



Vacant QSR with Drive-Thru - FOR SALE OR FOR LEASE



Vacant
691 US Highway 84 West, Fairfield, TX 75840

Offering Memorandum
Exclusive Net-Lease Offering

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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. NNN Properties (dba) SURMOUNT and Bang Realty-Texas, Inc have not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. NNN Properties (dba) SURMOUNT and Bang Realty-Texas, Inc's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NNN Properties (dba) SURMOUNT and Bang Realty-Texas, Inc 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.

*In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, NNN Properties (dba) SURMOUNT and Bang Realty-Texas, Inc further advises all prospective purchasers that certain NNN Properties (dba) SURMOUNT and Bang Realty-Texas, Inc related or affiliated parties, and/or its independent contractor salespeople, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "NNN Properties (dba) SURMOUNT and Bang Realty-Texas, Inc Related Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the NNN Properties (dba) SURMOUNT and Bang Realty-Texas, Inc Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).

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Vacant

Investment Overview

FOR SALE — LIST PRICE

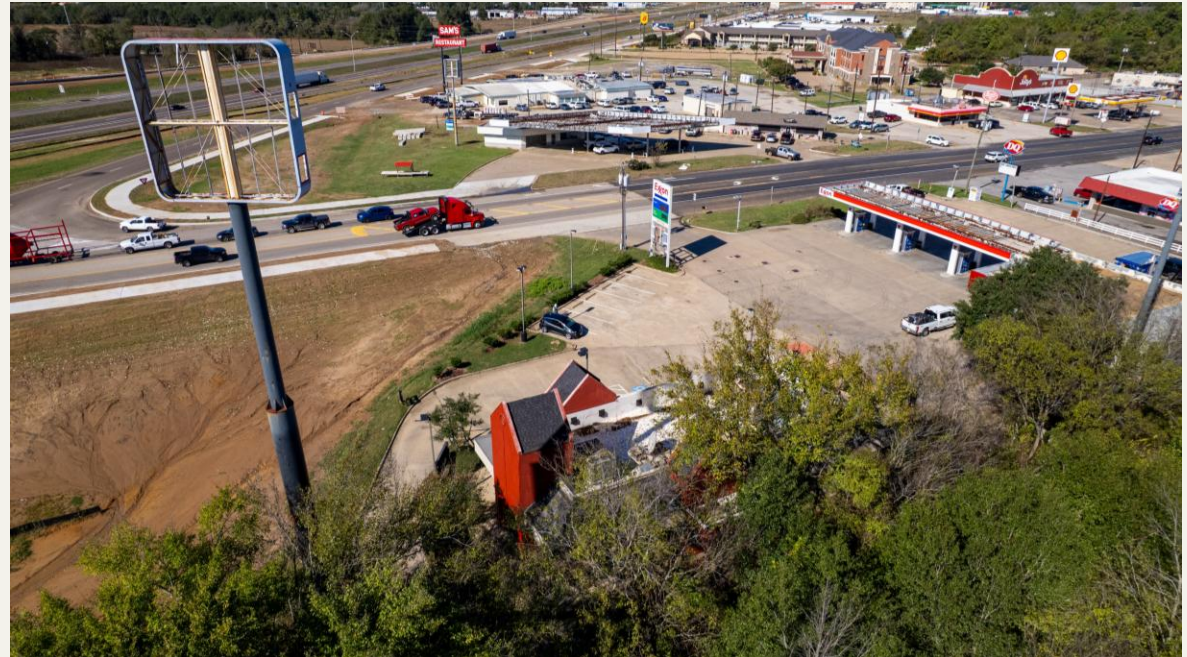
\$650,000

Price / SF \$268.48

FOR LEASE — ASKING RENT

Contact Broker

Street	691 US Highway 84 West
City, State Zip	Fairfield, TX 75840
Property Type	Vacant
Year Built	1998
Estimated Building SF	2,421 SF
Estimated Lot Size	0.39 AC



Vacant

Investment Highlights

Investment Summary

Surmount is pleased to present the exclusive listing for a Vacant Property located at 691 US Highway 84 West, Fairfield, TX 75840. The site consists of roughly 2,421 rentable square feet of building space on an estimated .39-acre parcel of land. The Property is a former Jack in the Box with a drive thru that is now vacant. It is for sale or for lease.

Recently Vacated QSR With Full Infrastructure in Place

Jack in the Box operated at the site until the natural expiration of their lease in September 2025, offering a fully built-out second-generation restaurant opportunity ready for immediate repositioning.

Prime Highway Visibility With Prominent Signage

The property features direct exposure along US-84 with highway-visible signage, maximizing branding potential and capturing consistent daily traffic from both local and regional travelers.

Existing Drive-Thru for High-Demand Uses

Equipped with an operational drive-thru—an essential component for today's QSR, coffee, and service-oriented concepts—allowing future tenants to capitalize on drive-by traffic and convenience-driven customers.

First Lot Seen When Exiting I-45 South

Strategically positioned as the first commercial parcel visible upon exiting I-45 South, the site benefits from immediate visibility, easy access, and strong potential to capture motorists entering Fairfield.

Stable and Diverse Customer Base

Fairfield benefits from a mix of local residents, daily commuters, and travelers along I-45 and US-84, creating a balanced consumer base that supports year-round activity.

Proximity to Major Local Demand Drivers

The property sits near Fairfield's key commercial, governmental, and hospitality nodes, drawing consistent traffic from nearby employers, schools, lodging, and civic services.

Highly Adaptable Building for Multiple End Users

The existing QSR layout, complete with a commercial kitchen, drive-thru lane, and ample parking, offers a flexible footprint suitable for a wide range of retail, food-service, or service-oriented concepts.

Growing Regional Trade Area

Fairfield functions as a central hub within Freestone County, serving surrounding rural communities and travelers moving between the Dallas and Houston metros.



Vacant

I-45 Fairfield Project

The I-45 Fairfield Project—led by TxDOT—is a major transportation improvement initiative designed to enhance mobility, safety, and long-term growth along the I-45 frontage roads in the Fairfield market. These upgrades will directly benefit 691 US Highway 84 West, positioning the property for stronger commercial appeal and increased traffic exposure.

The project focuses on improving traffic flow by realigning and modernizing the I-45 frontage roads, relieving congestion, and creating safer, more efficient travel patterns for both residents and the thousands of vehicles that utilize I-45 as a primary north—south corridor. As traffic movement becomes smoother and access points are optimized, businesses located along US-84 and the frontage roads will benefit from more predictable, higher-quality ingress and egress, which is a key factor for retailers, service providers, and any user dependent on customer visibility and accessibility.

For the subject property, the roadway enhancements are expected to improve overall drive-by exposure while strengthening the site's connection to the broader regional transportation network. Improved safety measures—such as better turning movements, clearer signage, and reduced conflict points—make the area more attractive for future tenants and end users. Additionally, infrastructure upgrades of this scale often signal regional investment and future commercial growth, driving long-term demand for well-located properties near major thoroughfares.

Overall, the I-45 Fairfield Project enhances the property's positioning by supporting higher traffic efficiency, improving accessibility, and contributing to the continued economic vitality of the Fairfield corridor.









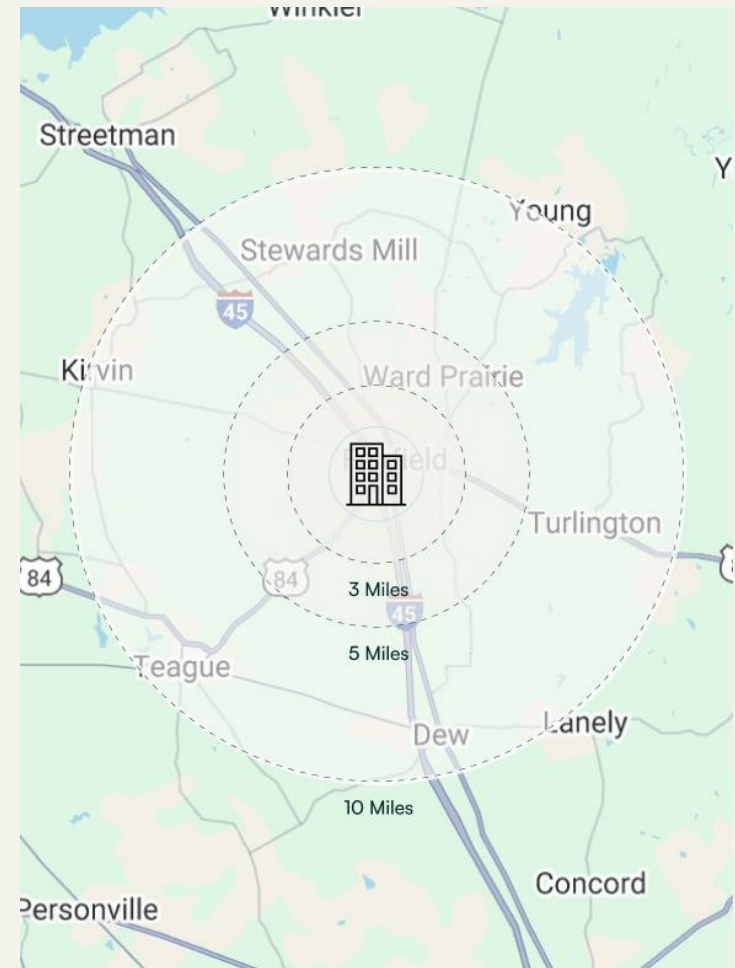
Vacant

Location Overview

The property is positioned directly along US Highway 84, one of the most important transportation corridors serving Fairfield and the broader Central Texas region. This arterial route brings a steady flow of commuter, commercial, and visitor traffic, giving the site strong daily exposure and reliable accessibility for future tenants or owner-users. Its prominent visibility along the highway enhances brand presence and supports a wide range of retail and service-based concepts.

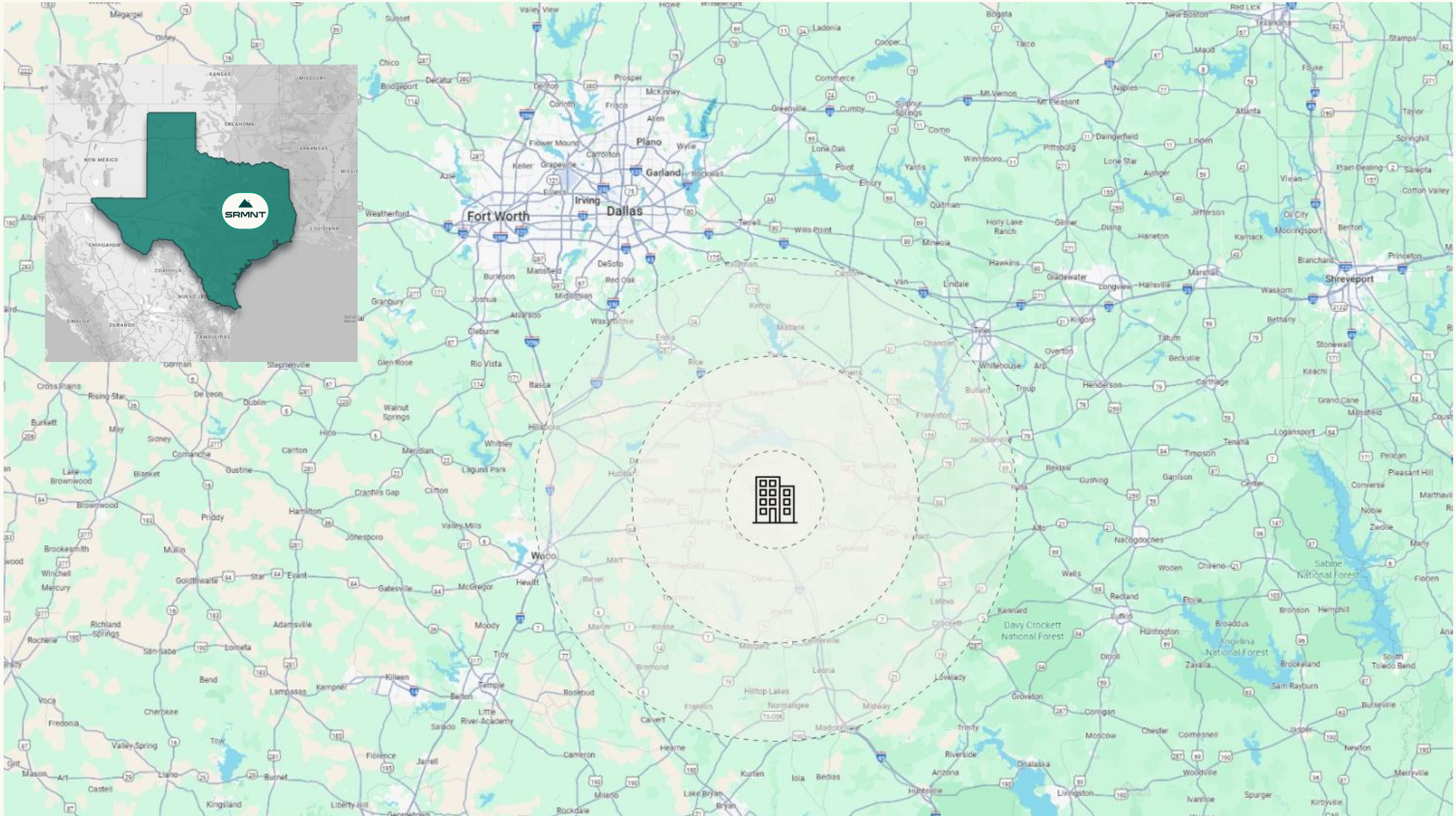
Fairfield serves as the county seat of Freestone County, creating a consistent customer base drawn from government services, local employment centers, and regional commerce. The immediate area includes established residential neighborhoods, hospitality options, schools, and community amenities, ensuring a dependable mix of local and transient demand.

	3 miles	5 miles	10 miles
Population Trends			
2024 Population	4,524	5,910	14,533
2029 Population	4,683	6,093	15,297
Growth '24 — '29	0.70%	0.60%	1.10%
Household Trends			
2024 Households	1,730	2,219	5,234
2029 Households	1,789	2,284	5,510
Growth '24 — '29	0.70%	0.60%	1.10%
Household Income			
Average Household Income	\$93,107	\$93,257	\$80,641
Median Household Income	\$59,539	\$61,574	\$58,225









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Market Overview

Dallas is the third-largest city in Texas and the ninth-largest in the United States. It is considered a global city and is home to many corporate headquarters and cultural attractions. It is home to a thriving arts and culture scene, world-class shopping, and outstanding restaurants. Dallas is also home to professional sports teams in all four major American sports leagues.

Dallas, Texas is a vibrant city with a multitude of attractions to explore. Dallas is home to the third-largest concentration of Fortune 500 companies in the nation. The city is home to the Dallas—Fort Worth metroplex, which is the fourth-largest metropolitan area in the U.S. Dallas is a major center for telecommunications, banking, commerce, energy, healthcare, medical research, transportation, and logistics.

Dallas has a diversified economy with major sectors including finance, information technology, life sciences, and logistics. The city is home to many major corporations, including American Airlines, AT&T, Bank of America, ExxonMobil, J.P. Morgan Chase, Southwest Airlines, and Texas Instruments. The city has a strong presence in the defense and aerospace industries, with the headquarters of Lockheed Martin and Raytheon located in the Dallas—Fort Worth metroplex. In the past decade, Dallas has become a major hub for technology and start-ups, with the city experiencing an influx of venture capital investors and entrepreneurs. Dallas is also home to several major universities, such as the University of Texas at Dallas, Southern Methodist University, and Texas Christian University, which provide a highly educated workforce for the city.



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