



905 W. WILLOW | ENID, OK 73703



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

SONIC

905 W. Willow | Enid, OK 73703

EXCLUSIVELY LISTED BY



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±1,806 SF
GLA



1991
Year Built



±10,200
Vehicles Per Day



NNN
Lease Type

PROPERTY OVERVIEW

- **Zero Landlord Responsibilities** – The current lease is Absolute NNN which means the tenant is responsible for taxes, insurance, CAM, and maintenance making this a completely passive “hands-off” investment property.
- **Corporate Guarantee** – The lease is backed by Sonic’s corporate guarantee, ensuring financial security.
- **Strong Operating History** – This location boasts a strong operating history, supported by a very healthy rent-to-sales ratio.
- **National Tenant** – Sonic, the largest drive-in restaurant chain in America with over 3,500 locations nationwide, is a highly reliable tenant. Known for its round-the-clock service and enduring popularity, Sonic brings a strong and steady presence to its locations.
- **Brand Initiative** – Inspire Brands, the parent company of Sonic Drive-In, Dunkin' Donuts, Arby's, Baskin-Robbins, Buffalo Wild Wings, and Jimmy John's, has launched a marketing initiative to position Sonic Drive-In as the premier destination for great dining experiences.
- **Ideal Location** – Enid, OK, with its central location, growing population, car-centric culture, and strong community ties, presents an ideal market for a Sonic Drive-In, offering a prime opportunity to serve a stable, family-oriented demographic while capitalizing on the brand's regional popularity and convenience.



FINANCIAL SUMMARY



\$937,500
LIST PRICE



8.00%
CAP RATE



\$596.37
PRICE PER SF

TENANT SUMMARY

Tenant Trade Name Sonic Drive-In

Type of Ownership Fee Simple

Lease Guarantor Corporate

Lease Type NNN

Landlords Responsibilities None

Original Lease Term 5 Years

Rent Commencement Date 08/01/2022

Lease Expiration Date 07/31/2027

Term Remaining on Lease ±2.75 Years

Increases *Contact for details

Options Two, 5-Year

Drive Thru Yes

ANNUALIZED OPERATING DATA

MONTHLY RENT ANNUAL RENT RENT PSF CAP RATE

Current \$6,250 \$75,000 \$47.70 8.00%

*Percentage Rent - Contact for further details





HEADQUARTERS
OKLAHOMA CITY

YEAR FOUNDED
1953

OF LOCATIONS
3,545



TENANT PROFILE

Sonic Drive-In, an iconic fast-food chain, has established a formidable presence across America with over 3,500 locations, making it a staple in the nation's culinary landscape. Founded in 1953 in Shawnee, Oklahoma, Sonic's growth has been marked by its expansion into diverse communities, both urban and rural. The unique drive-in format, where customers can order from their cars and enjoy classic car hop service, has resonated with consumers across the country. The brand's strategic placement of drive-ins along highways, suburban streets, and city centers has contributed to its widespread accessibility.

This geographic diversity not only reflects Sonic's commitment to catering to a broad demographic but also highlights its adaptability to various market demands. As Sonic continues to thrive, its extensive network of locations remains a key factor in maintaining its status as a prominent player in the American fast-food landscape.



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ATTIC ANNEX SELF STORAGE

LEGACY MOTOR 81

N VAN BUREN BYP ± 14,700 VPD

SUBJECT PROPERTY

W WILLOW RD ± 10,200 VPD

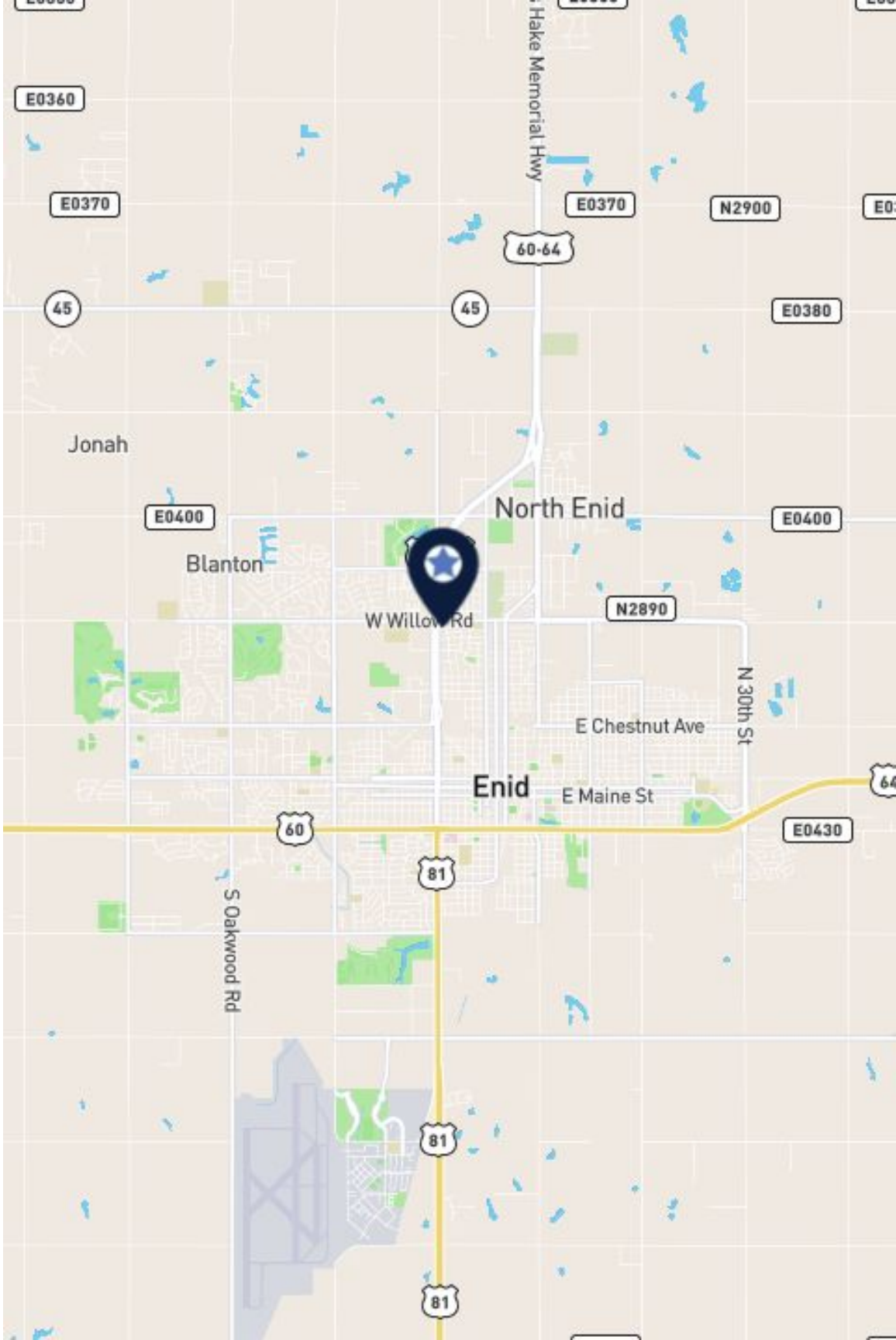
AREA OVERVIEW

Enid, Oklahoma, is a city blending history, recreation, and modern attractions. Known as the "Wheat Capital of Oklahoma," it has a significant agricultural history and is a key location along the Chisholm Trail and the Great Land Run. Visitors can explore its heritage at landmarks like the Museum of the Cherokee Strip.

The city offers over 30 parks and recreation areas, with opportunities for fishing, golf, and walking trails. Family attractions include Leonardo's Discovery Warehouse, while seasonal events like Christmas in the Park bring the community together.

Enid also features a dynamic downtown with shopping, dining, and entertainment options, as well as proximity to Oklahoma City and Tulsa for regional exploration. The city's mix of historical sites, outdoor spaces, and family-friendly venues makes it a welcoming destination for visitors interested in culture, nature, and recreation.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,303	42,699	51,485
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,307	17,052	20,382
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$72,868	\$83,910	\$85,359



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **905 W. Willow, Enid, OK, 73703** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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