Representative Photo

APPLEBEE'S

2911 Kemp Blvd, Wichita Falls, TX 76308

Asking Price: ***$2,876,900*** | *Cap Rate:* ***7.25%***

CLICK TO VIEW OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

- NNN LEASE PROVIDES A PASSIVE INVESTMENT AND INCOME
- UNMATCHED DEMOGRAPHICS & VISIBILITY
- PROMINENT CO-TENANCY | NATIONAL RETAIL & ENTERTAINMENT ANCHORS DRIVE TRAFFIC
- HOSPITALITY DEMAND | 900 + HOTEL ROOMS
- PREMIER CORPORATE DESTINATION
- ABSOLUTE NNN LEASE | 10% INCREASES EVERY 5 YEARS
- 11.9% POPULATION GROWTH WITHIN 1 MILE SINCE 2020
- INCOME TAX-FREE STATE OF TEXAS
- RETAIL GROWTH

Northmarq

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