

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

LONG-TERM ABSOLUTE NNN LEASE



ACTUAL LOCATION

SHERMAN, TX (TEXOMA SEMICONDUCTOR TECH HUB)

MARKETING PACKAGE



ACROPOLIS
COMMERCIAL ADVISORS LLC

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ACTUAL LOCATION

LISTING TEAM



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REALTY



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Area Overview

PRICING SUMMARY

3715 S U.S. 75 Sherman, TX 75090

PRICING SUMMARY

Purchase Price	\$2,440,000.00
Cap Rate	6.15%
Total NOI*	\$150,000.00
Base Rent	\$125,000.00
Percentage Rent	\$25,000.00

*Prior to transfer of operations to the current franchisee, this location was averaging approximately \$37,000 / week which annualized is above the Maximum Additional Rent Allowed.

*Tenant must provide a certified annual Gross Sales statement within 90 days after each Lease Year end; quarterly reporting also required within 15 days.



ACTUAL LOCATION

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Term	15 Years
Rent Commencement	05/26/2026*
Lease End Date	05/31/2041*
Tenant	Ram-Z Custard LLC (42-Units)
Options	Five (5), Five-Year
Rental Increases	7.5% Every 5 Years
Percentage Rent	7.5% of Gross Sales Over Annual Breakpoint

*Estimated

RENT ROLL SUMMARY

TERM	MONTHLY RENT	ANNUAL RENT
Year 1 - Year 5	\$10,416.67	\$125,000.00
Year 6 - Year 10	\$11,197.92	\$134,375.00
Year 11 - Year 15	\$12,037.76	\$144,453.13
Option 1: Year 16 - Year 20	\$12,940.59	\$155,287.11
Option 2: Year 21 - Year 25	\$13,911.14	\$166,933.64
Option 3: Year 26 - Year 30	\$14,954.47	\$179,453.67
Option 4: Year 31 - Year 35	\$16,076.06	\$192,912.69
Option 5: Year 36 - Year 40	\$17,281.76	\$207,381.14

PERCENTAGE RENT SUMMARY

TERM	ANNUAL THRESHOLD (GROSS SALES BREAKPOINT)	MAXIMUM ADDITIONAL RENT ALLOWED
Year 1 - Year 5	\$1,500,000.00	\$25,000.00
Year 6 - Year 10	\$1,612,500.00	\$26,875.00
Year 11 - Year 15	\$1,733,437.50	\$28,890.63
Option 1: Year 16 - Year 20	\$1,863,445.31	\$31,057.42
Option 2: Year 21 - Year 25	\$2,003,203.71	\$33,386.73
Option 3: Year 26 - Year 30	\$2,153,443.99	\$35,890.73
Option 4: Year 31 - Year 35	\$2,314,952.29	\$38,582.54
Option 5: Year 36 - Year 40	\$2,488,573.71	\$41,476.23

PROPERTY SUMMARY

GLA | 3,425 Square Feet

LAND AREA | 1.00 Acres

ACCESS | Cross Access

DRIVE THRU | Yes

YEAR BUILT | 2024

OWNERSHIP | Fee Simple



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



U.S. Hwy Location | 56,000+ VPD
1 Hr to Dallas | 1 Hr 20 Min to Fort Worth



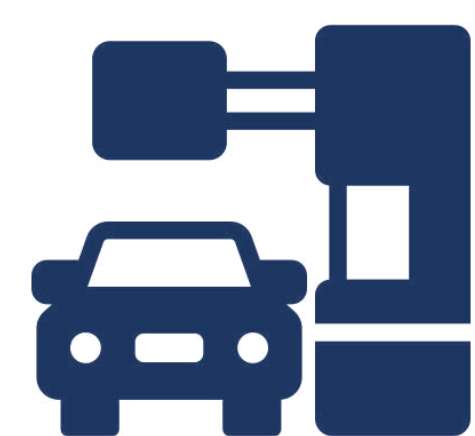
Growing Residential Area | Amongst 15,000+ Current Residents
4.6K Single-Family Homes, 4.8K Multi-Family Units



Long-Term Absolute NNN Lease
Additional Percentage Rent Clause



Epicenter of Texoma Semiconductor Tech Hub | Texas Instruments' Largest Mega-Site
\$5.1 Billion Built | \$47 Billion Under Construction or Planned



Large 1-Acre Parcel
Drive-Thru with Capacity for 15-Car Stack



Proximity to Major Shopping Center Currently Under Construction
Sherman's 1st H-E-B, \$240M 80-Bed Hospital



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



Within Texas' New Semiconductor Tech Hub | \$5.1B Built | \$47B Under Development, Planned, Proposed

- The Property sits at the epicenter of the **Texoma Semiconductor Tech Hub**, 1 of 31 federally funded Tech Hubs nationwide designed to drive cutting-edge industry growth.
- Just 1-mile west off of W Heritage is **Global Wafers Americas'** \$3.5 Billion, 142-acre campus that opened in May 2025. The facility, the first advanced silicon wafer plant in the U.S., will employ over 800 workers by 2028 and is already planning an additional \$4 Billion expansion.
- Less than 3 miles south, **Texas Instruments** operates its largest mega-site, home to a \$1.6 Billion chip plant and now undergoing a \$40 Billion expansion that is Texas' largest private-sector economic development project ever and will employ over 3,200 workers to produce hundreds of millions of chips daily.
- Adjacent to Texas Instruments, **Coherent Corp** manufactures key facial recognition components for Apple's iPhones and iPads. Coherent has proposed a \$3 Billion expansion to create over 4,000 additional jobs in addition to a proposed investment to create the world's first 150mm indium phosphide (InP) manufacturing line.
- Additional major employers in the immediate area include **Tyson Foods**, **FedEx**, **SunnyD**, **LACORE Logistics**, and **GlobiTech**, the world's largest silicon-epitaxy foundry.



Located Along Major U.S. Highway | 56,000+ VPD | 1 Hour to Dallas

- The Property is strategically positioned along S U.S. 75, the frontage road parallel to U.S. Highway 75, one-off the signalized intersection at W Heritage Pkwy.
- The Property features two (2) points of cross easement access – one that offers direct access from S U.S. 25 and another to Legacy Blvd, which also provides access to W Heritage Pkwy.
- U.S. 75 provides strong exposure to over 56,000 vehicles daily as it offers direct access to downtown Dallas, which is just 1 hour away, as well as Fort Worth which is within 1 hour and 20 minutes.
- The surrounding population relies on U.S. 75 for DFW access, bypassing State Route 289, which lies over 5 miles to the west.
- The Property sits on a generous 1-acre parcel and is equipped with a high-capacity drive-thru designed to accommodate up to 15 vehicles in queue.

INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



ACTUAL LOCATION

Thriving Residential Growth | Within 3 Mi of 7.1K Single-Family Homes, 7.7K Multi-Family Units

- The Property is surrounded by Sherman's rapidly expanding residential market, with more than 15,000 residents currently within a 3-mile radius.
- **Bel Air Village**, directly behind the Property via Legacy Blvd, will bring 1,000 single-family homes, 3,000 multi-family units, and 4.5 acres of commercial space.
- Adjacent to Bel Air, **Luella Crossing by Lennar** will deliver 441 single-family homes.
- Across W Heritage Pkwy, **Travis Heights** (404 single-family homes) and **Three Oaks** (234 single-family homes) are currently under development.
- As well, just 1.5 miles west on W Heritage is **The Village**, which is currently underway with 2,600 single-family homes and 1,785 multi-family units.
- Neighboring The Village will be **Greenway** which will contain 325 single-family homes and 1,000 multi-family units.

Proximity to Traffic Drivers | Growing Retail Hub | Brand New High School

- W Heritage Pkwy and S U.S. 75 form Sherman's expanding retail hub, home to a variety of national brands.
 - The Property sits adjacent to Casey's gas station and Schulman's Movie Bowl Grille, both generating consistent daily traffic through all dayparts.
 - Across W Heritage are locations for Circle K, Days Inn by Wyndham, and Super 8.
 - Across the highway, the developing Sherman Crossroads includes QuikTrip, McDonald's, Starbucks, and Taco Bell, with future plans for the city's first H-E-B and a \$240 million, 80-bed hospital.
- The Property is approximately 2.5 miles away from the brand new \$157 million Sherman High School which educates 2,155 students.

Absolute NNN Lease | One of the Largest Freddy's Operators | 40+ Locations

- The Property is operated by Ram-Z Custard and subject to a 15-year Absolute NNN lease, providing for zero landlord responsibilities and a fully passive income stream.
- The lease features rental increases every five years, providing a hedge against inflation throughout the term. As well, the lease includes percentage rent provisions, offering investors additional upside tied directly to the store's sales performance.
- Ram-Z Custard is one of the largest Freddy's operators in the country with over 40 locations, reflecting deep brand commitment and institutional-grade operational experience.
- The Property was previously operated by a 4-unit franchisee who, following mismanagement, filed for bankruptcy. Ram-Z Custard, recognizing the store's performance potential, proactively engaged the landlord and executed a new lease - a strong testament to the strength of the site.

TENANT OVERVIEW

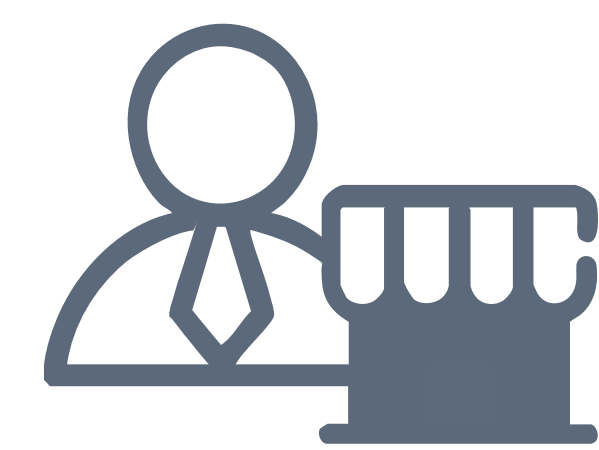


Freddy's Frozen Custard & Steakburgers ("Freddy's") was founded in 2002, with the first Freddy's location opening in Wichita, KS. Since then, Freddy's has grown to over 550 locations in 37 states, becoming one of the fastest growing franchises in the country. In 2021, Freddy's was acquired by the private equity firm Thompson Street Capital Partners (TSCP) to further grow Freddy's nationwide.

Each Freddy's location offers fresh steakburgers made with lean 100% ground beef, Vienna Beef hot dogs, and chicken sandwiches to pair with any of their savory sides and famous rich and creamy frozen custards. Every day, Freddy's creates fresh, made-to-order, craveable food, served to guests with genuine hospitality in a fun, inclusive, and nostalgic environment.



Tenant
Franchisee



Franchisor
**Freddy's Frozen
Custard & Steakburgers**



Ownership
Private



Locations
580+

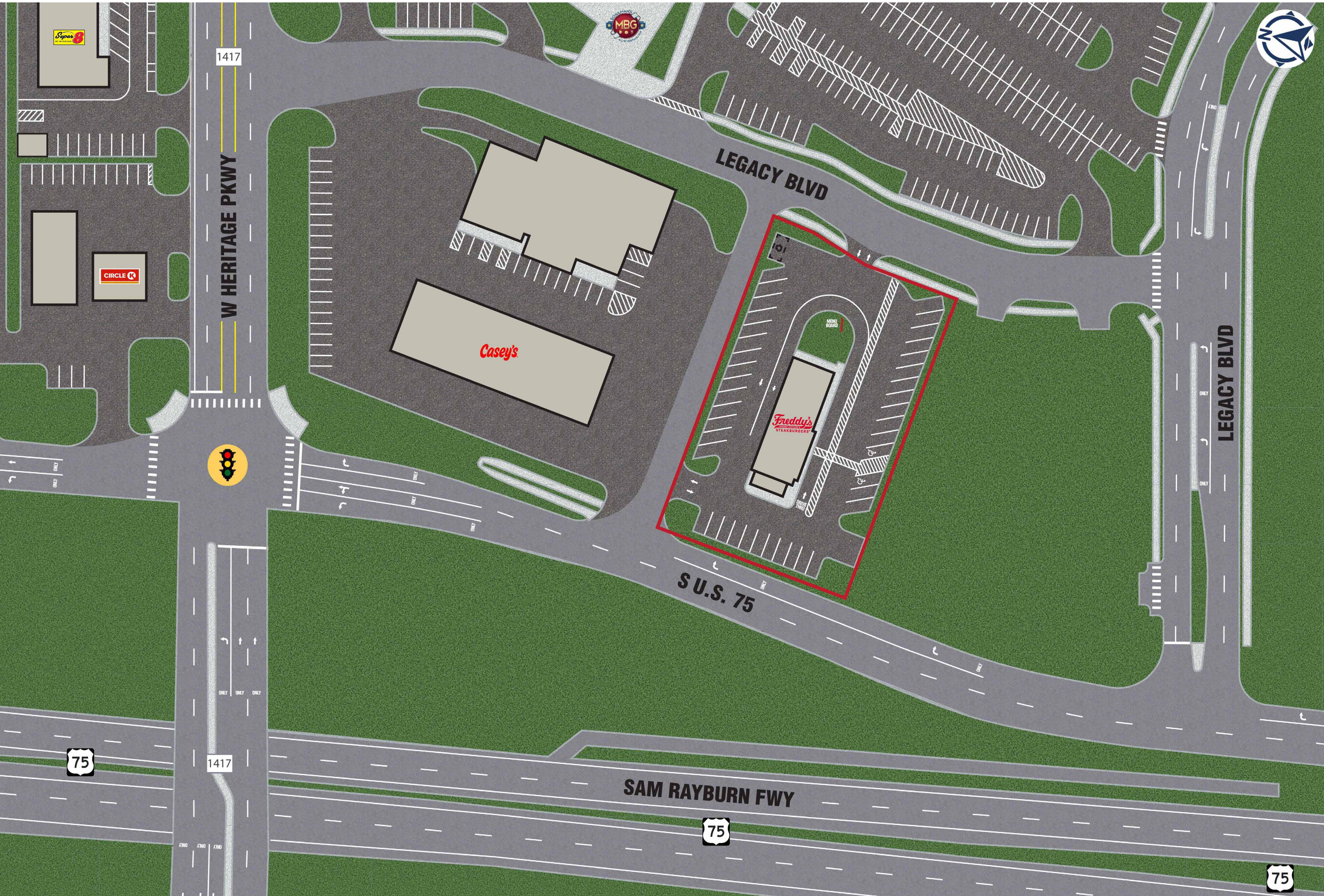


Headquarters
Wichita, KS

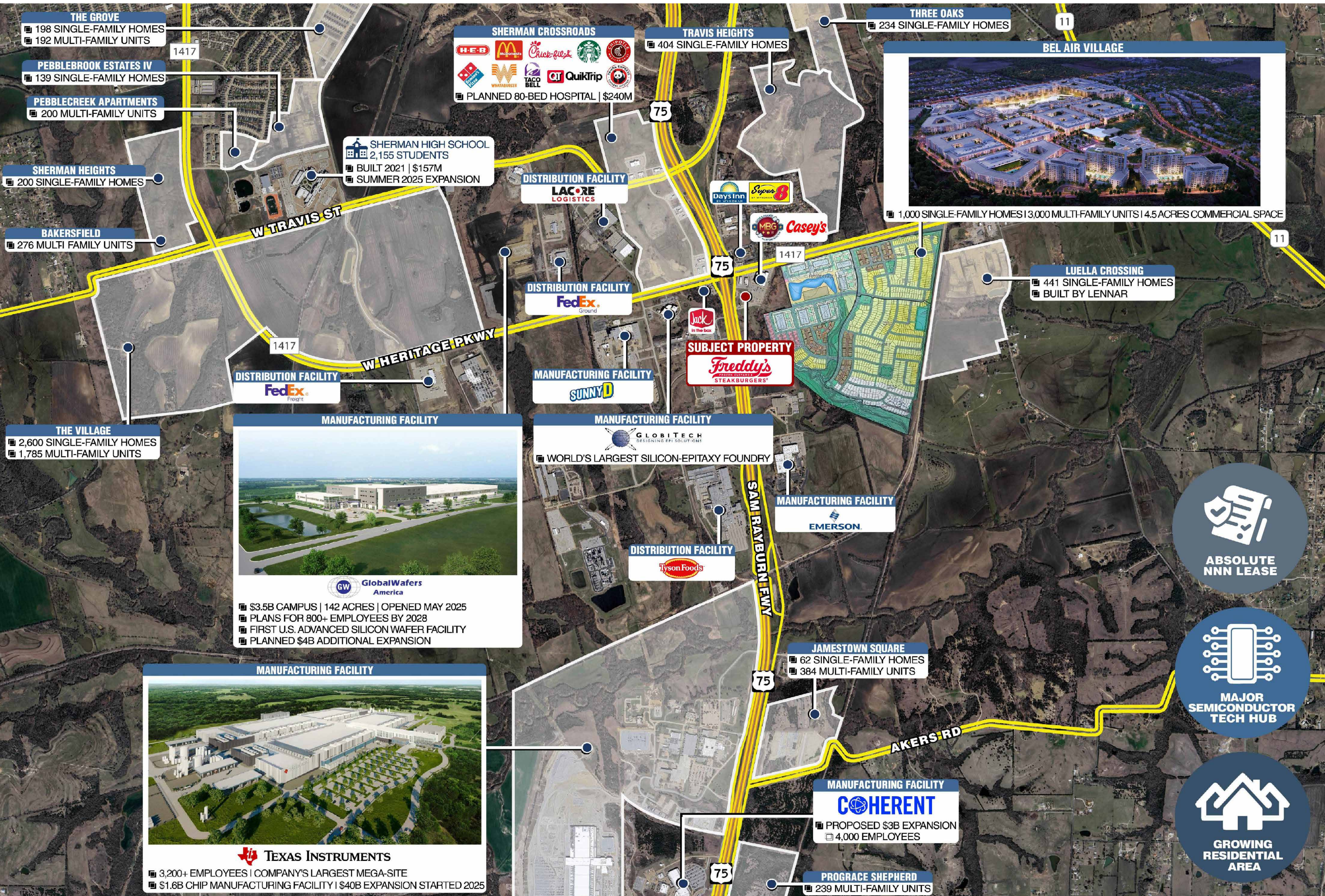


Website
www.freddys.com

SITE PLAN



AERIAL MAP



MANUFACTURING FACILITY

GlobalWafers America

- \$3.5B CAMPUS | 142 ACRES | OPENED MAY 2025
- PLANS FOR 800+ EMPLOYEES BY 2028
- FIRST U.S. ADVANCED SILICON WAFER FACILITY
- PLANNED \$4B ADDITIONAL EXPANSION

MANUFACTURING FACILITY

TEXAS INSTRUMENTS

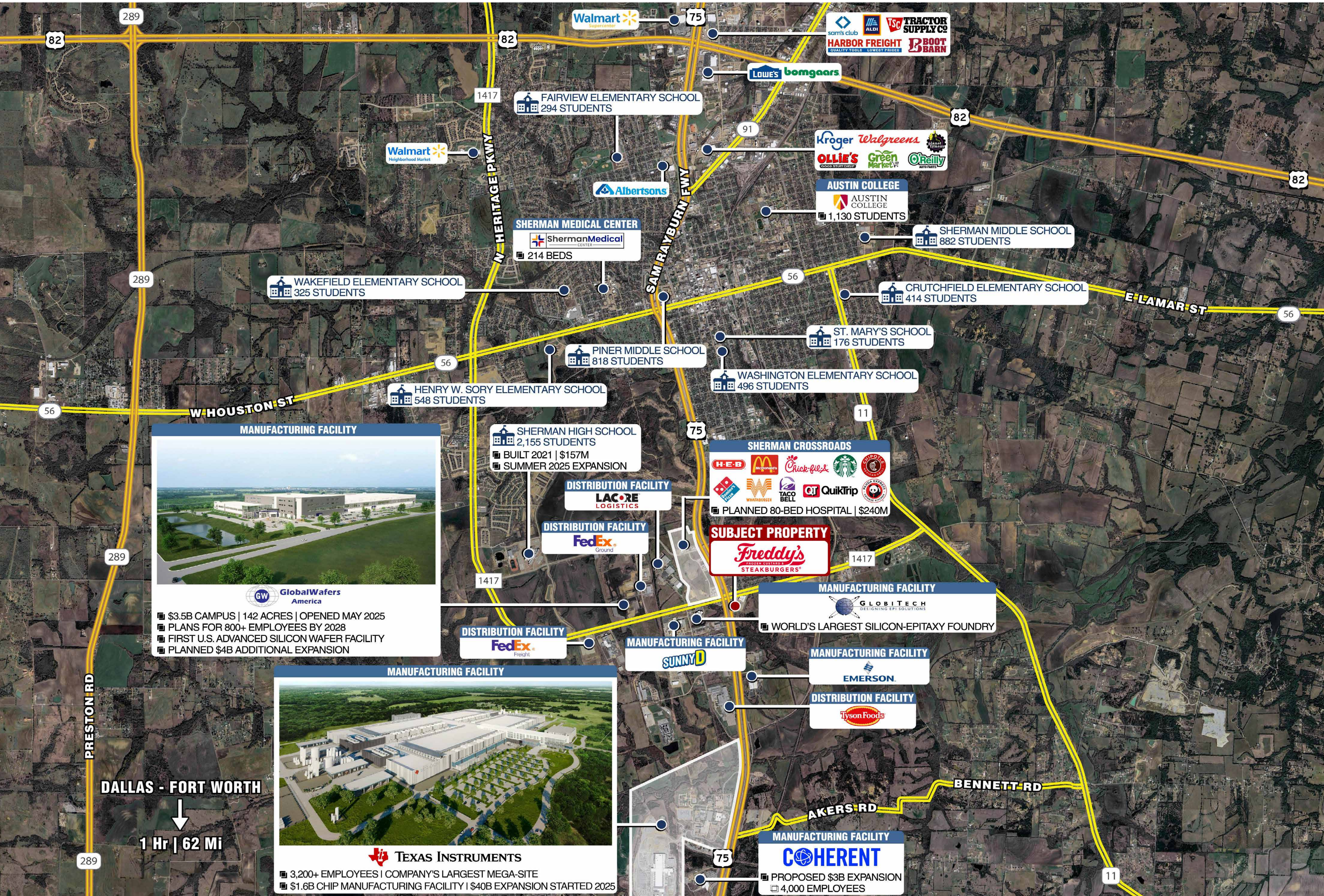
- 3,200+ EMPLOYEES | COMPANY'S LARGEST MEGA-SITE
- \$1.6B CHIP MANUFACTURING FACILITY | \$40B EXPANSION STARTED 2025

ABSOLUTE NNN LEASE

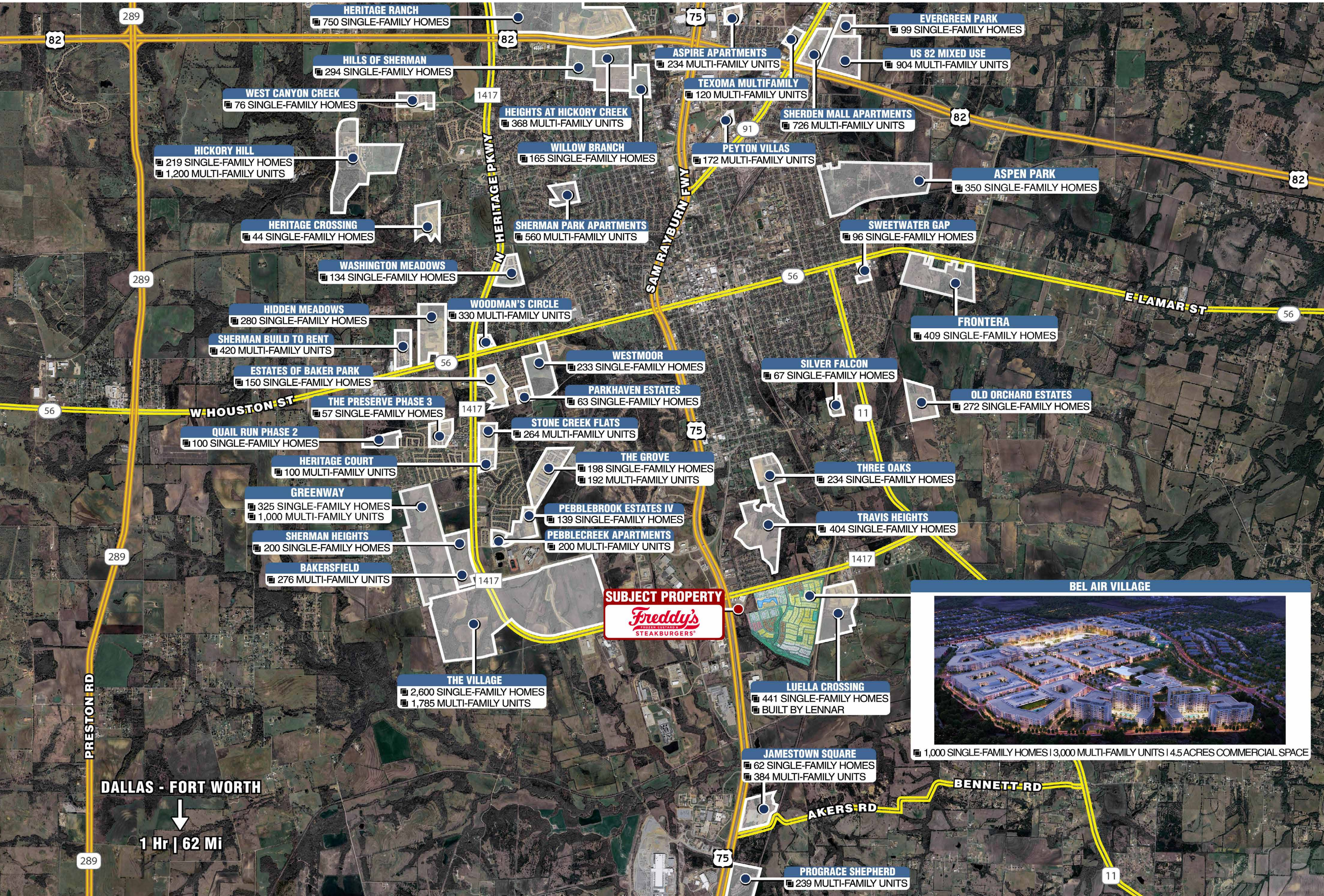
MAJOR SEMICONDUCTOR TECH HUB

GROWING RESIDENTIAL AREA

AERIAL MAP



AERIAL MAP



AERIAL PHOTO

BEL AIR VILLAGE



1,000 SINGLE-FAMILY HOMES | 3,000 MULTI-FAMILY UNITS | 4.5 ACRES COMMERCIAL SPACE

JAMESTOWN SQUARE

62 SINGLE-FAMILY HOMES
384 MULTI-FAMILY UNITS

MANUFACTURING FACILITY

EMERSON

MANUFACTURING FACILITY

COHERENT

PROPOSED \$3B EXPANSION
4,000 EMPLOYEES

MANUFACTURING FACILITY

TEXAS INSTRUMENTS

3,200+ EMPLOYEES | COMPANY'S LARGEST MEGA-SITE
\$1.6B CHIP MANUFACTURING FACILITY | \$40B EXPANSION STARTED 2025

DISTRIBUTION FACILITY

Tyson Foods



SUBJECT PROPERTY
FREDDY'S
FRESH BUTASOL
STEAKBURGERS

CASEY'S



W HERITAGE PKWY

SAM RAYBURN FWY

Super 8
BY WENDY

CIRCLE K

ACTUAL LOCATION



1417

1417

1417

75

75

75

75

AERIAL PHOTO



AERIAL PHOTO

SHERMAN CROSSROADS
H-E-B
PLANNED 80-BED HOSPITAL | \$240M

MEDICAL SPACES
LAKELAND PHARMACY
Davita
ANKLE & FOOT SPECIALISTS OF NORTH TEXAS
ER OF TEXAS
PANDA EXPRESS
WHATABURGER

TRAVIS HEIGHTS
404 SINGLE-FAMILY HOMES

THREE OAKS
234 SINGLE-FAMILY HOMES

Chick-fil-A
TACO BELL
Chick-fil-A
Starbucks
McDonald's

QuikTrip

CIRCLE K

Days Inn

Super 8

MBG

W HERITAGE PKWY

SAM RAYBURN FWY

SUBJECT PROPERTY
Freddy's
STEAKBURGERS

Casey's

1417

1417

75

ACTUAL LOCATION

AERIAL PHOTO



TRAVIS HEIGHTS
404 SINGLE-FAMILY HOMES

LUELLA CROSSING
441 SINGLE-FAMILY HOMES
BUILT BY LENNAR

BEL AIR VILLAGE



1,000 SINGLE-FAMILY HOMES | 3,000 MULTI-FAMILY UNITS | 4.5 ACRES COMMERCIAL SPACE

SUBJECT PROPERTY
Freddy's
STEAKBURGERS®

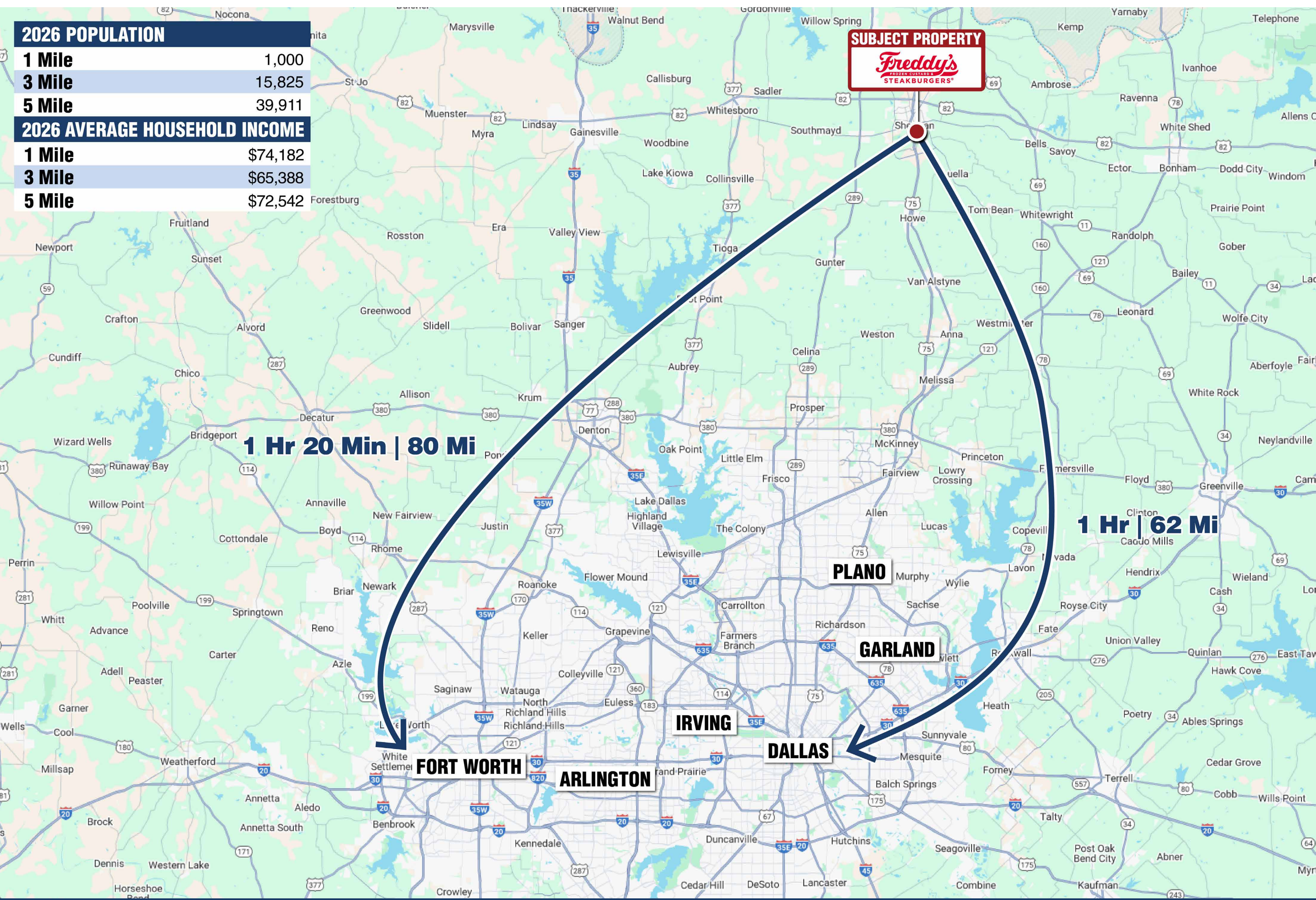
REFERENCE MAP & DEMOGRAPHICS

2026 POPULATION

1 Mile	1,000
3 Mile	15,825
5 Mile	39,911

2026 AVERAGE HOUSEHOLD INCOME

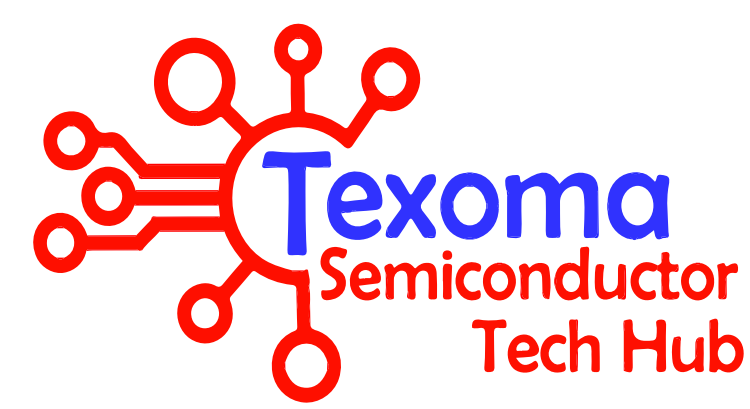
1 Mile	\$74,182
3 Mile	\$65,388
5 Mile	\$72,542



AREA OVERVIEW: SHERMAN, TX

TEXOMA SEMICONDUCTOR TECH HUB

The Texoma Semiconductor Tech Hub, led by Southern Methodist University, seeks to unify existing and planned semiconductor supply chain infrastructure by enhancing regional collaboration and uplifting underserved communities through workforce expansion. A Tech Hub Designation is a federal endorsement of a region's plans to supercharge their respective technological industry to create jobs and strengthen U.S. economic and national security.



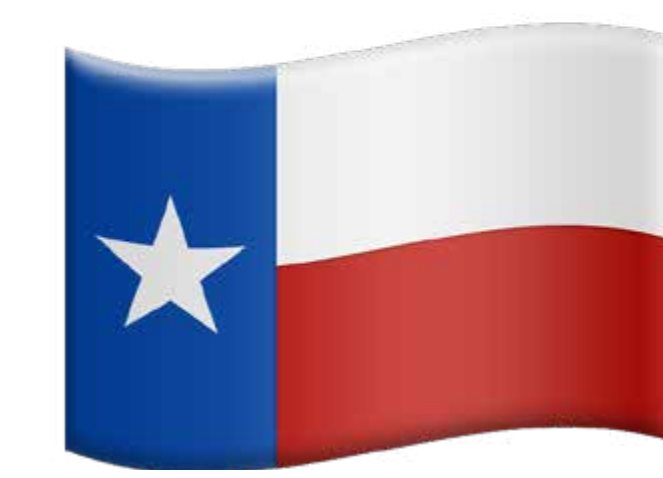
1 of 31 Federally Funded & Designated Tech Hubs

1 of 4 Tech Hubs for Semiconductor Manufacturing



Only Tech Hub Across 2 States

29 Counties Across North TX & South OK



#1 Nationwide in Semiconductor Exports

\$19.6B+ in 2024 Exports
28% of U.S. Market Share

SHERMAN'S RECENT TECH HUB INVESTMENTS



Company's Largest Mega-Site

Existing \$1.6B Chip Manufacturing Plant

\$40B Expansion Underway
Manufacturing Starting 2025

State's Largest Private Sector Development Project
4 "Fab" Facilities | 3,200+ Employees
100s of Millions of Chips Manufactured Daily



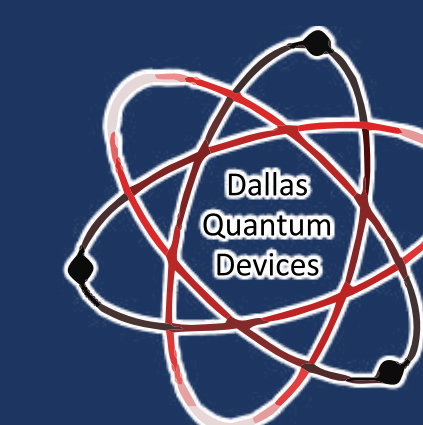
\$3.5B Campus Opened May 2025

1st U.S. Advanced Silicon Wafer Plant

Planned \$4B Expansion Announced



KEY HUB COMPANIES



TEXAS BROKER RELATIONSHIPS FORM



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.

11-2-2015



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:
 - 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.

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.

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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