



1 MILE FROM LITTLE ROCK AIR FORCE BASE WHICH HAS A TOTAL POPULATION OF 13,893

ZAXBY'S

209 Marshall Road
Jacksonville, (Little Rock MSA), AR

- › Conveniently Located Adjacent to Interstate-67, which Boasts Over 50,000 Vehicles Per Day, Serving as the Primary Highway Connecting Jacksonville to Little Rock.
- › 15 Years of Operating History at Location.
- › Across Interstate-67 From Jacksonville High School which Host 1,063 Students.
- › Within Easy Walking Distance of Unity Health Jacksonville, a Substantial Medical Facility with 37 Licensed Beds and an Estimated 500+ Employees. Zaxby's Restaurant Experiences Significant Traffic from Interstate 67 to Unity Health.

ZAXBY'S®



Marcus & Millichap
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LITTLE ROCK AIR FORCE BASE

6,995 Military Personnel
5,582 Family Members
1,316 Civilians



Unity Health
Jacksonville
37 Licensed Beds

ZAXBY'S

SUBJECT PROPERTY

Jacksonville
Community Center
&
Jacksonville City Hall



Jacksonville
Elementary School
698 Students



JACKSONVILLE HIGH
TITANS
Jacksonville High
School
1,063 Students

50,000+ VPD

verizon



JACKSONVILLE HIGH
TITANS

Jacksonville High School
1,063 Students



Jacksonville
Community Center
&
Jacksonville City Hall

Willowbend
Apartments
100 Units



50,000 Vehicles Per Day

67

Marshall Rd (11,200+ VPD)





Unity Health
Jacksonville
37 Licensed Beds

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	5,440	29,431	50,504
Daytime Population:	6,639	30,167	42,485
Household Income:	\$51,417	\$56,297	\$61,052



50,000+ VPD



ZAXBY'S



ZAXBY'S

Address:	209 Marshall Road Jacksonville, (Little Rock MSA) AR
Price:	\$1,804,511
CAP:	6.65%
NOI:	\$120,000

INVESTMENT SUMMARY

APN:	22J-011-03-001-00
Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2008
Building Area:	3,230 SF
Land Area:	40,075 SF



HIGHLIGHTS

- » Situated Just One Mile Away from Little Rock Air Force Base, Housing a Population of 13,893, Comprised of 6,995 Military Members, 5,582 Family Members, and 1,316 Civilians.
- » 15 Years of Operating History at Location.
- » Conveniently Located Adjacent to Interstate-67, which Boasts Over 50,000 Vehicles Per Day, Serving as the Primary Highway Connecting Jacksonville to Little Rock.
- » Across Interstate-67 From Jacksonville High School which Host 1,063 Students.
- » Within Easy Walking Distance of Unity Health Jacksonville, a Substantial Medical Facility with 37 Licensed Beds and an Estimated 500+ Employees. Zaxby's Restaurant Experiences Significant Traffic from Interstate 67 to Unity Health.
- » Close Proximity to Major National Retailers Including: Walmart, Lowes, Harbor Freight Tools, Kroger, Starbucks, Popeyes, Verizon, Waffle House, Chili's, Sonic, Firehouse Subs, Wendy's, and Arby's.



TENANT SUMMARY

Tenant:	Zaxby's
Guaranty:	31 Units
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Close of Escrow
Lease Expiration:	25 Years from COE
Term Remaining:	25 Years
Increases:	2% Annually
Options:	Four, 5 Year

ANNUALIZED OPERATING DATA

Year	Annually
Year 1	\$120,000
Year 2	\$122,400
Year 3	\$124,848
Year 4	\$127,345
Year 5	\$129,892
Year 6	\$132,490
Year 7	\$135,139
Year 8	\$137,842
Year 9	\$140,599
Year 10	\$143,411

Year	Annually
Year 11	\$146,279
Year 12	\$149,205
Year 13	\$152,189
Year 14	\$155,233
Year 15	\$158,337
Year 16	\$161,504
Year 17	\$164,734
Year 18	\$168,029
Year 19	\$171,390
Year 20	\$174,817

Year	Annually
Year 21	\$178,314
Year 22	\$181,880
Year 23	\$185,518
Year 24	\$189,228
Year 25	\$193,012



ZAXBY'S



ZAXBY'S

Established in 1990 by childhood buddies Zach McLeroy and Tony Townley, Zaxby's opened its inaugural branch near Georgia Southern University Campus in Statesboro, Georgia. Since then, Zaxby's has expanded its footprint, boasting a presence in 17 Southeastern United States with more than 900 locations.

Zaxby's is a chain of fast-casual restaurants operating under a franchise model. Its menu includes a delectable array of items such as chicken wings, chicken fingers, sandwiches, and salads. The restaurant distinguishes itself with a selection of signature dipping sauces, ranging from mild options to the moderately spicy "Zax Sauce," and even the scorching "Nuclear" and "Insane."

Each Zaxby's location offers a unique dining experience, characterized by distinctive interior decor. Themes can vary across different locations and regions, adding an extra layer of charm to the dining atmosphere.

COMPANY OVERVIEW

Trade Name:	Zaxby's
Type:	Private
Founded:	1990
Headquarters:	Athens, GA
Number of Locations:	940+
Website:	www.zaxbys.com

DND GROUPS, INC.

DND Groups, Inc. was founded in 1995 and is currently headquartered in Orange County, CA. They currently operate 36 Dairy Queens, 14 Taco Johns, 2 Paris Baguettes, and 6 Zaxby's. They rank 187th in the Top 200 Franchisee List Nationally as well as ranked #3 as fastest growing franchisee Year-Over-Year.

REGIONAL MAP



Subject Property

Little Rock, Arkansas

137 Miles

Memphis, TN

215 Miles

Shreveport, LA

262 Miles

Jackson, MS

274 Miles

Tulsa, OK

319 Miles

Dallas / Fort Worth, TX

339 Miles

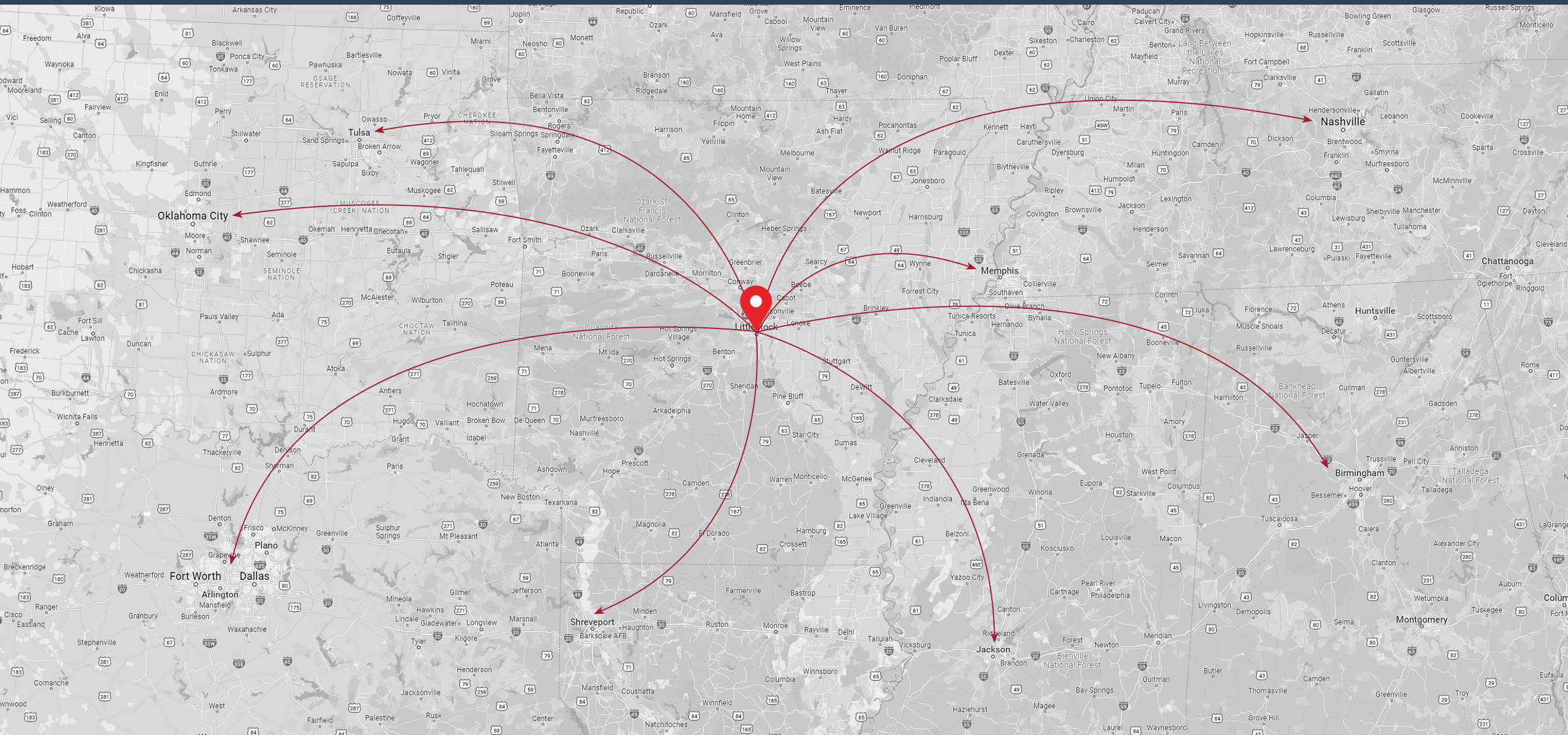
Oklahoma City, OK

348 Miles

Nashville, TN

373 Miles

Birmingham, AL





LITTLE ROCK, AR (MSA)

Little Rock is situated in central Arkansas and is the state’s capital city, as well as the cultural and economic center. The region is known as a hub for government jobs, yet it also boasts a sizable medical services sector. The metro is composed of six counties, and its population is expected to swell by nearly 30,000 people in the next five years, with Pulaski and Faulkner counties being epicenters of the growth. Cultural amenities in the region include the Arkansas Symphony Orchestra, Arkansas Museum of Fine Arts and the Arkansas Repertory Theatre.

ECONOMY

Government jobs are widespread in the metro, totaling roughly 67,000. State and local positions are most prevalent. The region is also host to Little Rock Air Force Base.

Skippy Foods manufactures most of its Skippy Peanut Butter at its Little Rock port facility. The port is host to 40 existing manufacturers.

Dillard’s and the American Taekwondo Association are headquartered in the metro.

The University of Arkansas for Medical Sciences leads the metro’s medical field. Baptist Health Medical Center and Arkansas Children’s Hospital represent additional health care employers.



DIVERSE ECONOMY

Local employment is diversifying from its government base into advanced manufacturing, corporate operations, distribution and logistics, and technology.



CULTURAL CENTER

Little Rock is a cultural and performing arts hub, housing the Arkansas Arts Center, the Arkansas Repertory Theatre and the Arkansas Symphony Orchestra.



HIGHER EDUCATION

The University of Arkansas at Little Rock and the University of Central Arkansas in Conway represent pillars of the metro’s education sector, with a combined enrollment of around 18,300 students.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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