



2203 N Parkerson Ave | Crowley, LA 70526

**Retail
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

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Broker of Record

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PROPERTY OVERVIEW

Dominos

2203 N Parkerson Ave, Crowley, LA 70526



INVESTMENT HIGHLIGHTS

\$625,000

Price

\$329.99

PPSF

Property Highlights

- **±3.5 Years Remaining on Absolute NNN Lease** - The property is encumbered by an absolute triple-net lease with approximately ±3.5 years remaining, providing investors with passive ownership through tenant responsibility for all taxes, insurance, and maintenance.
- **National Credit Sublease by KBP Foods** - The asset is leased to KBP Foods, a nationally recognized operator with over 1,100 units across leading QSR brands including KFC, Taco Bell, Arby's, and Sonic. KBP Foods subleases the site to R & R Pizza of Lafayette Inc., an experienced multi-unit franchisee, enhancing operational stability.
- **New Construction – Built in 2018** - Delivered in 2018, the property benefits from modern construction standards, minimizing capital expenditure risk and supporting long-term asset performance.
- **High-Visibility Corridor with Strong Traffic Counts** - Strategically positioned on N Parkerson Avenue, a key arterial in a Lafayette submarket, the property enjoys excellent exposure with traffic volumes of ±18,000 vehicles per day. It is situated near major demand drivers, including Walmart, North Crowley Elementary, and Notre Dame High School.
- **Resilient Retail Submarket** - The surrounding area demonstrates consistent population growth, stable household incomes, and reliable municipal infrastructure, supporting durable retail tenancy and long-term investment viability.
- **Strategic Small-Market Location – Crowley, LA** - Crowley presents a compelling small-market opportunity with solid market fundamentals and future upside potential. Positioned along I-10 between Lafayette and Lake Charles, the city functions as a regional hub for agriculture, light manufacturing, and essential retail services.





 **Crowley Middle School**
±416 Students | ±1.9 Miles Away

 **Crowley Kindergarten School**
±232 Students | ±1.8 Miles Away

 **Notre Dame High School**
±1,230 Students | ±1.3 Miles Away

 **Ochsner Acadia General Hospital**
±477 Beds | Serves a growing Acadia Parish
Population of Over 50,000

 **Prosper Northgate**
±160 Units



 **± 60,800 VPD**



N Parkerson Ave ± 18,000 VPD



2203 N Parkerson Ave
Crowley, LA 70526

6.42%
Cap Rate

±1,894 SF
GLA

±3.5 Years
Term Remaining

\$40,125
NOI

2018
Year Built

Four-5 Year
Options



TENANT OVERVIEW



Year Founded
1960

Headquarters
Ann Arbor, Michigan

Ownership Status
Domino's Pizza, Inc.

Employees
140,000+

Locations
21,500+

Credit Rating
BBB+

Annual Revenue
\$4.85 Billion



Tenant Overview

Domino's is a globally recognized quick-service pizza brand celebrated for its efficient delivery model, strong franchise system, and consistent cash flow that attract investors seeking stability. As the world's largest pizza company, Domino's maintains a substantial national and international presence with steady sales performance across varied markets. The brand typically operates under corporate or franchise-guaranteed leases, commonly structured as triple net, offering landlords reliable income streams with minimal management responsibilities.

Why Invest in Domino's?

Financial Resilience: Domino's demonstrates consistent performance across market cycles, driven by its strong delivery and carryout model, diversified global operations, and the stability of a proven franchise system under Domino's Pizza, Inc.

Extensive Operational Scale: With thousands of locations worldwide, Domino's benefits from unparalleled supply chain integration, technology-driven efficiency, and one of the largest and most sophisticated delivery networks in the industry.

Credit Stability with Upside Potential: Backed by a disciplined franchise structure and steady cash flows, Domino's offers reliable returns for investors, while continuous menu innovation and international growth provide meaningful upside potential.

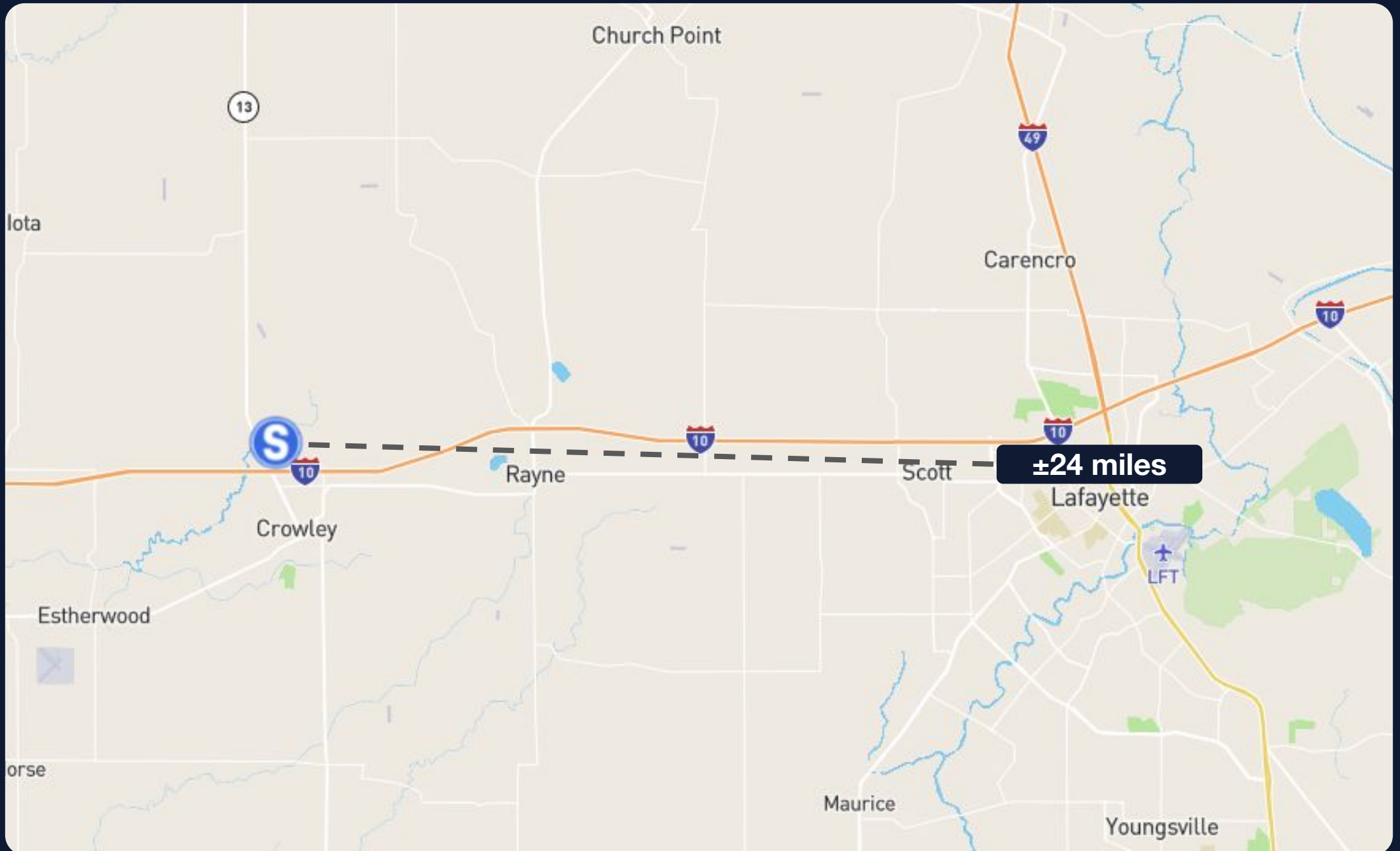
Growth via Acquisitions and Organic Expansion: Domino's continues to increase its market share through new store development, digital innovation, and strategic expansion in both mature and emerging markets, reinforcing its long-term growth trajectory.

Strong Brand and Market Position: As the global leader in pizza delivery, Domino's brand strength, digital dominance, and customer loyalty make it a highly resilient and compelling investment opportunity.

MARKET OVERVIEW

Dominos

2203 N Parkerson Ave, Crowley, LA 70526



CROWLEY, LA

Market Demographics



11,554
Total Population

\$50,235
Median HH Income

5,148
of Households

50.2%
Homeownership Rate

3,482
Employed Population

41.4
Median Age

\$141,800
Median Property Value

Local Market Overview

Crowley is a culturally rich community in Southwest Louisiana, rooted in agriculture and small-town tradition. As the seat of Acadia Parish, the city blends deep local heritage with practical economic drivers including agriculture, healthcare, education, manufacturing, and retail. Crowley’s employment base is supported by key institutions like Ochsner Acadia General Hospital, which serves a growing parish population of over 50,000. Industrial employers such as Capitol Manufacturing and JohnPac provide additional job stability and reinforce local purchasing power.

The area features a mix of single-family homes and apartment communities, attracting a range of residents. Educational institutions like North Crowley High School, St. Michael Elementary, and Notre Dame High School further support community growth and household formation. Despite modest population shifts, Crowley maintains a steady, close-knit market ideal for service-based and necessity-driven retail investments.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	13,089	15,840	34,341
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	5,156	6,181	13,251
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$60,692	\$65,026	\$66,288

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2203 N Parkerson Ave, Crowley, LA, 70526** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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