



DICKEY'S BARBECUE PIT

1003 N. HIGHWAY 77, WAXAHACHIE, TEXAS 75165

New 12-Year Absolute NNN Lease with 3% Annual Rent Increases | Largest Barbecue Restaurant Franchise in the World (375+ Locations)



Coleman Junior High
814 Students

Waxahachie
Fine Arts Center



DOLLAR GENERAL



29,805 VPD-25



Indian Drive



CONFIDENTIAL OFFERING MEMORANDUM



SHOP^{CO.}

OFFERING MEMORANDUM

DICKEY'S
BARBECUE PIT[®]
est. 1941

LOCATION

1003 N. HIGHWAY 77
WAXAHACHIE, TEXAS 75165

OFFERED BY

Tim Axilrod

TAXILROD@SHOPCOMPANIES.COM / 214-960-2835 / 4809 COLE AVE STE 330, DALLAS, TX 75205

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

Dickey's Barbecue Pit Absolute NNN Lease | New 12-Year Lease | Drive-Thru Asset | Thriving DFW Submarket

- Dickey's Barbecue Pit is the Largest BBQ Restaurant Brand in the World with 375+ Locations Across 40+ States with Ongoing Franchise-Driven Expansion
- Absolute NNN Lease – Zero Landlord Maintenance Responsibilities
- 3% Annual Escalations with Base Rent Term Through February 2037
- Well-Positioned, 0.9 Acre Pad Fronting Northwest Highway 77 (29,800+ VPD) with Proximity to US Highway 287 (46,300+ VPD)
- Dense Retail Corridor with 3.7MM+ SF of Retail GLA in a 2-Mile Radius with an Additional 9.9K+ SF Under Construction, Including Nearby
- Equipped with Drive-Thru, Enhancing Long Term Residual Value; Two-Sided Highly Visible Pylon Sign
- Nearby National Tenant Retailers Include Walmart Supercenter, Hobby Lobby, H-E-B, Target, Lowe's Home Improvement, The Home Depot, Ross Dress for Less & PetSmart Amongst Others

Adjacent to Top Performing H-E-B; Estimated Annual Sales of \$178MM+ & Ranked in the Top 10% in Visits (3MM+) H-E-Bs Nationwide; Adjacent Walmart reportedly in top 12% in Visits Nationally (Placer.AI)

- Total Population Increased by 118% & Total Households Increased by 139% in a 5 Mile Radius from 2000 to 2025
- Baylor Scott & White Medical Center Sits Less Than 10 Minutes Away; 1,200+ Employees & 129 Beds
- Moments from Several Planned Developments Including a New Large-Format Retail Site for Sam's Club (166K+ SF with 845 Parking Spaces) & The Emory at North Grove (153K+ SF Multifamily Project with 98 Units)



EXECUTIVE SUMMARY

LEASE ABSTRACT

Offering Price: \$3,213,000

Cap Rate: 6.25%

Tenant: Dickey's Barbecue Pit

Location: 1003 N. Highway 77
Waxahachie, Texas 75165

Guarantor: Personal

Building Square Feet: 4,657 SF

Land Area: +/-0.90 Acres

Rent Commencement: March 1, 2025

Lease Expiration: February 28, 2037

Base Lease Term: 12 Years

Renewal Options: None

Rent Increases: 3% Annual Increases

Lease Type: Absolute Net

Year Built: 2002

Roof & Structure: Tenant Responsibility

Right of First Refusal: No



Rent Schedule:

Years	Annual Rent
Current - February 28, 2027	\$200,850
March 1, 2027 - February 29, 2028	\$206,876
March 1, 2028 - February 28, 2029	\$213,082
March 1, 2029 - February 28, 2030	\$219,474
March 1, 2030 - February 28, 2031	\$226,058
March 1, 2031 - February 29, 2032	\$232,840
March 1, 2032 - February 28, 2033	\$239,825
March 1, 2033 - February 28, 2034	\$247,020
March 1, 2034 - February 28, 2035	\$254,431
March 1, 2035 - February 29, 2036	\$262,064
March 1, 2036 - February 28, 2037	\$269,926

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EXECUTIVE SUMMARY

TENANT PROFILE



Dickey's Barbecue Pit is the largest barbecue restaurant chain in the United States, with 375+ locations nationwide and a brand history dating back to 1941. The concept is known for authentic Texas-style, pit-smoked barbecue, serving slow-cooked brisket, pulled pork, ribs, sausage, and classic Southern sides in a casual, family-friendly setting.

The brand operates a high-volume, value-driven model built around counter service, takeout, and a strong catering business. Dickey's loyalty program and digital ordering platform help drive repeat traffic and broaden customer reach, while its longstanding franchise network supports consistent performance across diverse markets.

With more than eight decades in operation and a coast-to-coast footprint, Dickey's remains a recognizable, durable QSR barbecue brand with broad consumer appeal and strong brand equity in both suburban and high-growth markets.

www.dickeys.com



ADDITIONAL INFORMATION



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OFFERED BY

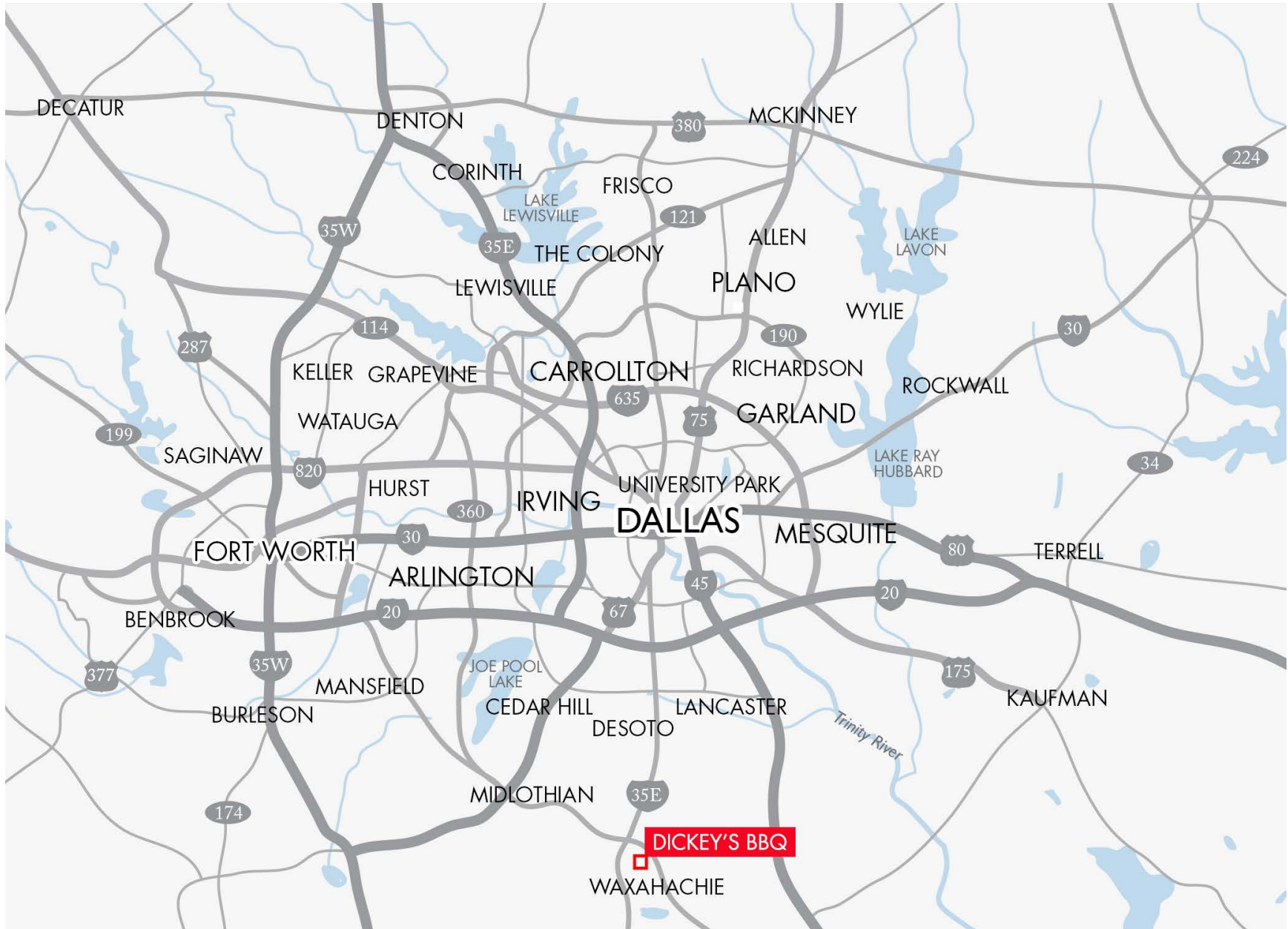
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DICKEY'S ★
BARBECUE PIT®

WE
ARE
OPEN



PROPERTY OVERVIEW



PROPERTY OVERVIEW



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PROPERTY OVERVIEW



ADJACENT H-E-B



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Adjacent to Top-Performing H-E-B with an estimated \$178MM+ in annual sales and ranking in the top 10% nationwide for total visits (3MM+ annually, per Placer.ai).



TRADE AREA OVERVIEW

DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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TRADE AREA OVERVIEW
DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	11,467	46,789	58,843
2030 Total Population (Esri)	12,267	50,228	62,938
2010 Total Population (U.S. Census)	8,417	27,199	36,205
2000 Total Population (U.S. Census)	6,483	20,497	26,939
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	2.38%	2.96%	2.92%
2024-2029 Population: Compound Annual Growth Rate (Esri)	1.36%	1.43%	1.35%
2025 Total Daytime Population (Esri)	13,197	49,207	60,458
2025 Median Age (Esri)	34.0	35.0	36.1
2025 Total Households (Esri)	4,233	16,072	20,353
2030 Total Households (Esri)	4,537	17,302	21,828
2010 Total Households (U.S. Census)	3,355	9,633	12,673
2000 Total Households (U.S. Census)	2,278	7,043	9,097
2024-2029 Families: Compound Annual Growth Rate (Esri)	1.21%	1.34%	1.27%
2025 Average Household Income (Esri)	\$95,369	\$100,112	\$103,200
2025 Median Household Income (Esri)	\$82,274	\$81,367	\$83,744
2025 Per Capita Income (Esri)	\$35,563	\$34,805	\$35,792
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	1%	4%	4%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	4%	5%	5%
2025 Population Age 25+: High School Diploma (Esri) (%)	20%	21%	22%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	27%	22%	22%
2025 Population Age 25+: Associate's Degree (Esri) (%)	12%	12%	12%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	16%	19%	19%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	13%	12%	12%
2025 Total (SIC01-99) Businesses	471	1,626	1,898
2025 Total (SIC01-99) Employees	5,146	18,593	21,965

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. An owner’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for informational purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Tim Axilrod	617806	taxilrod@shopcompanies.com	214-960-2835
Sales Agent/Associate’s Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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