

Raising Cane's Ground Lease - Amarillo  
4700 S Coulter Street, Amarillo, TX 79119



\$2,300,000 | 5.00% CAP Ground Lease

- Regional Single Tenant NNN
- 15 Year Lease
- 2017 Construction

- 10% rent increases every 5 years
- 25,480 VPD on Coulter Street
- 21,380 VPD on 45th Street

**NET LEASED INVESTMENT GROUP**  
**LUBBOCK OFFICE**  
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806.793.0888



NET LEASED INVESTMENT GROUP

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## NET LEASED DISCLAIMER

### **Coldwell Banker Commercial hereby advises all prospective purchasers of Single/Multi-Tenant Net Leased property as follows:**

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single / multi-tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Coldwell Banker Commercial expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single / multi-tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single / multi-tenant property to determine to your satisfaction the suitability of the property for your needs. 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 longterm 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 Coldwell Banker Commercial and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single-tenant property.

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## SECTION 1:

# PROPERTY INFORMATION

Exclusively Offered By: **BEAU TUCKER, CCIM**  
Land And Investment Specialist  
806.784.3298  
BTucker@CBCWorldwide.com

# Executive Summary



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$2,300,000
<b>Cap Rate:</b>	5.00% Ground Lease
<b>Lot Size:</b>	1.0 Acres
<b>Building Size:</b>	3,598 SF
<b>Year Built:</b>	July 2017
<b>Zoning:</b>	Commercial / Restaurant
<b>Cross Streets:</b>	45th Street & Coulter Street

## RAISING CANE'S OVERVIEW

"Our concept is simple and unique... we only have ONE LOVE – quality chicken finger meals! At Raising Cane's® you get an exceptionally high-quality product served quickly and conveniently. We can do this because we offer a limited menu. The specialized systems developed by Raising Cane's® allow us to maintain a level of quality unmatched in the industry. Our commitment to this concept will not allow us to compromise our quality, cut corners or clutter our menu with new products that do not fit our core menu offering."

"Quality is one of the main reasons everything we make tastes so great. Quality ingredients delivered and prepared fresh. Our standards are extremely high, and we like it that way. If your quality standards aren't as high, that's OK. After you eat here, they will skyrocket. And you'll thank us for it."

"Raising Cane's VISION is to grow restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture and active community involvement."

"We plan to fulfill this vision through restaurant growth. At Raising Cane's we have ONE LOVE – quality chicken finger meals. Our unique and focused menu allows us to consistently serve an exceptionally high-quality product with speed and convenience. Our commitment to this concept keeps us from compromising our quality, cutting corners or cluttering our menu with new products that do not fit our brand."

## PROPERTY HIGHLIGHTS

- Regional Single Tenant NNN
- 15 Year Lease
- 2017 Construction
- 10% rent increases every 5 years
- 25,480 VPD on Coulter Street
- 21,380 VPD on 45th Street

# Property Description



## PROPERTY DESCRIPTION

Brand new Raising Cane's Restaurant Ground Lease for sale. Nearby retailers include Walmart, Lowe's, Chick-fil-A, Panda Express, Chili's, Burger King, Rib Crib, Blue Sky and many more. Traffic counts at the Coulter Street & 45th Avenue intersection exceed 46,000 vehicles per day. This location had one of the biggest openings in Raising Cane's history. It remains one of the highest producing location in the chain.

## SITE DESCRIPTION

With frontage on Coulter Street, generous parking and the multiple routes for ingress and egress, this Raising Cane's restaurant allows for great access and has great visibility. Located on the south side of the main entrance to Walmart. Chick-fil-A is located on the north side of the restaurant. Panda Express is located on the south side of the restaurant.

## LOCATION DESCRIPTION

Located on the west side of S Coulter Street just south of 45th Avenue.

## ZONING

Commercial / Restaurant

## CONSTRUCTION

Completed July 2017



# Property Details

<b>SALE PRICE:</b>	\$2,300,000
<b>CAP RATE</b>	5.00% Ground Lease
<b>LOT SIZE:</b>	43,574 SF
<b>BUILDING SIZE:</b>	3,598SF
<b>YEAR BUILT:</b>	2017
<b>ZONING:</b>	Commercial / Restaurant
<b>CROSS STREETS:</b>	45th Street & Coulter Street
<b>SIGNAL INTERSECTION:</b>	yes
<b>CONSTRUCTION STATUS:</b>	Existing
<b>HANDICAP ACCESS:</b>	yes





## SECTION 2:

# RAISING CANE'S

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# Raising Cane's Culture

Raising Cane's VISION is to grow restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture and active community involvement.



We plan to fulfill this vision through restaurant growth. At Raising Cane's we have ONE LOVE – quality chicken finger meals. Our unique and focused menu allows us to consistently serve an exceptionally high quality product with speed and convenience. Our commitment to this concept keeps us from compromising our quality, cutting corners or cluttering our menu with new products that do not fit our brand.

We are actively seeking great locations in new markets. If you believe you have a site or planned development that meets the minimum criteria as specified in this brochure, please contact us so we can discuss it in detail.

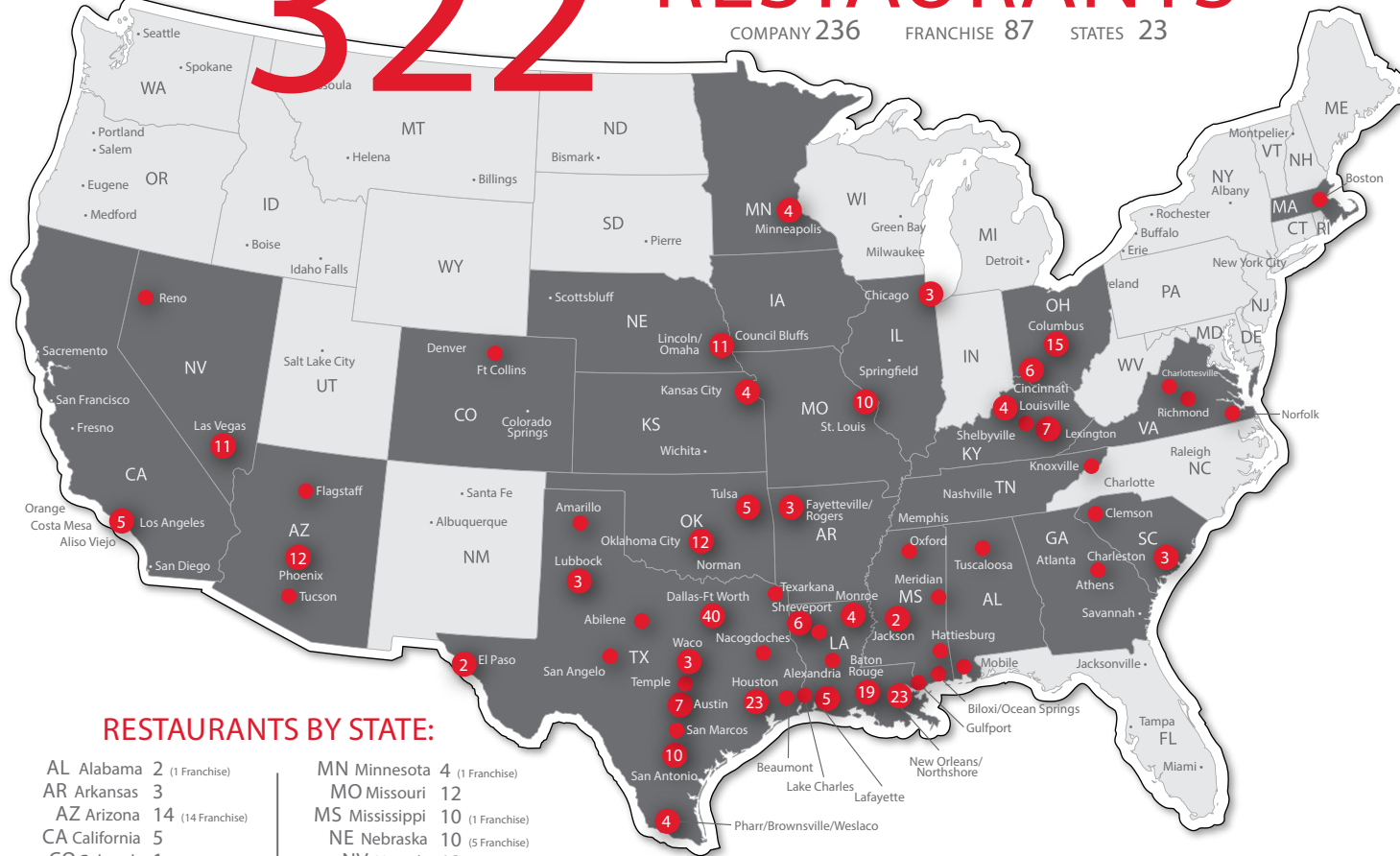
**Thank you for your interest and we look forward to hearing from you!**

# Raising Cane's Restaurants



# 322 RESTAURANTS

COMPANY 236    FRANCHISE 87    STATES 23



## INTERNATIONAL

KUWAIT 3  
BAHRAIN 1  
SAUDI ARABIA 2



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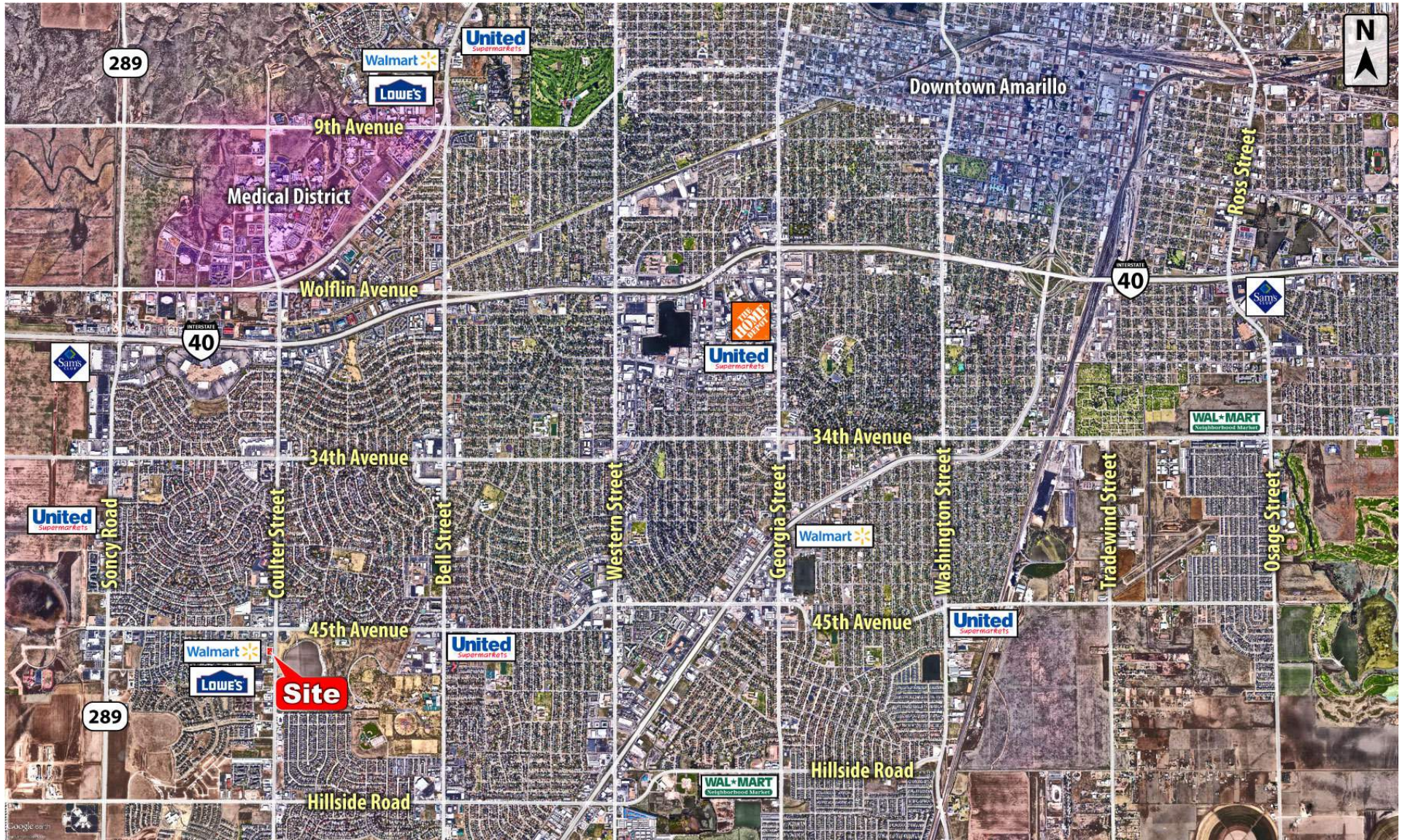


## SECTION 3:

# LOCATION INFORMATION

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# Far Aerial



# Mid Aerial



# Close Aerial



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# Amarillo, Texas



## AMARILLO, TEXAS

Amarillo is in the center of the Texas Panhandle, a 26-county area that is bordered by New Mexico and Oklahoma. Here, the southern plains meet the desert. Founded in 1887 at the intersection of two railroads, today the city is the intersection of Interstates 40 and 27. The city received its name, which means yellow in Spanish, from the yellow sub-soil and the yellow flowers blooming here. The Texas Panhandle is approximately 26,000 square miles, or about the size of West Virginia. The population of the Amarillo metro area (includes all of Potter and Randall Counties) is 241,802, based on Census 2010. The population within the Amarillo city limits is 190,695, according to Census 2010. Finally, the population of Potter County is 121,077 and Randall County is 120,725, again based on Census 2010. The city covers 88.4 square miles in Potter and Randall counties. Amarillo was recently voted as one of the top cities in the country to start a business and raise a family. Amarillo is at an altitude 3,671 ft. and receives about 19.5 inches of precipitation annually. The altitude and constant breeze are responsible for the clean air and low humidity. There are four distinct seasons in the city, yet the temperatures remain comfortable for most of the year. Each year there are over 270 sunny days.



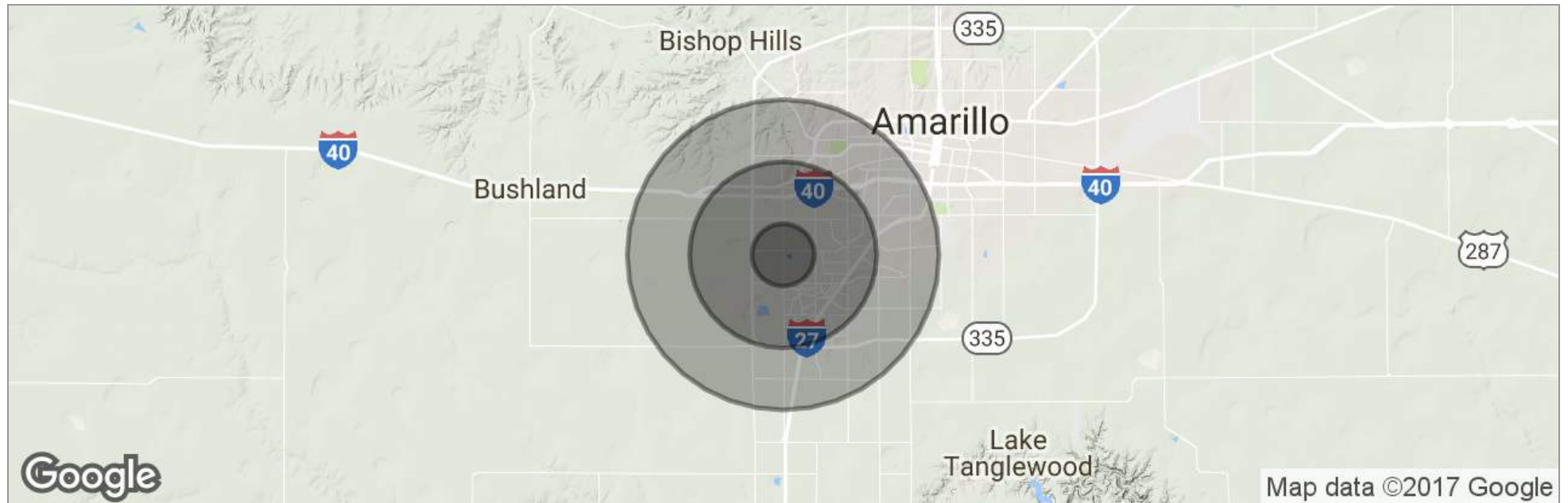


## SECTION 4:

# DEMOGRAPHICS

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# Demographics Map



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	8,795	66,101	122,225
Population Density	2,800	2,338	1,556
Median Age	43.0	39.5	37.3
Median Age (Male)	41.5	37.6	35.9
Median Age (Female)	44.1	41.4	39.1
Total Households	3,936	28,125	50,401
# of Persons Per HH	2.2	2.4	2.4
Average HH Income	\$97,304	\$77,087	\$70,144
Average House Value	\$272,805	\$192,859	\$158,103



## SECTION 5:

# ADVISOR BIOS

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## WEST TEXAS TEAM

Beau Tucker is a Certified Commercial Investment Member (CCIM) that specializes in all aspects of NNN Investment, build-to-suit and land sales. Beau represents a diverse body of tenants, developers and investors in a wide range of commercial retail, office, and mixed-use acquisitions and dispositions. Beau is a leading broker of shopping centers, net leased investment services and has become the #1 Land Brokerage in West Texas.

Beau Tucker is a member of the International Council of Shopping Centers (ICSC) and a RECON attendee. Member of Urban Land Institute (ULI). Maintains a database of over 5,000 investors. Responsible for over \$120,000,000 in land & investment inventory.

## PRIMARY SPECIALTIES

NNN Investment, Build-to-Suit and Land Sales

## AFFILIATIONS & AWARDS

- #4 Coldwell Banker Commercial agent in United States - 2016
- #6 Coldwell Banker Commercial agent in United States - 2015
- #3 Coldwell Banker Commercial agent in United States - 2014
- #5 Coldwell Banker Commercial agent in United States - 2013
- #1 Coldwell Banker Commercial agent in Texas - 2016
- #1 Coldwell Banker Commercial agent in Texas - 2015
- #1 Coldwell Banker Commercial agent in Texas - 2014
- #2 Coldwell Banker Commercial agent in Texas - 2013
- #1 Coldwell Banker Commercial agent in Texas - 2012
- Top %1 of all Coldwell Banker Commercial Affiliates internationally 2010-2016
- Top Producer, Premier Circle of Distinction 2012 - 2016
- Top Producer, 2011 Silver Circle of Distinction
- Top Producer, 2010 Bronze Circle of Distinction
- 2010 CBC Mentor/Protégé of the Year
- Designated "CCIM" (Certified Commercial Investment Member) by CCIM Institute - 2011
- Graduate of Emerging Broker Training, 2010 Coldwell Banker Commercial

## REAL ESTATE EXPERIENCE

- Joined Coldwell Banker Commercial, Rick Canup Realtors, in May 2008 as a land, build-to-suit and investment specialist
- Currently maintains over \$120,000,000 in land and investment inventory
- Represents more than 1,600 investors
- Maintains an inventory of over 200 West Texas properties
- Experienced in site selection, site disposition, build-to-suit marketing for land developers, and 1031 exchanges

## Notable Clients

• Chuy's Mexican Food • Raising Cane's • Burger King • Popeye's • Panda Express • Potbelly • Freddy's • Sonic • Gatti's Pizza • Dion's Pizza • Taco Villa • Twisted Root Burger Co. • IHOP • Comet Cleaners • Caddis Development • Asset Plus • Subway • 7-Eleven • Stripes • Walgreens • CVS/pharmacy • Family Dollar • United Market Street • H-E-B • Zach's Club • Hastings • Holiday Inn Express • Virginia College • Battery Joe • Kwik Kar • Mighty Wash • Monsanto • Chick-fil-A • Case & Associates • The NRP Group, LLC • Peoples Bank • 7B Building & Development • Edge Homes • George McMahan Development, LLC • CMS Properties • Realty Link • The Spectra Group, Inc. • Hunt Properties • Landmark Properties • Kin Properties • Campus Crest • Leon Capital Group • Prosperity Bank • Walk-On's



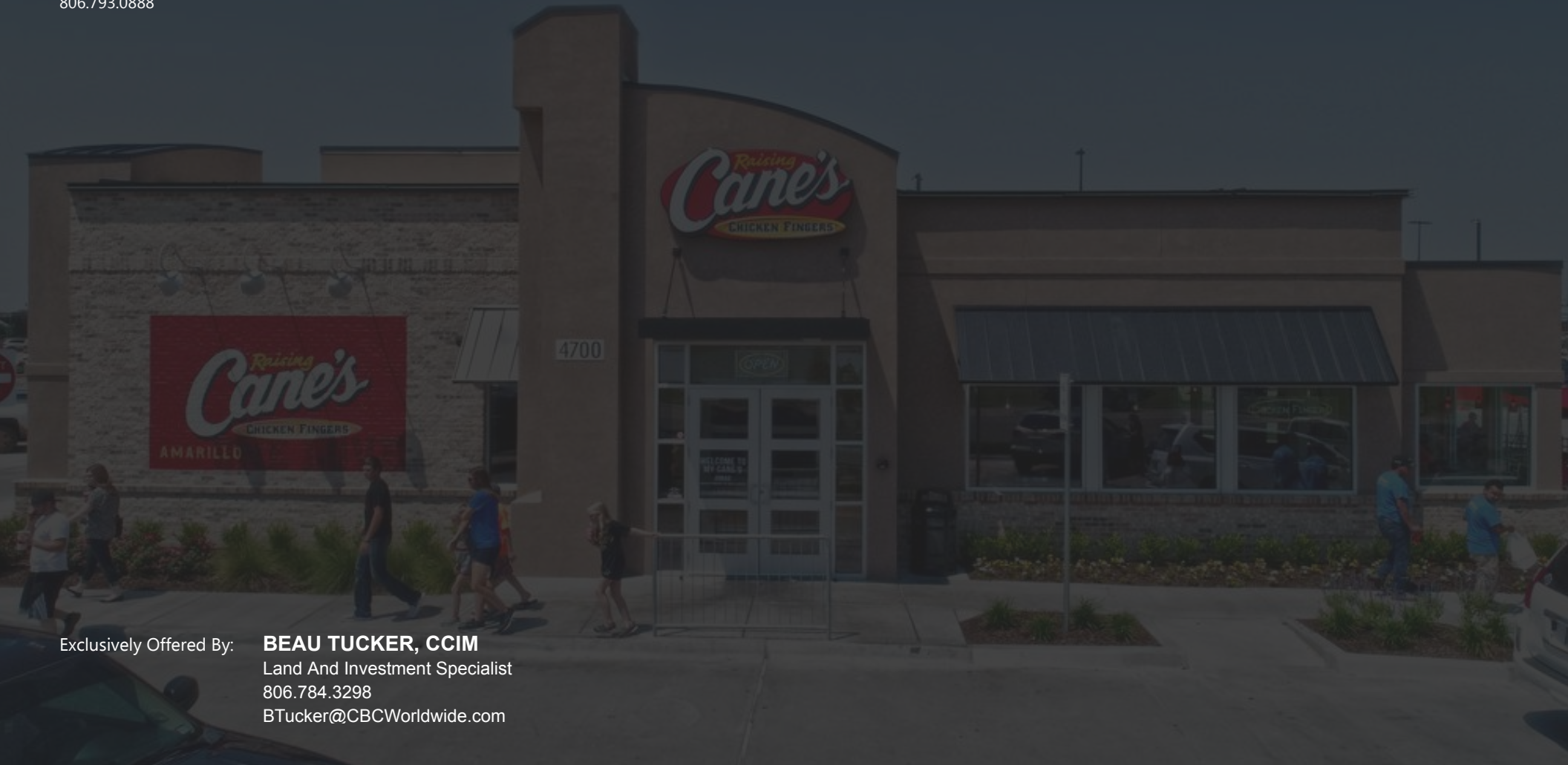
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