

Freddy's Frozen Custard & Steakburgers

Hot Springs, AR 71913



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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.

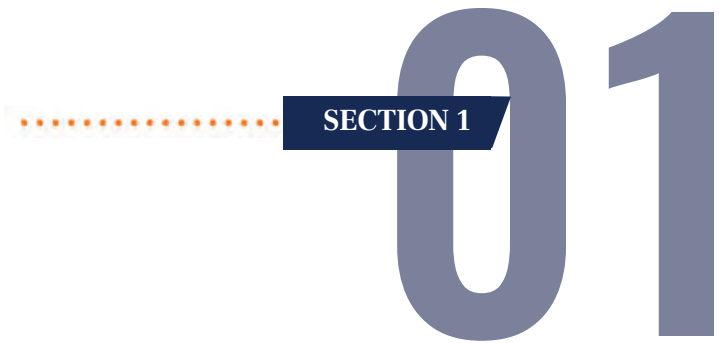
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SECTION 1

01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

102 BUENA VISTA RD



Listing Price
\$2,160,000



Cap Rate
6.00%



Price/SF
\$686.80

FINANCIAL

Listing Price	\$2,160,000
Down Payment	100% / \$2,160,000
NOI	\$129,600*
Cap Rate	6.00%
Price/SF	\$686.80
Rent/SF (Monthly)	\$3.43
Rent/SF (Annually)	\$41.21

OPERATIONAL

Lease Type	Ground Lease
Guarantor	Franchisee Guarantee
Lease Expiration	09/30/2036
Gross SF	3,145 SF
Rentable SF	3,145 SF
Lot Size	0.84 Acres (36,590 SF)
Occupancy	100%
ROFR	20 days from written notice
Year Built	2019
APN #	Regional Commercial District (C-R)
Zoning	099390

* NOI reflects tenant's 8.0% fixed rent increase scheduled to occur October 1, 2026. Seller shall credit buyer \$800/month from the COE until October 1, 2026 representing the difference in the tenant's currently monthly rent.



FREDDY'S FROZEN CUSTARD & STEAKBURGERS

102 Buena Vista Rd, Hot Springs, AR 71913

INVESTMENT OVERVIEW

The subject property is an attractive Freddy's Frozen Custard & Steakburgers located at the signalized corner of Central Avenue and Buena Vista Road, in Hot Springs, Arkansas.

Newly constructed in 2019, this Freddy's Frozen Custard & Steakburgers is situated as a pad to a Wal Mart Supercenter. The restaurant improvements consist of +/-3,145 sq. ft. situated on a +/- .86 acres of land providing 38 on-site parking spaces. Daily car count on Central Avenue is reported at 32,067.

The tenant is FA Hot Springs 155-0007, LLC who is affiliated with Long Oak Partners, headquartered in Austin, Texas. They are in investment fund that makes investments in retail businesses and retail real estate. Earlier this year, Long Oak Acquisitions, LLC acquired 9 Freddy's Frozen Custard & Steakburgers in the Arkansas market from an existing Freddy's franchisee who originally developed this Hot Springs location and was looking to downsize their operations.

The existing ground lease is absolute triple net (NNN), requiring no landlord responsibilities. There are over 10 years remaining on the initial 15-year term that calls for eight (8.0%) percent fixed rent increases every 5 years. Tenant has 3-five year lease options at same terms & conditions.

Freddy's Frozen Custard & Steakburgers chain was founded in 2002 by brothers Bill and Randy Smith, along with their friend and business partner Scott Redler who created the Freddy's restaurant chain as a tribute to Bill & Randy's father, Freddy. The first location was in Wichita and has since grown to over 550 locations across 36 states.

Hot Springs has a reported city population of 37,971 that will grow during the summer months with tourism. Located within proximity to a variety of demand generators including Hot Springs National Park famous for their historic thermal bath, Lake Ouachita State Park, a tranquil retreat situated on 40,000 acres perfect for boating, fishing, and hiking. Oaklawn Racing Casino is a year-round attraction for Hot Springs featuring both thoroughbred racing and casino gambling. In 2021, Oaklawn completed a \$100 million expansion that included a 400-room luxury hotel, 4-star rated spa and +/-15,000 sq. ft. event center. Magic Springs Amusement Park is in Hot Springs which is an expansive water & theme park with roller coasters, waterslides, and summer concerts.

Located less than 1 mile south of the subject property is Lake Hamilton (7,200 acres of surface area) that is home to resorts, vacation rentals, and waterfront restaurants.

Over 100 national retailers are in the immediate area of the subject property such as Wal-Mart, Lowe's, TJ Maxx, Old Navy, Sam's Club, Best Buy, Dick's Sporting Goods, Bed Bath & Beyond, PetSmart, Hobby Lobby, and many more.

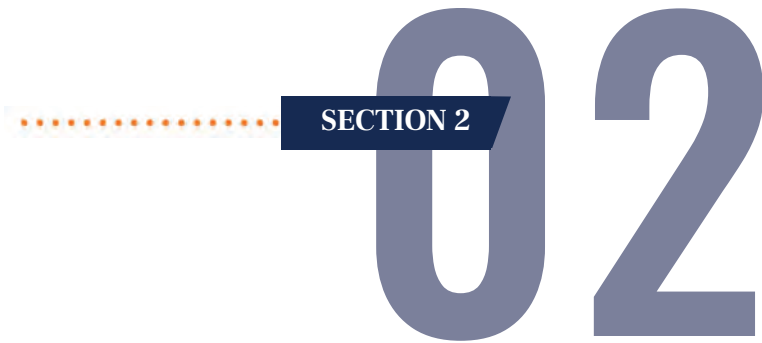
Attractive area demographics with population of 23,805 within a 3-mile radius of the subject property and Average Household Income of \$85,636 within this same radius.

INVESTMENT HIGHLIGHTS

- Over 10 years remaining on absolute NNN ground lease
- Fixed rent increases of 8.0% every 5 years
- Corner location at signalized intersection in front of Wal-Mart Supercenter
- Seasoned location for Freddy's Frozen Custard & Steakburgers







SECTION 2

02



PROPERTY INFORMATION

Tenant Profile
Aerial Photo
Retail Map
Regional Map

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FREDDY'S FROZEN CUSTARD & STEAKBURGERS // TENANT PROFILE



Founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner Scott Redler, Freddy's Frozen Custard & Steakburgers® was created as a tribute to Bill and Randy's father, Freddy. What started as one humble restaurant in Wichita, Kansas, has since exploded into one of the fastest-growing franchises in America—now boasting over 550 locations across 36 states and even reaching Canada.

With cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items – along with frozen custard that is freshly churned throughout the day in each restaurant – Freddy's has become one of the fastest-growing franchises in the U.S.

Franchisee: FA Hot Springs 155-0007, LLC who is affiliated with Long Oak Partners, headquartered in Austin, Texas. Long Oak Acquisitions, LLC who controls FA Hot Springs 155-0007, LLC operates 9 Freddy's Frozen Custard & Steakburgers in the Arkansas market.



FRANCHISE AWARDS & RECOGNITION

Entrepreneur
Ranked #59 for
Franchise 500 in
2025

Technomic
by Informa
Ranked #62 for Top
500 Chain Restaurant
Report in 2024

Entrepreneur
Ranked #76 for
Fastest-Growing
Franchises in 2024

**MOVERS +
SHAKERS**
Ranked #15 for Fast
Casuals Top 100 in 2024

Entrepreneur
Ranked #42 for Top
Brands for Multi-Unit
Owners in 2024

QSR
Ranked #43 for
QSR 50

Entrepreneur
Ranked #6 for The
Top 10 Burger
Franchises in 2024

yelp
Ranked #7 for
Fastest-Growing
Brands in 2024

















CVS pharmacy

ULTA

OLD NAVY

petco

chico's

Bath & Body Works

crumbl cookies

MattressKing

Bank OZK

THE UPS STORE

David's Burgers

AW

ON THE BORDER

Chick-fil-A

IHOP

HARBOR FREIGHT

belk

TJ-MAXX

Office DEPOT

Citizens Bank

bundt

GAME X CHANGE

McALISTER'S DELI

WING STOP

FedEx Office

Starbucks

Chick-fil-A

SALLY BEAUTY

KIRKLAND'S

LOWE'S



U-HAUL

CHIPOTLE

TACO BELL

KFC

CENTRAL AVENUE

Jersey Mike's

WAL-MART SUPERCENTER

NISSAN

Olive Garden

HONEYBAKED

ZAXBY'S

Wendy's

Applebee's

RED LOBSTER

SONIC

MCDONALD'S

FIREHOUSE SUBS

POPEYES

LINCOLN

ROSS DRESS FOR LESS

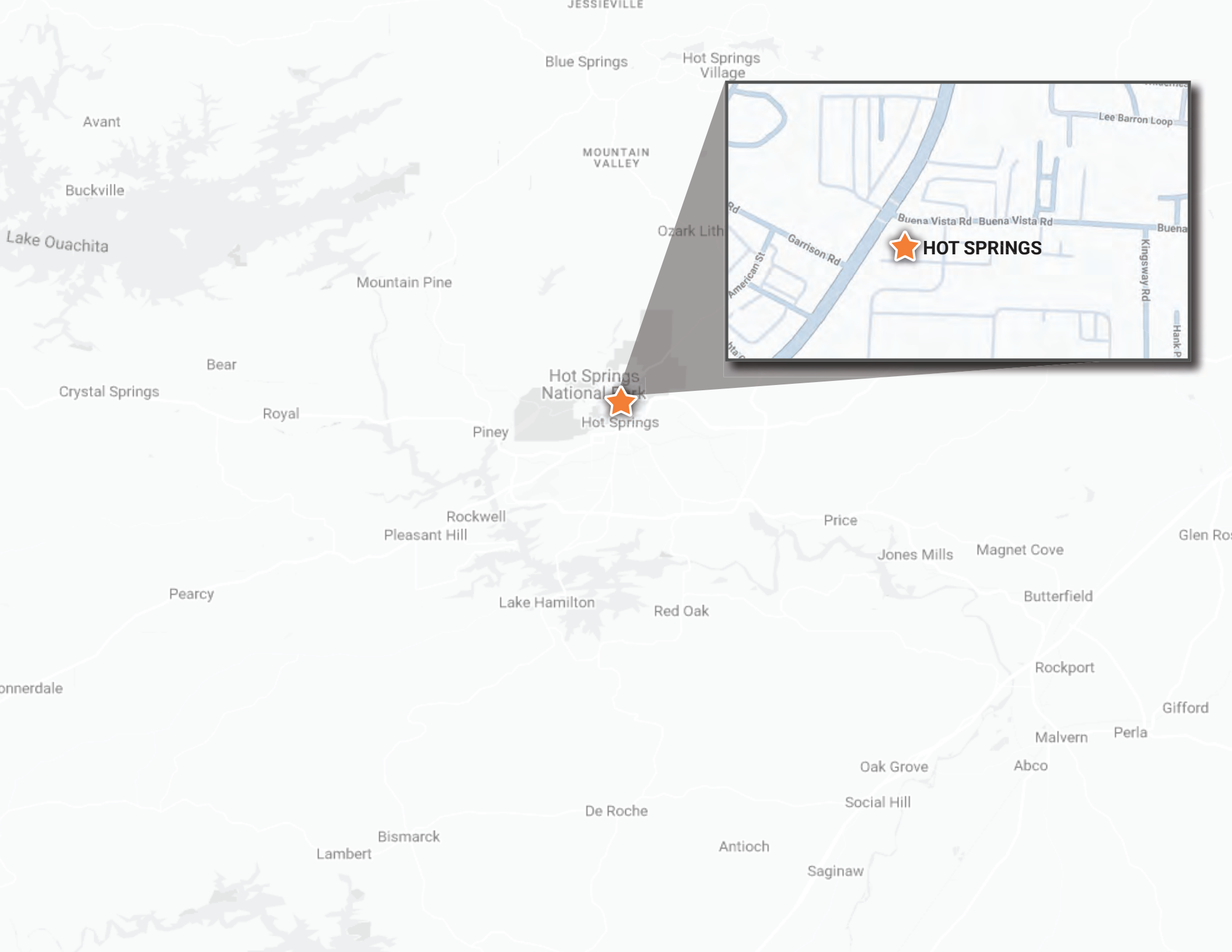
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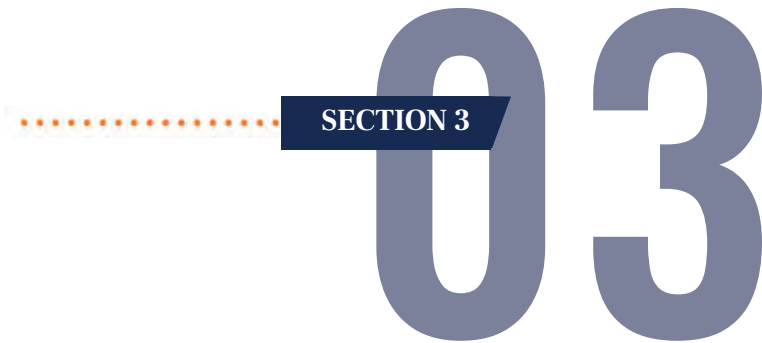
Kroger

JCPenney

Dillard's

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SECTION 3

03



FINANCIAL ANALYSIS

Property Summary
Interior Photos

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Property Summary

Freddy's **Freddy's Frozen Custard & Steakburgers**
102 Buena Vista Road, Hot Springs, AR 71913

PREPARED BY

Steve Sauter

P: (650)391-1803 | L: CA 01084092

The Offering

Price	\$2,160,000
Capitalization Rate	6.00%
Price/SF	\$686.80
Land Price/SF	\$59.03

Property Description

Year Built/Remodel	2019
Gross Leasable Area	3,145
Type of Ownership	Ground Lease
Lot Size	.84 acres

Lease Summary

Tenant	FA Hot Springs 155-0007, LLC
Rent Increases	8.0% every 5 years
Guarantor	Franchisee
Lease Type	NNN
Lease Commencement	October 01, 2021
Lease Expiration	September 30, 2036
Renewal Options	3 - five year
Lease Terms	15 years
Term Remaining on Lease (Yrs)	10.3 years
Landlord Responsibility	None
Tenant Responsibility	Roof & Structure

Rent Schedule

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$129,600.00	\$10,800.00	\$41.21
Years 11-15	\$139,969.00	\$11,664.00	\$44.51
Lease Option #1 (Years 16-20)	\$151,165.44	\$12,597.12	\$48.06
Lease Option #2 (Years 21-25)	\$163,258.68	\$13,604.89	\$51.91
Lease Option #3 (Years 26-30)	\$176,319.37	\$14,693.28	\$56.06



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FREDDY'S FROZEN CUSTARD & STEAKBURGERS

INTERIOR PHOTOS



FREDDY'S FROZEN CUSTARD & STEAKBURGERS

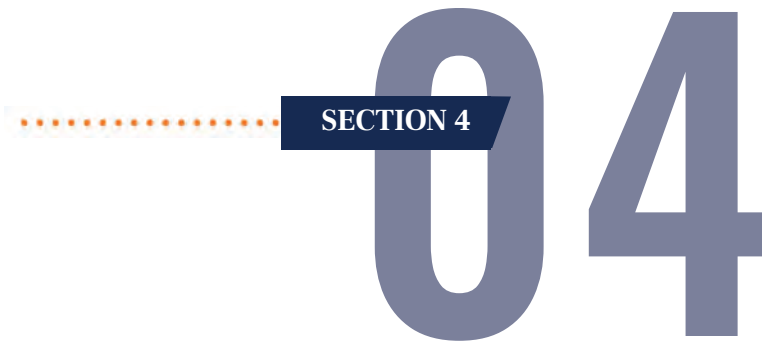
INTERIOR PHOTOS



FREDDY'S FROZEN CUSTARD & STEAKBURGERS

INTERIOR PHOTOS





SECTION 4

MARKET OVERVIEW

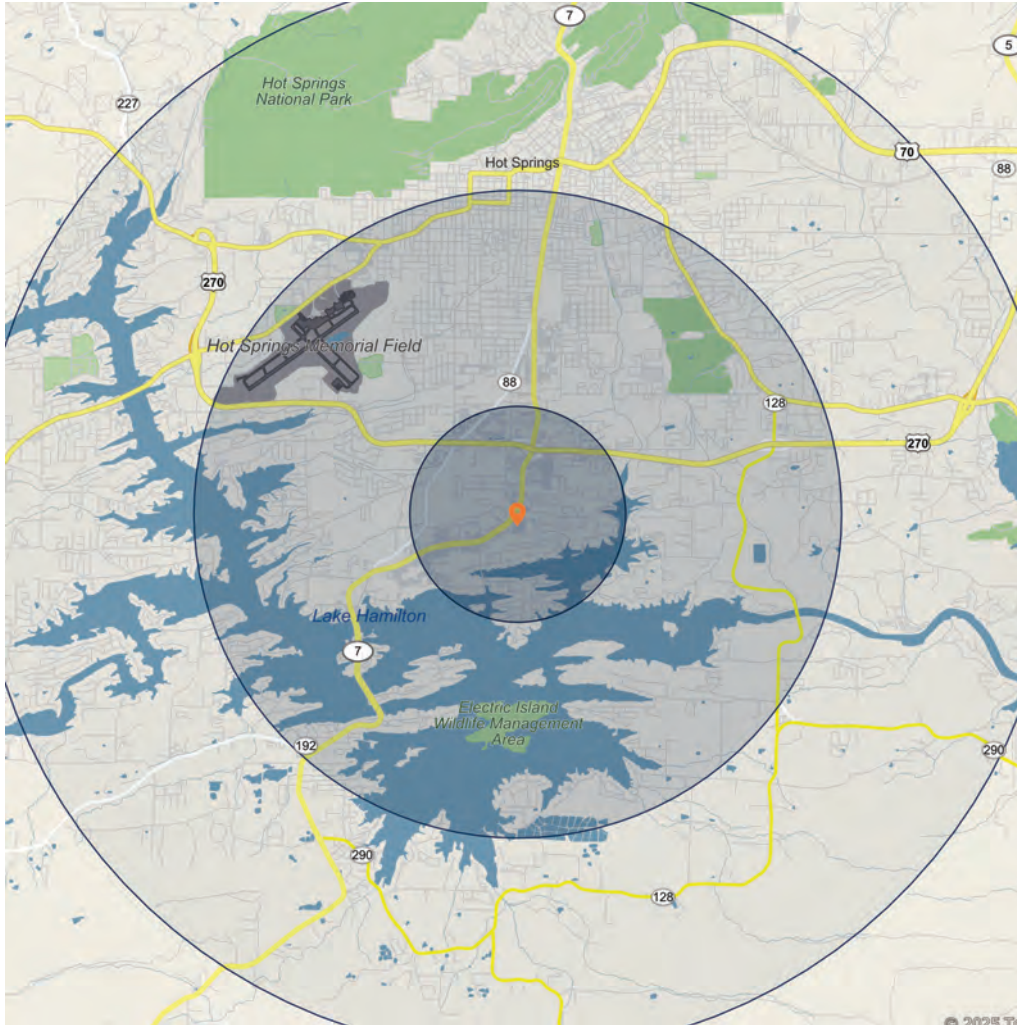
Demographics

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FREDDY'S FROZEN CUSTARD & STEAKBURGERS

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	3,478	23,981	53,622
2025 Estimate	3,455	23,905	53,320
2020 Census	3,397	24,313	53,869
2010 Census	3,118	23,818	52,242

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$79,852	\$74,672	\$76,056
Median	\$59,599	\$59,337	\$58,784
Per Capita	\$45,314	\$35,788	\$34,307

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2030 Projection	1,983	11,475	24,672
2025 Estimate	1,958	11,376	24,393
2020 Census	1,910	11,182	23,854
2010 Census	1,741	10,852	23,034

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$228,261	\$208,507	\$225,052

EMPLOYMENT

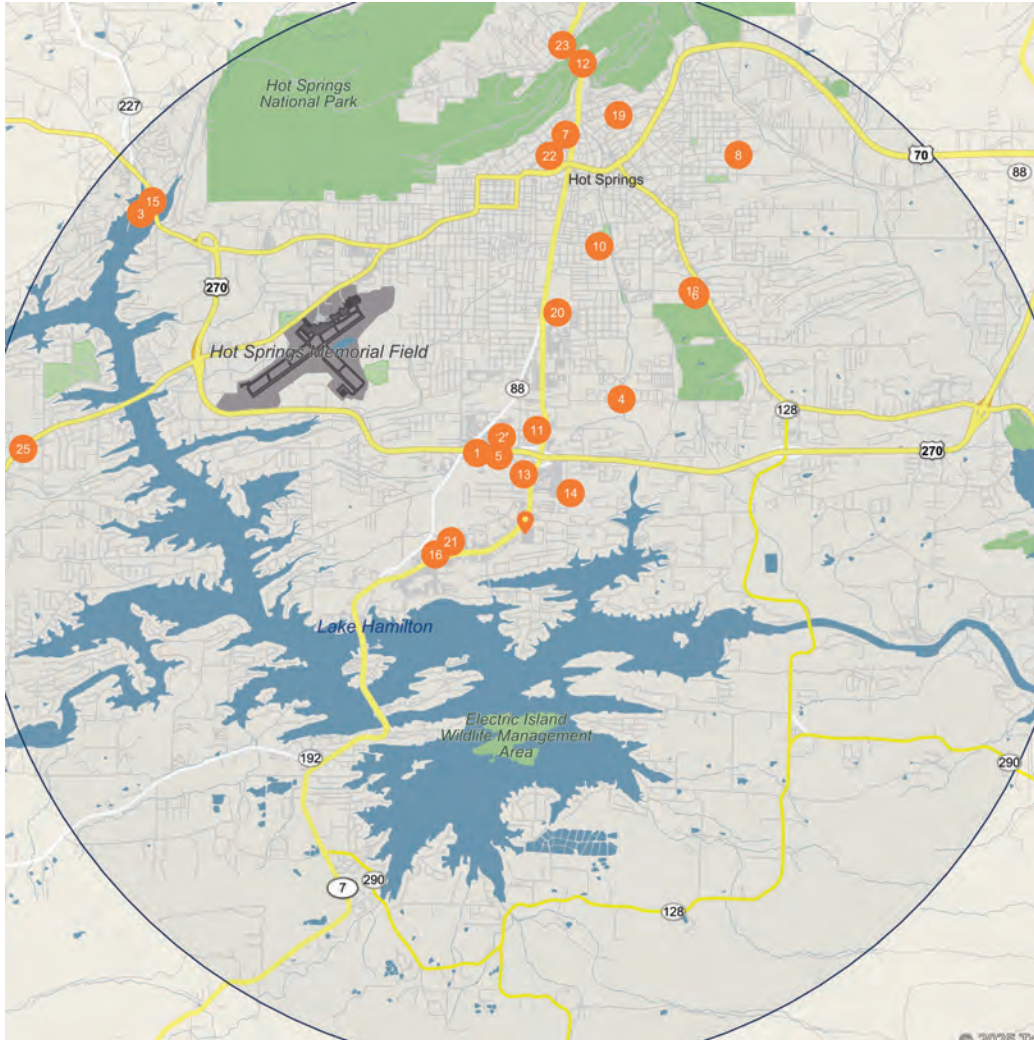
	1 Mile	3 Miles	5 Miles
2025 Daytime Population	9,073	31,801	60,767
2025 Unemployment	1.55%	1.32%	1.92%
Average Time Traveled (Minutes)	17	20	21

EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	3.33%	1.86%	1.72%
Some College (13-15)	35.03%	39.03%	37.93%
Associate Degree Only	13.59%	16.24%	16.67%
Bachelor's Degree Only	12.46%	8.25%	8.36%
Graduate Degree	24.84%	24.15%	25.57%

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

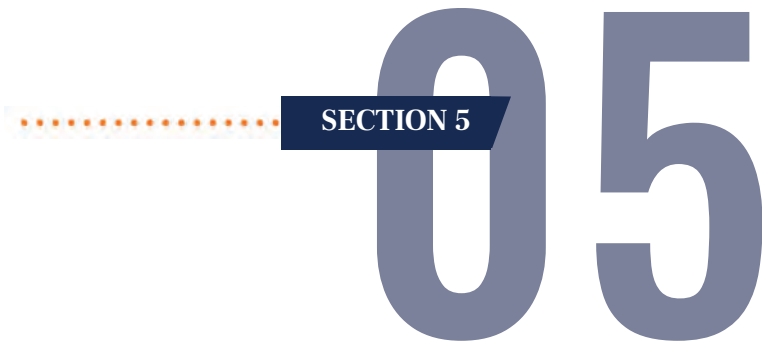
DEMOGRAPHICS



Major Employers

Employees

1	Ballys Park Place Inc-Ballys	4,026
2	St Josephs Regional Hlth Ctr-Saint Josephs Mercy Health Ctr	1,320
3	Atrium At Serenity Point LLC-	1,162
4	Beverly Enterprises - Ark Inc-Beverly	1,024
5	American Oncology MGT Co LLC-	923
6	National Park Med Ctr Aux Inc-	580
7	St Josephs Regional Hlth Ctr-Lifemobile Ems St Josephs	517
8	Reynolds Consumer Products LLC-	447
9	Hot Sprngs Nat Pk Hosp Hldngs-	400
10	First Step Foundation-FIRST STEP SCHOOL	380
11	Saint Josephs Hospital Inc-	354
12	Southwest Capital MGT Inc-Arlington Resort Hotel & Spa	330
13	St Josephs Regional Hlth Ctr-Midstate Anesthesia	311
14	Saint Josephs Hospital Inc-St Josephs Hospital	275
15	Saint Josephs Hospital Inc-	275
16	O K Apple Inc-Applebees	275
17	Saint Josephs Hospital Inc-	252
18	Hot Sprngs Nat Pk Hosp Hldngs-Npmc Home Touch Healthcare	248
19	Hot Springs Catering Co Inc-	227
20	Oaklawn Jockey Club Inc-Oaklawn Race Track	195
21	Hospice Home Care Inc-	189
22	County of Garland-Garland County Road Dept	186
23	Arlington Hotel Company Inc-Majestic Hotel	170
24	Sky Capital Group LP-	170
25	Amusement MGT Partners LLC-Magic Springs & Crystal Falls	148



SECTION 5

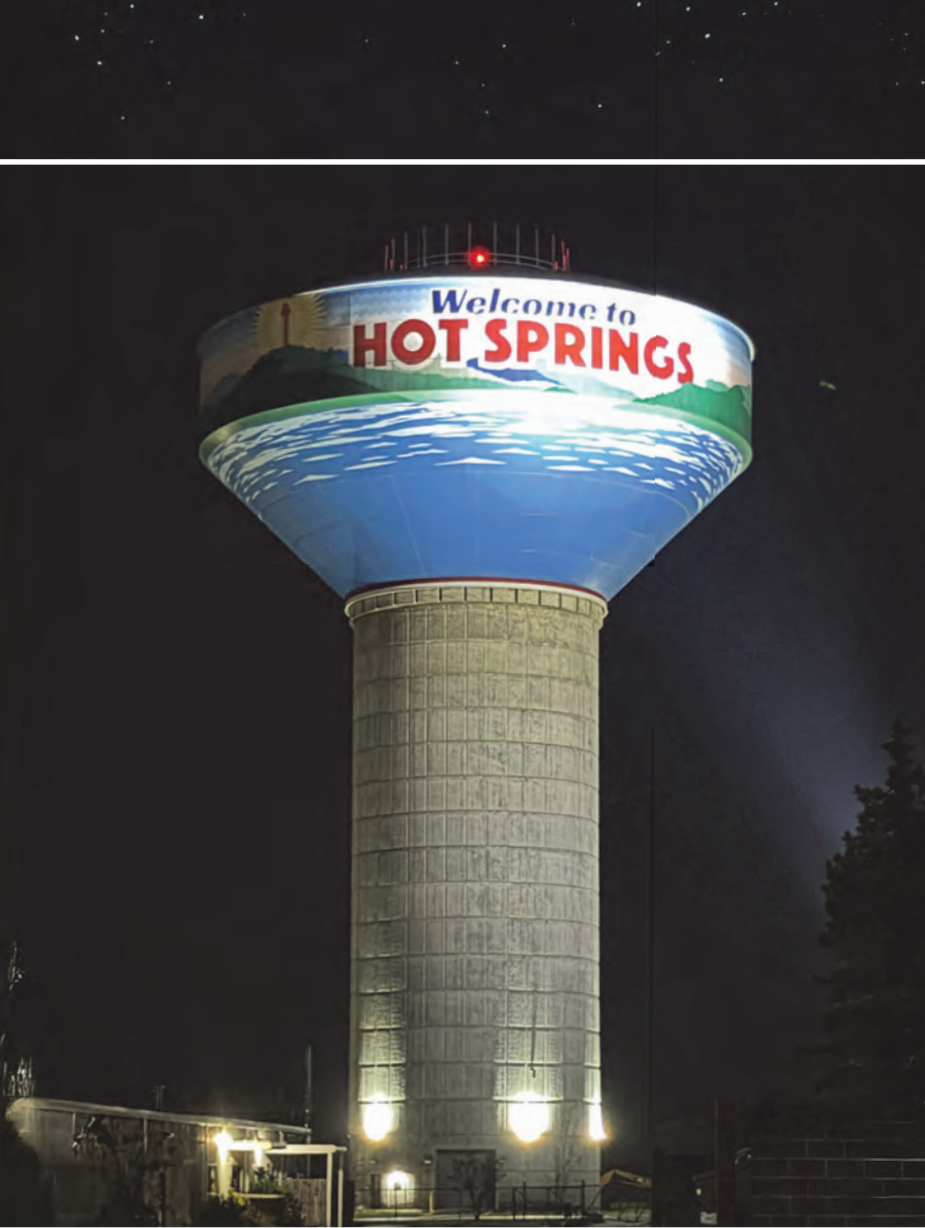
MARKET OVERVIEW

Market Overview

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HOT SPRINGS, ARKANSAS // MARKET OVERVIEW



Hot Springs, Arkansas, is a captivating city steeped in natural beauty and rich history. Nestled in scenic Ouachita Mountains and blessed with naturally heated mineral waters, the city offers a unique blend of historic charm and modern conveniences. Located within Hot Springs National Park, it is celebrated for its iconic Bathhouse Row and well-preserved architectural landmarks. Its strategic position along U.S. Highways 70 and 270 connects residents and visitors alike to major urban centers such as Little Rock and Dallas, enhancing its appeal as both a tourist hotspot and a vibrant community.

Located in Hot Springs is Lake Ouachita State Park, a tranquil retreat situated on 40,000 acres perfect for boating, fishing, and hiking. Oaklawn Racing Casino is a year-round attraction for Hot Springs featuring both thoroughbred racing and casino gambling. In 2021, Oaklawn completed a \$100 million expansion that included a 400-room luxury hotel, 4-star rated spa and +/-15,000 sq. ft. event center. Magic Springs Amusement Park is in Hot Springs which is an expansive water & theme park with roller coasters, waterslides, and summer concerts. Hot Springs has a reported city population of 37,971.

The local economy in Hot Springs is robust and diverse, fueled primarily by tourism, hospitality, and healthcare. The world-renowned thermal baths and historical attractions draw millions of visitors each year, creating vibrant opportunities for local businesses—from boutique hotels and fine dining establishments to wellness spas and artisan shops. This steady influx of visitors has spurred growth in retail and service sectors, reinforcing the city's economic stability. Additionally, the presence of leading medical facilities and emerging technology initiatives supports a well-rounded job market for its residents.

Beyond its economic strengths, Hot Springs is celebrated for its welcoming, community focused lifestyle. The city offers an inviting mix of affordable living options and an abundance of recreational activities that cater to both residents and visitors.



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