

Pizza Hut

\$989,520

7.50% CAP RATE

**322 S 2ND ST
CANADIAN, TX 79014**



Franchisee-Guaranteed NNN Lease | ±13 Years Remaining With 1.5% Annual Rent Increases
Established Canadian, TX Location Along S 2nd St (US-83) | Long-Operating Pizza Hut Location With
Consistent Traffic Exposure | Globally Recognized Pizza Brand With Proven Consumer Demand
Backed By Established Pizza Hut Franchisee Grand Mere Restaurant Group (±126-Units)

Marcus & Millichap
NFB GROUP

WHY INVEST?



Strategic Canadian Main Corridor Location | Supported by Energy, Ranching & Regional Highway Traffic

- **Strategically Located Along U.S. Route 83 (2nd Street)**, A Primary North-South Corridor Serving Canadian And Providing Direct Connectivity Throughout The Eastern Texas Panhandle
- **Freestanding Pizza Hut With Prominent Visibility**, Convenient Access, And On-Site Parking Positioned To Capture Both Local Residents And Regional Highway Traffic
- **Situated Within Canadian's Established Commercial Corridor** Supported By Local Businesses, Energy-Related Activity, Schools, And Civic Uses Driving Consistent Consumer Demand
- **Surrounded By Stable Residential Neighborhoods And Workforce Housing** Supporting Recurring Demand For Convenient Dining, Carryout, And Family-Oriented Food Options
- **Benefits From Strong Traffic Exposure Along A Key Regional Thoroughfare** Connecting Nearby Panhandle Communities And Supporting Daily Commuter, Ranching, And Oil & Gas Travel Patterns



Long-Term NNN Lease With ±13 Years Remaining | Strong Yield With Built-In Annual Rent Growth

- **±13 Years Remaining On A NNN Lease**, Providing Stable, Passive Income With Zero Landlord Responsibilities
- **Strong In-Place Cash Flow**, With \$74,214 In Annual Base Rent (\$6,184/Month) Backed By An Established Pizza Hut Franchisee (±126-Units)
- **Attractive Rent Growth Structure**, Featuring 1.5% Annual Increases, Delivering Consistent Income Growth Throughout The Lease Term
- **Long-Term Income Security**, With Four (4) Five-Year Renewal Options, Extending Potential Lease Duration And Upside
- **High-Yield Investment Opportunity Offered At A 7.50% Cap Rate**, Supported By A Proven Operating Location Within The Hemphill County Trade Area



Established Franchisee-Operated Location Globally Recognized Pizza Brand With Proven Off-Premise Model

- **Operated And Guaranteed By An Experienced Franchisee**, Grand Mere Restaurant Group (±126-Units) With A Demonstrated Track Record Of Executing Efficient, High-Volume QSR Operations Within The Pizza Hut System
- **Global QSR Leader — Pizza Hut** Is One Of The Most Recognized Pizza Brands In The World, With Thousands Of Locations Across The United States And A Strong International Presence
- **Widely Known For Its Core Menu Of Pizza, Wings, And Sides**, Driving Consistent Consumer Demand Through Delivery, Carryout, And Digital Ordering Platforms Built Around Convenience And Accessibility



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 322 S 2nd St, Canadian, TX 79014
Concept:	Pizza Hut
Franchisee:	Grad Mere Restaurant Group (±126-Units Across 9 States)
Guarantor:	GMRG ACQ 1, LLC
Price:	\$989,520
Cap Rate:	7.50%
NOI:	\$74,214
Building Size (SF):	±2,644 SF
Lot Size (AC):	±0.31 Acres
Year Built/Renovated:	1978/1995

LEASE TERMS

Lease Commencement:	2/1/2025
Lease Term Expiration:	1/31/2039
Term Remaining:	±13 Years
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Monthly Rent:	\$6,185
Annual Base Rent:	\$74,214
Rental Increases:	1.5% Annually
Renewal Options:	4 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$989,520

LISTING PRICE

7.50%

CAP RATE

±13 YRS

LEASE TERM

\$74,214

NOI

ABS NNN

LEASE TYPE

±2,644 SF

BUILDING SIZE



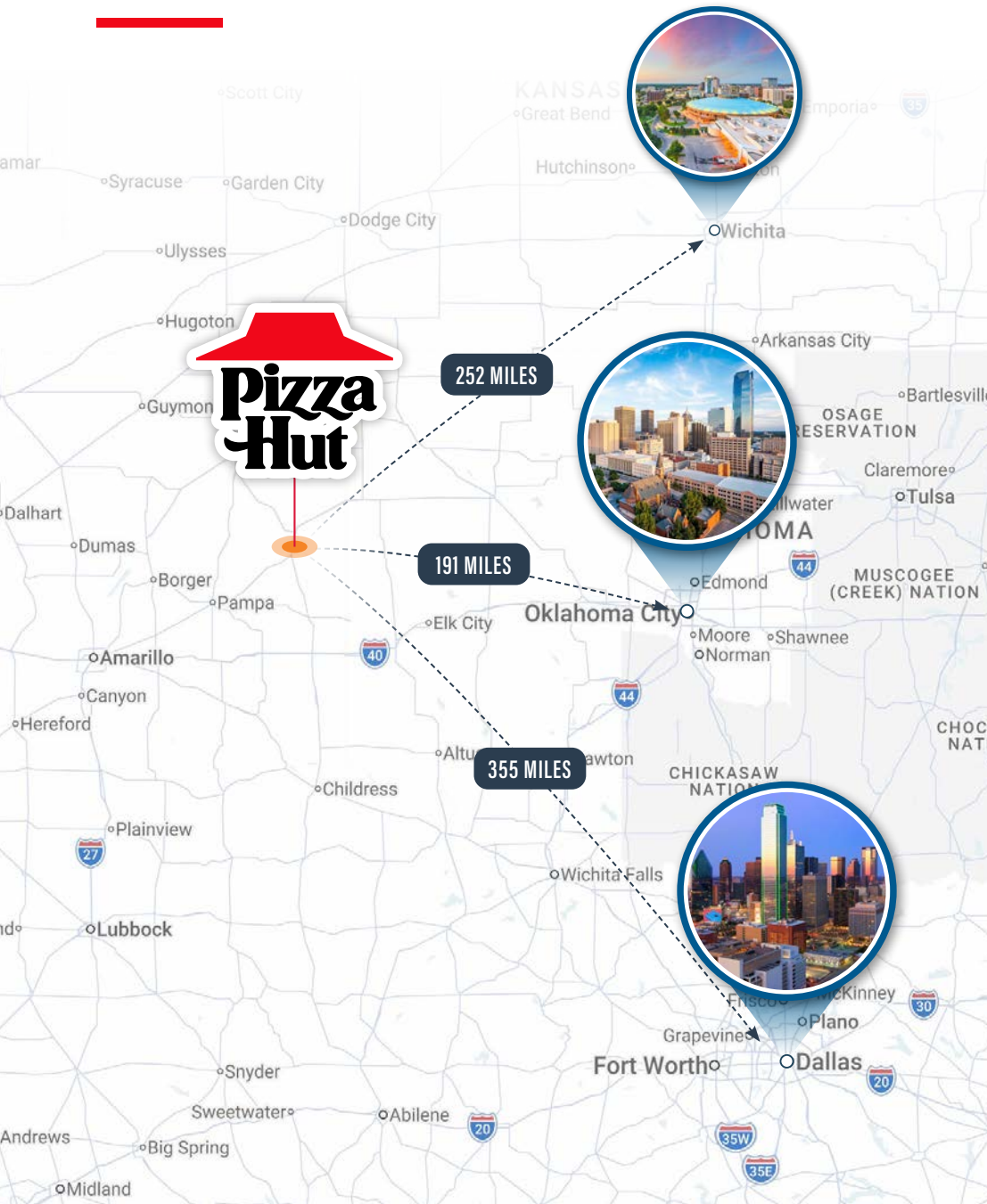
2026 DEMOGRAPHICS

Population	Workforce	Avg. HH income
2,530	2,225	\$96,826
2,756	2,458	\$107,109
3,132	2,728	\$117,204

Legend: 5-mile, 10-mile, 20-mile



HEMPHILL COUNTY



Hemphill County, located in the Texas Panhandle and anchored by the city of Canadian, serves as a stable regional hub supported by energy production, ranching, agriculture, and local services. The county maintains a strong rural identity while providing essential services to surrounding communities. The local economy is driven primarily by oil & gas activity and cattle ranching, complemented by key employers including local school districts, healthcare providers, agricultural service businesses, supporting steady employment and reinforcing the county's role as an important economic center.

Positioned along U.S. Route 83 and near U.S. Route 60, Hemphill County benefits from regional connectivity to larger trade centers such as Amarillo and Pampa, facilitating the movement of agricultural products, livestock, and energy-related commerce. The presence of the Canadian-Hemphill County Airport enhances regional accessibility for business and private travel, while ongoing investment in energy and ranch infrastructure continues to support long-term economic stability and sustainable growth.

POPULATION	AVG. HH INCOME	EMPLOYEES
3,152	\$121,790	2,603



CANADIAN TEXAS

Canadian serves as a key economic and regional hub for the eastern Texas Panhandle and broader Hemphill County area. Anchored as the county seat, Canadian combines a strong foundation in oil & gas, ranching, and agriculture with essential healthcare, education, and local government services that support surrounding rural communities. With a population of approximately 2,300 residents, Canadian functions as a central commercial and employment center for the region.

The local economy is supported by a diverse employment base including energy production, cattle ranching, agriculture, healthcare, education, and retail trade. Major employers include local school districts, healthcare providers, energy-related businesses, and agricultural service operations, generating steady economic activity and consumer demand. Its strategic location along U.S. Route 83 near U.S. Route 60 reinforces the city's role as an important regional corridor facilitating commerce and travel throughout the Texas Panhandle.



Culturally, Canadian reflects a blend of ranching heritage, outdoor recreation, and historic small-town character. The city is known for its scenic landscape along the Canadian River, vibrant downtown district, and regional events that attract visitors from across the Panhandle. Continued investment in energy infrastructure, local businesses, and community services supports long-term economic stability and reinforces Canadian as a dependable regional market with steady activity tied to energy production, agriculture, and tourism.

TENANT PROFILE



Founded in 1958, Pizza Hut is one of the most recognized and enduring quick-service restaurant (QSR) brands in the world, built on a legacy of innovation, convenience, and craveable menu offerings. Originally established as a dine-in pizza concept, the brand quickly gained traction through its signature pan pizza, diverse menu, and family-friendly dining experience — cultivating strong customer loyalty across a broad consumer base. In addition to its core pizza offerings, the menu features pastas, wings, sandwiches, and a variety of limited-time and specialty items designed to meet evolving consumer preferences while maintaining its position as a leading pizza-focused QSR concept.

Today, Pizza Hut operates thousands of locations across the United States and international markets, with a significant global footprint spanning more than 100 countries. The brand has embraced modernization through digital ordering platforms, delivery and carryout optimization, and updated store formats that prioritize off-premise dining and operational efficiency. These initiatives have enhanced customer convenience and engagement, reinforcing Pizza Hut’s position as a leader in the highly competitive pizza segment.

Pizza Hut is a subsidiary of Yum! Brands, one of the largest restaurant companies in the world. Supported by a highly scalable franchise model, strong global brand recognition, and continued investment in technology and menu innovation, Pizza Hut remains a resilient and widely recognized industry leader, appealing to a broad customer base while continuing to adapt to changing consumer behaviors and dining trends.



IN THE NEWS



[FULL ARTICLE](#)

PIZZA HUT LAUNCHES HUT CRUST PLATFORM FOR CRUST LOVERS FIRST-OF-ITS-KIND CRUST

March 11, 2026 | PR Newswire

When it comes to pizza, crust isn't just a detail... it's the main event. And at Pizza Hut, crust reigns supreme. Today, Pizza Hut is officially introducing Hut Crust – a new platform celebrating the bold, recognizable crusts that have defined the brand for generations. At the center of the platform is a crave-worthy \$10 large three-topping pizza2 available on fans' choice of three iconic crusts: the new and improved Hand-Tossed, Tavern Style, or Thin 'N Crispy. This Pi Day, Pizza Hut announces it is on the...

PIZZA HUT TEAMS UP WITH FORMER NFL GREAT TOM BRADY TO LAUNCH NEW CAMPAIGN

January 7, 2026 | QSR

Pizza Hut teams up with legendary quarterback, Tom Brady, to kick off a new “Pizza Before the Hut” campaign celebrating the debut of Pizza Hut’s new \$10 deal on its biggest pizza for the biggest games of the year. Available starting today, Pizza Hut is hooking fans up with an incredible offer: the iconic 16” Big New Yorker pizza for just \$10. As the quarterback that has said “hut” more than any other quarterback on the field, Tom Brady is now taking that signature “hut” call OFF the field as Pizza Hut...



[FULL ARTICLE](#)

2025 REVENUE

\$5.5B

LOCATIONS

20K+

EMPLOYEES

350K+

PARENT COMPANY

Yum!

EXCLUSIVELY LISTED BY

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Marcus & Millichap
NFB GROUP

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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