

# Chick-fil-A

Altus, OK



This property is listed in conjunction with Oklahoma-licensed real estate broker Old Capital Group.

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



**2023 Construction  
With Double Drive-Thru  
Component**



**Limited Competition**  
Only Chick-fil-A in a 50+  
Mile Radius



**3.5 Miles from Altus Air  
Force Base**  
4,800 + Personnel

- New 15-Year Corporate Absolute Net Lease to Chick-fil-A
  - No Landlord Maintenance Responsibilities
  - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- High Quality 2023 Construction Featuring Double Drive-Thru Component
- Chick-fil-A Generated 2024 Sales of \$22.75 Billion (5.4% YoY Increase)
  - Freestanding Locations Boast an Average Unit Volume (AUV) of \$9.32 Million
- Chick-fil-A has Highest Average Unit Volume Among QSR Users
- Limited Competition – Only Chick-fil-A in 50+ Mile Radius
- Strategic Retail Location with Excellent Visibility and Access
  - Located along Primary East-West Thoroughfare in Altus Adjacent to Walmart, Starbucks, Whataburger, and more
- 3.5 Miles from Altus Air Force Base
  - 4,800 + Personnel and Total Annual Economic Impact of \$1.15+ Billion





	<b>LOCATION</b>	201 E Tamarack Road, Altus, OK 73521
	<b>LOT SIZE</b>	±2.87 acres or ±125,017 square feet
	<b>PARKING</b>	~77 parking stalls available on site
	<b>IMPROVEMENTS</b>	Construction completed in 2023 of a 5,305 square foot building with a double drive-thru component for <b>Chick-fil-A</b> .
	<b>YEAR BUILT</b>	2023
	<b>LEASE</b>	Leased to <b>Chick-fil-A, Inc.</b> for fifteen (15) years from September 21, 2023 through September 30, 2038 at an initial annual rent of \$272,328. There are thirteen (13) five-year options to renew the lease. Rent is to increase by 10% every 5 years and at the start of each option period. The lease is absolute net with tenant responsible for all taxes, insurance, and maintenance.
	<b>FINANCING</b>	The property will be delivered free and clear of permanent financing.

# \$5,615,000

## 4.85% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
<b>Years 1–5</b>		<b>\$272,328</b>	<b>4.85%</b>
Years 6–10		\$299,561	5.34%
Years 11–15		\$329,517	5.87%
Years 16–20	(Option 1)	362,469	6.46%
Years 21–25	(Option 2)	\$398,715	7.10%
Years 26–30	(Option 3)	\$438,587	7.81%
Years 31–35	(Option 4)	\$482,446	8.59%
Years 36–40	(Option 5)	\$530,690	9.45%
Years 41–45	(Option 6)	\$583,759	10.40%
Years 46–50	(Option 7)	\$642,135	11.44%
Years 51–55	(Option 8)	\$706,349	12.58%
Years 56–60	(Option 9)	\$776,984	13.84%
Years 61–65	(Option 10)	\$854,682	15.22%
Years 66–70	(Option 11)	\$940,150	16.74%
Years 71–75	(Option 12)	\$1,034,165	18.42%
Years 76–80	(Option 13)	\$1,137,582	20.26%

# Chick-fil-A



**Chick-fil-A Generated 2024 Sales of Over \$22 Billion**

**Freestanding Locations Boast an Average Unit Volume (AUV) of \$9.3M**

**Chick-fil-A, Inc.**, headquartered in College Park, Georgia, is one of the most successful and largest fast-food chains in America. The company has more than 3,236 restaurants, primarily in the United States. The company initially focused on locations in shopping mall food courts but shifted its focus in the mid-80s to freestanding franchises. Though primarily concentrated in the southern United States, the chain has expanded in recent years with franchise locations in 48 states, Washington D.C., Puerto Rico, and Canada; with plans of further expansion into Michigan, the U.K., and Singapore.

Chick-fil-A's average sales per restaurant consistently outpace and surpass competitors such as KFC, Popeyes, and McDonald's. Chick-fil-A uses a business model significantly different from other restaurant franchises, most notably retaining ownership of each restaurant, allowing for controlled growth. Chick-fil-A typically selects the location, builds the restaurant, and retains ownership of the store. Chick-fil-A gets a larger share of revenue from its franchises than other chains, but the formula works well for operators because the up-front cost of becoming a franchisee is lower compared to other competing chains.

For the 10th year in a row, Chick-fil-A ranked first in customer satisfaction as the most popular fast-food chain in the United States, according to the American Customer Satisfaction Index.

Chick-fil-A's sales in 2024 were estimated to be \$22.746 billion, up 5.4% over 2023. Standalone locations outside of malls generated a record \$9.317 million in average unit volume (AUV) in 2024. Chick-fil-A is only one of three restaurant brands in America with U.S. systemwide sales north of \$20 billion—McDonald's and Starbucks are the others.





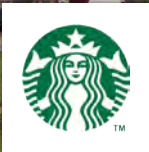
E TAMARACK RD





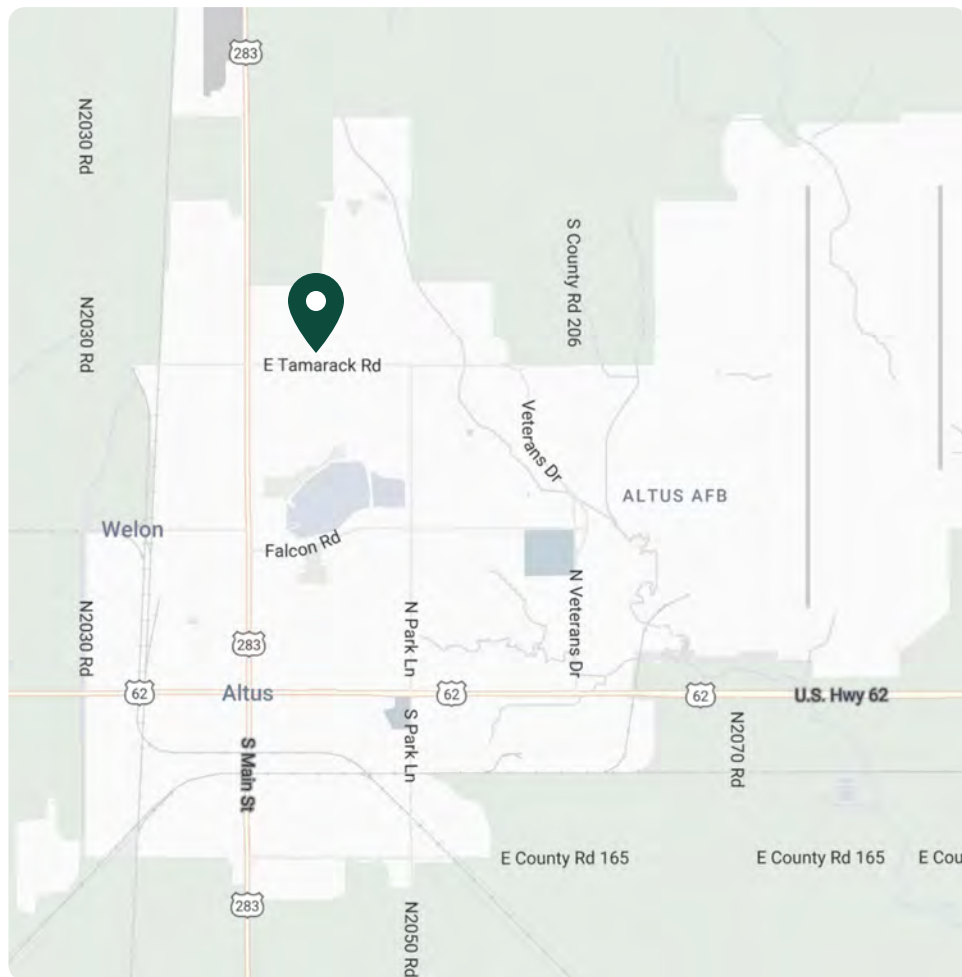


Atlas Air Force Base  
4,800+ Personnel



E Tamarack Rd





## High-Visibility Site with Proximity to Education, Military, and Retail Anchors

The subject property benefits from excellent access and visibility along East Tamarack Road near its intersection with US-283/N Main Street, positioned adjacent to a newly developed Starbucks and car wash. It sits directly across from a Walmart Supercenter-anchored shopping center featuring Whataburger, Dollar General, Harbor Freight Tools, Hibbett Sports, Atwoods, Sally Beauty, Chicken Express, and more.

Directly across North Main Street are the campuses of Western Oklahoma State College and Southwest Technology Center, both of which generate consistent daily traffic to the area.

Altus Air Force Base is located approximately 3.5 miles, established in 1943, from the property and is home to more than 4,800 personnel. It provides initial and advanced specialty training programs for over 2,000 flight crew and maintenance students annually. When considering both direct and indirect/induced impacts, Altus Air Force Base supports a total of 8,081 jobs and generates an estimated \$1.15 billion in annual economic activity.

Altus lies about 55 miles west of Lawton, OK and approximately 135 miles southwest of Oklahoma City. It's also within a couple of hours' drive of Wichita Falls, Texas, and the broader north Texas region. Altus's location along U.S. Highways 62 and 283, and its accessibility to interstate routes (I-40, I-44, and I-35 via connecting highways), make it a regional retail and services hub for residents of southwestern Oklahoma and neighboring north central Texas.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Walmart Supercenter	2.3 million annual visits
McDonald's	656,600 annual visits
Whataburger	452,000 annual visits
Sonic	461,900 annual visits



24,189

2024 Total Population



\$183,191

Average Home Value



\$81,524

Average Household Income

 201 E Tamarack Rd, Altus, OK 73521

Population Summary	5 Mile	10 Miles	15 Miles
2024 Total Population	19,657	22,757	24,189
2029 Total Population	19,317	22,366	23,776
2024 Total Daytime Population	21,512	23,647	24,749
Average Household Income			
2024	\$79,724	\$80,929	\$81,524
2029	\$90,145	\$91,666	\$92,501
Average Home Value			
2024	\$176,589	\$182,617	\$183,191
2029	\$187,289	\$194,798	\$195,312



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