Longview, TX

KFC

Absolute NNN ~14 Years Remaining | Signalized Loop 281 Intersection

CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Texas Broker #9009637

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COMMERCIAL REAL ESTATE

Contact the Team

Rachel Kram
rkram@cppcre.com
PH: 415.274.7392
CA DRE# 02021048

David Kram
dkram@cppcre.com
PH: 415.274.2712
CA DRE# 01848816

Scott Reid
ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
TX LIC# 739436

In Association with ParaSell, Inc.
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KFC

2407 Judson Rd, Longview, TX 75605

PRICE: $1,819,000 **CAP RATE:** 6.50%

NOI	$118,235
OPERATOR	KBP Brands
OWNERSHIP	Fee Simple
BUILDING SIZE	2,100 SF
LAND AREA	0.74 AC
YEAR BUILT	2019

KFC Portfolio

Available for individual purchase or as a portfolio.

PORTFOLIO PRICE: $5,312,000

PORTFOLIO CAP RATE: 7.00%

NOI	$371,825
PRICE/SF	$774
TOTAL SF	6,862 SF

DALLAS, GA — VIEW OM

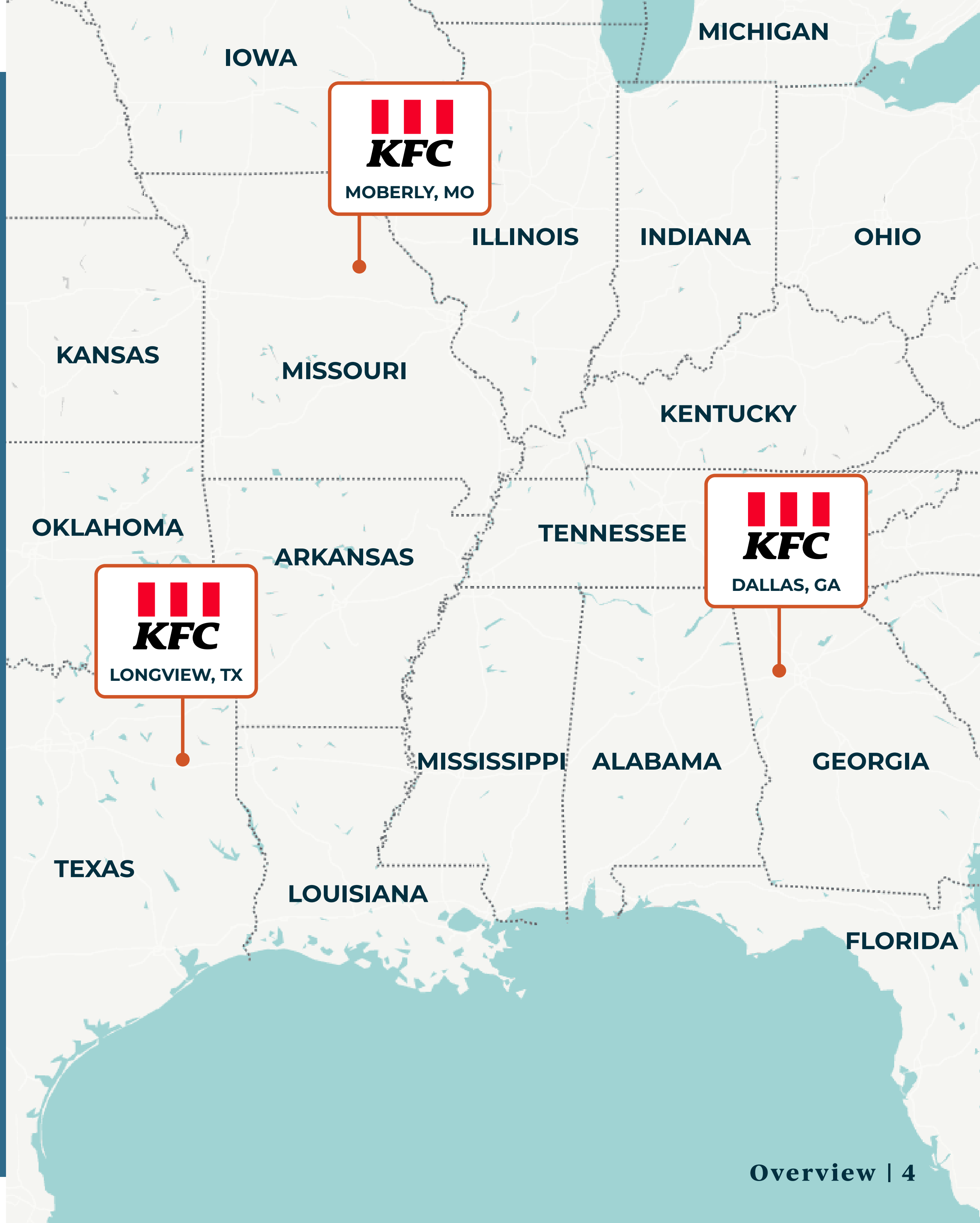
PRICE: $1,950,000 CAP RATE: 6.75%

LONGVIEW, TX — VIEW OM

PRICE: $1,819,000 CAP RATE: 6.50%

MOBERLY, MO — VIEW OM

PRICE: $1,743,000 CAP RATE: 7.00%



A high-visibility, absolute NNN KFC investment located near the signalized Judson Road/Loop 281 intersection, surrounded by more than 900,000 square feet of national retail

This offering presents a 20-year absolute NNN lease with approximately 14 years remaining. **The corridor continues to attract new investment,** highlighted by Sprouts Farmers Market's 2025 opening and Dillard's acquisition of Longview Mall, reinforcing the strength and staying power of this well-established retail node.

Absolute NNN Lease Structure

- The lease provides zero landlord maintenance or expense responsibilities, including an atypical allocation of roof and structural obligations to the tenant
- Approximately 14 years remain on the 20-year initial term and two successive five-year renewal options extend the potential lease term through 2050

Dense Retail Node and Corridor Positioning

- Strong retail synergy: numerous national and regional retail destinations are located nearby, including Walmart, Sam's Club, Target, and the Longview Mall
- North Loop Plaza, located 0.1 miles from the subject property, shows a 68.1% visitor overlap rate, reinforcing shared consumer traffic patterns
- Longview Towne Crossing, anchored by Target, registers a 91.4% visitor overlap rate at 1.4 miles, the highest overlap among all measured co-tenancy destinations
- Continued investment along the corridor, including Sprouts Farmers Market's October 2025 opening and Dillard's 2025 acquisition of Longview Mall, underscores sustained retailer and institutional confidence in the trade area

High-Visibility Corridor Location

- The property holds a signalized, high-visibility position at the Judson Road/Loop 281 intersection, flanked by Longview Marketplace and North Loop Plaza, more than 900,000 combined square feet of power-center retail that concentrate consumer traffic at the corridor's primary node
- Directly adjacent to the subject property is a new 2026 construction multi-family residential development, Judson Lofts, adding 8 new housing units

		CURRENT
Price		**$1,819,000**
Capitalization Rate		**6.50%**
Building Size (SF)		2,100
Lot Size (AC)		0.74
Stabilized Income	$/SF	
Scheduled Rent	$56.30	$118,235
Less	$/SF	
Taxes	NNN	$0.00
Insurance	NNN	$0.00
Maintenance / CAM	NNN	$0.00
Total Operating Expenses	NNN	$0.00

Net Operating Income		**$118,235**

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	**SQ. FT.**	**TERM YEARS**		**MONTHLY RENT**	**YEARLY RENT**	**MONTHLY RENT/FT**	**YEAR RENT/FT**
KFC	**2,100**	**6/1/2025**	**5/31/2030**	**$9,853**	**$118,235**	**$4.69**	**$56.30**
		6/1/2030	5/31/2035	$10,543	$126,511	$5.02	$60.24
		6/1/2035	5/31/2040	$11,281	$135,367	$5.37	$64.46
	Option 1	*6/1/2040*	*5/31/2045*	*$12,070*	*$144,843*	*$5.75*	*$68.97*
	Option 2	*6/1/2045*	*5/31/2050*	*$12,915*	*$154,982*	*$6.15*	*$73.80*
TOTALS:	**2,100**			**$9,853**	**$118,235**	**$4.69**	**$56.30**

Premises & Term	
Tenant	KFC (Kentucky Fried Chicken)
Lease Signatory	FQSR, LLC d/b/a KBP Foods
Lease Type	NNN (Absolute)
Lease Term	5/1/2020 – 5/31/2040
Rent Commencement	5/1/2020
Options	2 × 5-Year Options (auto-exercise)
Year Built	2019
Expenses	
CAM	Tenant
Property Taxes	Tenant
Insurance	Tenant
Utilities	Tenant
HVAC	Tenant
Repairs & Maintenance	Tenant
Roof & Structure	Tenant
Additional Lease Provisions	
Assignment	Yes
ROFR	Yes (10 days)
Estoppels	Yes (20 days)

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEGEND

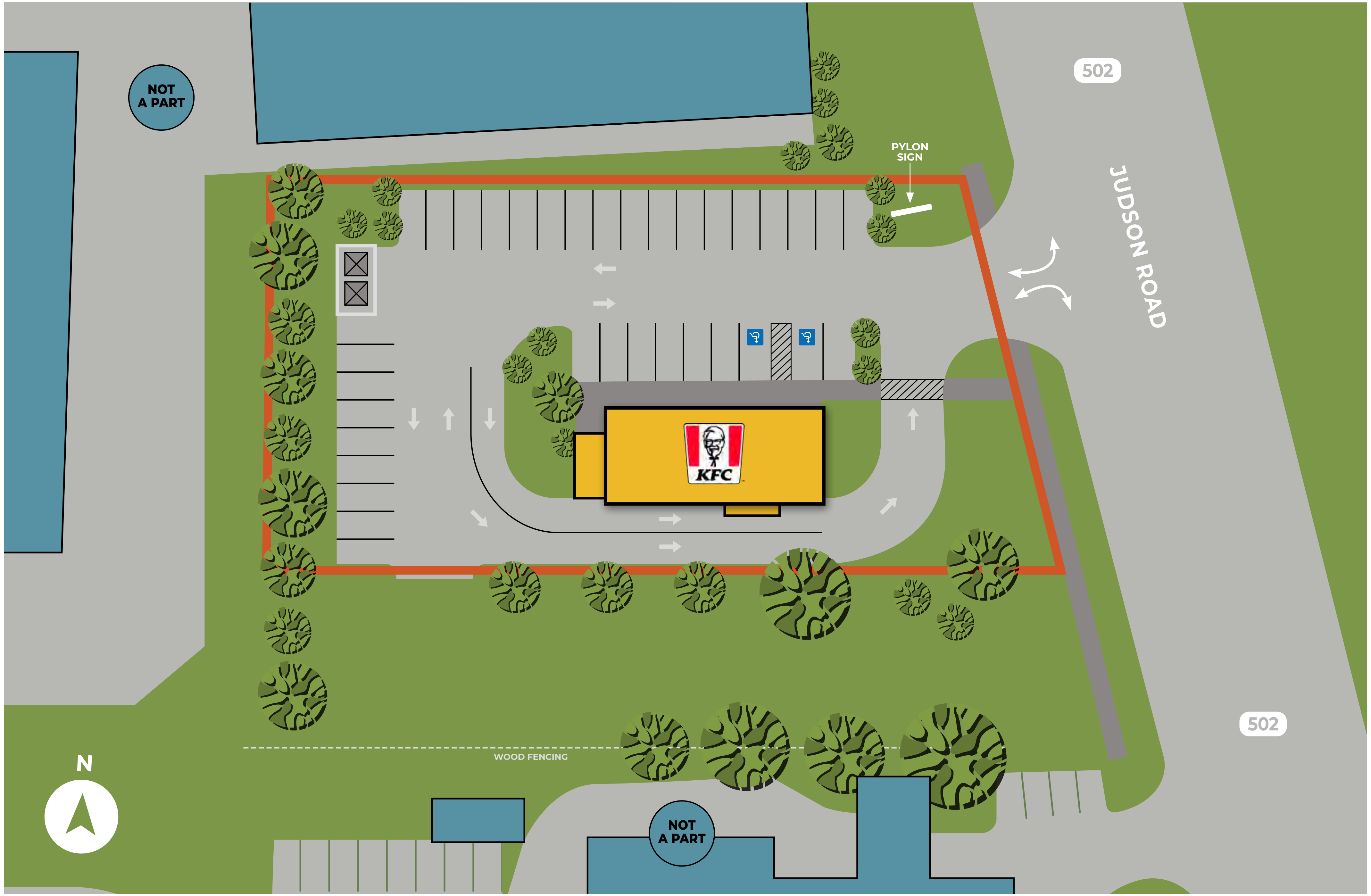
Property Boundary

2,100
Rentable SF

0.74
Acres

35
Parking Spaces

Egress



$36.43 Billion

TOTAL SYSTEM SALES (2026)

33,000+

RESTAURANTS WORLDWIDE

The World's Largest and Most Recognizable Fried Chicken Franchise

Overview

- KFC (Kentucky Fried Chicken), based in Louisville, Kentucky, is a globally renowned fried chicken chain
- Founded by Colonel Harland Sanders in 1952, KFC has grown from a single roadside restaurant to more than 30,000 restaurants in over 145 countries and territories

About the Operator (KBP Brands)

- One of America's largest franchise operators with 20,000+ employees at 1,100+ restaurants in 32 states
- KBP started with their first KFC acquisition in 1999, with a rapid expansion from 2015-2019
- KBP has a ~20% market share of all domestic KFC locations

ENTITY NAME	**KBP Brands**
HEADQUARTERS	**Overland Park (Leawood), KS**
FOUNDING YEAR	**1999**
TOTAL LOCATIONS (ALL BRANDS)	**1,100+**
KFC LOCATIONS	**~830+ KFC units in 28+ states**
ANNUAL SYSTEM REVENUE (2023)	**$1.37 Billion**

TENANT WEBSITE

Positioned in a dense retail node

20,000+

VEHICLES PER DAY ALONG JUDSON ROAD

$109,000+

AVERAGE HOUSEHOLD INCOMES WITHIN A 3-MILE RADIUS

37,000+

VEHICLES PER DAY ALONG W LOOP 281

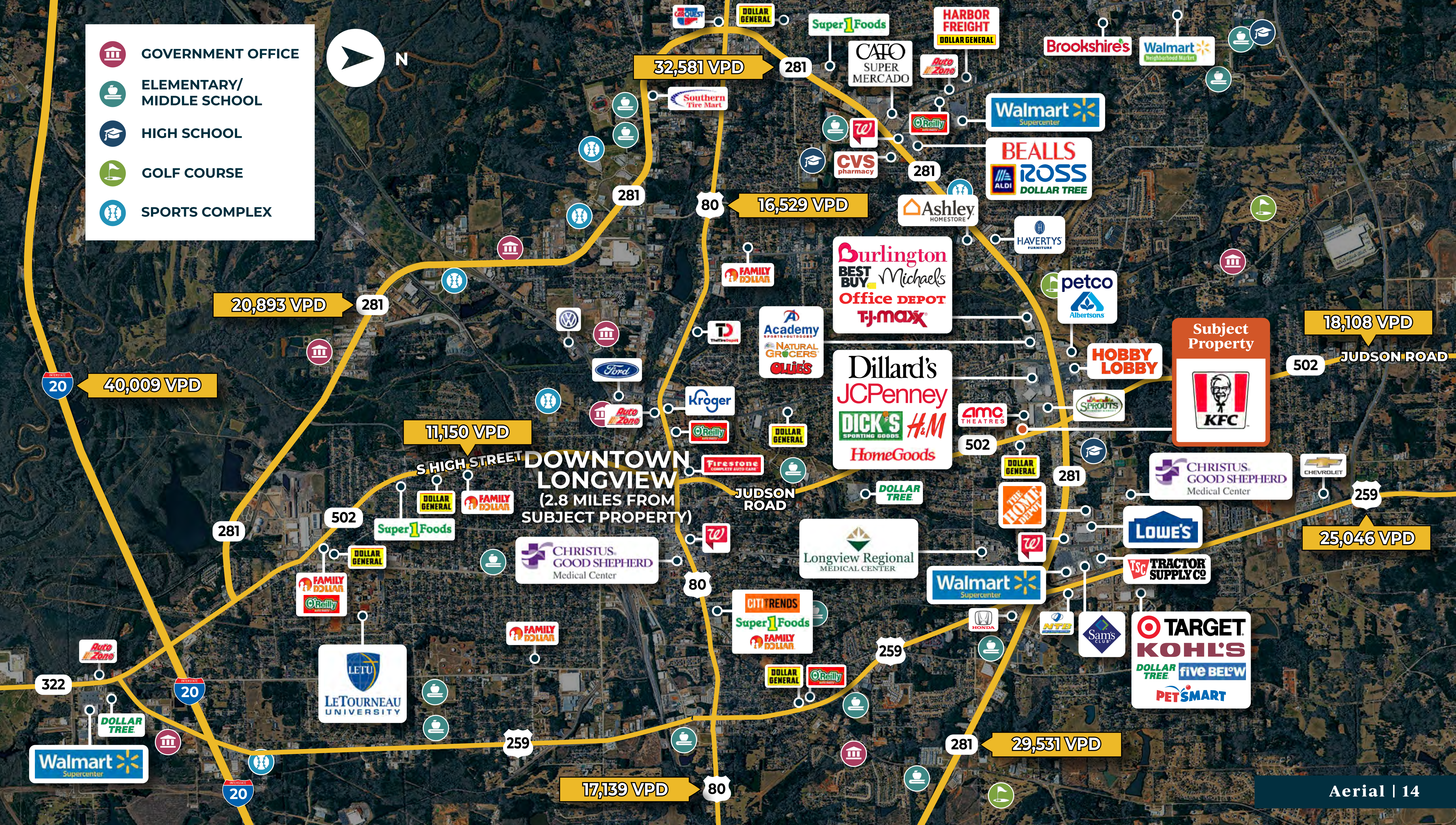
Located adjacent to the Longview Mall

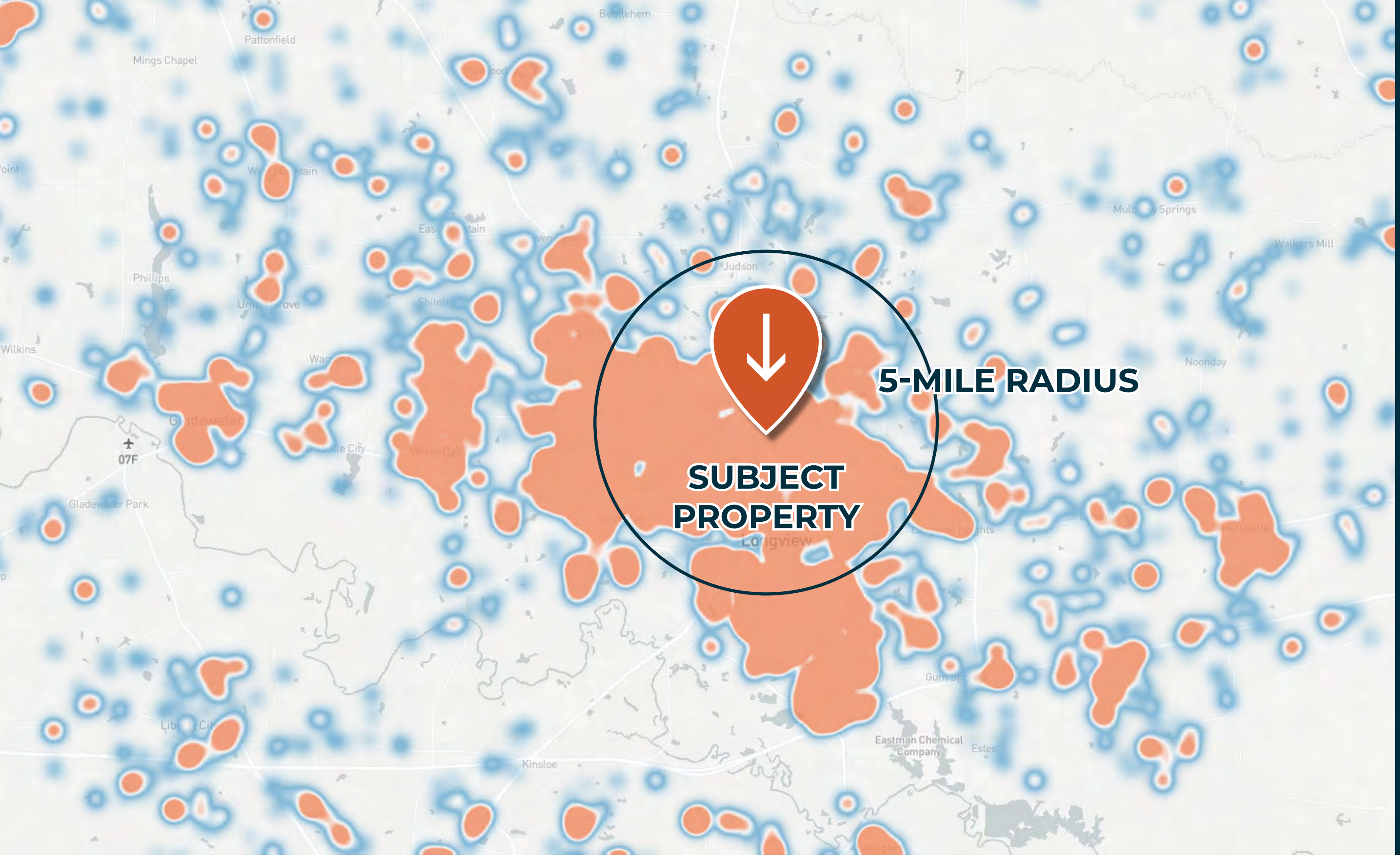
0.5 miles

FROM LONGVIEW MALL (DRIVING)

1.6M visits

TO LONGVIEW MALL IN THE LAST 12 MONTHS


GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX
N
32,581 VPD
16,529 VPD
20,893 VPD
40,009 VPD
11,150 VPD
18,108 VPD
25,046 VPD
29,531 VPD
17,139 VPD
JUDSON ROAD
S HIGH STREET
DOWNTOWN LONGVIEW
(2.8 MILES FROM SUBJECT PROPERTY)
Subject Property
KFC
Walmart Supercenter
Walmart Neighborhood Market
Brookshire's
Super 1 Foods
HARBOR FREIGHT
DOLLAR GENERAL
CATO
SUPER MERCADO
AutoZone
O'Reilly
CVS pharmacy
BEALLS
ROSS
ALDI
DOLLAR TREE
Ashley HOMESTORE
HAVERTYS
Burlington
BEST BUY
Michaels
Office DEPOT
T.J.maxx
petco
Albertsons
HOBBY LOBBY
Academy
NATURAL GROCERS
OLLIE'S
Dillard's
JCPenney
DICK'S SPORTING GOODS
H&M
HomeGoods
AMC THEATRES
SPROUTS
Kroger
Ford
Firestone
FAMILY DOLLAR
Southern Tire Mart
CARQUEST
THE HOME DEPOT
CHRISTUS GOOD SHEPHERD Medical Center
Longview Regional MEDICAL CENTER
LOWE'S
TRACTOR SUPPLY CO
TARGET
KOHL'S
five BELOW
PETSMART
Sam's CLUB
NTB
HONDA
CHEVROLET
CITI TRENDS
LETU
LETOURNEAU UNIVERSITY
20
281
80
502
259
322



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

104K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

12 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	6,225	43,603	85,709
2030 PROJ.	6,550	45,826	89,295

Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	$87,602	$109,225	$100,329
MEDIAN	$70,115	$75,823	$73,661

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.

Longview, TX

East Texas Hub with Regional Reach

About Longview

- A city in and the county seat of Gregg County
- Strategically located along Interstate 20, connecting Dallas (~125 miles west) to Shreveport (~60 miles east)
- Access to U.S. Highways 80, 259, and 271
- Known for the Great Texas Balloon Race, a major annual tourism draw

Economy & Employment

- Historically rooted in oil & gas, manufacturing, and logistics
- Key employers include: Eastman Chemical Company, CHRISTUS Good Shepherd Health System, Longview ISD, AAON Coil Products
- Strong presence in petrochemical and industrial manufacturing, as well as distribution and warehousing due to central East Texas location

125,000

ESTIMATED GREGG COUNTY POPULATION (2025)

$10.5 Billion

GREGG COUNTY GDP

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Contact the Team

Rachel Kram
rkram@cppcre.com
PH: 415.274.7392
CA DRE# 02021048

David Kram
dkram@cppcre.com
PH: 415.274.2712
CA DRE# 01848816

Scott Reid
ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
TX LIC# 739436

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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

ParaSell, Inc.	9009637	broker@parasellinc.com	949.942.6585
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Reid	739436	broker@parasellinc.com	949.942.6585
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　　Date