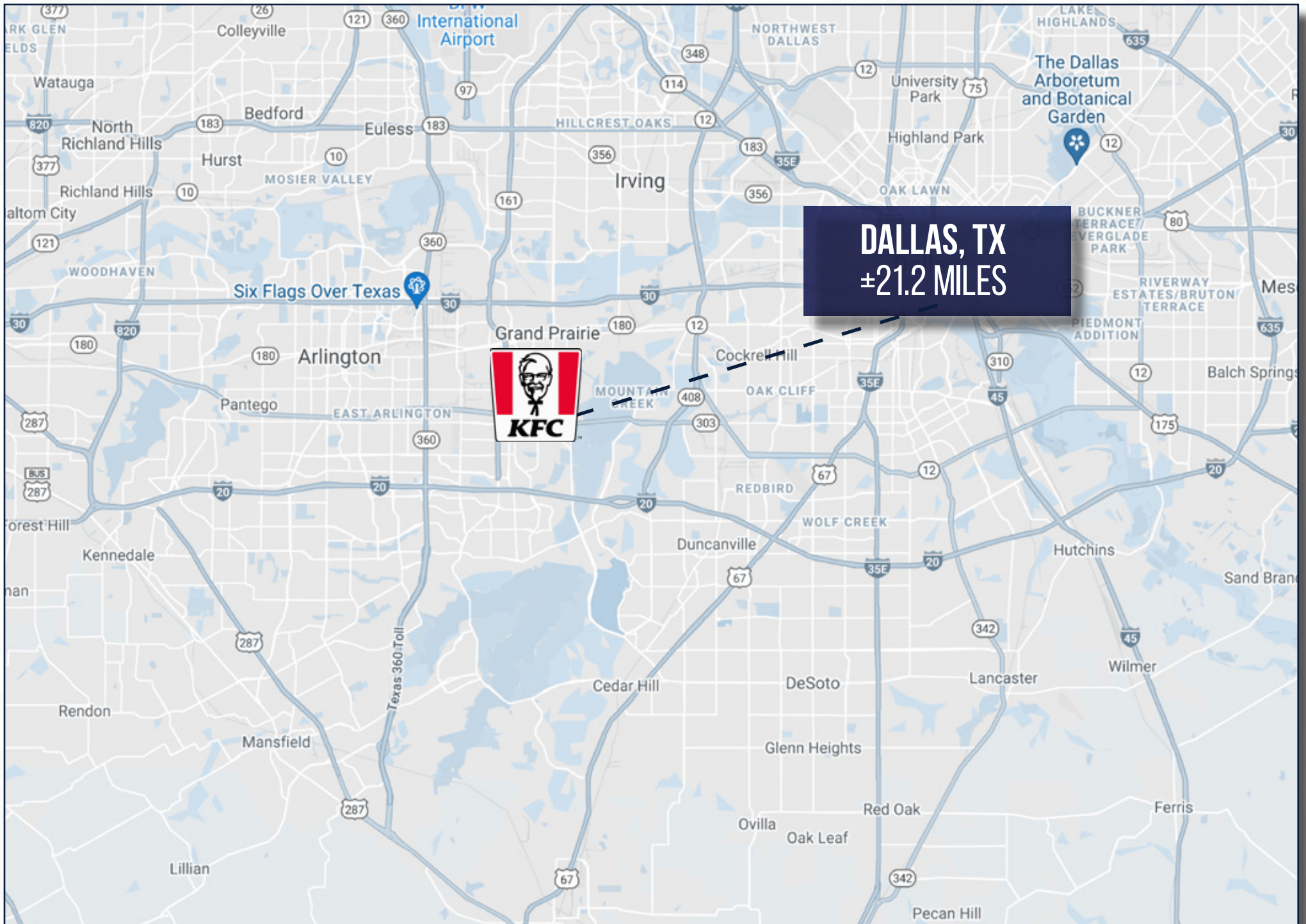
Enjoy beautiful lake views and an abundance of lakefront community parks that offer public access to nature trails, docks, swimming beaches, boat ramps, ball fields, and more. Lone Star Park offers a unique Class I racetrack that both residents and visitors enjoy. Grand Prairie houses the Grand Prairie Municipal Airport and offers access to several interstate highways for easy travels.

Entertainment runs far and wide in this lively town. Catch a show at Verizon Theater, a large, upscale indoor concert venue, or take a trip to Six Flags over Texas for family-friendly fun. Ripley's Believe It or Not Grand Prairie is a hit with locals, as is the Oasis at Joe Pool. This local eatery offers a one-of-a-kind lakefront dining experience.



POPULATION	1-MILE	3-MILE	5-MILE
2026 Population	17,049	132,443	304,769
2021 Population	15,943	129,263	297,515
2010 Population	13,140	121,365	274,698
2021-2026 Growth	6.94%	2.46%	2.44%
2010-2020 Growth	21.33%	6.51%	8.31%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Population	6,009	43,890	98,798
2021 Population	5,611	129,100	342,145
2010 Population	4,505	39,721	88,040
2021-2026 Growth	7.08%	3.87%	3.82%
2010-2020 Growth	24.54%	6.38%	8.09%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$74,089	\$82,236	\$76,127









## DALLAS, TX

Dallas is a city where big ideas meet big opportunities. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil, and many others.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: “Big Things Happen Here.”





## MAJOR SHOPPING AND ENTERTAINMENT DISTRICT

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 to 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.

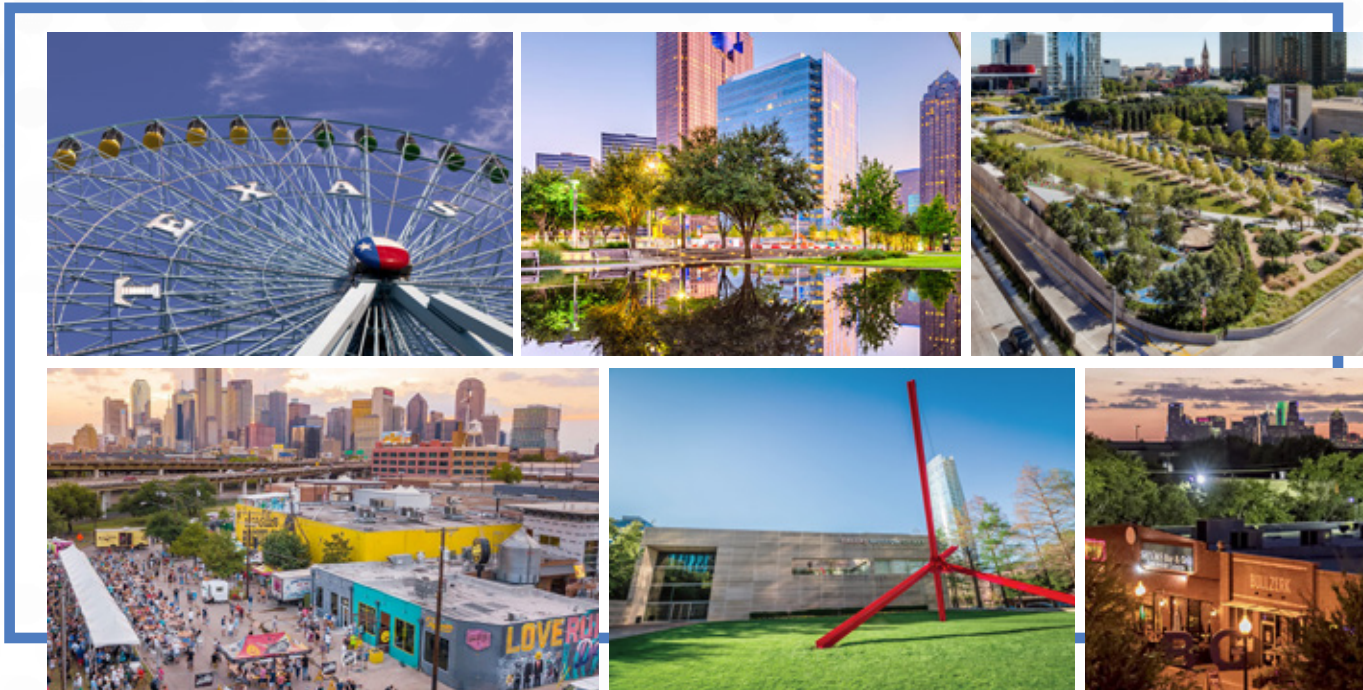
Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

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.

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### TEXAS RANGERS

(Major League Baseball)



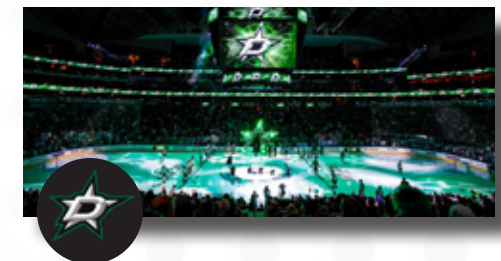
### DALLAS COWBOYS

(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

JPMorgan Chase



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 & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs **KFC of 2559 Sara Jane Parkway, Grand Prairie, TX 75052**. 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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## LISTED BY:

**KYLE MATTHEWS**

*Broker of Record*

Direct (866) 889-0550

listings@matthews.com

License No. 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.	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kyle Matthews</b>	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
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