



## TACO BELL – ADJACENT TO WALMART

REPRESENTATIVE LOCATION

201 FRAN AVE, BUTLER, MO 64730

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Farmington Hills, MI 48334  
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fortisnetlease.com

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## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY

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## INVESTMENT SUMMARY

List Price:	\$1,980,950
Current NOI:	\$104,000
Initial Cap Rate:	5.25%
Land Acreage:	1.25 +/-
Year Built	2023
Building Size:	2,274 SF
Lease Type:	Absolute NNN
Lease Term:	25 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present a brand-new free-standing Taco Bell located on Fern Avenue in Butler, Missouri. At close of escrow, K-MAC Enterprises will sign a brand new 25-year lease which will expire in July of 2048. The absolute NNN lease will require zero landlord responsibilities and features 1% annual rent increases. These rent escalations are also included in the four, five-year option periods.

This is an ideal opportunity for an investor to purchase a passive income real estate asset with absolutely zero management responsibilities. The tenant is responsible for all property taxes, insurance and capital expenditures including the roof, structure & HVAC.



PRICE \$1,980,950



CAP RATE 5.25%



LEASE TYPE Absolute NNN



TERM REMAINING 25 Years

## INVESTMENT HIGHLIGHTS

- **New 25 Year Absolute NNN Sale Leaseback**
- Brand New Construction | Scheduled Opening July 2023
- **Zero Landlord Responsibilities**
- Adjacent to Walmart Supercenter
- Located within Kansas City MSA
- Relocation Site – Proven Sales in this Market





## PROPERTY SUMMARY

Year Built:	2023
Lot Size:	1.25 Acres
Building Size:	2,274 SF
Zoning:	Commercial
Construction Style:	Prototype

## LEASE SUMMARY

Tenant:	Taco Bell
Lease Type:	Absolute NNN
Primary Lease Term:	25 Years
Annual Rent:	\$104,000
Rent PSF:	\$45.73
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	July 2023
Lease Expiration Date:	July 2048
Lease Term Remaining:	25 Years
Rent Bumps:	1% Annual Increases
Renewal Options:	Four 5-year Options
Tenant on Lease:	K Mac Enterprises (330+ Units)
Tenant Website:	www.kmaccorp.com



**GROSS SALES:**  
\$530 MILLION



**STORE COUNT:**  
330+ UNITS



**FRANCHISEE:**  
K-MAC CORP



**EST:**  
1964



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## K-MAC Enterprises, Inc.

### OVERVIEW

**Company:** K-MAC Enterprises

**Founded:** 1964

**Total Revenue:** \$530 Million

**Headquarters:** Fayetteville, AR

**Website:** [www.kmaccorp.com](http://www.kmaccorp.com)

### FRANCHISE BACKGROUND

The tenant, K-Mac Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fayetteville, Arkansas. Over the company's 58 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates more than 330 restaurants in the Taco Bell system. The company has a regional concentration in the South Central region of the U.S., with restaurants located in Arkansas, Indiana, Illinois, Kansas, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas. K-Mac currently achieves more than \$530 million in annual revenues. K-Mac continually upgrades its existing asset base while continuing to develop new stores. Going forward, K-Mac remains focused on growing through acquisitions and new unit development, as well as improving existing store operations.

### TENANT HIGHLIGHTS

- K-MAC Enterprises is one of the Nations Top Taco Bell Franchisees
- K-MAC Operates 330+ Restaurant Locations
- Regional Concentration in the South Central Region of the U.S.
- K-MAC is Focused on Growing Through Acquisitions and Unit Development







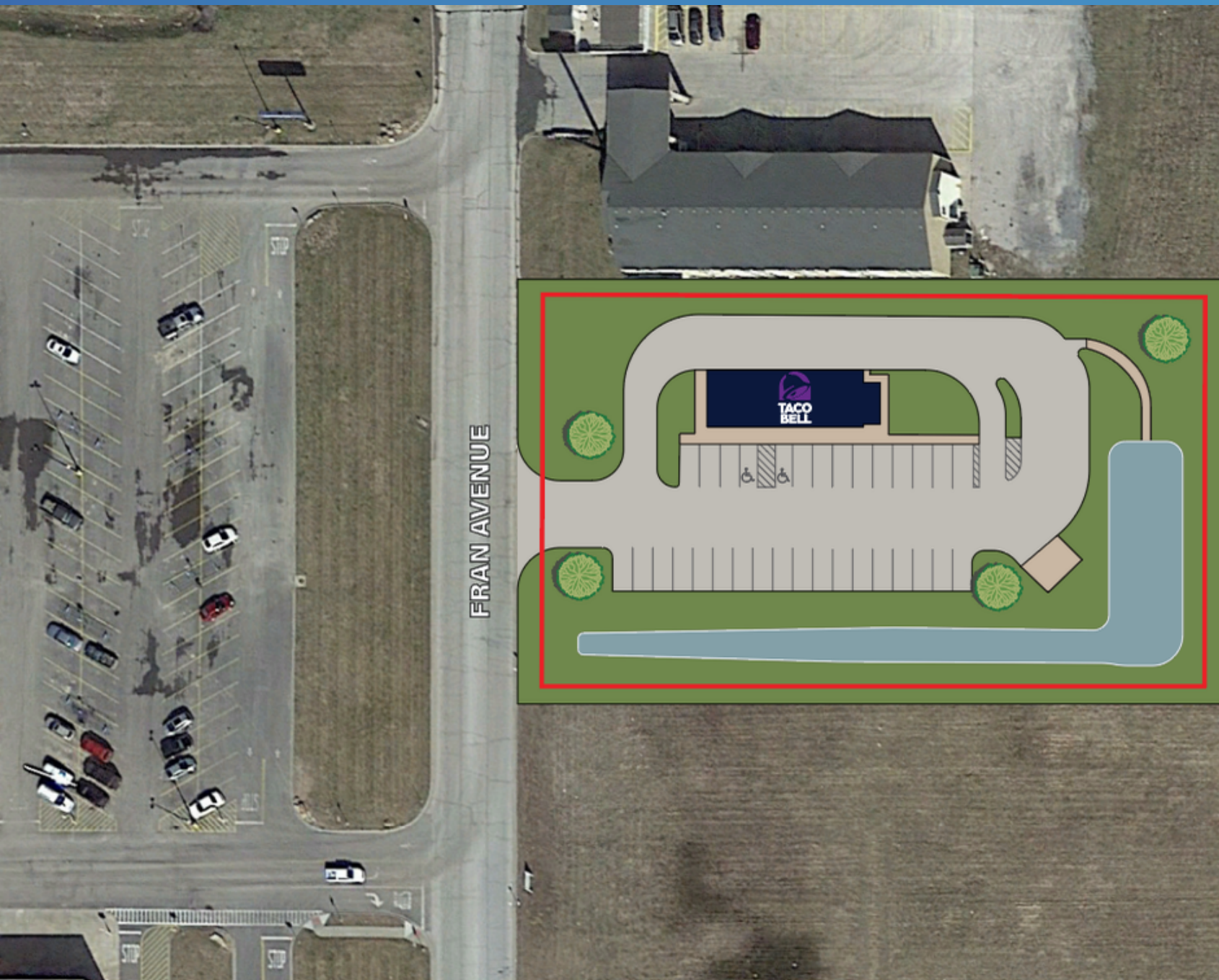
## TENANT BACKGROUND

Taco Bell is a fast food chain that specializes in Tex-Mex cuisine. The company was founded in 1962 by Glen Bell in Downey, California, and it quickly became a popular destination for Mexican-inspired food. In 1978, PepsiCo acquired Taco Bell, which helped the chain expand rapidly throughout the United States.

Today, Taco Bell has over 7,000 restaurants worldwide and is known for its creative menu items, such as the Crunchwrap Supreme and the Doritos Locos Tacos. The chain has also been involved in various marketing campaigns, such as the "Think Outside the Bun" and "Live Mas" slogans.









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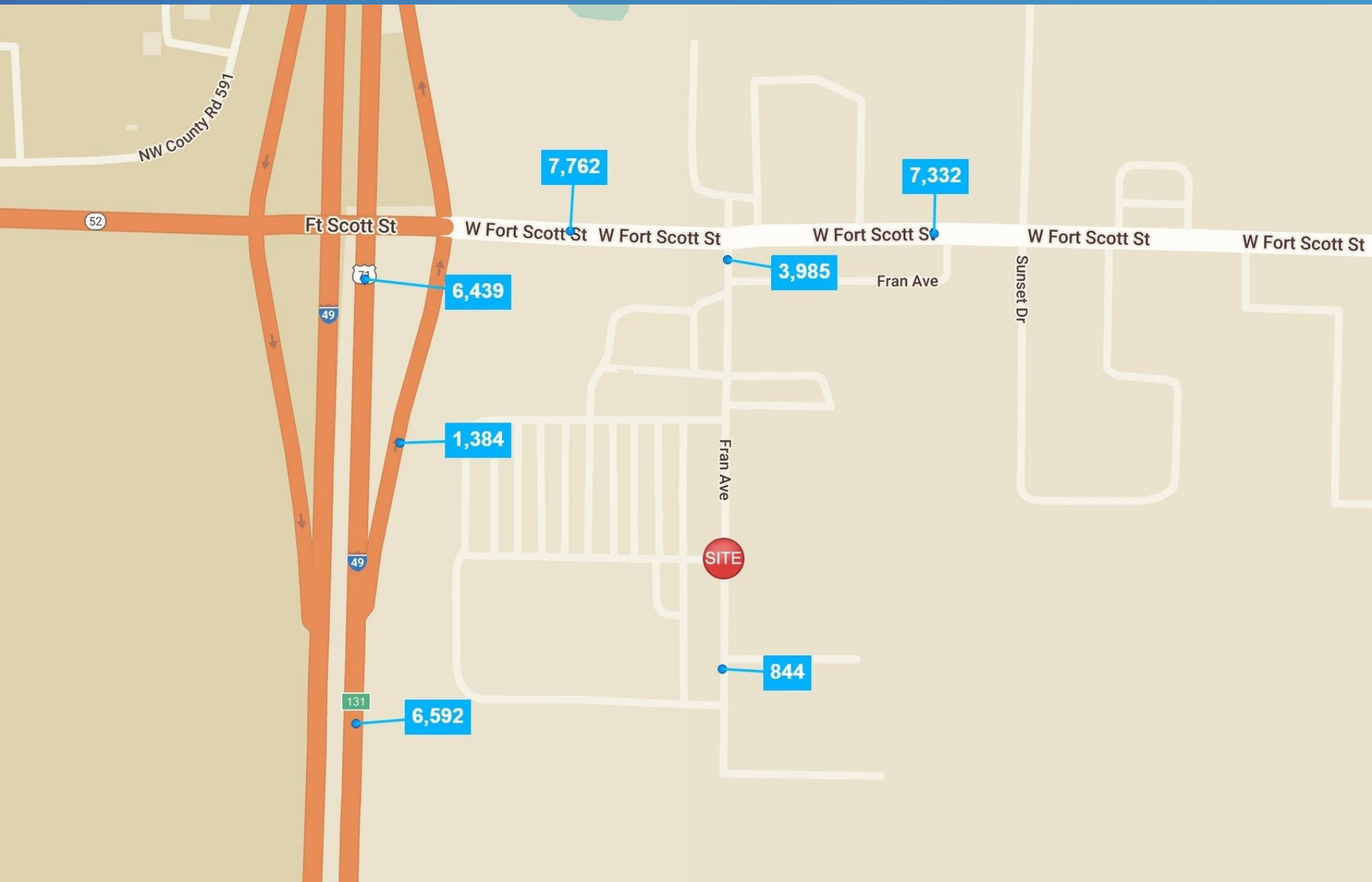
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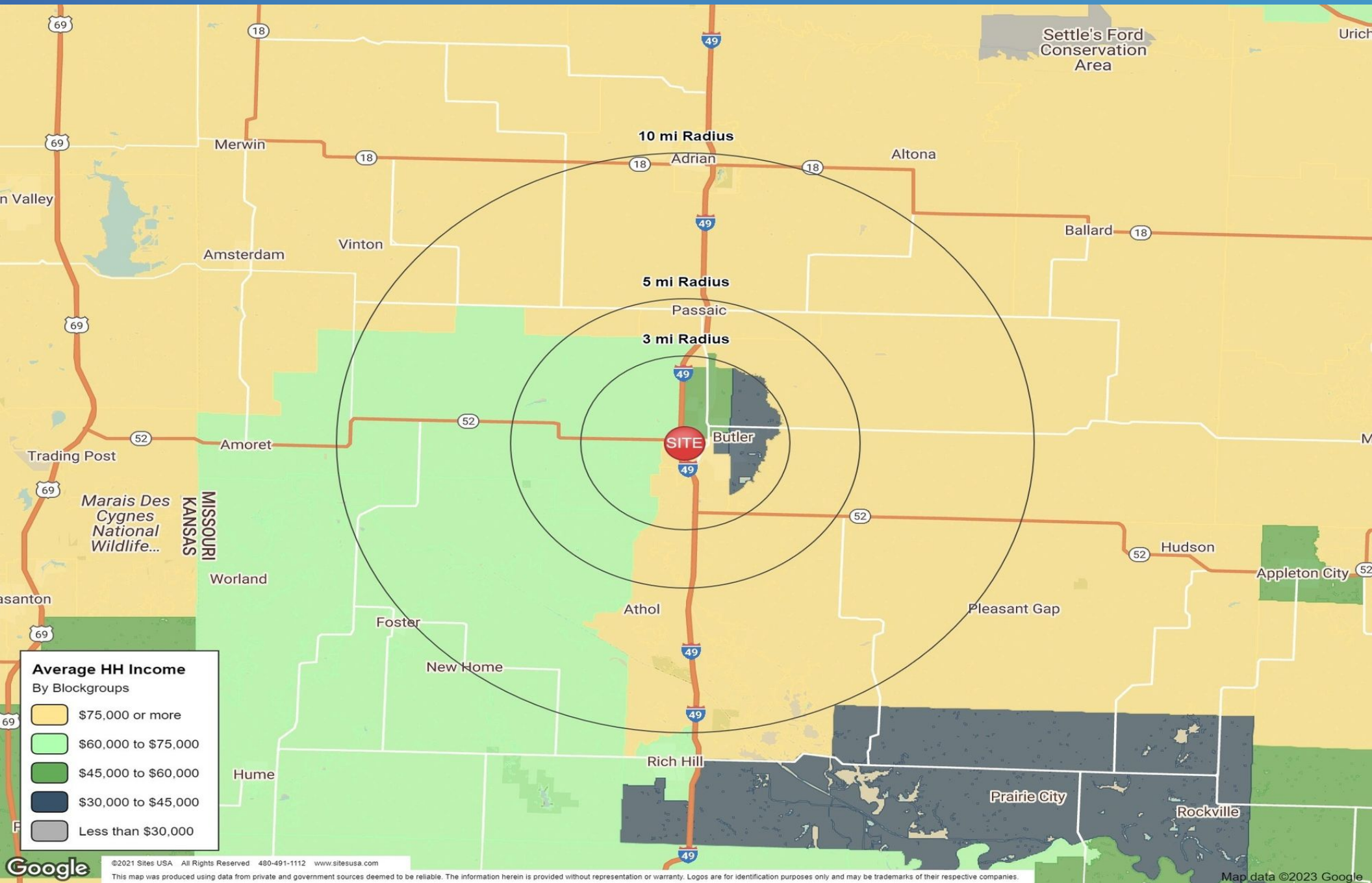








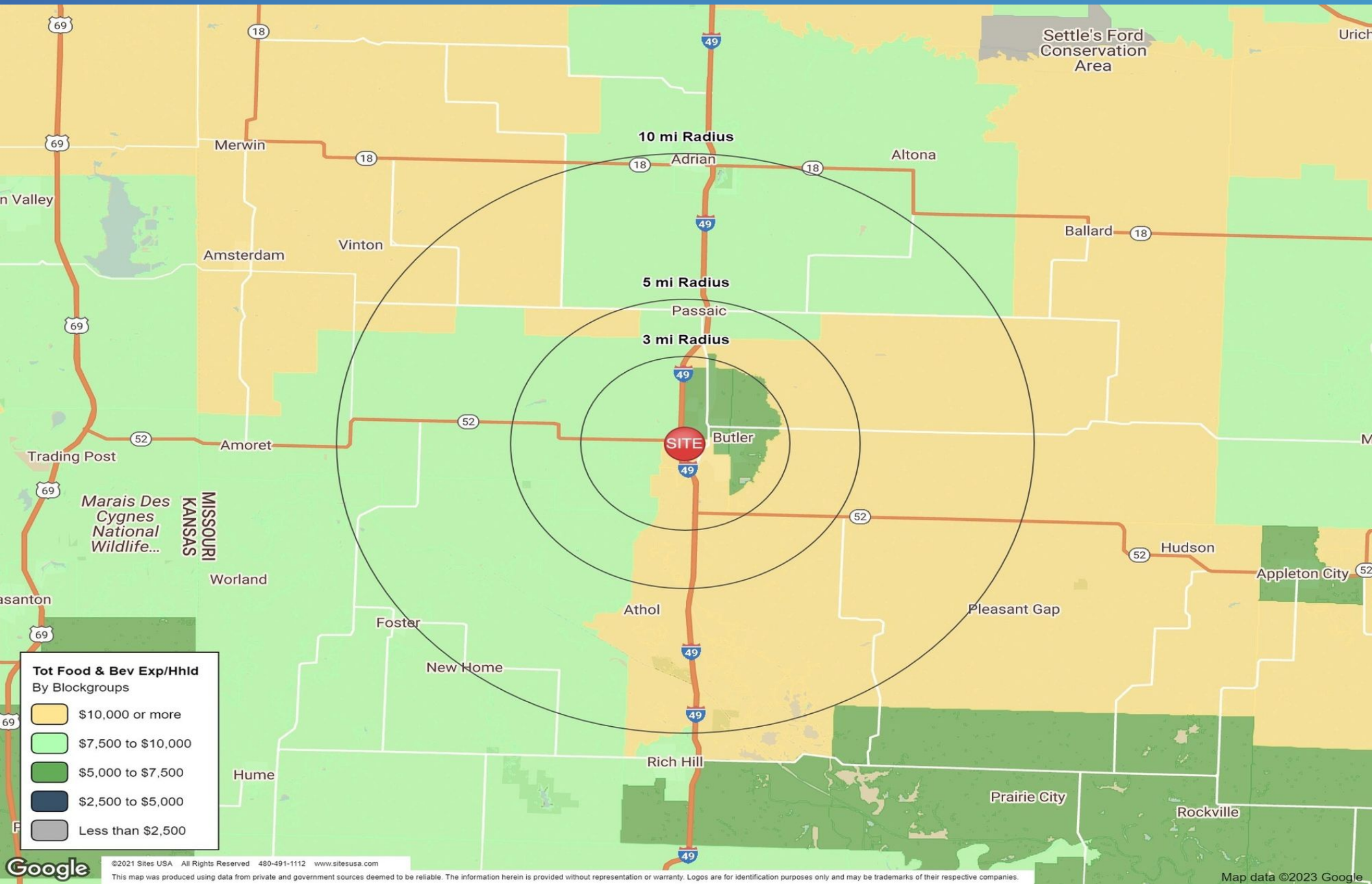






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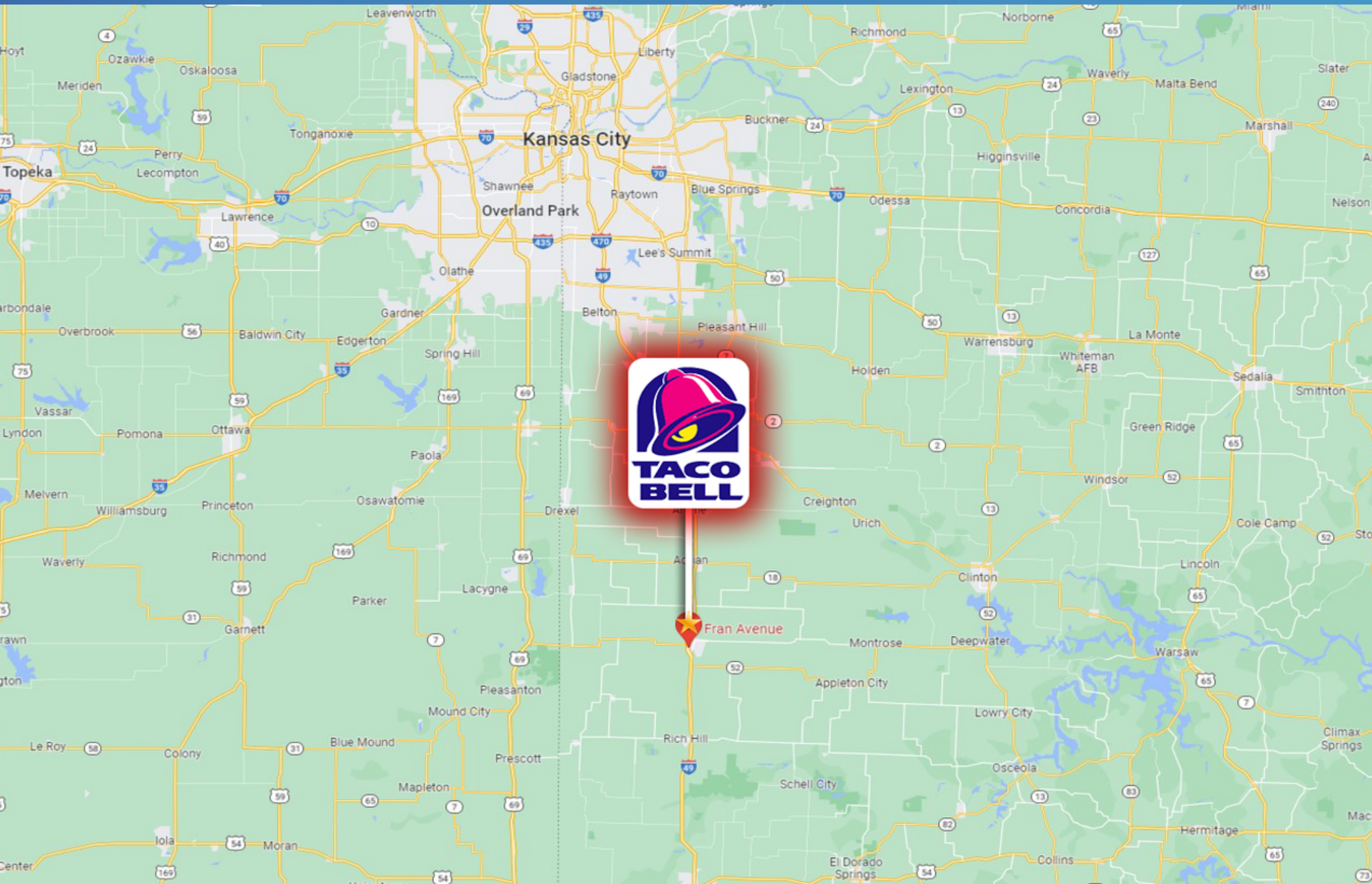




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Butler, Missouri, located in Bates County, is a small and charming city that offers a blend of rural beauty, historical significance, and a tight-knit community atmosphere. Situated in the western part of the state, Butler is approximately 60 miles south of Kansas City. With a population of around 4,000 residents, the city embodies a welcoming and friendly environment, where neighbors know each other by name.

One of the notable aspects of Butler is its rich history. Established in 1852, the city played a significant role in the early days of westward expansion and the development of the Midwest. Today, visitors can explore historical landmarks such as the Bates County Courthouse, a beautiful Romanesque Revival-style building dating back to 1903, and the Old Mill Park, which showcases a restored grist mill from the 19th century.

Butler also offers a range of recreational opportunities for residents and visitors. The city is surrounded by picturesque landscapes, featuring rolling hills, lush farmlands, and serene lakes. Outdoor enthusiasts can enjoy activities such as fishing, boating, and hiking in the nearby parks and conservation areas. Additionally, Butler hosts various community events throughout the year, including festivals, parades, and local sports competitions, fostering a strong sense of community pride and engagement.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	4,758	5,727	8,520
Total Population 2028	4,738	5,707	8,491
Median Age	40.8	41.5	42
# Of Persons Per HH	2.3	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,948	2,327	3,424
Average HH Income	\$52,706	\$58,454	\$63,938
Median House Value	\$110,274	\$123,585	\$131,716
Consumer Spending	\$49.2M	\$62.8M	\$98.6M







TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

*Click to Meet Team Fortis*

Representative Photo

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