



Representative Photo

APPLEBEE'S

2911 Kemp Blvd, Wichita Falls, TX 76308

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

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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



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