

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



14+ YEARS REMAINING | ESTABLISHED BRAND | NEW CONSTRUCTION



3502 W. Camp Wisdom Road

DALLAS TEXAS

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN, freestanding, drive-thru equipped, Chick-fil-A investment property located in Dallas, Texas. The tenant, Chick-fil-A, Inc., recently signed a brand new 15 year lease with 10 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. Chick-fil-A serves freshly prepared food in more than 3,000 restaurants in 50 states, Washington, D.C., and Canada. The subject property was actually the 3,000 location for the brand and in Nov. 2023 they celebrated the milestone with a ribbon cutting ceremony that was well attended and also included Chick-fil-a's CEO Andrew Cathy

The Chick-fil-A is located near the signalized, hard corner intersection of S Westmoreland Rd and W Camp Wisdom Rd with a combined 42,100 VPD. W Camp Wisdom Rd is a major retail thoroughfare serving the city of Dallas. The Chick-fil-A is an outparcel to The Shops at RedBird that also features national/credit tenants including Burlington, Hibbett Sports, Champs Sports, and UT Southwestern Medical Center. Additionally, Chick-fil-A is an outparcel to the Shops at Redbird, a 720,000 SF shopping center undergoing a massive redevelopment. The new vision for the shopping center seeks to create a mixed-use destination with multifamily, hotel, entertainment, and retail components. The property is in the center of a primary retail corridor with other nearby national/credit tenants including Starbucks, Whataburger, Planet Fitness, Firestone, 7-Eleven, and many more, further increasing consumer traffic to the site. The subject property is within walking distance to Palladium RedBird, a newly-developed apartment complex. The 5-mile trade area is supported by a population of over 253,000 with an average household income of \$72,116.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$3,735,000
Net Operating Income	\$155,000
Cap Rate	4.15%
Guaranty	Corporate Signed
Tenant	Chick-fil-A, Inc.
Lease Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	4,680 SF
Land Area	1.525 Acres
Property Address	3502 W. Camp Wisdom Road Dallas, Texas 75237
Year Built	2023
Parcel Number	006931000A02D0000
Ownership	Leased Fee (Land Ownership)

INVESTMENT HIGHLIGHTS



Brand New 15-Year Lease | Scheduled Rental Increases | Corporate Signed | New Construction | Drive-Thru Equipped

- The tenant, Chick-fil-A, Inc. recently signed a brand new 15-year lease with 10 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Chick-fil-A serves freshly prepared food in more than 2,774 restaurants in 50 states, Washington D.C., and Canada.

Absolute NNN | Ground Lease | Zero Landlord Responsibilities |

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Outparcel to Shopping Mall | Strong National/Credit Tenants | Dense Retail Corridor

- Outparcel to the Shops at Redbird, a 720,000 SF shopping center undergoing a massive redevelopment
- The new vision for the shopping center seeks to create a mixed-use destination with multifamily, hotel, entertainment, and retail components.
- Located in dense retail corridor with national/credit tenants including Starbucks, KFC, Whataburger, Planet Fitness, Dollar Tree, Family Dollar, Firestone, and many more
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics In 5-Mile Trade Area

- More than 253,000 residents and 77,000 employees support the trade area
- \$72,116 average household income



PROPERTY OVERVIEW



LOCATION



Dallas, Texas
Dallas, Collin, Denton, Kaufman, Rockwall County
Dallas-Fort Worth-Arlington MSA

ACCESS



W. Camp Wisdom Road: 1 Access Point

TRAFFIC COUNTS



W. Camp Wisdom Road: 25,800 VPD
S. Westmoreland Road: 16,300 VPD
Lyndon B Johnson Freeway/I 20: 173,800 VPD

IMPROVEMENTS



There is approximately 4,680 SF of existing building area

PARKING



There are approximately 61 parking spaces on the owned parcel.
The parking ratio is approximately 13 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 006931000A02D0000
Acres: 1.525
Square Feet: 66,420

CONSTRUCTION

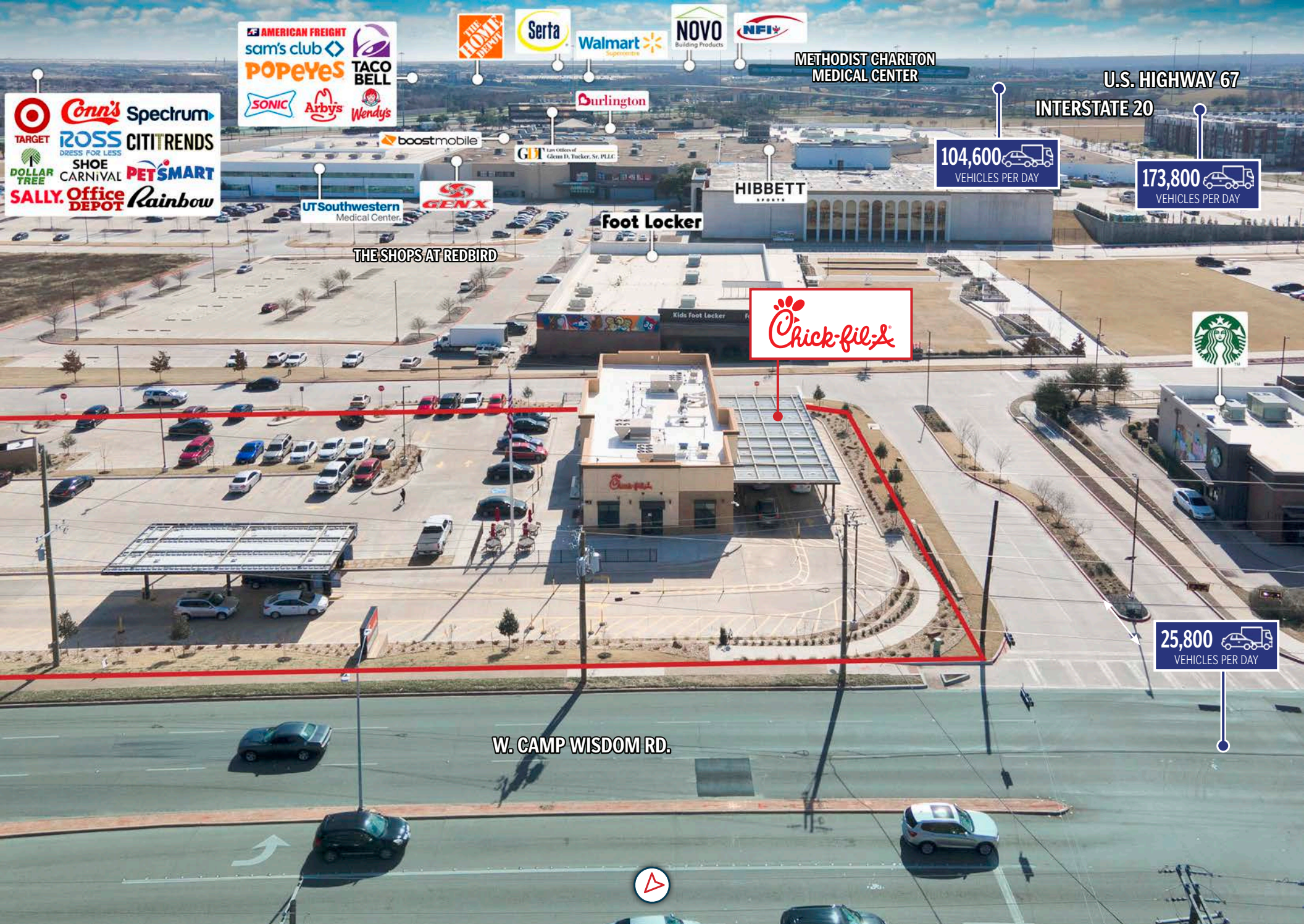


Year Built: 2023

ZONING



Commercial



AMERICAN FREIGHT
sam's club
POPEYES
SONIC
Arby's
TACO BELL
Wendy's

THE HOME DEPOT

Serta

Walmart
Supercenters

NOVO
Building Products

NFI

METHODIST CHARLTON
MEDICAL CENTER

U.S. HIGHWAY 67
INTERSTATE 20

104,600
VEHICLES PER DAY

173,800
VEHICLES PER DAY

TARGET
Conn's
Spectrum
ROSS
DRESS FOR LESS
CITITRENDS
DOLLAR TREE
SHOE
CARNIVAL
PET SMART
SALLY. Office
DEPOT
Rainbow

UT Southwestern
Medical Center

GEN X

GIAT
Team Offices of
Glen D. Tucker, Sr. PLLC

THE SHOPS AT REDBIRD

Foot Locker

HIBBETT
SPORTS

Chick-fil-A

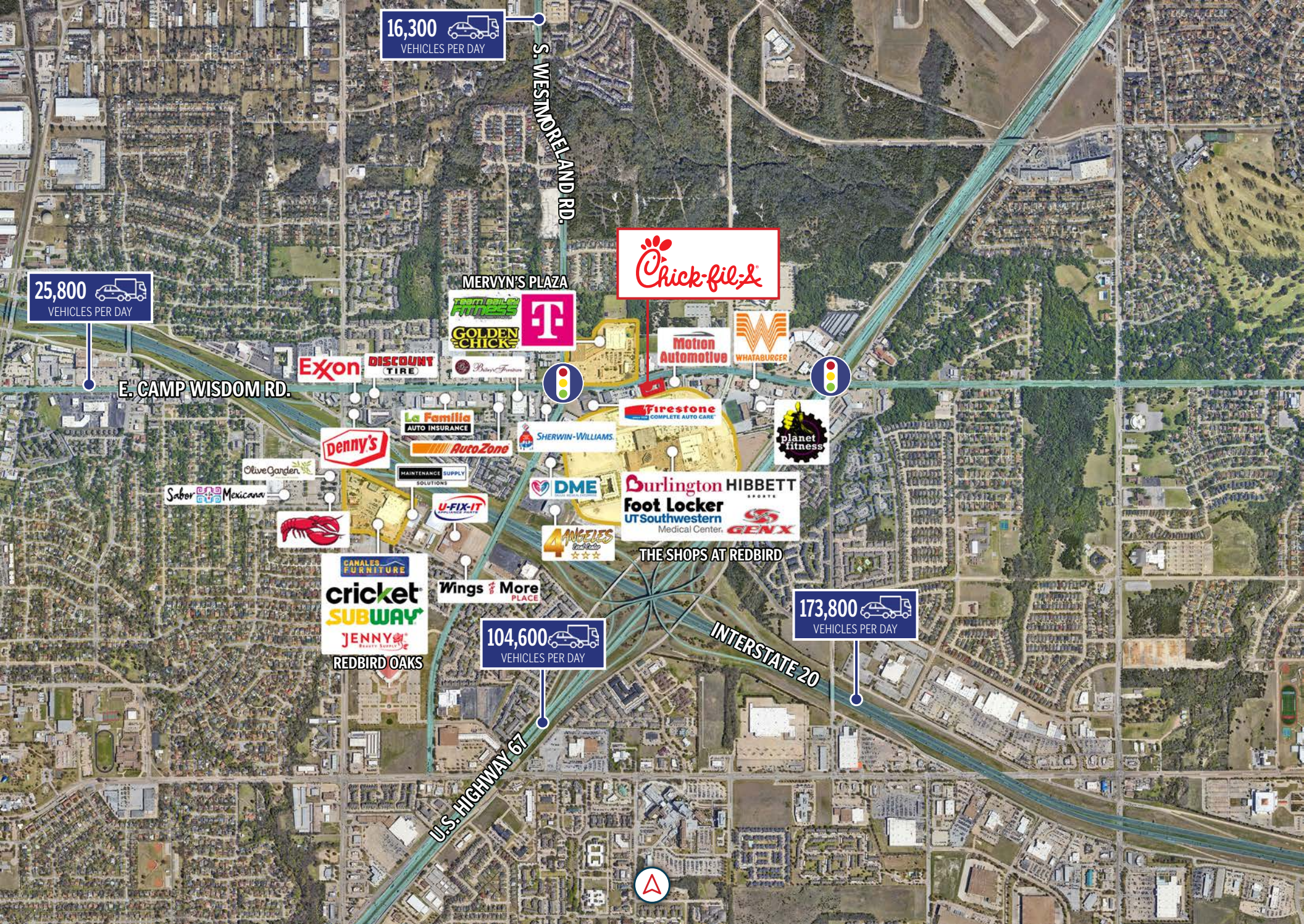
Starbucks

25,800
VEHICLES PER DAY

W. CAMP WISDOM RD.









25,800
VEHICLES PER DAY

W. CAMP WISDOM RD.

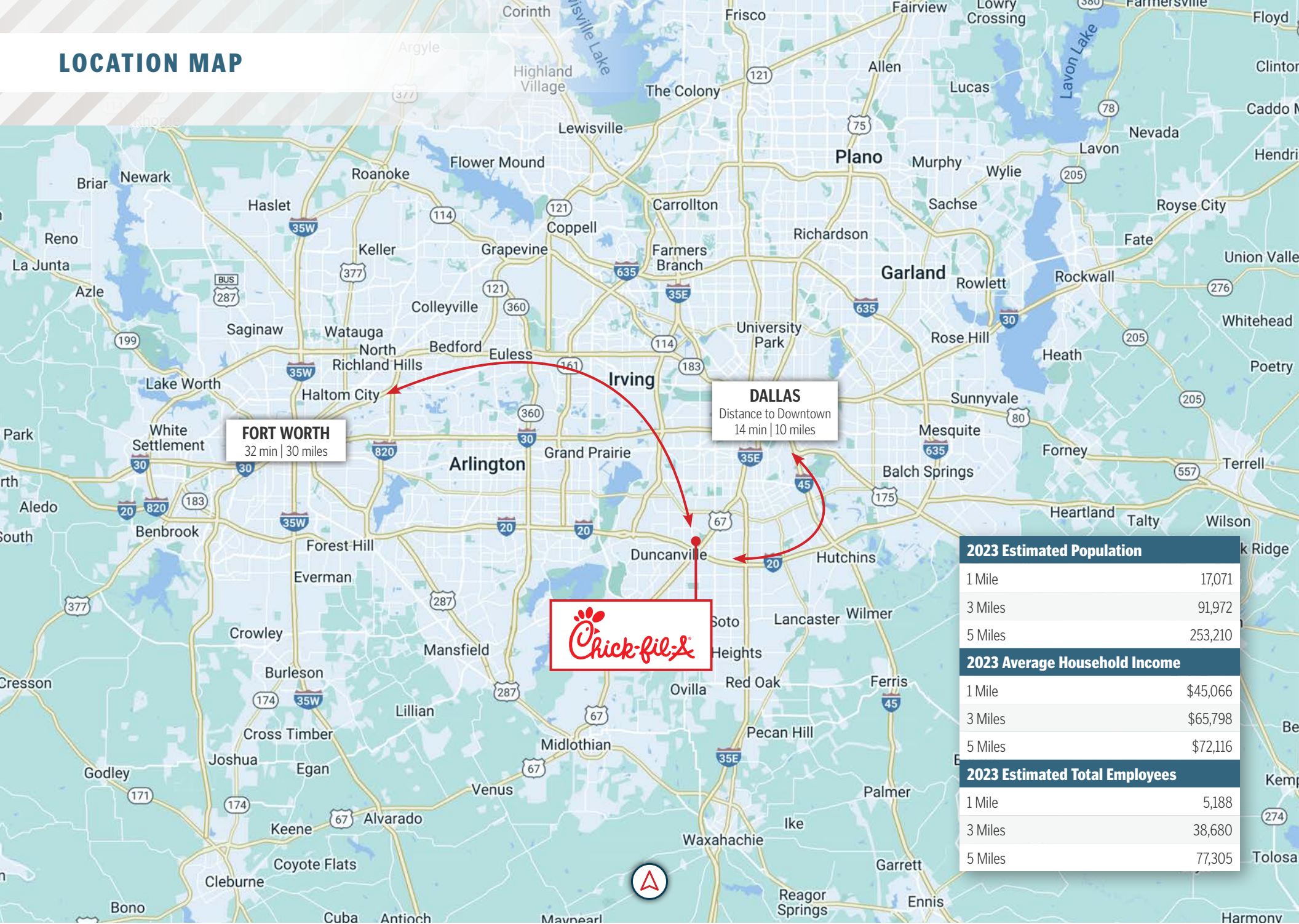
Motion
Automotive

Chick-fil-A

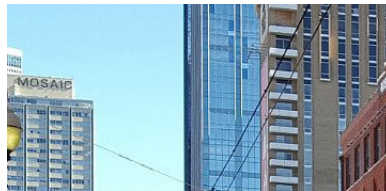
Foot Locker



LOCATION MAP



2023 Estimated Population	
1 Mile	17,071
3 Miles	91,972
5 Miles	253,210
2023 Average Household Income	
1 Mile	\$45,066
3 Miles	\$65,798
5 Miles	\$72,116
2023 Estimated Total Employees	
1 Mile	5,188
3 Miles	38,680
5 Miles	77,305



DALLAS, TEXAS

Dallas is a major American metropolis located in the state of Texas. The city is also the largest urban center of the fourth most populous metropolitan area in the United States of America. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The City of Dallas is the 3rd largest city in Texas with a population of 1,310,845 as of July 1, 2023.

The City of Dallas is the largest local economy in the nation's fourth largest metropolitan area. The City is home to over 62,000 businesses. Dallas' diverse industry employment mix continues to support steady and progressive local economic growth and to dampen the negative effects of any single industry downturn. Professional and Business services were the largest employment industry within the City, marking a change from the last two years where the Trade, Transportation and Utilities sector was the largest. The Dallas–Fort Worth area has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. Fortune Magazine's 2022 annual list of the Fortune 500 in America indicates the city of Dallas had 11 Fortune 500 companies, and the DFW region as a whole had 23. As of 2022, Dallas–Fort Worth represents the second-largest concentration of Fortune 500 headquarters in Texas and fourth-largest in the United States, behind the metropolitan areas of Houston, Chicago and New York .

Dallas has attractions too numerous to do justice in a simple list. Some of Dallas' more notable and unique attractions include: The Cotton Bowl, The Dallas World Aquarium, The Dallas Zoo, The John F. Kennedy Memorial, The Mesquite Rodeo, The State Fair of Texas, the largest fair of its kind in the country, The Stockyards National Historic District in nearby Fort Worth, The Will Rogers Memorial Center in nearby Fort Worth.



FORT WORTH, TEXAS

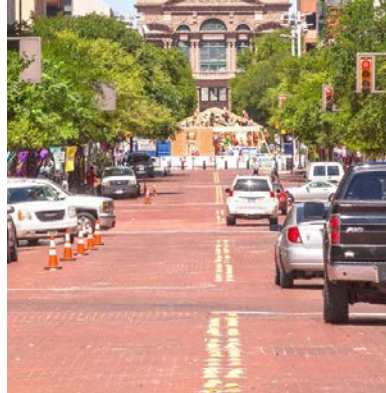
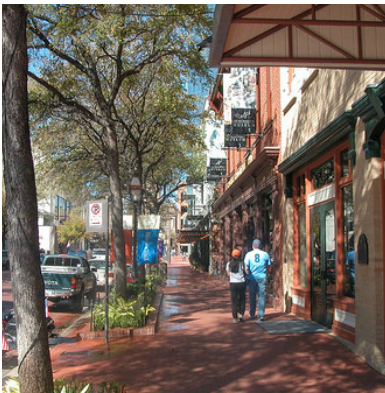
Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. Fort Worth, incorporated in 1873, is a political subdivision and municipal corporation of the State of Texas, located in Tarrant, Denton, Parker, Wise and Johnson Counties. The City of Fort Worth has a 2024 population of 995,049.

Fort Worth is located in North Texas, and has a generally humid subtropical climate. It is part of the Cross Timbers region; this region is a boundary between the more heavily forested eastern parts and the rolling hills and prairies of the central part. Specifically, the city is part of the Grand Prairie ecoregion within the Cross Timbers.

Fort Worth is a Sunbelt city marked by its steady growth and diverse economy. Relocation of major firms to the greater Fort Worth area, renovation of many historical landmarks, shopping areas, and a host of public-private cooperative development ventures comprise Fort Worth's economic past. For the future, the ground has already been broken for ambitious commercial, retail, and residential developments. Fort Worth is one of two major cities in the Dallas/Fort Worth metropolitan area. The Dallas/Fort Worth metropolitan area contains a population of more than 6.9 million people.

Major companies based in Fort Worth include American Airlines Group (and subsidiaries American Airlines and Envoy Air), D. R. Horton, the John Peter Smith Hospital, Pier 1 Imports, RadioShack, and the BNSF Railway. In 2013, Fort Worth-Arlington ranked 15th on Forbes' list of the Best Places for Business and Careers.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. The city's industries range from clothing and food products to jet fighters, helicopters, computers, pharmaceuticals, and plastics. Fort Worth is a national leader in aviation products, electronic equipment, and refrigeration equipment.





DALLAS/FORT WORTH MSA

HOME TO 7.69 MILLION

Dallas is proud of its big city vibe. At 68 acres in size, the Dallas Arts District is the largest self-contained urban arts district in the USA. This area includes the Museum of Art, Crow Collection of Asian Art, Nasher Sculpture Center, Morton H. Meyerson Symphony center and the AT&T Performing Arts Center. Popular Dallas attractions also include the Dallas Zoo, the Dallas Arboretum, the Texas Discovery Gardens, several historical sites and a bunch of top-rated restaurants.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. Fort Worth sights are an interesting combination of sophistication and earthiness. Locals often brag that Fort Worth is, “Where the West begins,” and rightfully so. This city was founded on wealth from cattle and hardworking cowboys.



Dallas Cattle Drive Sculptures



Reunion Tower



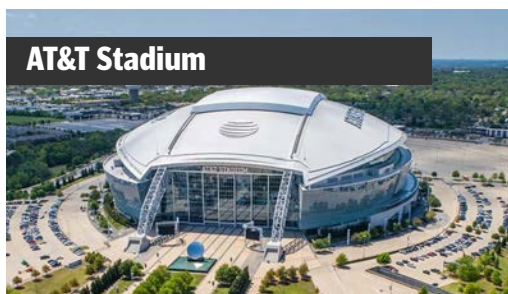
Dallas Museum of Art



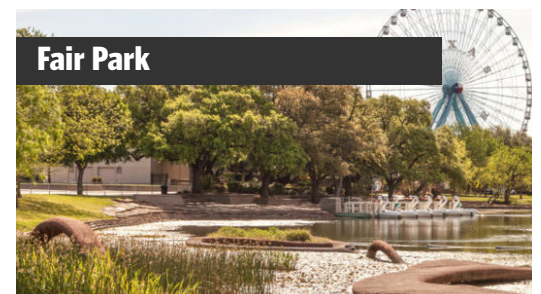
Zero Gravity Amusement Park



AT&T Stadium



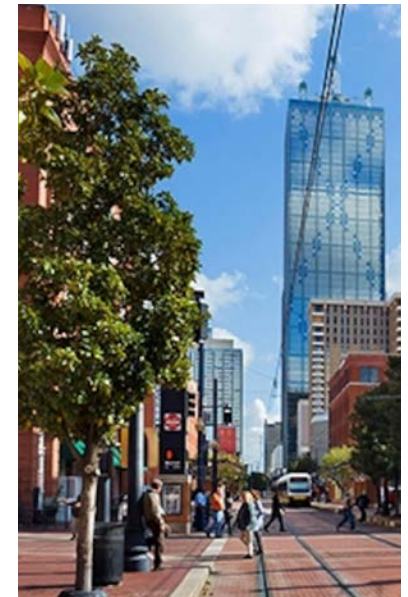
Fair Park



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	17,071	91,972	253,210
2028 Projected Population	16,918	91,855	252,954
2010 Census Population	14,959	84,876	242,758
Historical Annual Growth 2010 to 2020	1.00%	0.80%	0.51%
Households & Growth			
2023 Estimated Households	7,384	33,357	85,809
2028 Projected Households	7,325	33,423	86,026
2010 Census Households	6,640	31,592	81,194
Historical Annual Growth 2010 to 2020	0.84%	0.59%	0.62%
Race & Ethnicity			
2023 Estimated White	4.53%	14.04%	15.42%
2023 Estimated Black or African American	73.41%	51.95%	43.57%
2023 Estimated Asian or Pacific Islander	0.59%	0.96%	1.17%
2023 Estimated American Indian or Native Alaskan	0.74%	1.38%	1.39%
2023 Estimated Other Races	9.91%	16.76%	21.29%
2023 Estimated Hispanic	20.92%	36.37%	44.86%
Income			
2023 Estimated Average Household Income	\$45,066	\$65,798	\$72,116
2023 Estimated Median Household Income	\$31,708	\$45,638	\$51,472
2023 Estimated Per Capita Income	\$19,710	\$23,688	\$24,353
Businesses & Employees			
2023 Estimated Total Businesses	524	3,114	6,424
2023 Estimated Total Employees	5,188	38,680	77,305



RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Chick-fil-A, Inc.	4,680	Oct. 2023	Oct. 2038	Current	-	\$12,917	\$2.76	\$155,000	\$33.12	Absolute NNN	10 (5-Year)
(Corporate Guaranty)				Oct. 2028	10%	\$14,208	\$3.03	\$170,500	\$36.43		10% Increases at Beg. of Each Option
				Oct. 2033	10%	\$15,629	\$3.34	\$187,550	\$40.07		

1) Tenant has a Right of First Offer.

FINANCIAL INFORMATION

Price	\$3,735,000
Net Operating Income	\$155,000
Cap Rate	4.15%
Lease Type	Absolute NNN Ground Lease

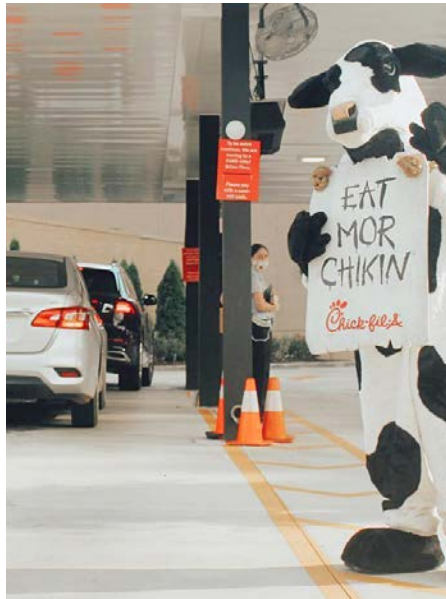
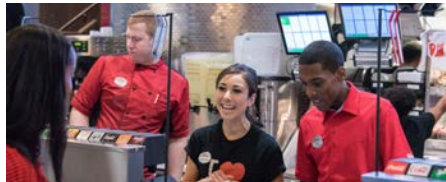
PROPERTY SPECIFICATIONS

Year Built	2023
Rentable Area	4,680 SF
Land Area	1.525 Acres
Address	3502 W. Camp Wisdom Road Dallas, Texas 75237



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



CHICK-FIL-A

chick-fil-a.com

Company Type: Private

Locations: 3,000+

Chick-fil-A, Inc. is the third largest quick-service restaurant company in the United States, known for its freshly-prepared food, signature hospitality and unique franchise model. More than 200,000 Team Members are employed by independent owner-operators in more than 3,000 restaurants across the United States, Canada, and Puerto Rico. In 2023, the company shared plans to expand by 2030 into Europe and Asia. Chick-fil-A owner-operators live and work in the communities their restaurants serve, each supporting local efforts to address hunger, education, and making a positive impact. The family-owned and privately held company was founded in 1967 by S. Truett Cathy.

Source: chick-fil-a.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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