

Kenna Ranch Restaurant

RESTAURANT FOR SALE - WITH
OPTIONAL RV PARK

OFFERING MEMORANDUM

423 TX-114
Megargel, TX 76370



Kenna Ranch Restaurant

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

KENNA RANCH RESTAURANT

OFFERING SUMMARY

ADDRESS	423 TX-114 Megargel TX 76370
COUNTY	Archer
BUILDING SF	2,751 SF
LAND ACRES	1
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$210,000
PRICE PSF	\$76.34

DEMOGRAPHICS	10 MILE	25 MILE	50 MILE
2025 Population	486	11,519	188,350
2025 Median HH Income	\$66,996	\$52,717	\$66,208
2025 Average HH Income	\$76,738	\$72,375	\$88,235



Restaurant Details

- Currently Owner Operated, Previously leased at \$1,800/month
Manager and Employees willing to stay on with new owners
Currently only operating part-time: Wed–Sun
Strong local following & reputation for great food

Growth potential: expand hours, catering, events, or delivery

*Acreage/Square Footage to be verified by buyer

Additional Purchase Opportunity

- 8-space RV park with 7 RVs included
Property includes extra land for future expansion
Please inquire for more details





02

Location

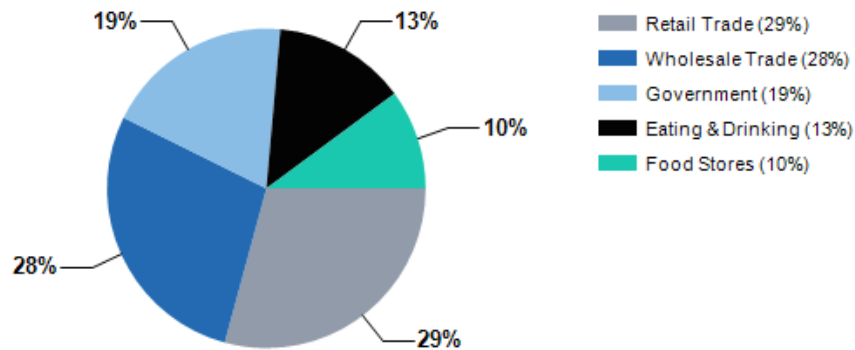
Location Summary

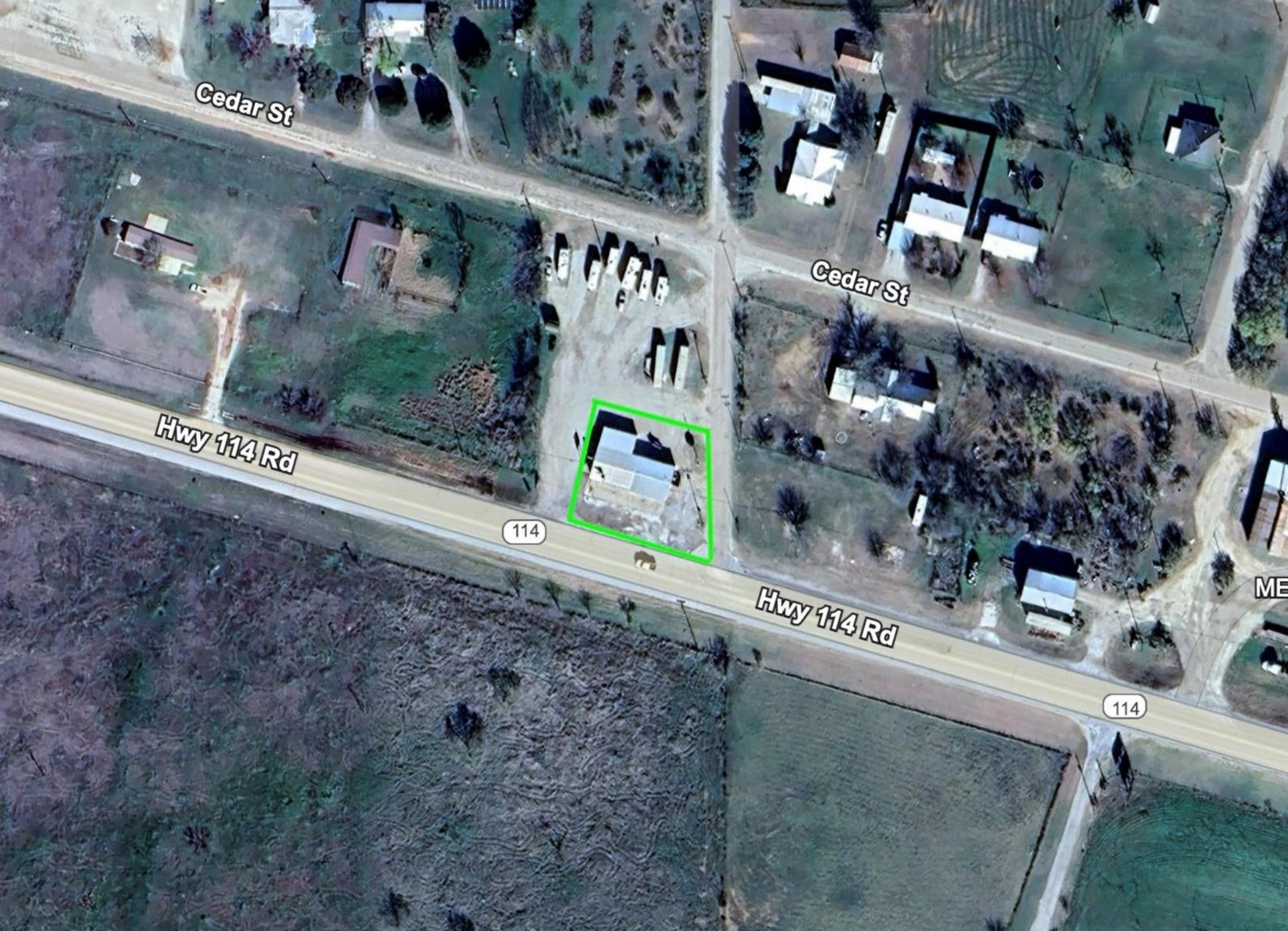
Aerial View Map

Area Highlights

- Living in Megargel, TX is a unique experience. The town is small but full of charm and character; it has a rural atmosphere with lots of friendly people and beautiful scenery. There are plenty of outdoor activities to enjoy, such as fishing, hiking, biking, and more. The community is close-knit and supportive; locals often come together to host various events throughout the year. Despite its size, Megargel has several shops and restaurants that offer delicious local cuisine. All in all, living in Megargel is an enjoyable experience for those who appreciate the slower pace of life that comes from living in a small town. Medium-size metro area set in the plains and rolling hills of Texas. Primary industries include military and manufacturing. - Located in northern Texas, 115 miles northwest of Dallas and 120 miles south of Oklahoma City, Oklahoma.

Major Industries by Employee Count







03

Property Description

Property Features

Site Plan

Property Images

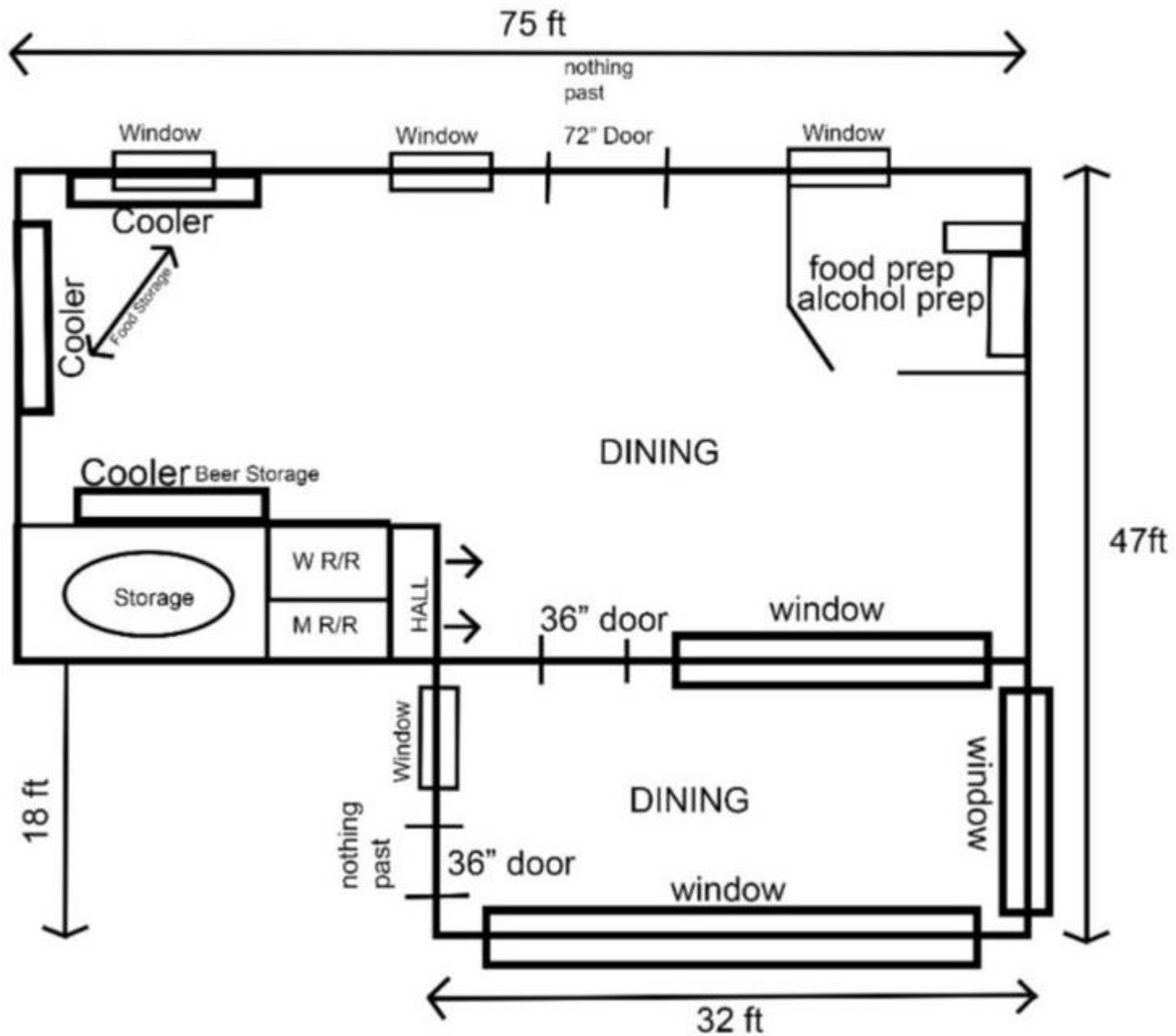
PROPERTY FEATURES

BUILDING SF	2,751
LAND ACRES	1
# OF PARCELS	1

CONSTRUCTION

WATER	Public
SEWER	Public









04

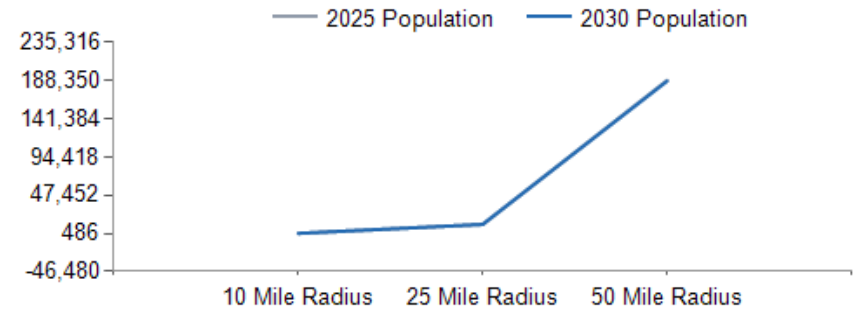
Demographics

General Demographics

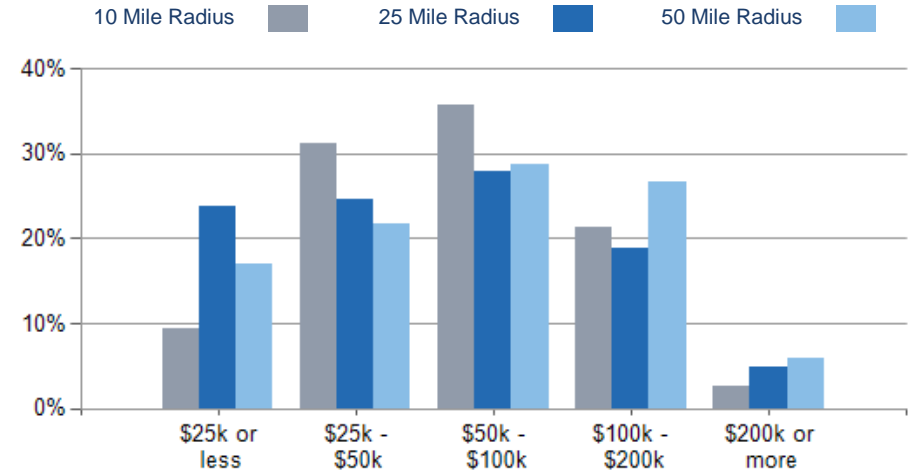
Race Demographics

POPULATION	10 MILE	25 MILE	50 MILE
2000 Population	603	13,062	193,139
2010 Population	526	12,445	192,501
2025 Population	486	11,519	188,350
2030 Population	498	11,577	187,579
2025 African American	2	211	15,334
2025 American Indian	5	89	2,059
2025 Asian	1	44	3,290
2025 Hispanic	45	1,822	38,741
2025 Other Race	12	563	15,741
2025 White	428	9,556	131,825
2025 Multiracial	37	1,036	19,866
2025-2030: Population: Growth Rate	2.45%	0.50%	-0.40%

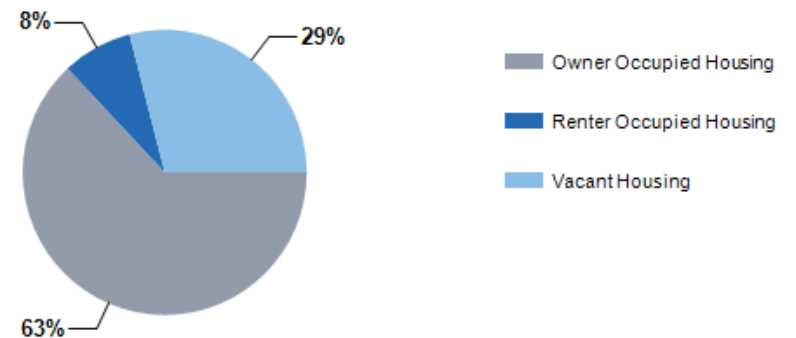
2025 HOUSEHOLD INCOME	10 MILE	25 MILE	50 MILE
less than \$15,000	10	725	7,176
\$15,000-\$24,999	8	445	5,393
\$25,000-\$34,999	14	548	6,733
\$35,000-\$49,999	46	667	9,327
\$50,000-\$74,999	29	699	12,096
\$75,000-\$99,999	40	674	9,026
\$100,000-\$149,999	32	742	13,977
\$150,000-\$199,999	9	190	5,679
\$200,000 or greater	5	244	4,345
Median HH Income	\$66,996	\$52,717	\$66,208
Average HH Income	\$76,738	\$72,375	\$88,235



2025 Household Income



2025 Own vs. Rent - 10 Mile Radius

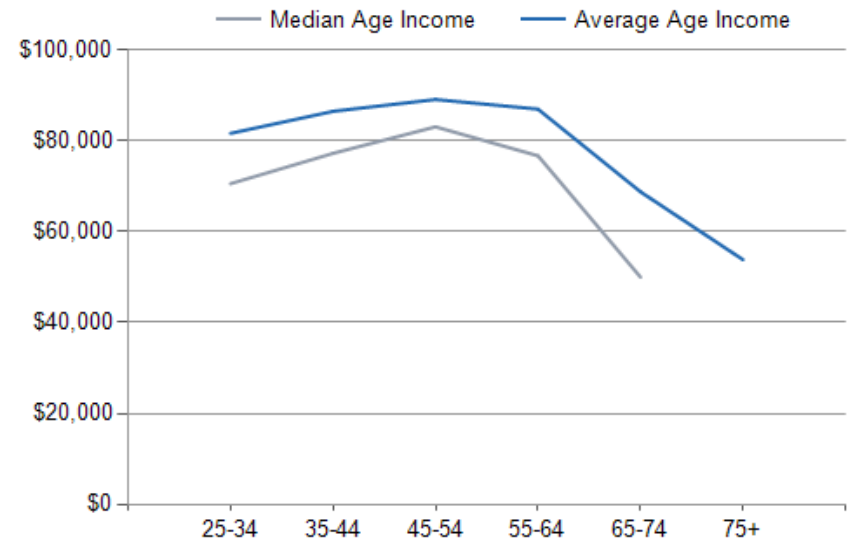
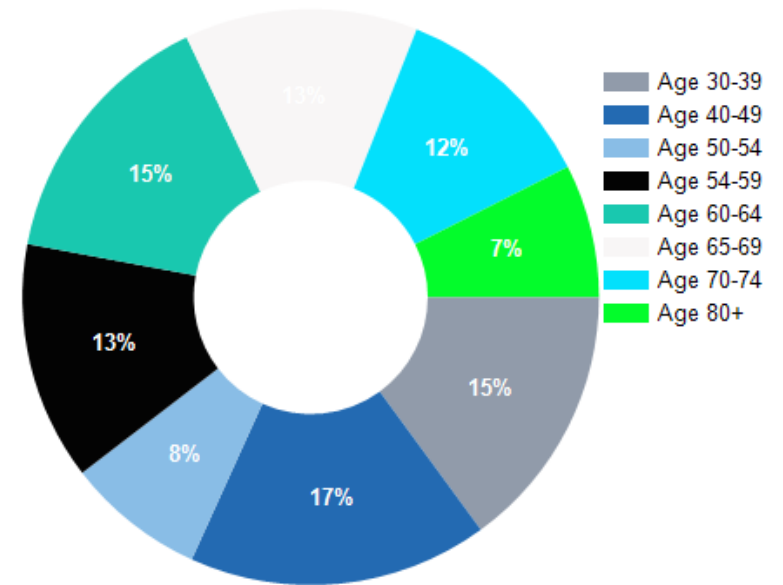


Source: esri

2025 POPULATION BY AGE	10 MILE	25 MILE	50 MILE
2025 Population Age 30-34	24	602	11,968
2025 Population Age 35-39	24	652	12,325
2025 Population Age 40-44	33	686	11,970
2025 Population Age 45-49	21	569	10,387
2025 Population Age 50-54	25	623	10,215
2025 Population Age 55-59	43	730	10,142
2025 Population Age 60-64	48	883	11,851
2025 Population Age 65-69	42	881	11,783
2025 Population Age 70-74	37	696	9,400
2025 Population Age 75-79	24	570	6,999
2025 Population Age 80-84	18	393	4,572
2025 Population Age 85+	13	321	4,246
2025 Population Age 18+	396	9,020	149,043
2025 Median Age	51	44	39
2030 Median Age	51	46	40

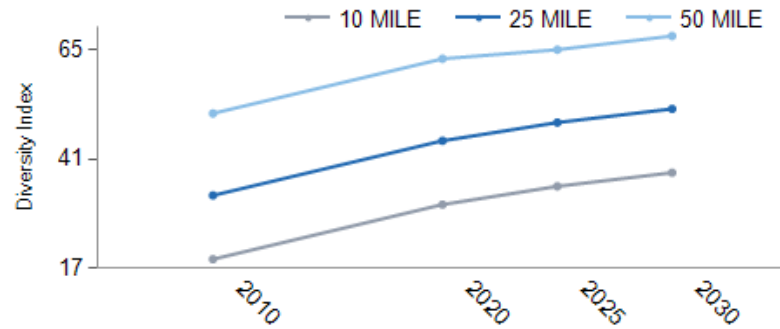
2025 INCOME BY AGE	10 MILE	25 MILE	50 MILE
Median Household Income 25-34	\$70,588	\$64,085	\$72,114
Average Household Income 25-34	\$81,664	\$76,180	\$89,187
Median Household Income 35-44	\$77,267	\$75,075	\$85,165
Average Household Income 35-44	\$86,527	\$91,410	\$107,468
Median Household Income 45-54	\$83,110	\$66,785	\$83,470
Average Household Income 45-54	\$89,124	\$82,974	\$104,814
Median Household Income 55-64	\$76,723	\$63,569	\$73,285
Average Household Income 55-64	\$87,009	\$82,546	\$94,228
Median Household Income 65-74	\$50,000	\$44,571	\$54,294
Average Household Income 65-74	\$68,803	\$66,903	\$78,340
Average Household Income 75+	\$53,842	\$47,839	\$64,249

Population By Age

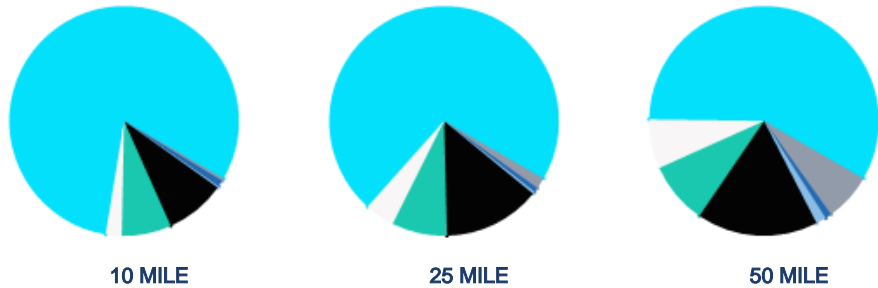


DIVERSITY INDEX	10 MILE	25 MILE	50 MILE
Diversity Index (+5 years)	38	52	68
Diversity Index (current year)	35	49	65
Diversity Index (2020)	31	45	63
Diversity Index (2010)	19	33	51

POPULATION DIVERSITY



POPULATION BY RACE

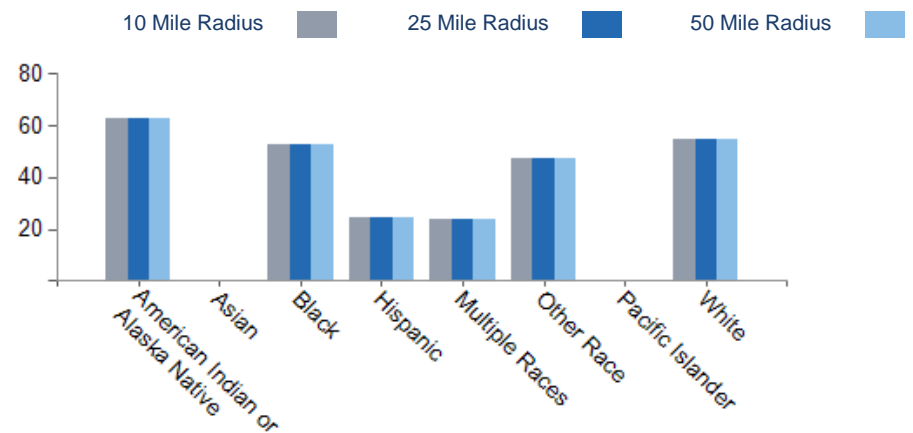


2025 POPULATION BY RACE	10 MILE	25 MILE	50 MILE
African American	0%	2%	7%
American Indian	1%	1%	1%
Asian	0%	0%	1%
Hispanic	8%	14%	17%
Multiracial	7%	8%	9%
Other Race	2%	4%	7%
White	81%	72%	58%

2025 MEDIAN AGE BY RACE

	10 MILE	25 MILE	50 MILE
Median American Indian/Alaska Native Age	63	51	40
Median Asian Age	0	44	37
Median Black Age	53	38	31
Median Hispanic Age	24	26	28
Median Multiple Races Age	24	30	28
Median Other Race Age	48	34	32
Median Pacific Islander Age	0	62	29
Median White Age	54	47	43

2025 MEDIAN AGE BY RACE



Kenna Ranch Restaurant

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