



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Longhorn Steakhouse in Shelby, NC (Charlotte, NC MSA). The Premises is ground leased to Longhorn Steakhouse for a 10 year initial term with four (4) - five (5) year options. The Asset is well positioned on the main commuter corridor E Dixon Blvd (36K VPD) in Shelby, NC and is adjacent to hundreds of apartments and retailers.







10-YR **LEASE**

RETAIL NODE

HIGH GROWTH CHARLOTTE MSA

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$190,000
10% Rental Increase	6-10	\$209,000
1st Option Period	11-15	\$229,900
2nd Option Period	16-20	\$252,890
3rd Option Period	21-25	\$278,179
4th Option Period	26-30	\$305,997

NOI	\$190,000	
CAP	5.60%	
PRICE	\$3,393,000	

ASSET SNAPSHOT		
Tenant Name	Longhorn Steakhouse	
Address	1235 E Dixon Blvd, Shelby, NC 28152	
Building Size (GLA)	5,800 SF	
Land Size	1.46 Acres	
Year Built	2025	
Signator/Guarantor	Rare Hospitality International, Inc (Corporate)	
Rent Type	Ground Lease	
Landlord Responsibilities	None	
Rent Commencement Date	9/8/2025	
Lease Expiration Date	9/30/2035	
Rental Increases	10% Every 5 Years and in Options	
Remaining Term	10 Years	
Current Annual Rent	\$190,000	

















STRONG LEASE **FUNDAMENTALS**

Abs. NNN - Ground Lease with zero landlord responsibilities Long term 10 yr lease with 4 x 5 year extensions | 10% Rental Increases every 5 years



STRONG EXPERIENCED **OPERATOR & BRAND**

Rare Hospitality International, Inc owns and operates over 317 restaurants with 287 of those being Longhorn Steakhouses | Darden Restaurants Inc. recently merged with the restaurant operator to become a 1,500 location restaurant operator



CLOSE PROXIMITY TO **MARKET DRIVERS**

Site is positioned under 0.5 miles from Shelby High School | Shelby High has more than 800 students enrolled and employs more than 55 employees | Located under 3 miles from the site are market drivers such as The Cleveland County Fair (130K visitors annually), Marion Ridge Apartments (150 Apartments), Magnolia Plantation (300 Homes), and much more



GREAT VISIBILITY ON HIGH TRAFFICKED CORRIDOR

Site is located along the busy commuter thoroughfare E Dixon Blvd (36K VPD) with a protected left turn lane into the site | The Longhorn Steakhouse benefits from employees returning home from either Shelby (2.5 Miles from downtown) or Charlotte, NC (38 Miles from downtown)



DENSE RETAIL NODE

Within a 1-mile radius of the Longhorn Steakhouse is more than 1.3M SF of retail space boasting a 3.1% vacancy rate | Nearby National Retailers Include: Walmart Supercenter (Top 70th percentile nationally, 85th in NC), Lowe's Home Improvement, Tractor Supply Co., Sears, PetSmart, Harbor Freight, and more



A TOP PERFORMING MARKET NATIONALLY

Charlotte, NC ranked #5 in 2022 of best residential markets (Rocket Mortgage) Charlotte forecasts a 45.2% job growth over the next 10 years (4.6% growth from 2021 to 2022)

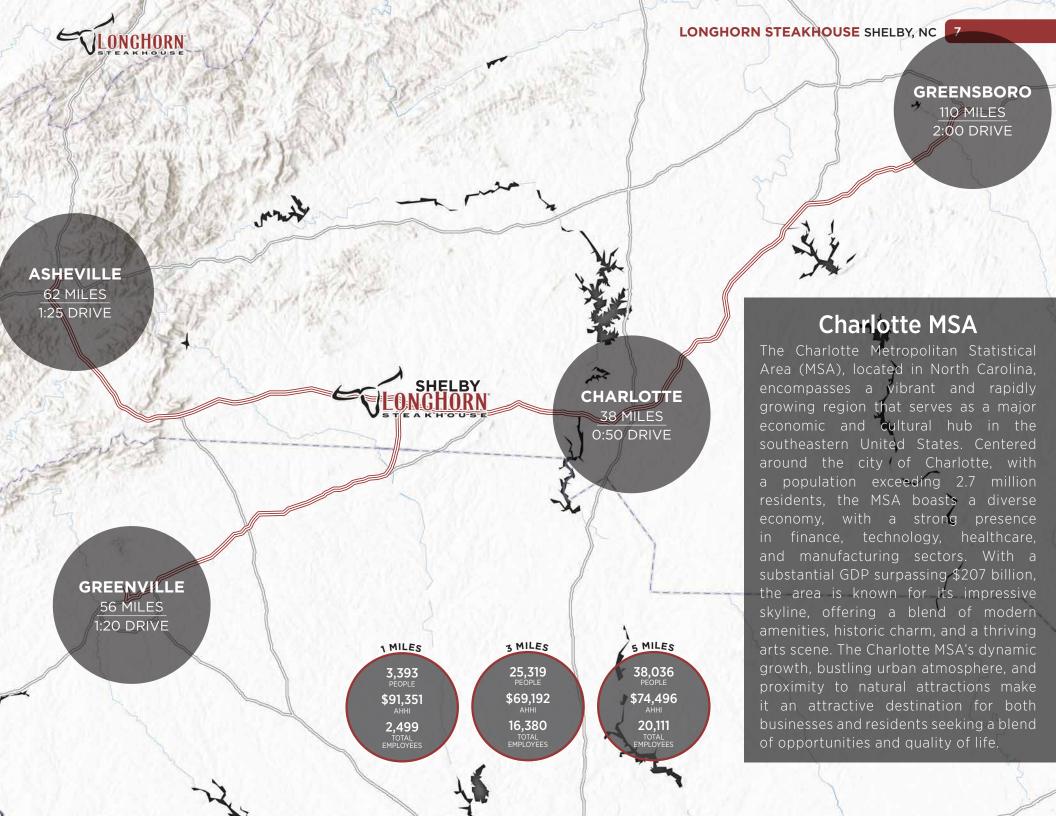






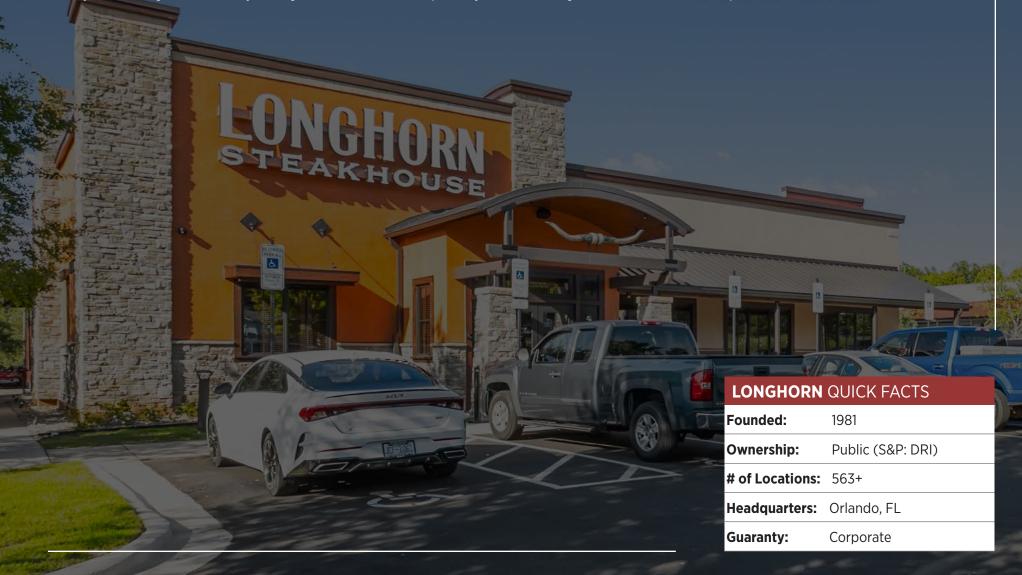








LongHorn Steakhouse is an American casual dining restaurant chain owned and operated by Darden Restaurants, headquartered in Orlando, FL. As of 2023, LongHorn Steakhouse generated more than \$2.5 billion in sales in its 563 locations. LongHorn Steakhouse was founded in 1981 by George McKerrow Jr. and his best friend Brian. McKerrow. The first location, originally called LongHorn Steaks Restaurant & Saloon, opened on Peachtree Street in Atlanta, GA. By 1990, the franchise expanded farther south. It has locations primarily throughout the Eastern United States. It also has many locations in the Midwest, Southwest, and Puerto Rico. In August 2007, LongHorn Steakhouse, formerly owned and operated by RARE Hospitality International Inc., was purchased by Darden Restaurants, Inc.



OFFERED FOR SALE

\$3,393,000 | 5.60% CAP



1235 E DIXON BLVD SHELBY, NC (CHARLOTTE, NC MSA)

Exclusively Offered By



PRIMARY DEAL CONTACTS

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This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Longhorn Steakhouse - Shelby, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP. And neither Owner nor ACP, nor their respective eauity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum. This Offering Memorandum is the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property or the date of the preparation of the Offering Memorandum is the property or the date of the preparation of the Offering Memorandum is th