



DAIRY QUEEN GRILL & CHILL
19026 Crowley Eunice Highway
Crowley, Louisiana

ABSOLUTE NET INVESTMENT OPPORTUNITY



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THE
LENNOX/MASSELL
COMPANIES
REAL ESTATE

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DEAL SUMMARY

THE ASSET

The Lennox/Massell Companies is pleased to present the opportunity to purchase the fee simple interest in an absolute net leased Dairy Queen located in Crowley, Louisiana. The absolute net lease structure offers buyers the opportunity to own a completely passive investment with zero landlord obligations. With 18 years of term and multiple renewal options, the long-term lease demonstrates confidence in the location and commitment to the market.

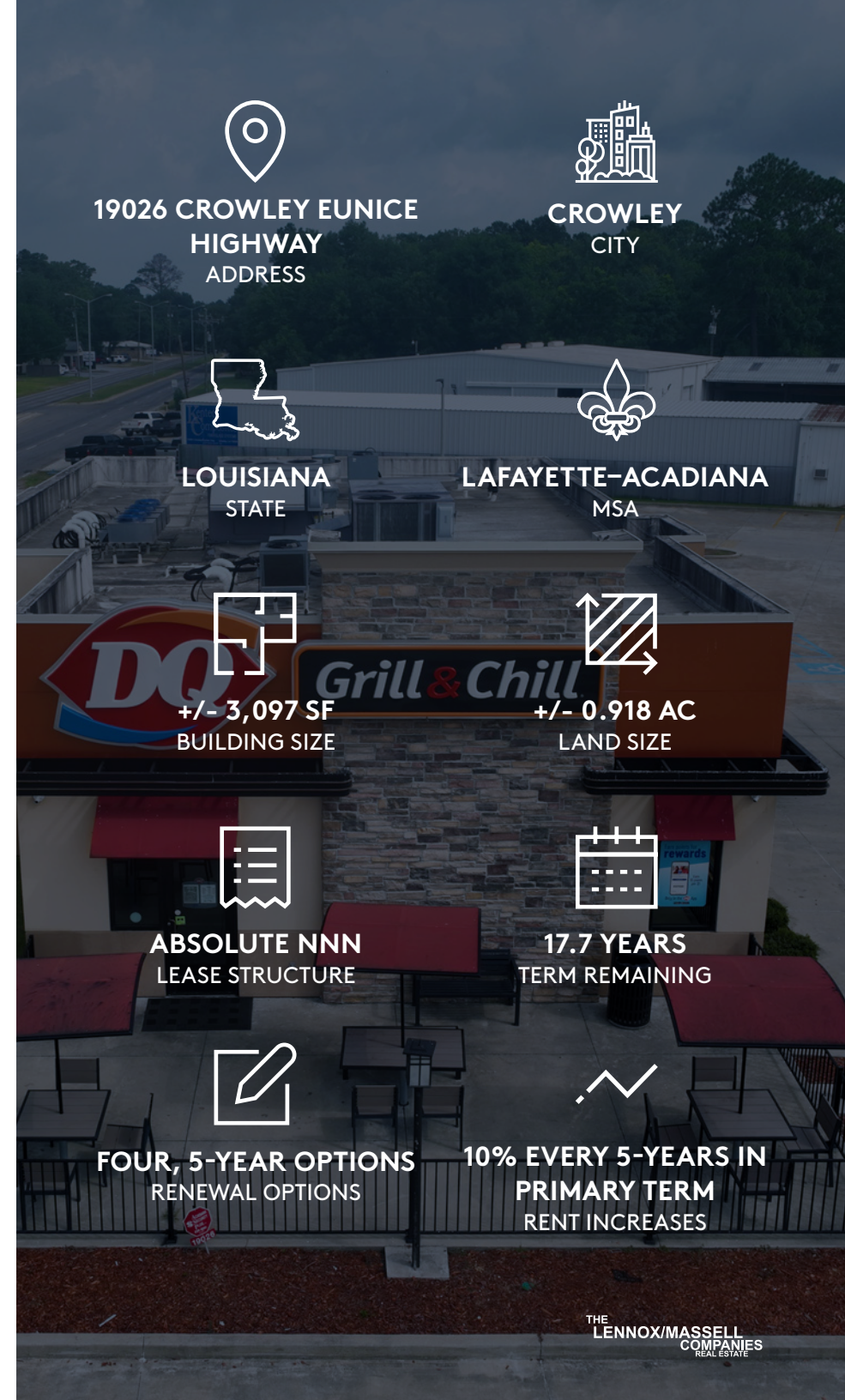
The +/- 3,097 square foot building was built in 2017 on a 0.918 acre site. The property is easily accessible from Highway 13 (Crowley Eunice Highway) and the Interstate 10 Service Road, making it a convenient stop for travelers traveling both East and West.

THE AREA

Located at the signaled intersection on Highway 13 (Crowley Eunice Highway) and North Cherokee Drive, the property is strategically located to serve local residents and travelers alike. Interstate 10 is the southernmost cross-country highway in the United States and the fourth-longest Interstate in the United States. More than 65,000 vehicles travel this stretch of I-10 every day.

Crowley, Louisiana is located in Acadia Parish which is part of the larger Lafayette–Acadiana combined statistical area. The Lafayette–Acadiana CSA has a population of over 600,000 and is home to much of Louisianas Cajun population. Crowley is nicknamed the “rice capital of the world” and is a major player in the rice milling industry.

DEMOGRAPHICS	10-Minute	15-Minute	20-Minute
2023 Population	14,723	27,858	45,400
2023 Average Household Income	\$64,889	\$64,816	\$71,511



19026 CROWLEY EUNICE
HIGHWAY
ADDRESS



CROWLEY
CITY



LOUISIANA
STATE



LAFAYETTE-ACADIANA
MSA



+/- 3,097 SF
BUILDING SIZE



+/- 0.918 AC
LAND SIZE



ABSOLUTE NNN
LEASE STRUCTURE



17.7 YEARS
TERM REMAINING



FOUR, 5-YEAR OPTIONS
RENEWAL OPTIONS



10% EVERY 5-YEARS IN
PRIMARY TERM
RENT INCREASES

DEAL SUMMARY

PRICING SUMMARY



\$90,550

NET OPERATING INCOME



5.75%

ASKING CAP RATE



\$1,574,783

PRICE

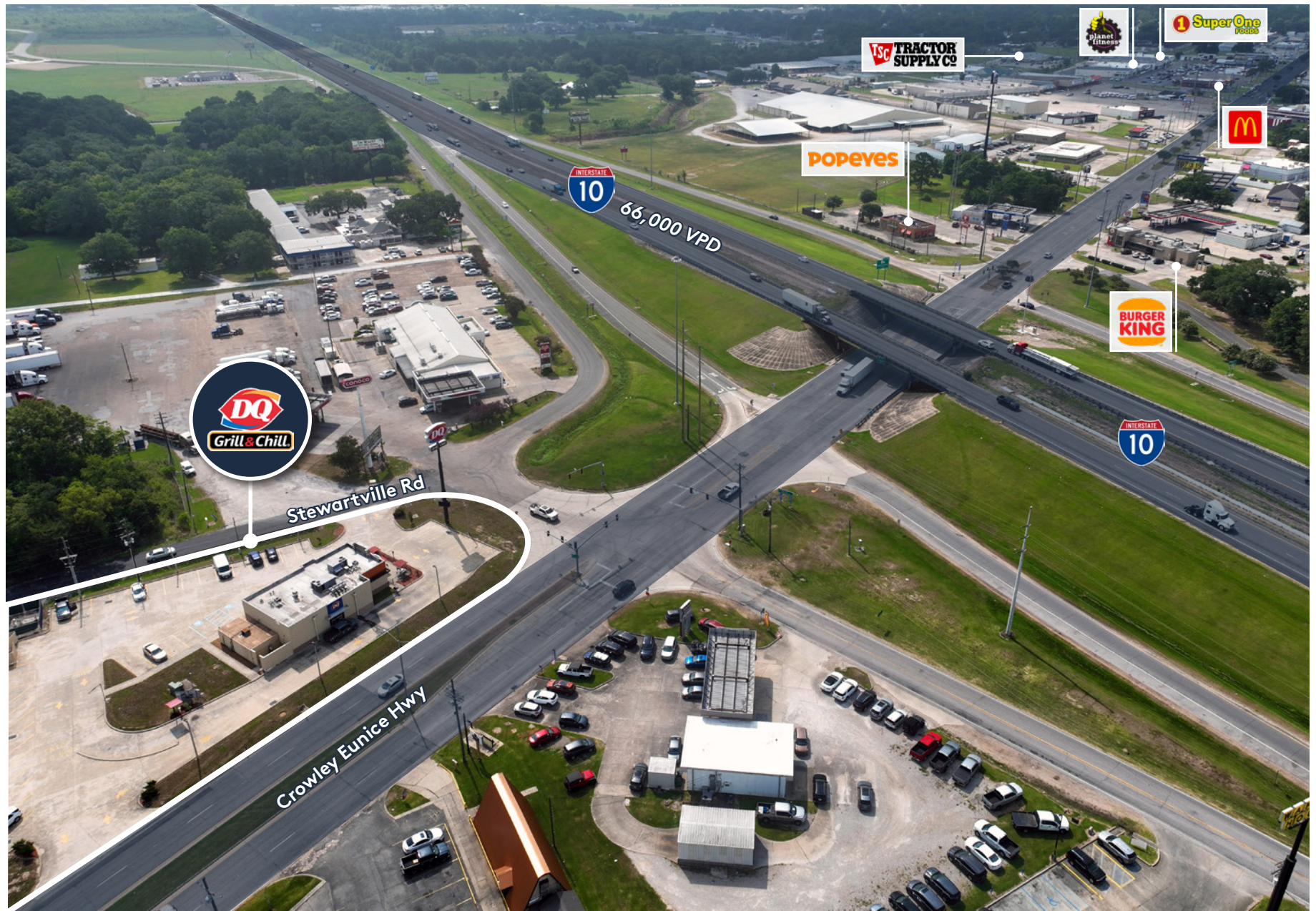
RENT SCHEDULE

	LEASE COMMENCEMENT	LEASE EXPIRATION	ANNUAL BASE RENT	MONTHLY BASE RENT	PREVAILING CAP RATE
Primary Term	2/1/23	1/31/28	\$90,550	\$7,546	5.75%
	2/1/28	1/31/33	\$99,605	\$8,300	6.33%
	2/1/33	1/31/38	\$109,566	\$9,130	6.96%
	2/1/38	1/31/41	\$120,522	\$10,044	7.65%
Option 1	2/1/41	1/31/43	\$120,522	\$10,044	7.65%
	2/1/43	1/31/46	\$129,561	\$10,797	8.23%
Option 2	2/1/46	1/31/51	\$139,278	\$11,607	8.84%
Option 3	2/1/51	1/31/56	\$149,724	\$12,477	9.51%
Option 4	2/1/56	1/31/61	\$160,953	\$13,413	10.22%

SITE PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW



TENANT PROFILE



TENANT OVERVIEW

Tenant/Credit	MMPR Crowley Hospitality, LLC (Franchisee)
Company	Dairy Queen
Founded	1940
# of Locations	7,000+
Credit Rating	AA+
Total Revenue	\$3.6 Billion
Employees	380,000+
Headquarters	Minneapolis, Minnesota
Website	https://www.dairyqueen.com/en-us/

TENANT HIGHLIGHTS

- With more than 7,000 locations worldwide, Dairy Queen is one of the largest and most proven quick service restaurant concepts in the marketplace.
- Wholly-owned subsidiary of Berkshire-Hathaway, which is led by Warren Buffett.
- Operates in United States, Canada & 20 other countries.
- Franchisee operates 30+ units and has over 300 employees. These stores span across 5 states with plans of expanding into California.



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