

Chick-fil-A

Plainview, TX

UNIQUE FEE SIMPLE CHICK-FIL-A | 100% BONUS DEPRECIATION IN YEAR 1



This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.

www.fisherjamescapital.com



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Fisher James Corp. & Delta Commercial ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

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.

- 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
- Chick-fil-A Generated 2024 Sales of \$22.75 Billion (5.4% YoY Increase)
- Chick-fil-A has Highest Average Unit Volume Among QSR Users
 - Freestanding Locations Boast an Average Unit Volume (AUV) of \$9.32 Million
- Strategic Location with Excellent Visibility and Access at the Junction of Interstate 27 and U.S. Highway 70/Olton Road (24,874 combined ADT)
- 2 Miles from Walmart Distribution and Fulfillment Center with 1,500 Employees
- Located within Plainview's Primary Retail Corridor which Includes Walmart Supercenter, United Supermarkets, Tractor Supply, Planet Fitness, Whataburger, Starbucks, Taco Bell, and More
 - Multiple Top-Performers within their National Chain Rank including McDonald's (Top 1%), Sonic (Top 4%), and Burger King (Top 4%), per Placer.ai
- 2 Miles from Regional Healthcare Provider, Covenant Hospital Plainview (Providence Health)
 - 100-Bed Hospital Serving the Broader Plainview Community
- ±5,000 Students within 3 Miles – Wayland Baptist University, Plainview High School, and Plainview Junior High School
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields
- No State Income Tax in Texas



New 2025 Construction With Double Drive-Thru Component



Limited Competition

Only Chick-fil-A in a 45+ Mile Radius



2 Miles from Wayland Baptist University

1,500 Students + Staff





\$5,995,000

4.75% CAP RATE

[View on Map](#) ↗

📍	LOCATION	4201 Olton Rd, Plainview, TX 79072
↔	LOT SIZE	±1.949 acres or ±84,880 square feet
📈	IMPROVEMENTS	5,333 square foot building with a double drive-thru component
🔨	YEAR BUILT	2025
P	PARKING	±74 parking stalls available on site
🏠	LESSEE	Chick-fil-A, Inc.
15	LEASE TERM	15 Years
🔑	RENT COMMENCEMENT	April 10, 2025
🕒	LEASE EXPIRATION	April 30, 2040
🔄	RENEWAL OPTIONS	Thirteen (13) five-year options
💰	RENTAL INCREASES	10% every five years
🏢	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance
✓	LANDLORD RESPONSIBILITIES	None
💵	FINANCING	The property will be delivered free and clear of permanent financing

ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5		\$284,761	4.75%
Years 6–10		\$313,237	5.23%
Years 11–15		\$344,560	5.75%
Years 16–20	(Option 1)	\$379,016	6.32%
Years 21–25	(Option 2)	\$416,918	6.95%
Years 26–30	(Option 3)	\$458,610	7.65%
Years 31–35	(Option 4)	\$504,471	8.41%
Years 36–40	(Option 5)	\$554,918	9.26%
Years 41–45	(Option 6)	\$610,410	10.18%
Years 46–50	(Option 7)	\$671,451	11.20%
Years 51–55	(Option 8)	\$738,596	12.32%
Years 56–60	(Option 9)	\$812,455	13.55%
Years 61–65	(Option 10)	\$893,701	14.91%
Years 66–70	(Option 11)	\$983,071	16.40%
Years 71–75	(Option 12)	\$1,081,378	18.04%
Years 76–80	(Option 13)	\$1,189,516	19.84%

Chick-fil-A



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

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

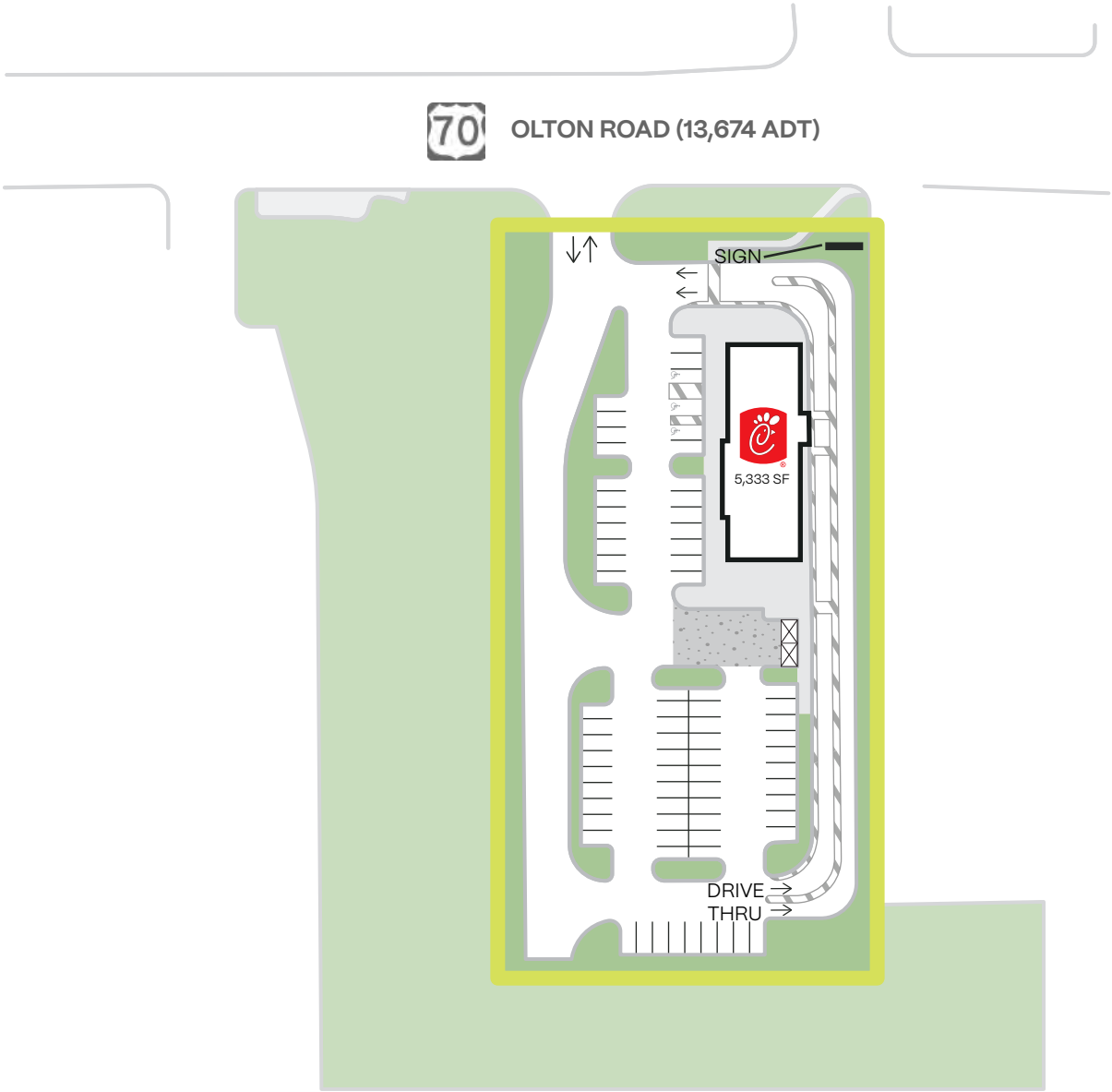
Chick-fil-A, Inc., headquartered in College Park, Georgia, is one of the most successful and largest fast-food chains in America. The company has more than 3,236 restaurants, primarily in the United States. The company initially focused on locations in shopping mall food courts but shifted its focus 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.

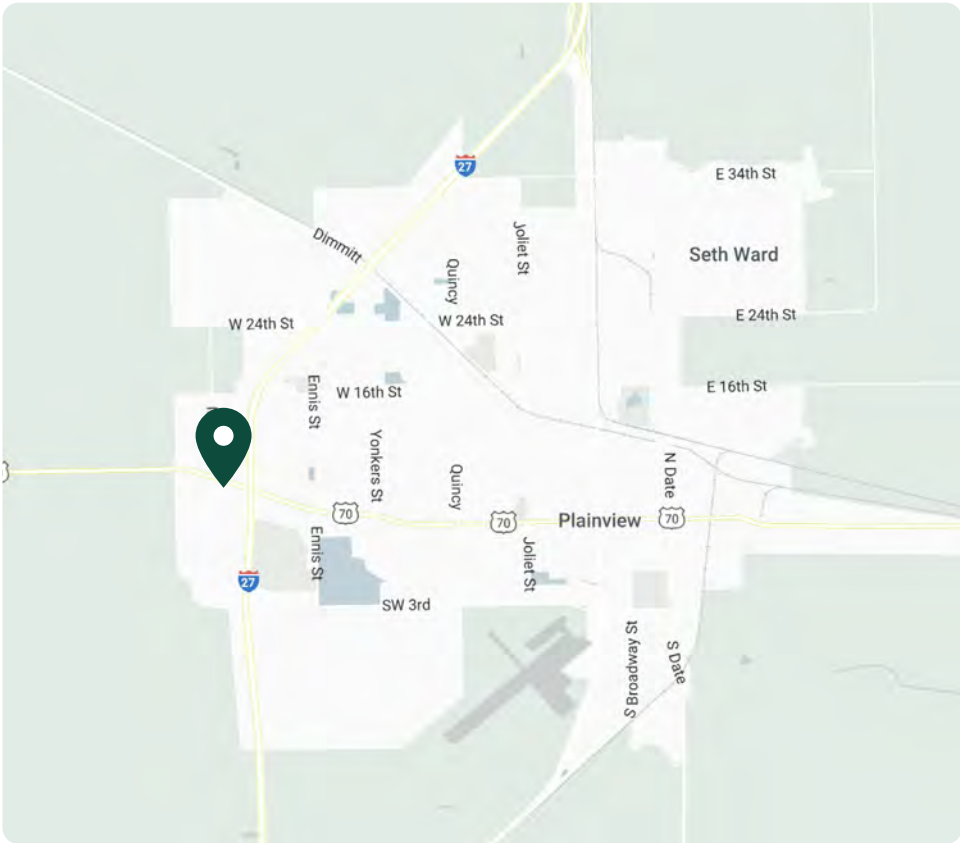
Chick-fil-A's sales in 2024 were estimated to be \$22.746 billion, up 5.4% over 2023. Standalone locations outside of malls generated a record \$9.317 million in average unit volume (AUV) in 2024. Chick-fil-A is only one of three restaurant brands in America with U.S. systemwide sales north of \$20 billion—McDonald's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











The subject property is conveniently located with excellent access and visibility on Olton Road/US-70 near its intersection with Interstate 27/US-87 (17,900 ADT combined). The site sits directly adjacent to Zips Car Wash, Super 8 by Wyndham, IHOP, and Harvest Christian Fellowship. The site benefits from affluent demographics, with an average household income of \$110,267 within a 1-mile radius.

The property is situated within Plainview's primary retail corridor, surrounded by many top-performing national tenants (by annual visits, per Placer.ai) including McDonald's (top 1% nationwide), Sonic (top 4% nationwide), Burger King (top 4% nationwide), Taco Bell (top 9% location in Texas), and Dollar General (top 4% nationwide). Additional notable retailers in the corridor include Tractor Supply, Walmart Supercenter, United Supermarkets, Whataburger, Starbucks, Pizza Hut, Planet Fitness, Bealls, Dollar Tree, and multiple national hotel chains.

Other consistent traffic drivers to the immediate area include the Plainview YMCA, Running Water Draw Regional Park & Sports Fields, Plainview Country Club, Travis Trussell Park, and Plainview Hood Park and Aquatic Center. There are also multiple schools near the site, driving traffic from families and students, including Plainview Central Elementary (530 students), Plainview South Elementary (464 students), and Wayland Baptist University (~1,100 students).

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Walmart Supercenter	2.4M annual visits
Westview Shopping Center	1.6M annual visits
McDonald's	1M annual visits; top 1% nationwide
Sonic	533,300 annual visits; top 4% nationwide, top 2% in TX
Burger King	334,200 annual visits; top 4% nationwide; top 1% in TX
Taco Bell	267,200 annual visits; top 9% in TX
Dollar General	228,600 annual visits; top 4% nationwide

21,937



2025 Total Population

\$258,146



Average Home Value

\$110,267



Average Household Income

📍 4201 Olton Rd, Plainview, TX 79072



Population Summary	1 Mile	3 Miles	5 Miles
2025 Total Population	3,241	17,138	21,937
2030 Total Population	3,172	16,584	21,209
2025 Total Daytime Population	4,290	17,986	21,734
Average Household Income			
2025	\$110,267	\$76,623	\$72,736
2030	\$120,556	\$83,678	\$78,987
Average Home Value			
2025	\$258,146	\$182,504	\$166,703
2030	\$307,341	\$241,327	\$223,424

Major Employers in Plainview

Walmart Distribution & Transportation Center

Plainview Independent School District

Wayland Baptist University

Covenant Hospital

City of Plainview

Hale County

Texas Department of Criminal Justice

Azteca Milling

United Supermarkets

Central Plains MHMR Center

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.





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