



REPRESENTATIVE PHOTO

**KFC**

2011 SOUTH LAS VEGAS TRAIL  
WHITE SETTLEMENT, TEXAS 76108  
(DALLAS MSA)

## OFFERING MEMORANDUM

Represented By:

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In Association with Texas Designated Broker:  
Paul Blackburn | Blackburn Properties | License # 376821

**CIA**  
commercial  
investment  
advisors



# INVESTMENT OVERVIEW

KFC  
WHITE SETTLEMENT (DALLAS MSA), TEXAS

## KFC

LOCATION	2011 South Las Vegas Trail White Settlement, Texas 76108
MAJOR CROSS STREETS	On S Las Vegas Trail, North of I-30
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$2,160,000
CAP RATE	5.00%
ANNUAL RENT	\$108,000
GROSS LEASEABLE AREA	±1,542 SF
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	February 2023 (Est. - Under Construction)
LOT SIZE	±0.546 Acre
LEASE EXPIRATION	January 31, 2043 (Est.)
OPTIONS	Two 5-Year Renewal Options

## POINTS OF INTEREST

**SHOPPING | ENTERTAINMENT:** Nearby major retailers include Walmart, Target, Sam's Club, Lowe's Home Improvement, Home Depot, Burlington, Ross Dress for Less, Academy Sports + Outdoors, Burkes Outlet, Party City, Joann Fabric, PetSmart, Petco, Ollie's Bargain Outlet, Kroger, Albertsons, Dollar Tree, 99 Cents Only Stores, Family Dollar, American Freight, etc.

**HIGHER EDUCATION:** 8 miles from Texas Christian University Fort Worth - a private university with 11,938 students; 11 miles from Texas Wesleyan University Fort Worth - a private Methodist university with 2,619 students

**HEALTH CARE:** 7.5 miles from Baylor Scott White All Saints Medical Center - a not-for-profit hospital with 538 licensed beds offering cardiology, transplantation, oncology and women's & children's services; 8 miles from Texas Health Harris Methodist Hospital - a 726-bed, Magnet-designated regional referral center offering cardiovascular services, high-risk & routine obstetrics and gynecology, orthopedics & sports medicine, neonatal intensive care, and trauma/emergency medicine

## INVESTMENT HIGHLIGHTS

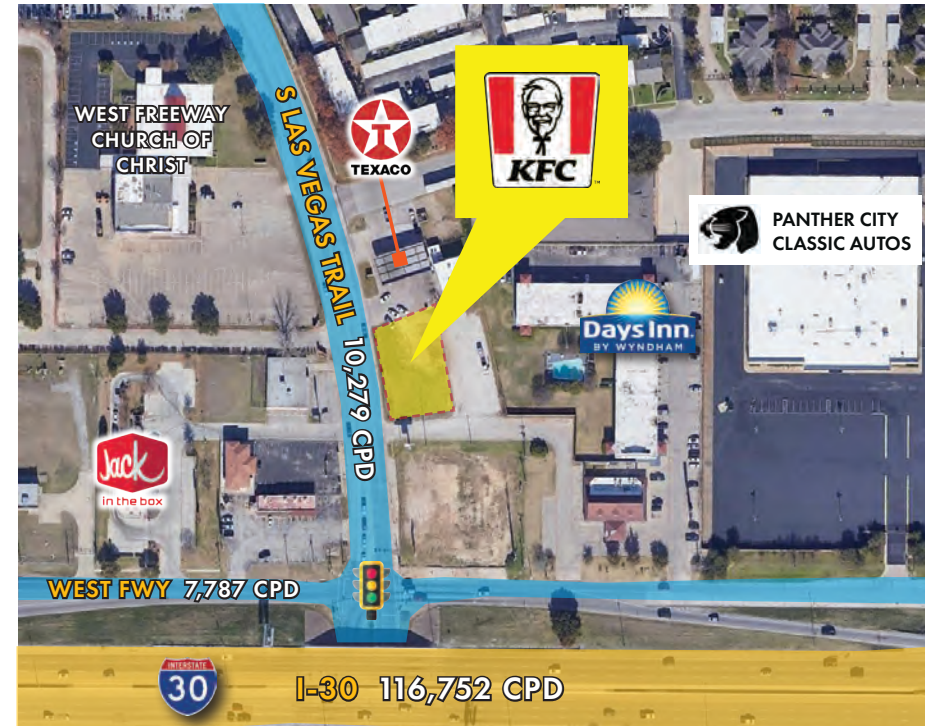
**LEASE:** Brand New 20-Year Absolute NNN Lease with Attractive 7.00% Rental Escalations Every 5 Years!

**TENANT:** KBP Foods (the Largest KFC Franchisee in the U.S.) **Operates ±850 Locations in 27 States** (20% of Locations in the U.S. System) **and will Generate Sales in Excess of \$1 Billion in 2022** (FQSR, LLC is the Tenant on the Lease, Encompasses All Restaurant Locations)

**BRAND NEW CONSTRUCTION:** New, High Quality, Build-to-Suit Construction of KFC's Latest "American Showman" Prototype - Slated to Open February 2023 (Est.)

**TRAFFIC COUNTS:** Situated Just Off a Signalized, Hard Corner with Great Visibility/Access on S Las Vegas Trail where Traffic Counts Exceed 18,060 CPD! Just North of I-30 (**116,752 CPD**)!

**2022 DEMOGRAPHICS (5-MI):** Total Population: 155,953 | Average Household Income: \$82,692





# FINANCIAL ANALYSIS

## SUMMARY

TENANT	FQSR, LLC dba. KBP Foods
PURCHASE PRICE	\$2,160,000
CAP RATE	5.00%
GROSS LEASABLE AREA	±1,542 SF
YEAR BUILT	December 2022 (Est. - Under Construction)

### LOT SIZE

±0.546 Acre

### EXPENSE REIMBURSEMENT

This is an **Absolute NNN lease**.  
Tenant is responsible for all expenses.

### FINANCING

All Cash or Buyer to obtain new  
financing at Close of Escrow.

## RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY		
TENANT NAME	SQ. FT	TERM*		INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	1,542	Years 1-5: <b>02/01/23</b> to 01/31/28		Current	\$108,000	5.00%
		Years 6-10: 02/01/28 to 01/31/33		7.00%	\$115,560	5.35%
		Years 11-15: 02/01/33 to 01/31/38		7.00%	\$123,649	5.72%
		Years 16-20: 02/01/38 to <b>01/31/43</b>		7.00%	\$132,305	6.13%
						<b>5.55% AVG ANNUAL RETURN</b>
RENEWAL OPTIONS		1st Option: 02/01/43 to 01/31/48		7.00%	\$141,566	
		2nd Option: 02/01/48 to 01/31/53		7.00%	\$151,476	

\* Estimated dates are subject to change based on construction timeline.

KFC | WHITE SETTLEMENT (DALLAS MSA), TEXAS



# TENANT OVERVIEW

KFC  
WHITE SETTLEMENT (DALLAS MSA), TEXAS



**KBP Foods\* operates ±850 restaurants in 27 states** and has Regional Vice Presidents in every major geographical region. The Corporate Office and Restaurant Support Center are located in Overland Park, Kansas.



The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally and financially.

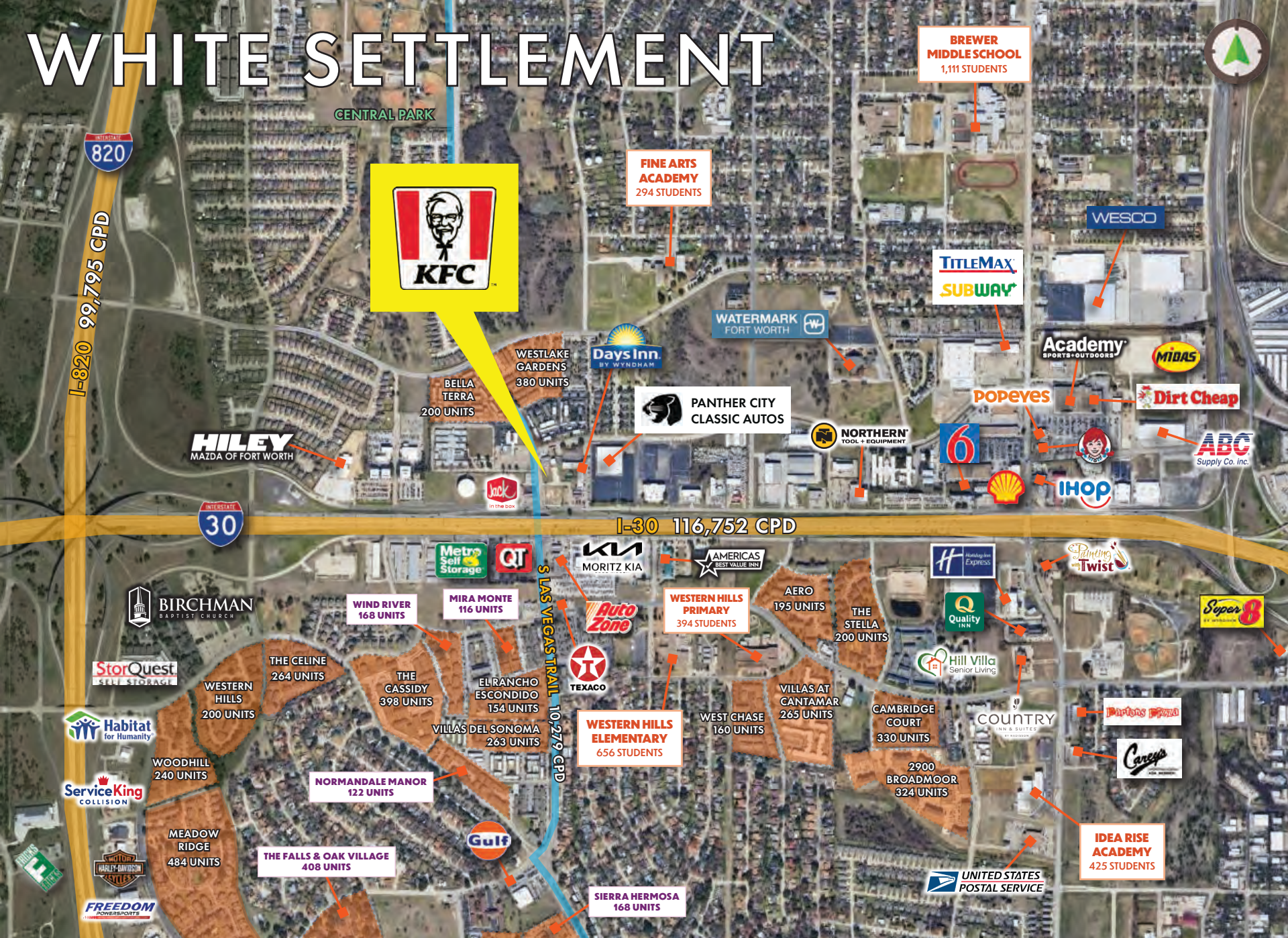
You can find out more about the Tenant by visiting their website: <https://kbp-foods.com/>

\* Tenant on lease is FQSR, LLC and encompasses all KFC restaurant locations.





# WHITE SETTLEMENT



KFC | WHITE SETTLEMENT (DALLAS MSA), TEXAS



# WHITE SETTLEMENT CITY VIEW



KFC | WHITE SETTLEMENT (DALLAS MSA), TEXAS



# DALLAS-FT WORTH METRO



KFC | WHITE SETTLEMENT (DALLAS MSA), TEXAS



# LOCATION OVERVIEW

**TOTAL POPULATION OF DALLAS/  
FORT WORTH: 2,223,965**

**White Settlement** is a city in Tarrant County, Texas, and a northwestern suburb of Fort Worth. White Settlement is a community that holds true to small-town values while nurturing major growth and advancements in both residential and commercial development. White Settlement is one of the largest cities in Texas, nestled among its many lakes and rivers. Situated along the banks of Green River, the city is bordered on two sides by the Guadalupe River. As of 2020, Tarrant County had a population of 2,110,640. It is Texas' third-most populous county and the 15th-most populous in the United States.

Naval Air Station Joint Reserve Base Fort Worth includes Carswell Field, a military airbase located 5 nautical miles west of the central business district of Fort Worth. Several United States Navy headquarters and operational units are based at NAS Fort Worth JRB, including Naval Air Reserve air wings and aviation squadrons, intelligence commands and Seabees. They have 11,350 employees over 40 separate commands.

## **TOP 5 EMPLOYERS IN DALLAS/FORT WORTH:**

1. **American Airlines (Ft Worth)** - 30,000 employees
2. **Texas Health Resources (Arlington)** - 26,000 employees
3. **Lockheed Martin (Ft Worth)** - 22,950 employees
4. **University of Texas Southwestern Medical Center (Dallas)** - 20,167 employees
5. **Baylor Scott & White Health (Dallas)** - 18,195 employees

## **2022 DEMOGRAPHICS**

	1-MI	3-MI	5-MI
Total Population	20,299	82,134	155,953
Estimated Population (2027)	21,350	85,763	163,864
Labor Population Age 16+	15,487	64,219	125,871
Population Median Age	33.4	35.7	37.7
Average Household Income	\$46,735	\$73,149	\$82,692



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**By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.**

## FOR MORE INFORMATION:

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# 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.*

11-2-2015



## 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date