

# RETAIL INVESTMENT GROUP, LLC



302 W RD 544 | MURPHY, TX 75094

\$3,753,145 | CAP: 5.50%



ACTUAL SITE



8255 E. RAIN TREE DR, SUITE 100  
SCOTTSDALE, AZ 85260  
(480) 429-4580

**STEVEN I. DAVIS**  
*Managing Member*  
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**STEVEN KLEIMAN**  
*Texas Broker of Record*  
LIC # 492577

PROPERTY INFORMATION (Shared)

Address:	302 W Rd 544   Murphy, TX
CAP Rate:	5.50%
Building Size:	±6,450 Square Feet
Land Area:	±39,030 Square Feet
Year Built:	2016
Total Rent:	\$206,423

INVESTMENT HIGHLIGHTS

- ▶ Adjacent to Wal-Mart & Lowes
- ▶ Unique Denny's/FedEx Building
- ▶ Heavy Traffic on Road 544 + Murray Road: 50,200 VPD
- ▶ In Between Brahm's Ice Cream and Chase Bank
- ▶ Newer Construction Less than 2 Years Old
- ▶ Texas is an Income Tax Free State
- ▶ 22 Miles to Downtown Dallas
- ▶ 5 Miles to President George Bush Turnpike
- ▶ Huge Growth in the Immediate Area Population in Murphy Grew 500% in Past 15 Years
- ▶ High Net Worth Personal Guarantee on Denny's

PROPERTY INFORMATION



Tenant Name:	Dennys Franchisee	FedEx Office Print & Ship Services Inc. DBA FedEx Office
Rent of Each Tenant:	\$137,748	\$68,675
Lease Rate Increases:	10% Every 5 Years	10% Every 8 Years
Size of Each Space:	±4,400 Square Feet	±2,050 Square Feet
Lease Term:	20 Year	10 Year
Lease Expiration Date:	February 28, 2036	November 30, 2026
Options to Extend:	1 x 20 Year Option	3 x 5 Year Options
Website:	<a href="http://www.dennys.com">www.dennys.com</a>	<a href="http://www.fedex.com/us/office">www.fedex.com/us/office</a>

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no representation, guarantee or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, estimates, opinions use are for example only. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



17,200 VPD

MCMILLEN HIGH SCHOOL  
1,088 STUDENTS

33,000 VPD

MURPHY RD

FARM TO MARKET RD 544

Walmart

Logos: Lowe's, Bank of America, SUPERCUTS, Chick-fil-A, ERNST BROS. BAGELS, CIG'S PIZZA

Logos: SPROUTS FARMERS MARKET, Michaels, FIREHOUSE SUBS, 24 FITNESS, WHATABURGER, Sprint, GOLDEN CHICK

Logos: CVS pharmacy, Great Clips, at&t, T.J. MAXX, ROSS DRESS FOR LESS, DOLLAR TREE, TARGET, WHICH WICH, PET SMART

Logos: Albertsons, McDonald's, SUBWAY, cricket wireless, Domino's Pizza, ups

Logos: HOBBY LOBBY, TACO BELL, STARBUCKS COFFEE, Cane's, Jack in the box

Logos: CHASE, WELLS FARGO, LESLIE'S

GOODYEAR

Wendy's

SONIC

BRAUM'S

LYNRIDGE  
ASSISTED LIVING • MEMORY CARE

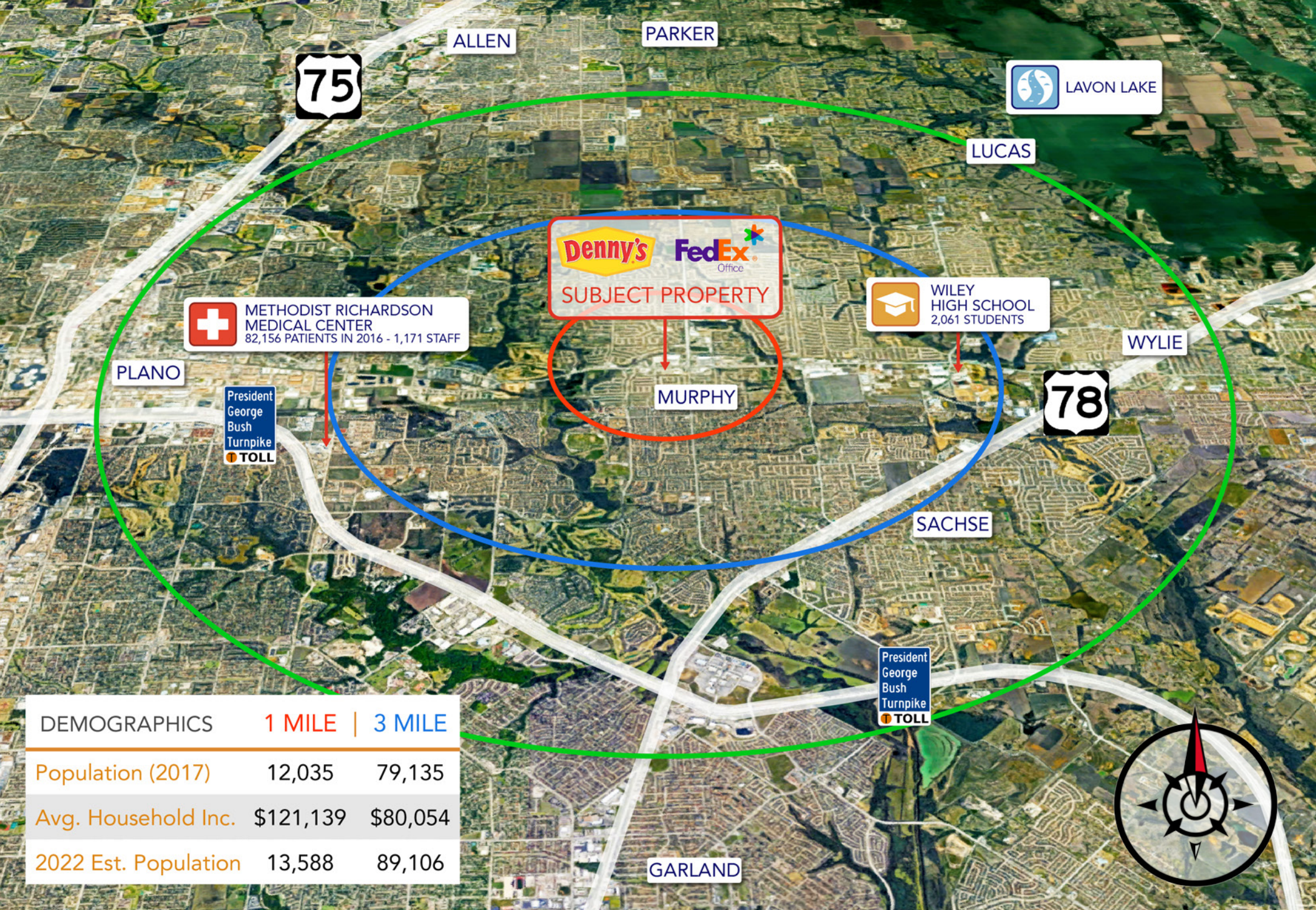
Denny's FedEx Office  
SUBJECT PROPERTY

BAYLOR EMERGENCY MEDICAL CENTER



RESIDENTIAL COMMUNITIES  
89,106 RESIDENTS IN 3-MILE TRADE AREA





**Denny's** **FedEx**  
Office  
**SUBJECT PROPERTY**

**METHODIST RICHARDSON MEDICAL CENTER**  
82,156 PATIENTS IN 2016 - 1,171 STAFF

**WILEY HIGH SCHOOL**  
2,061 STUDENTS

President George Bush Turnpike  
**TOLL**

President George Bush Turnpike  
**TOLL**

DEMOGRAPHICS	1 MILE	3 MILE
Population (2017)	12,035	79,135
Avg. Household Inc.	\$121,139	\$80,054
2022 Est. Population	13,588	89,106



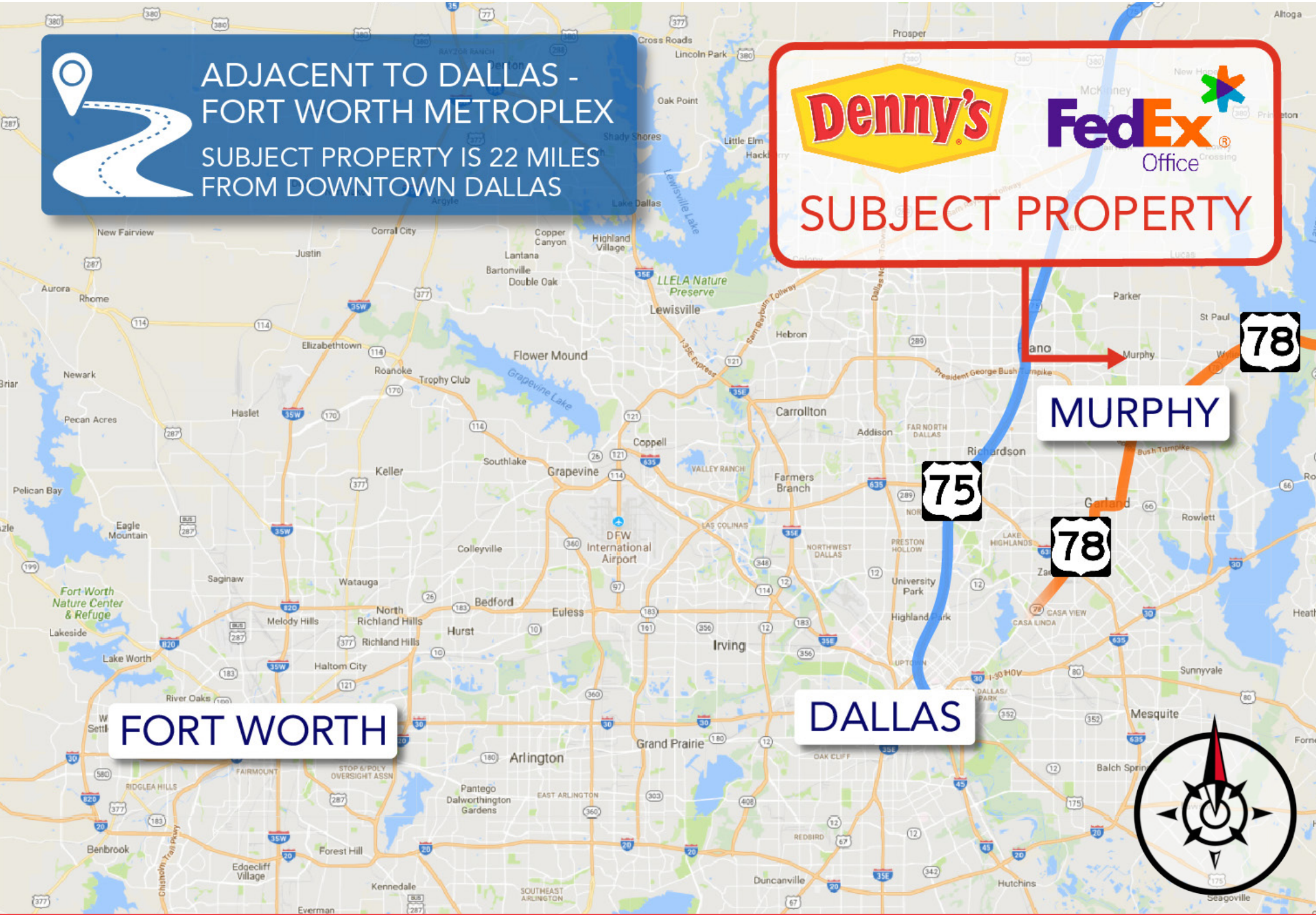




ADJACENT TO DALLAS -  
FORT WORTH METROPLEX  
SUBJECT PROPERTY IS 22 MILES  
FROM DOWNTOWN DALLAS



SUBJECT PROPERTY



FORT WORTH

DALLAS

MURPHY



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# ABOUT DENNY'S & FRANCHISEE



Denny's is America's largest full service family-style restaurant chain (market share and number of units). The Denny's brand consists of over 1,600 restaurants, 553 of which were company-owned and operated and 1,050 of which were franchised/licensed restaurants. These Denny's restaurants are operated in 49 states, the District of Columbia, two U.S. territories and four foreign countries. Denny's restaurants are open 24 hours a day, 7 days a week. This "always open" operating platform is a distinct competitive advantage. Denny's provides high quality menu offerings, generous portions at reasonable prices with friendly and efficient service in a pleasant atmosphere.





# ABOUT FEDEX OFFICE



FedEx Office Print & Ship Services Inc. (doing business as FedEx Office; formerly FedEx Kinko's, and earlier simply Kinko's) is an American retail chain that provides an outlet for FedEx Express and FedEx Ground (including Home Delivery) shipping, as well as printing, copying, and binding services. Unlike its main competitor, The UPS Store which is franchised, all FedEx Office stores are corporate-owned.

Kinko's corporate headquarters was in Ventura, California for many years, but in 2002, the company relocated to Galleria Tower in Dallas, Texas. In February 2004, FedEx bought Kinko's for \$2.4 billion, which then became known as FedEx Kinko's Office and Print Centers. Prior to the FedEx acquisition, most Kinko's stores were open 24 hours a day. After the acquisition, FedEx reduced the hours for many locations. On June 2, 2008, FedEx announced that they were rebranding FedEx Kinko's as FedEx Office, the retail branch of the FedEx Corporation. As of spring 2010, some stores and branding still showed FedEx Kinko's signage. To ease customer confusion during the transition period, many stores displayed a large purple sign in the window that said "Kinko's Printing Inside."

[www.fedex.com/us/office](http://www.fedex.com/us/office)





Murphy is located in southern Collin County, within the Dallas–Fort Worth metroplex. Situated midway between Plano and Wylie on FM 544, Murphy is 2 miles south of the famous Southfork Ranch. Murphy shares borders with Plano to the west, Richardson to the southwest, Sachse to the south, Wylie to the east, and Parker to the north. It is 22 miles northeast of downtown Dallas and about 34 miles east of Dallas/Fort Worth International Airport.

The community supports plans to continue to foster the country-living atmosphere, though with fewer large lots. Minimum lot sizes are 9,000 square feet, and the average lot size trends toward 12,000 square feet.

With the opening of the President George Bush Turnpike, access to the west became a reality in 1999. The highway is a major factor in the growth of the economy of southeast Collin County. Its impact on Murphy has already been felt in the rapid expansion as new homes have been built, with the boom starting in 1999. The population in late 2002 was about 6,500 and continued to grow to around 12,000 in 2006. The 2010 census reported a population of 17,708. The city was rated #7 in the "Best Places to Live" survey of Dallas Suburbs in the July 2008 D Magazine, and #9 in the 2010 edition of the article. (By comparison Dallas was #54, and neighboring Plano was #18.) In 2011 the city was rated #27 in America by "Money's list of America's best small towns". In 2017 Murphy was ranked #2 among over 35,000 US cities and towns, without regard to size, by the "Area Vibes" web site.

According to the United States Census Bureau, the city has a total area of 5.6 square miles, of which 0.004 square miles, or 0.08%, is water.