

# WIENERSCHNITZEL ABSOLUTE NNN SALE LEASEBACK



5315 W LOOP 250 N, MIDLAND, TX 79707

OFFERING MEMORANDUM

# INVESTMENT OVERVIEW

## Investment Highlights



Successful Store Operating with a \$200,000 Profit



New, 25-Year Sale-Leaseback with a 15-Year Personal Guaranty



Ranked in the Top 25% of the Entire Wienerschnitzel System

## Prime Retail Location

- ▶ Highly-Trafficked Location Located on Loop 250 with a Traffic Count Over 63,000 CPD
- ▶ Located on Main Retail Corridor in Close Proximity to Several Major Retailers such as Lowe's, Walmart, Home Depot, Carl's Jr, Verizon, Lucky Strike, Kohl's, Sherwin-Williams, Cracker Barrel, and Many More
- ▶ Texas is an Income Tax-Free State

## Experienced Wienerschnitzel Franchisee

- ▶ Experienced Multi-Unit & Brand Operator with 25+ Years of Experience and More than 25 Units Across Multiple Concepts Throughout California, Texas, Utah, and New Mexico
- ▶ Franchisee Intends to Continue Growing Further Wienerschnitzel Locations. Guaranty Will Grow Over Time
- ▶ Absolute NNN Property with Zero Landlord Responsibilities – Ideal for Investors Not Local to the Market
- ▶ Scheduled 10% Rental Increases Throughout the Initial Term Provide for an Excellent Hedge Against Inflation

## Pride of Ownership Midland

- ▶ Affluent Area with the Average Household Income Exceeding \$125,000 within 3 Miles
- ▶ Proximity to Major Educational Hub - Located just 5 miles from Midland College, a Community College with over 5,180 students and more than 800 Faculty and Staff
- ▶ Proximity to Major Aviation & Aerospace Infrastructure - 10 Miles from Midland International Air & Space Port, the First Jointly Located Spaceport and Airport in the World that Currently Serve 43 counties in Texas and New Mexico. Also, 5 Miles from Midland Airpark, a Vital Hub for the Region's Business and Corporate Aviation Traffic
- ▶ Positioned in a Rapidly Growing Market - Midland is Recognized as One of the Most Economically Dynamic Cities in the United States. The Kenan Institute's American Growth Project Recently Ranked Midland as the #1 Fastest Growing Mid-Sized City in the Nation Based on Potential GDP Growth of 9.4%



# INVESTMENT OVERVIEW

## Tenant Spotlight

### Wienerschnitzel



Wienerschnitzel is an established American quick-service restaurant brand best known for its hot dogs, chili dogs, corn dogs, chili cheese fries, burgers, and Tastee Freez desserts. Founded in 1961 by John Galardi from a single Southern California hot dog stand, Wienerschnitzel has grown into the world's largest hot dog chain, serving more than 120 million hot dogs annually.

The brand operates as part of The Galardi Group, a privately held restaurant company with a long-standing history in the limited-service restaurant industry. With a focused menu, recognizable brand identity, and value-oriented offering, Wienerschnitzel has built a loyal customer base across its core Western and Southwestern U.S. markets.

Founded	1961
# of Locations	320+
Headquarters	Tustin, CA

## Company Growth

Over its more than 60-year history, Wienerschnitzel has evolved from a single Southern California hot dog stand into a multi-state quick-service restaurant platform with more than 320 restaurants across 11 states.

The company continues to expand through franchised restaurant development, including new-market growth such as its first Nebraska location in 2025 and additional non-traditional growth initiatives. Wienerschnitzel has also extended its brand beyond the restaurant counter through grocery-channel product launches, including branded frozen corn dogs now available through retail distribution.

Website

[wienerschnitzel.com](https://www.wienerschnitzel.com)

## Why Choose Wienerschnitzel?

Wienerschnitzel represents a long-standing quick-service tenant with a highly specialized brand position, recognizable menu offering, and decades of operating history. Its core products — hot dogs, chili dogs, corn dogs, fries, burgers, and desserts — are value-oriented, approachable, and designed for repeat, convenience-driven customer traffic.

For commercial real estate investors, Wienerschnitzel offers tenancy backed by an established franchise platform, strong brand recognition, and a focused operating model. The company's multi-state footprint, drive-thru-friendly concept, and continued expansion through restaurant and retail channels support its long-term relevance within the quick-service restaurant sector.



Representative Photo



Representative Photo

# Aerial Photo



**SUBJECT PROPERTY**

**Green Tree Country Club**

**Midland Park Mall**



**Midland Airpark**  
-28,100+ Annual Aircraft Operations  
- Approx 77 Flights Per Day

**Walmart**

**Cornerstone Shopping Center**



**Commons at Northpark**



**Lowe's**

**Abell Junior High School**



**Legacy Senior High School & Rusk Elementary**

**Midland College**  
- 5,100+ Students



**Scharbauer Sports Complex**  
-21,000+ Combined Seats  
- Momentum Bank Ballpark Draws 225,000+ Annual RockHounds Attendees  
- Hosts Baseball, Football, Soccer, Tournaments, Concerts, and Events Year-Round

**Midland Memorial Hospital**

**Average Household Income (3 Miles) ±\$125,000**

**250 TEXAS**  
**TX State Hwy 250**  
±63,000 Cars Per Day

**Midland is the #1 Fastest Growing Cities in the U.S.**  
- Kenan Institute's American Growth Project

# INVESTMENT OVERVIEW

Close-Up Aerial Photo



T-Mobile KENT KNICK  
Valvoline ME SportClips

WTNB Signature Urgent Care

Abell Junior High School

C.J. Kelly Park

American Momentum Bank

Texas Burger

Mighty Wash

Lowe's

Little Woodrow's Don Tomas Cyclebar  
Midland Health Tokomo Roni's Stretch Zone

Academy Sports & Outdoors

El Jefe

Tremont Avenue

CNB Community National Bank

250 TEXAS TX State Hwy 250 ±63,000 Cars Per Day

Stone Creek Apartments

  
SUBJECT PROPERTY

Verizon

Carls Jr.

# FINANCIAL ANALYSIS

## Offering Summary

Property Name	Wienerschnitzel
Property Address	5315 W Loop 250 N Midland, TX 79707
Assessor's Parcel Number	R000215351
Year Built	2016
Gross Leasable Area (GLA)	±2,040 Square Feet
Lot Size	±0.71 AC (±30,797 Square Feet)

## Pricing

Price	\$2,400,000
Cap Rate	6.25%

## Annualized Operating Data

Net Operating Income	\$150,000
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## Lease Information

Lease Commencement Date	Close of Escrow
Lease Expiration Date	25 Years From Close of Escrow
Increases	10% Every Five Years
Options	Six, Ten-Year
Lease Type	Absolute NNN
Lease Type Details	Zero Landlord Responsibilities
Guarantee	15-Year Personal Guaranty



# MARKET OVERVIEW

## The City Of Midland



Midland anchors one of the strongest energy-driven markets in West Texas, supported by the Permian Basin's continued role as a major U.S. oil and gas production center. The local economy is heavily tied to energy, but the market also benefits from aerospace, logistics, healthcare, education, professional services, and regional retail demand.

Midland International Air & Space Port is a key regional asset that strengthens the market's business travel, logistics, and aerospace profile.

Its presence supports Midland's role as a regional commercial hub and improves access for corporate users, service providers, and energy-sector operators throughout the Permian Basin.

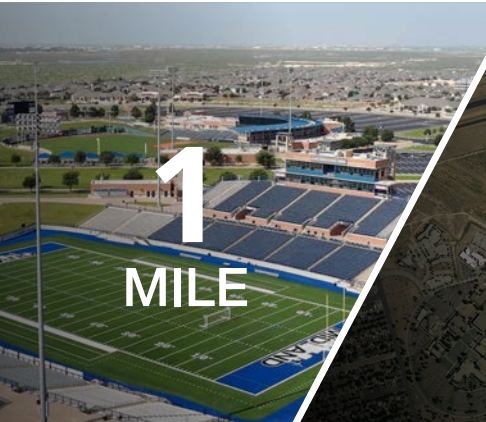
The Midland-Odessa corridor functions as a commercial midpoint between El Paso and Dallas-Fort Worth, supporting distribution, business travel, service-sector activity, and consumer spending. For retail investors, this creates a demand base that is broader than neighborhood trade area performance alone.

Midland's population growth, high income profile, and low unemployment environment support retail occupancy and tenant sales fundamentals. The Subject Property is positioned along Loop 250, giving it exposure to one of Midland's primary retail and commuter corridors with convenient access to Midland International Air & Space Port.

The sale-leaseback and triple-net structure align with private investor demand for passive single-tenant retail assets in growth-oriented secondary markets. Tenant responsibility for property-level expenses further supports a simplified ownership profile.

## Nearby Attractions \*\*Proximity to Subject Property

### Scharbauer Sports Complex



1  
MILE

### Midland Airpark



3  
MILES

### Midland College



3  
MILES

### Midland Air & Space Port



7  
MILE

### Odessa



15  
MILES



City of Midland



Midland MSA

## Demographics

### Income & Economics

	1-Mile	3-Mile	5-Mile
Average Household Income	\$122,366	\$125,131	\$118,819
Average Household Retail Expenditure	\$65,229	\$68,699	\$66,807
2025 Daytime Population	11,434	65,732	125,375

### Population

2030 Population	15,173	67,929	109,445
2025 Population	14,917	66,904	107,631
2020 Population	13,610	56,732	125,375

### Households

2030 Households	6,609	27,194	42,907
2025 Households	6,484	26,740	42,042
2010 Households	6,242	25,848	40,358

# WIENERSCHNITZEL

## ABSOLUTE NNN SALE LEASEBACK

### Exclusively Listed By

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# Information About Brokerage Services

11-03-2025

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

### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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