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RED ROBIN
ABSOLUTE NNN LEASE
3549 Catclaw Drive, Abilene, TX



PROPERTY SUMMARY

The Kase Group is pleased to present the opportunity to purchase a well established Red Robin in Abilene, Texas with a long term absolute NNN lease. The lease calls for zero landlord obligations and is corporately guaranteed by Red Robin. There are 10% increases every 5 years throughout the initial term and options, and four 5-year renewal options. The building sits outparcel to the Shops at Abilene, a dominant regional power center anchored by Ross, PetSmart, Old Navy and TJ Maxx.

The asset benefits from nearby traffic counts of 21,838 VPD along Catclaw Dr, 24,270 VPD along Southwest Dr and nearby U.S. Route 83, which carries over 59,000 VPD. The location is 6 miles from Dyess Air Force Base and 10 miles from Downtown Abilene. Surrounding tenants include The Home Depot, Walmart Super Center, Burlington, Dollar Tree, Five Below, Wendy's, Mattress Firm, The UPS Store, Dollar General, Chick-fil-A, Denny's and more.

Red Robin
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PROPERTY HIGHLIGHTS

- Long term absolute NNN lease
- Zero landlord obligations
- Corporate guarantee
- Tax free income state
- Prime location within Abilene's main retail corridor
- Outparcel to The Shops at Abilene
- Heavy traffic counts - 105,108 VPD from combined nearby roads
- 6 Miles from Dyess Air Force Base
- 10 Miles from Downtown Abilene
- Surrounding tenants include The Home Depot, Walmart Super Center, Burlington, Dollar Tree, Five Below, Wendy's, Mattress Firm, The UPS Store, Dollar General, Chick-fil-A, Denny's and more





OFFERING SUMMARY

Property Address	3549 Catclaw Dr Abilene, TX 79606
Price	\$3,185,185
Net Operating Income	\$215,000
CAP Rate	6.75%
Square Footage	6,675
Year Built	2,005
Lease Start	8/30/2023
Lease End	8/31/2038
Lot Size	1.23 AC
Lease Type	NNN
Options	Four, 5-Year Options
Increases	10% Every 5 Years Throughout Initial Term & in Options. First Increase September 1st, 2028

RENT SUMMARY

Years 1-5	\$215,000
Years 6-10	\$236,500
Years 11-15	\$260,150
Option 1	\$286,165
Option 2	\$314,782
Option 3	\$346,260
Option 4	\$380,886

Walmart



TSC TRACTOR SUPPLY CO

Red Robin

Chick-fil-A

Olive Garden ITALIAN KITCHEN

BIG LOTS!

DOLLAR GENERAL

VPD 105,108

DOLLAR TREE

five BELOW

LOWE'S

TARGET

IHOP

84

Pepper's

Market STREET





Red Robin

3549 CATCLAW DRIVE
ABILENE, TX

CATCLAW DR



LOCATION DESCRIPTION

The Abilene MSA, located in West Central Texas, serves as the economic and cultural center of the region, with a population of approximately 170,000 in the metropolitan area. The city of Abilene, with a population of around 125,000, is the principal city of the MSA and acts as a hub for retail, education, healthcare, and manufacturing industries. The region has experienced steady population growth, with a projected 0.7% annual growth rate through 2029. The median household income in the Abilene MSA is about \$58,000, reflecting its relatively affordable cost of living, which makes the area attractive for both residents and businesses.

The local economy in the Abilene MSA is driven by a diverse set of industries, including education, healthcare, retail, and energy. Key employers include Dyess Air Force Base, Hendrick Health, and Abilene Independent School District, all contributing significantly to job growth and economic stability. The MSA has seen consistent growth in the healthcare and education sectors, with institutions such as Abilene Christian University and Hardin-Simmons University attracting students, faculty, and staff. Additionally, the retail sector continues to thrive, with the Mall of Abilene and other retail developments contributing to the area's economic dynamism.

Real estate trends in the Abilene MSA show a stable market with modest appreciation in home values. The median home price in the MSA is around \$190,000, which is significantly lower than the national average, providing affordable housing options for families and retirees. The rental market is similarly competitive, with average rents ranging from \$850 to \$1,200 per month. The MSA's strong infrastructure, combined with its proximity to key highways like Interstate 20 and U.S. Highway 84, ensures continued demand for both residential and commercial properties. With a diversified economy, affordable housing, and continued growth, the Abilene MSA presents a stable investment environment for real estate development.

AREA MAP



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MAJOR EMPLOYERS



The Abilene market provides a highly resilient and diverse employment landscape, insulating it from economic volatility and ensuring consistent housing demand. The local economy is firmly anchored by recession-resistant sectors such as defense, healthcare, and education. Dyess Air Force Base stands as the area's largest and most significant economic driver, contributing billions to the Texas economy and supporting thousands of military and civilian personnel. This is complemented by the stability of the healthcare sector, led by major employer Hendrick Medical Center, and a robust higher education presence with institutions like Abilene Christian University and Hardin-Simmons University. Further diversification is provided by major corporate operations in finance, insurance, and manufacturing, including First Financial Bank, Blue Cross Blue Shield, AbiMar Foods, and Great Lakes Cheese, which collectively support a stable, growing workforce. This powerful combination of public and private sector employment creates a durable economic foundation, positioning the asset to capitalize on steady tenant demand.

Employer	Industry	Employees	Distance
Hendrick Health	Healthcare	5,500	9.6 mi
Dyess Air Force Base	Government/Military	5,000	6.8 mi
Abilene Christian University	Education	1,200	10.7 mi
Blue Cross Blue Shield of Texas	Insurance	1,000	5.0 mi
First Financial Bank	Finance	750	2.4 mi
AbiMar Foods	Manufacturing	550	4.6 mi
Great Lakes Cheese	Manufacturing	500	8.5 mi
Hardin-Simmons University	Education	500	8.1 mi

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