



SANDS INVESTMENT GROUP



Kentucky Fried Chicken
2207 MacArthur Drive
Orange, TX 77630

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TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,681 SF KFC Located at 2207 MacArthur Drive in Orange, TX. This Deal Includes a Brand New 15 Years on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secured Investment.

OFFERING SUMMARY

PRICE	\$1,400,000
CAP	5.00%
NOI	\$70,000
PRICE PER SF	\$832.84
GUARANTOR	Delect Foods, Inc

PROPERTY SUMMARY

ADDRESS	2207 MacArthur Drive Orange, TX 77630
COUNTY	Orange
BUILDING AREA	1,681 SF
LAND AREA	0.56 AC
YEAR BUILT	2020



KENTUCKY FRIED CHICKEN

HIGHLIGHTS

- Brand New 15 Year Absolute Triple Net (NNN) Lease
- Store Was Built and Opened in 2020
- 10% Rent Increases Every 5 Years Allowing Investors to Hedge Against Inflation
- Strong Sales Performance With Healthy Rent-to-Sales Ratio
- Essential Use Tenant With Drive-Thru; Pandemic and Recession Resistant
- Emerge Inc. is a Growing Operator With 124-Units Across Four Brands (28-Unit Guaranty)
- New, High-Quality, Build-to-Suit Construction of KFC's Newest "American Showman" Prototype in 2021
- Centrally Located in a Dense Retail Corridor With Multiple Points of Ingress and Egress
- Directly Across From a Large Shopping Center With Multiple National Retail Tenants - Driving Traffic to the Surrounding Area
- Located Right Off of Texas State Hwy 87 and Less Than 5-Miles From the Louisiana Border
- Main Attractions: Sabine Lake and the Texas Point National Wildlife Preserve
- Income Tax-Free State (Texas)
- Nearby Tenants Include: Walmart, Orange Urgent Care, Planet Fitness, Wendy's, Whataburger, Sonic, Subway and Burger King



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Kentucky Fried Chicken
PREMISES	A Building of Approximately 1,681 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	15 Years After Close of Escrow
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	None
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,681 SF

\$70,000

\$41.64





Orange
County Airport



First United
Pentecostal Church



Orange Community
Players



WEBCO Industries
-Distribution



Guadalajara
Restaurant



Cut N Edge
Hair Salon



Harmon
Enterprise LLC



Rambo
Outdoors

Southern
Glass

Lom's Seafood
Market



Tacos Don
Guicho y su fa

A A Muffler &
Custom Shop



Kay's Unique
Hair Style

Carol St

Permanent Cosmetics
& Skincare



Robert's
Body Shop

Luxe
Nail Bar

MacArthur Dr







West Orange-Cove School District Administration Building

St Mary's Catholic Church

Elbethel Baptist Church

First United Methodist Church

LICATINO'S COLLISION CENTER

Flutcher Theater

Orange County Sheriff Department

Kirby Inland Marine Shipping/Receiving

Tekoa Charter Academy

St Paul Episcopal Church

Bethlehem Church of the Nazarene

Orange City Natatorium

West Orange-Stark Middle School

IRON HOUSE LLC

Ford

Orange Texas Police Department

Heritage Center of Orange Inc

Another Level Of Fashion

FIRST FINANCIAL BANK

Orange City Hall

Third coast lube

PNC

Wells Fargo Advisors

Quick Lane TIRE & AUTO CENTER

Orange State Park

TROUBLESHOOTERS

Solar of Orange

C&S Granite & Cabinets Home Center

Kotoyama

NAPA

87 TEXAS

Auto Zone

Mello Plumbing

J&J Wings & Seafood

Nails Plus

3C Dental Group

HIBBETT SPORTS

wellspring credit union

Luxe Nail Bar

KFC

MacArthur Dr

Robert's Body Shop

A A Muffler & Custom Shop

THE SALVATION ARMY

Permanent Cosmetics & Skincare

LA QUINTA
INNS & SUITES

BURGER KING

SONIC

WAFFLE HOUSE

WHATABURGER

TACO BELL

Valero

CIRCLE K

BIG LOTS!

planet fitness

RAC

HIBBETT SPORTS

NAPA

T

BURGER KING

WHATABURGER

TSC TRACTOR SUPPLY CO

Market Basket

87
TEXAS

POPEYES

MCDONALD'S

GOLDEN CHICK

Kroger

KFC

Comfort INN

BW | Best Western
Hotels & Resorts

SUBWAY

BASKIN ROBBINS

Pilot

PHILLIPS 66

THE HOME DEPOT

metro
by T-Mobile

cricket

Walmart

Little Caesars

Kentucky Fried Chicken

Market Basket

DOLLAR TREE

Walmart
Supercenter

claire's

FIRST NATIONAL BANK

FIRST CONVENIENCE BANK

burkes OUTLET

HARBOR FREIGHT

SALLY BEAUTY

CATO

SportClips

goodwill

AT&T

SMOOTHIE KING

Walgreens

DQ

DOLLAR GENERAL

Quality

ORANGE | ORANGE COUNTY | TEXAS

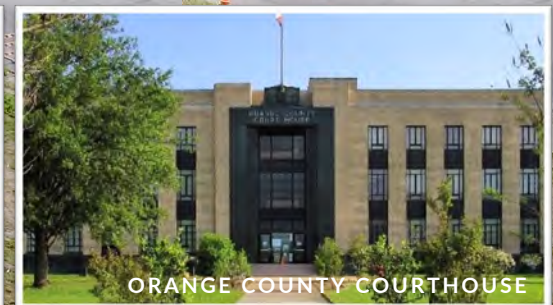
The City of Orange is located in the southeastern corner of Texas in the area known as the "Golden Triangle". It is the easternmost city in Texas, located on the Sabine River at the border with Louisiana, and is 113 miles (182 km) from Houston. The City is in the eastern section of the Beaumont-Orange-Port Arthur metropolitan statistical area (MSA), situated on the Intracoastal Waterway. The City is the County seat of Orange County which was created and organized in 1852. The City of Orange currently occupies a land area of 21.4 square miles. The City of Orange had a population of 18,673 as of July 1, 2021. Orange really is the "the first taste of Texas" for west-bound travellers out of Louisiana on Interstate 10, or the "last taste of Texas" for those traveling east-bound.

Over the years Orange has changed into a thriving, prosperous city of lumber mills, larger shipyards, shingle mills, paper mills, railroads, and deep water shipping. Orange is located in a major natural-gas and oil-field area. The city is located in one of the most promising industrial areas on the fast-growing Gulf Coast. Area industries include: petrochemical products, steel fabrication, shipbuilding, rubber products, paper products, and plastics. The chemical industry continues today as a leading source of revenue to the area. The Port of Orange became a deep-water port open to the Gulf of Mexico and the world's oceans when a 25-foot channel through Sabine Lake, past Sabine Pass, and out to the Gulf of Mexico was completed. The port continues today as an integral part of the East Texas economy and business environment. Some of the major employers of the city include El Dupont de Nemours & Co., Invista, Little Cypress-Mauriceville ISD, Orange County, International Paper and Lamar State College - Orange. The Orange County Courthouse is also located in Orange, Texas.

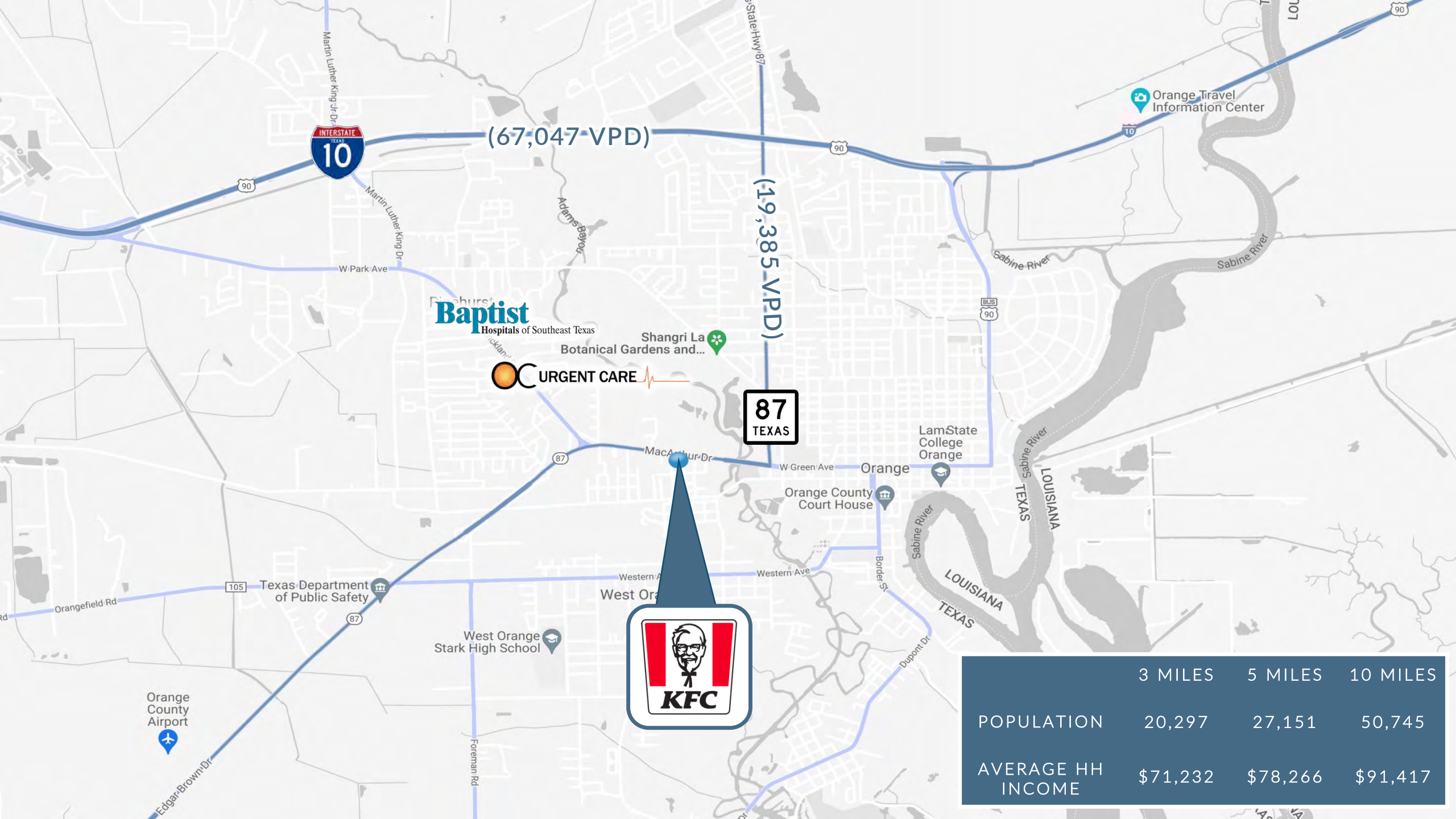
Orange offers water-related recreational activities with the proximity to the Sabine River, Sabine Lake, and the Gulf of Mexico. Within 60 miles, there are many lakes, golf courses, bird watching venues, and much more for those who enjoy outdoor activities. World-renowned tourist attractions include Shangri La Botanical Gardens and Nature Center, Stark Museum of Art, Stark House, and Lutchter Theater of Performing Arts. Another attraction, First Presbyterian Church-Orange, dedicated in 1912, was one of the earliest air-conditioned buildings in the United States. Major tourism related events include 'Art in the Park' during spring, 'Texas Cajun Heritage Festival' and 'Salt Water Fishing Tournament' during summer, and 'Southern Professional Outboard Racing Team' (SPORT) tunnel boat races on the Sabine River during fall.



LAMAR STATE COLLEGE - ORANGE



ORANGE COUNTY COURTHOUSE



(67,047 VPD)

(19,385 VPD)

Baptist

Hospitals of Southeast Texas

OC URGENT CARE

Shangri La Botanical Gardens and...

87 TEXAS



	3 MILES	5 MILES	10 MILES
POPULATION	20,297	27,151	50,745
AVERAGE HH INCOME	\$71,232	\$78,266	\$91,417

KENTUCKY FRIED CHICKEN

TENANT PROFILE

KFC Corporation, based in Louisville, KY., is the world's most popular chicken restaurant chain. KFC specializes in Original Recipe, Extra Crispy, Kentucky Grilled Chicken and Extra Crispy Tenders, Hot Wings, KFC Famous Bowls, Pot Pies, freshly hand prepared chicken sandwiches, biscuits and homestyle side items. There are more than 26,000 KFC restaurants in over 145 countries and territories around the world. KFC Corporation is a subsidiary of Yum! Brands, Inc., Louisville, KY. (NYSE: YUM). KFC was founded by Colonel Harland Sanders, an entrepreneur who began selling fried chicken from his roadside restaurant in Corbin, Kentucky in 1930.

KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. Yum! Brands, Inc., based in Louisville, Kentucky, has nearly 44,000 restaurants in more than 135 countries and territories. The company's restaurant brands – KFC, Pizza Hut and Taco Bell – are the global leaders of the chicken, pizza and Mexican-style food categories. Worldwide, the Yum! Brands system opens over six new restaurants per day on average, making it a leader in global retail development.



COMPANY TYPE
Subsidiary



FOUNDED
1930



OF LOCATIONS
26,000 +



HEADQUARTERS
Louisville, KY



WEBSITE
kfc.com

OPERATOR PROFILE

In 2009, the Operator gained approval to be a franchisee of Lenny's Sub shop and purchased his first unit. He was a multi-unit operator in 2010 with the purchase of 2 additional Lenny's Sub Shops and 1 Bullritos restaurant in the Houston DMA. By 2012 he diversified into Auntie Anne's, Nestle and Baskin Robbins, taking him to 7 units. In 2015 he ventured with Yum Brands to expand his portfolio to 23 units, including Kentucky Fried Chicken and Taco Bell.

In 2017 he made a major move with Sonic Restaurants and purchased and successfully transitioned the corporate Houston market, which included 34 units. In 2019, he added a 3rd major brand to the portfolio and entered the Taco Bell system through the purchase of 6 units. The next 2 years were full of New Builds and Remodels, and then in 2020, in the middle of a pandemic, he expanded to Arizona by adding another major brand through the purchase of 30 Pizza Hut stores. In 2021, Emerge continued with strategic new builds, relocations, and remodels and forecasts ending the year with 131 units.

CONFIDENTIALITY AGREEMENT

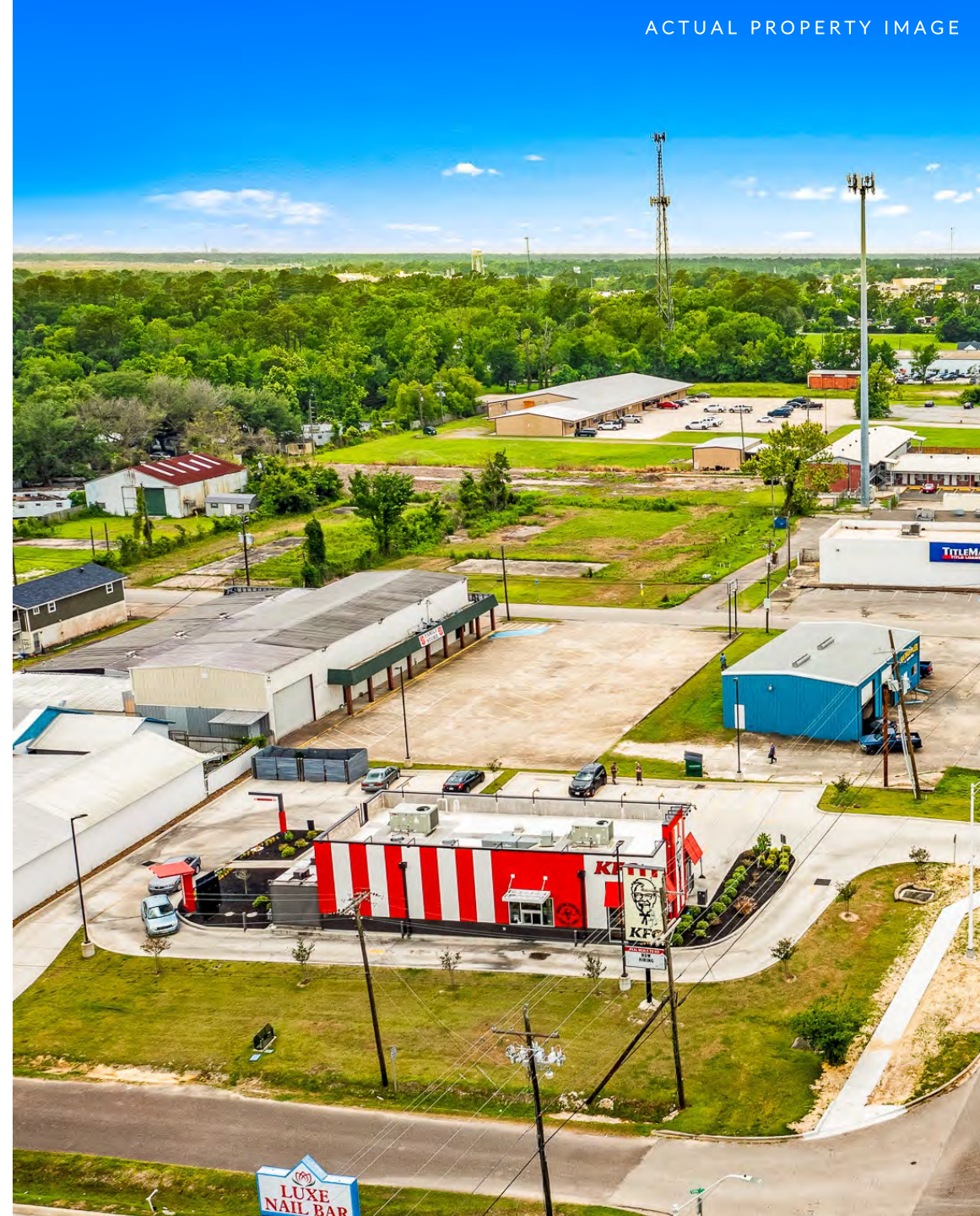
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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In Cooperation With
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