



FreshStop

The Stop That Keeps You Going.

710 W PLEASANT RUN RD
Lancaster, TX (Dallas, MSA)

OFFERED FOR SALE
\$3,400,000 | 7.50% CAP



REPRESENTATIVE PHOTO

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Fresh Stop in Lancaster, TX. This recently renovated, 1,692 SF asset has been leased to FreshStop for an initial 20 year term with three (3) five (5) year extension periods.



**WELL
POSITIONED IN
RETAIL NODE**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$255,000
Initial Term	6-10	\$280,500
Initial Term	11-15	\$308,550
Initial Term	16-20	\$339,405
1st Option Term	21-25	\$373,346
2nd Option Term	26-30	\$410,680
3rd Option Term	31-35	\$451,748

NOI	\$255,000
CAP	7.50%
PRICE	\$3,400,000

ASSET SNAPSHOT

Tenant Name	Fresh Stop
Address	710 W Pleasant Run Rd, Lancaster, TX 25172
Building Size (GLA)	1,692 SF
Land Size	0.50 Acres
Year Built/Renovated	1967/2025
Signator/Guarantor	Fresh Stop Lancaster, LLC
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	COE (Close Of Escrow)
Remaining Term	20 Years
ROFR	No
Rental Increases	10% Every 5 Years and in Extensions
Current Annual Rent	\$255,000



REPRESENTATIVE PHOTO



107,060 PEOPLE
IN 5 MILE RADIUS



\$89,944 AHHI
IN 3 MILE RADIUS



14,189 VPD
ON W PLEASANT RUN RD



**ATTRACTIVE LEASE FUNDAMENTALS**

20 Year Lease with 10% bumps every 5 years and in extension periods | Abs. NNN lease providing zero landlord responsibilities | Passive investment

**DALLAS, TX MSA**

The Dallas, TX MSA is the fourth largest in the U.S. only behind New York City, LA, and Chicago | From July 2023 to July 2024 the MSA added 177,922 new residents equating to roughly 487 people moving there per day

**EXPERIENCED C-STORE OPERATOR**

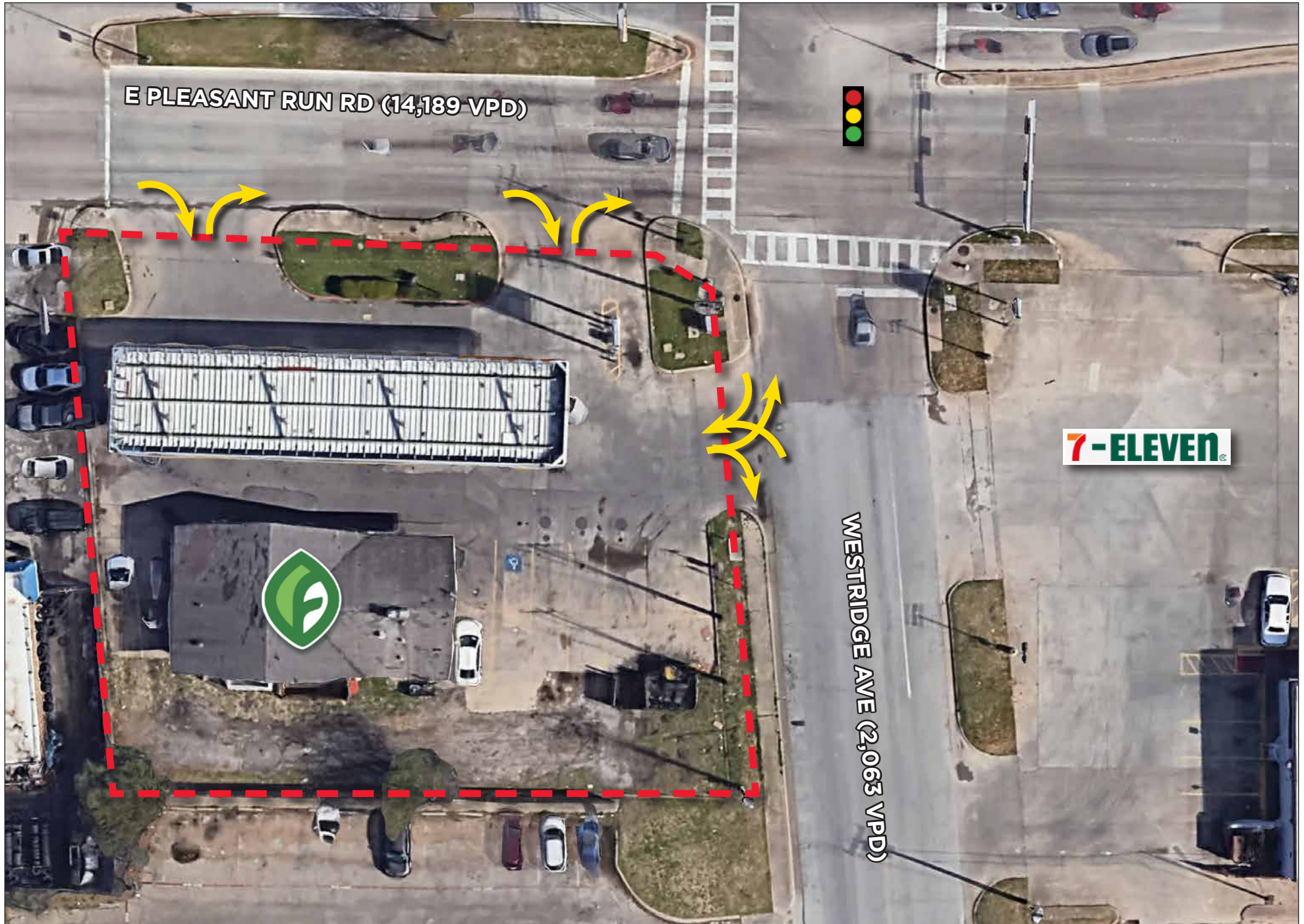
FreshStop Gas Stations have more than 31 locations built | These stores are corporate guarantees as well as backed by a strong personal guarantee

**ACCESS OFF OF HARD CORNER**

This C-Store is located off of busy E Pleasant Rd (14K VPD) | FreshStop benefits from their strong location at a lighted intersection | With multiple points of ingress and egress off of E Pleasant Run Rd and Westridge Ave there is a ease of access for potential customers

**NEARBY MARKET DRIVERS**

Next door to the site is Lancaster Middle School with around 1,000 students and Across the Street is Lancaster High School with around 2,500 students | North of the site just 1.7 miles is the Dallas College Cedar Valley Campus with more than 9,500 students | Under 2 miles from the site is the 735K SF Walmart Distribution Center which employs over 1,000 people





Dallas College
Cedar Valley Campus

Lancaster High
2,313 Students



the athlete's foot



7-ELEVEN

Walmart
Distribution

Lancaster Middle
968 Students



CITITRENDS



Walgreens



DOLLAR TREE



ROSS
DRESS FOR LESS®



Wendy's



ROSS
DRESS FOR LESS®



OUTBACK
STEAKHOUSE



HOME2
SUITES BY HILTON



E PLEASANT RUN RD (14,189 VPD)

Crescent Regional
Hospital

DOLLAR GENERAL

W BELT LINE RD (21,46 VPD)



Walmart
Neighborhood Market

Walmart
WHATABURGER



26,639 VPD

FORT WORTH
37 MILES
1:00 DRIVE

DALLAS
12 MILES
0:20 DRIVE



LANCASTER

AUSTIN
173 MILES
3:20 DRIVE

SAN ANTONIO
245 MILES
4:45 DRIVE

HOUSTON
212 MILES
3:30 DRIVE

The Dallas Metropolitan Statistical Area (MSA), located in North Texas, is a dynamic and rapidly growing economic hub that encompasses Dallas, Fort Worth, and numerous surrounding cities. Renowned for its diverse economy, the Dallas MSA boasts a thriving job market and a robust business landscape, with key sectors including technology, finance, healthcare, and manufacturing. It is consistently ranked among the top U.S. MSAs for job creation and population growth. The region's economic strength is driven by a pro-business environment, a well-developed infrastructure, and a low cost of living, making it an attractive destination for both businesses and individuals seeking economic opportunities and a high quality of life.

1 MILES

11,667
PEOPLE
\$73,251
AHHI
3,229
TOTAL
EMPLOYEES

3 MILES

40,501
PEOPLE
\$89,944
AHHI
11,363
TOTAL
EMPLOYEES

5 MILES

107,060
PEOPLE
\$83,878
AHHI
24,517
TOTAL
EMPLOYEES



TENANT SUMMARY

Fresh Stop is a privately owned company with 31 stores dedicated to bringing freshness and simplicity to their community. They are a values-driven organization composed of individuals who love to work, play, and laugh hard. Their core values include being team-oriented, committed to quality, passionate, and customer-focused.

At Fresh Stop, they are driven by a clear purpose: to provide their friends and neighbors with the freshness and convenience they need to make their busy days a little easier. They strive to create a positive impact on every customer by offering high-quality products and delivering exceptional service.



FRESH STOP QUICK FACTS

Founded:	2024
Ownership:	Private
# of Locations:	31+
Headquarters:	Greenville, SC
Guaranty:	Corporate



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Exclusively Offered By



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