

HOOTERS

1101 Woodland Springs Ct
Columbia, MO 65202



Marcus & Millichap
BRANDON MICHAELS GROUP

HOOTERS[®]

1101 Woodland Springs Ct
Columbia, MO 65202

HOOTERS
WINGS SHRIMP BURGERS

BOGO
WINGS EVERY
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EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 1101 Woodland Springs Court, a 5,577 SF single-tenant NNN Hooters situated on 1.5 acres (65,340 SF) with exceptional visibility along Interstate 70 in Columbia, Missouri. The property is positioned within a dominant regional retail corridor and benefits from direct freeway exposure to traffic counts exceeding 45,000 vehicles per day.

Hooters is an American casual dining chain founded in 1983 in Clearwater, Florida, known for its sports-bar atmosphere, wings, and experiential dining environment. The brand operates approximately 198 locations in the United States with an additional 60 internationally. Following a recent corporate restructuring, Hooters transitioned from a corporate-operated model to a fully franchise-based platform, selling 111 corporate locations to established franchisees including Hooters Inc. (the brand's founding operators) and Hoot Owl Restaurants LLC.

The Columbia location has successfully operated for more than 20 years and was retained through the company's restructuring process while other underperforming stores were rejected, reinforcing the strength of this site. The tenant recently exercised a five-year lease option extending the term through January 31, 2031.

The property generates \$13,500 per month (\$2.42/SF) on a NNN lease, with a scheduled increase to \$14,850 per month beginning February 1, 2027, and an additional increase to \$16,335 per month should the tenant exercise its remaining five-year option. Constructed in 2005, the freestanding building sits on a large parcel with 110 parking spaces (19.72 per 1,000 SF), providing excellent circulation and operational capacity.



INVESTMENT SUMMARY

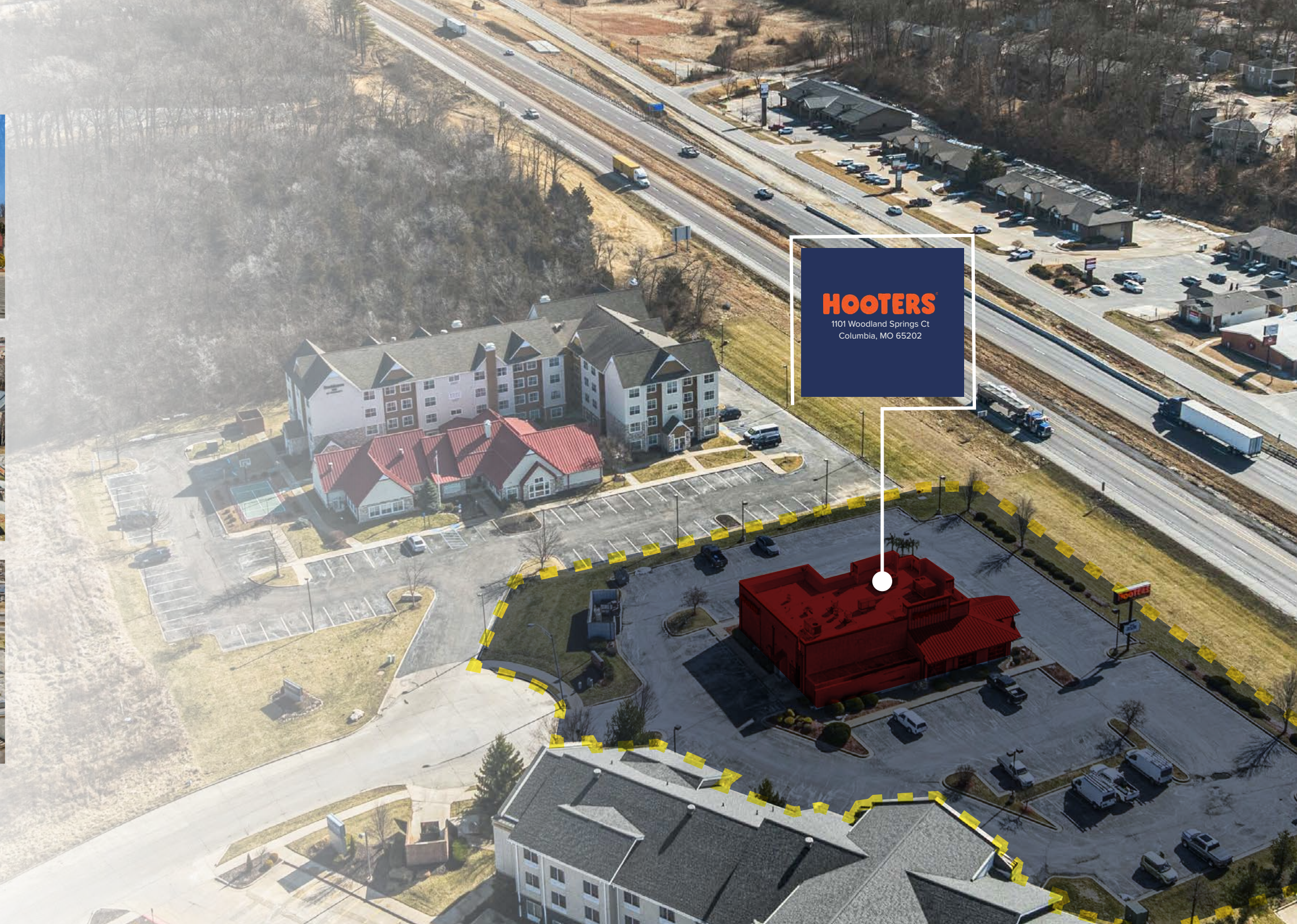
PROPERTY HIGHLIGHTS

| | |
|--------------------------------|--|
| Price | \$1,800,000 |
| Property Address | 1101 Woodland Springs Ct, Columbia, MO 65202 |
| Building SF | 5,577 SF |
| Lot Size | 65,340 SF |
| Price/SF (Bldg) | \$323 |
| Price/SF (Land) | \$28 |
| Current CAP Rate | 9.00% |
| 2/1/2027 CAP Rate | 9.90% |
| Year Built | 2005 |
| Available Spaces | 110 |
| Parking Ratio | 19.72 Space(s) per 1000 |
| Cross Streets | Woodland Springs Ct & Clark Ln |
| Traffic Counts (I-70 & Hwy 63) | 45,000 VPD |

LEASE SUMMARY

| | |
|------------------------|--|
| Tenant | Hooters |
| Lease Start | 1/16/2006 |
| Lease Expiration | 1/31/2031 |
| Term Remaining | 5.0 Year(s) |
| Increases | 2/1/2027, \$14,850.00/Mth |
| Options | 1 x 5yr, \$16,335.00/Mth |
| Lease Type | NNN |
| Right of First Refusal | No |
| Ownership Type | Fee Simple |
| Lease Signator | PWW Columbia, LLC, a Missouri Limited Liability Company* |
| Guarantee | Single Purpose Entity* |

*Effective 10/31/2025, Hooters of America LLC and affiliates executed a resolution to Chapter 11 bankruptcy proceedings which included the sale of a selection of locations to franchisees Hooters Inc. and Hoot Owl Restaurants LLC. 1101 Woodland Springs Ct was selected to be sold and site operations alongside all lease obligations have been transferred to PWW Columbia, LLC, an affiliate of Hoot Owl Restaurants LLC.



HOOTERS
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HOOTERS EMERGES FROM CHAPTER 11 RESTRUCTURING TRANSITIONS TO FOUNDER-LED FRANCHISE MODEL



Hooters In March 2025, Hooters of America, LLC and certain affiliates filed voluntary Chapter 11 proceedings in the U.S. Bankruptcy Court for the Northern District of Texas as part of a strategic financial restructuring. The filing was supported by key stakeholders under a Restructuring Support Agreement designed to facilitate the sale of company-owned restaurants and transition the brand to a pure franchise operating model.

The restructuring was completed in late 2025, positioning the Hooters brand under a franchise-focused ownership structure while preserving operating continuity across retained locations.

1101 Woodland Springs Ct has been sold as a part of the Chapter 11 restructuring and will be transferred from corporate ownership and operation to an affiliate of major franchisee Hoot Owl Restaurants LLC.

As part of the court-approved process, a portfolio of 111 of the total 151 company-owned locations were acquired by an experienced franchisee group led by long-standing Hooters operators, including Hooters, Inc., the original founders of the brand, and Hoot Owl Restaurants, LLC. Throughout the restructuring, restaurants remained open and continued normal operations.

| | |
|--------------------------|-------------------------|
| Ticker | Private |
| Headquarters | Atlanta, GA (Corporate) |
| Locations | 198 (US Only) |
| Locations | 65 |
| Hoot Owl Restaurants LLC | |

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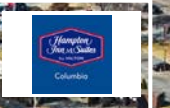
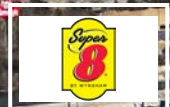
“RE-HOOTERIZE”



COLUMBIA COUNTRY CLUB



DWIGHT D. EISENHOWER HWY



HOOTERS
 1101 Woodland Springs Ct
 Columbia, MO 65202



INVESTMENT HIGHLIGHTS

NNN Hooters with 5 Years Remaining

Over 20 Years of Continuous Operation

Established presence serving the Columbia market since the early 2000s.

Retained Through Corporate Restructuring

Location preserved during the operator's bankruptcy while underperforming stores were rejected.

Recently Exercised Lease Option

Extended through January 31, 2031, demonstrating tenant commitment.

Built-In Rent Increases

10% increase to \$14,850/month beginning 2/1/2027, with an additional 10% increase to \$16,335/month upon exercise of the final five-year option.

NNN Lease Structure

Passive income profile with limited landlord responsibilities.

“ Over 20 years of continuous operation serving the Columbia market since the early 2000s



INVESTMENT HIGHLIGHTS

Freestanding Asset with Exceptional Site Fundamentals

Direct Interstate Visibility

Freestanding building positioned along I-70 with strong branding exposure and long-term identity.

Large 1.5-Acre Parcel

65,340 SF lot offering strong residual land value and future re-tenanting or redevelopment flexibility.

Abundant Parking & Circulation

110 parking spaces (19.72 per 1,000 SF), significantly exceeding typical restaurant ratios and supporting high-volume operations

Modern Construction (2005)

Purpose-built 5,577 SF building with efficient layout and durable construction.

Land
65,340 SF

Building Size
5,577 SF

HOOTERS
1101 Woodland Springs Ct
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7.75%

Current CAP Rate



8.53%

2027 CAP Rates



\$2,090,000

Price



5,577 SF

Building SF



65,340 SF

Lot Size



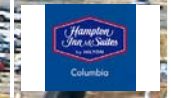
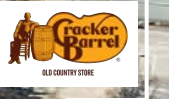
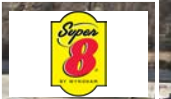
DWIGHT D. EISENHOWER HWY



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GOLF COURSE



INVESTMENT HIGHLIGHTS

Dominant Interstate Retail Corridor Columbia, Missouri

Located Within Columbia's Primary Interstate Retail Hub

Immediate proximity to Walmart Supercenter, Sam's Club, Lowe's Home Improvement, The Home Depot, ALDI, Academy Sports + Outdoors, Buffalo Wild Wings, Texas Roadhouse, and additional national restaurant and service operators that anchor the Broadway Marketplace trade area.

Strong In-Place Income

Positioned within Columbia's most concentrated commercial node serving both local consumers and interstate travelers between Kansas City and St. Louis.

Proximity to Major Institutional Anchors

Near the University of Missouri campus, MU Health Care's Keene Street Medical Center, and Columbia Country Club, supporting consistent daytime population and higher-income residential adjacency.

Established National Retail Synergy

Dense cluster of big-box retail and destination restaurants reinforces long-term corridor stability and sustained consumer draw.

Strong Regional Trade Area with Solid Household Density & Consumer Spending Power

Nearby Population

Population of more than 5,500 people within one mile of the subject property, 58,600 people within three miles, and 109,500 people within five miles

Average Household Incomes

Immediate submarket boasts an average household income within one, three, and five miles is \$58,500, \$63,300, and \$69,200, respectively

Household Density

There are over 2,500 households within one mile of the subject property, and over 23,100 households within three miles

High Median Home Values

The median home value in the immediate area is \$142,000

Businesses and Consumer Spending

More than 1000 businesses within a 1-mile radius of the property with a combined annual consumer spending of \$59 million

FINANCIALS

TENANT INFORMATION

| TENANT | SF | % | LEASE START | LEASE EXPIRATION | RENT | RENT/SF | INCREASES | OPTIONS | TIME AT CENTER | TERM REMAINING | LEASE TYPE | 2/1/2027 | 2/1/2027 | LEASE TYPE |
|---------|--------------|-------------|-------------|------------------|--------------------|---------------|------------------------------|------------------------------|---------------------|--------------------|------------|--------------------|---------------|------------|
| Hooters | 5,577 | 100.0% | 1/16/2006 | 1/31/2031 | \$13,500.00 | \$2.42 | 2/1/2027, \$14,850.00/Mth | 1 x 5yr, \$16,335.00/ Mth | 20.1 Year(s) | 5.0 Year(s) | NNN | \$14,850.00 | \$2.66 | NNN |
| | 5,577 | 100% | | | \$13,500.00 | \$2.42 | | | 20.1 Year(s) | 5.0 Year(s) | | \$14,850.00 | \$2.66 | |

| OPERATING DATA | CURRENT | 2/1/2027 |
|------------------------------|------------------|------------------|
| Scheduled Lease Income: | \$162,000 | \$178,200 |
| CAM Reimbursement: | NNN | NNN |
| Effective Gross Income: | \$162,000 | \$178,200 |
| Expenses: | NNN | NNN |
| Net Operating Income: | \$162,000 | \$178,200 |



AREA OVERVIEW

Heart of Central Missouri Commerce

Columbia, Missouri is the economic and educational center of central Missouri and is strategically positioned along Interstate 70 between Kansas City and St. Louis. The city is anchored by the University of Missouri (Mizzou), the state's flagship public university with enrollment exceeding 30,000 students. The university serves as one of the region's largest employers and economic drivers, supporting a stable year-round population base of students, faculty, healthcare professionals, and research staff. This institutional presence contributes to strong consumer demand for dining, retail, and service-oriented uses throughout the city.



In addition to higher education, Columbia is a regional healthcare hub. The property sits directly across Interstate 70 from University of Missouri Keene Street Medical Center, part of the MU Health Care system. The hospital draws patients, visitors, and medical staff from throughout Boone County and surrounding communities, reinforcing consistent daytime activity within the immediate trade area.

The surrounding residential environment includes established neighborhoods and proximity to Columbia Country Club, one of the area's premier private golf clubs. This adjacency to higher-income residential areas enhances long-term site desirability and supports strong consumer spending fundamentals.

1101 Woodland Springs Court is located within Columbia's dominant interstate retail corridor, the city's primary concentration of big-box and

national retail. Anchored by Walmart Supercenter, Sam's Club, Lowe's, The Home Depot, ALDI, and additional national brands, the corridor functions as the region's central shopping destination. Its interstate frontage captures both local consumers and pass-through travelers along I-70, which serves as Missouri's primary east-west transportation artery.



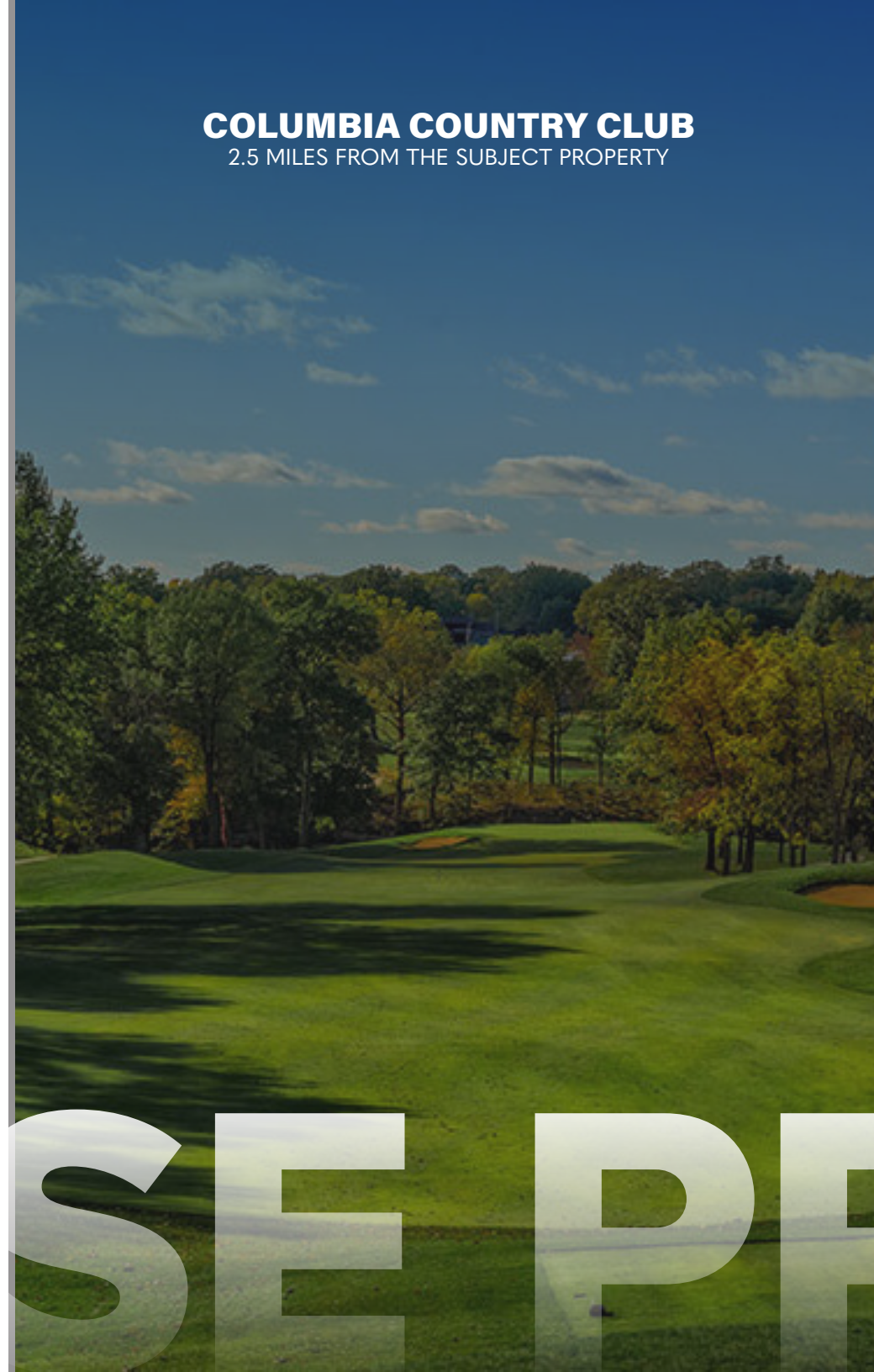
BROADWAY MARKETPLACE

1.6 MILES FROM THE SUBJECT PROPERTY



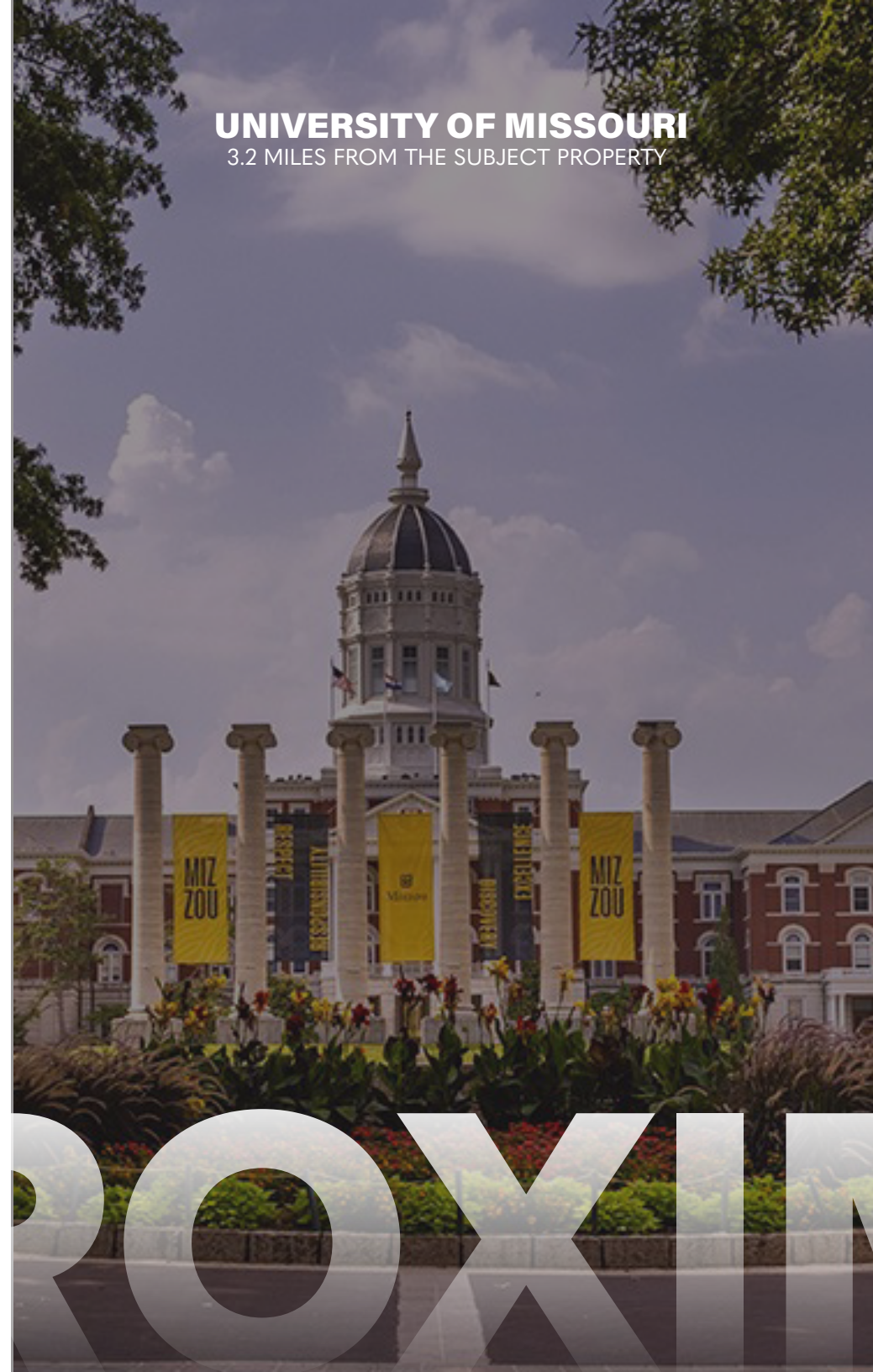
COLUMBIA COUNTRY CLUB

2.5 MILES FROM THE SUBJECT PROPERTY



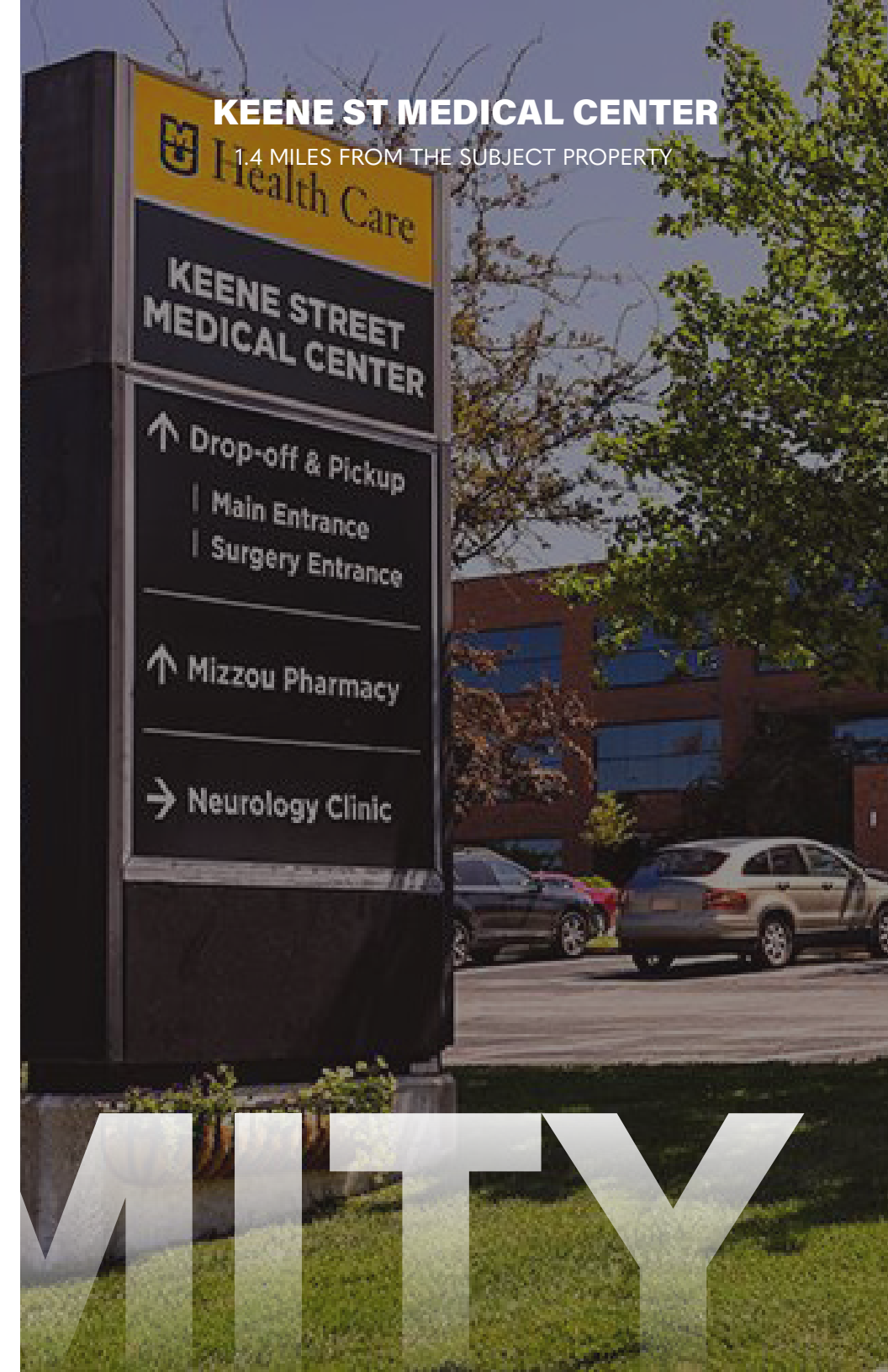
UNIVERSITY OF MISSOURI

3.2 MILES FROM THE SUBJECT PROPERTY



KEENE ST MEDICAL CENTER

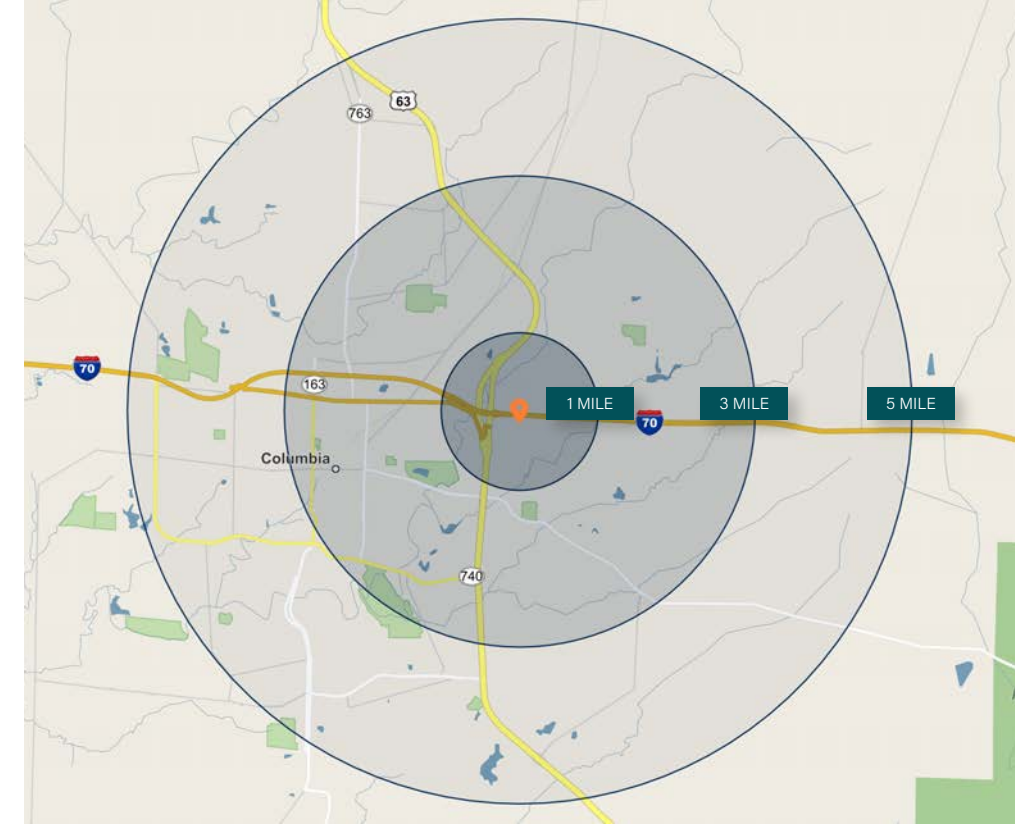
1.4 MILES FROM THE SUBJECT PROPERTY



CLOSE PROXIMITY

DEMOGRAPHICS

Strong Regional Trade Area with Solid Household Density & Population



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|----------|----------|----------|
| Population | 5,500 | 58,600 | 109,500 |
| Households | 2,500 | 23,100 | 44,900 |
| Average Household Size | 2.2 | 2.2 | 2.2 |
| Median Age | 34.2 | 28.4 | 29.8 |
| Owner Occupied Households | 800 | 8,800 | 19,600 |
| Renter Occupied Households | 1,800 | 15,800 | 28,200 |
| Average Household Income | \$58,500 | \$63,300 | \$69,200 |
| Median Household Income | \$40,100 | \$44,300 | \$51,700 |
| Businesses | 1,000 | 6,200 | 9,000 |

POPULATION



58,600

Total Population within a 3-mile radius



28.4

Median Age within a 3-mile radius



50.4%

Male



49.6%

Female

EDUCATION

3 mile 2023 % of Population



20%

Some High School



27%

Some College



20%

Bachelor's Degree



12%

Graduate Degree



\$63,300

Average HH income within a 3-mile radius



\$573M

Annual Consumer Spending within a 3-mile radius



8,800

Owner Occupied Housing within a 3-mile radius



23,100

Households within a 3-mile radius



6,200

Businesses within a 3-mile radius



15,800

Renter Occupied Housing within 3-mile radius



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HOOTERS

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