

MATTHEWS™



**LONG JOHN
SILVER'S**

3810 N State Line Ave
Texarkana, AR, 71854

**Absolute NNN
QSR Investment**
Offering Memorandum

Exclusively Listed By



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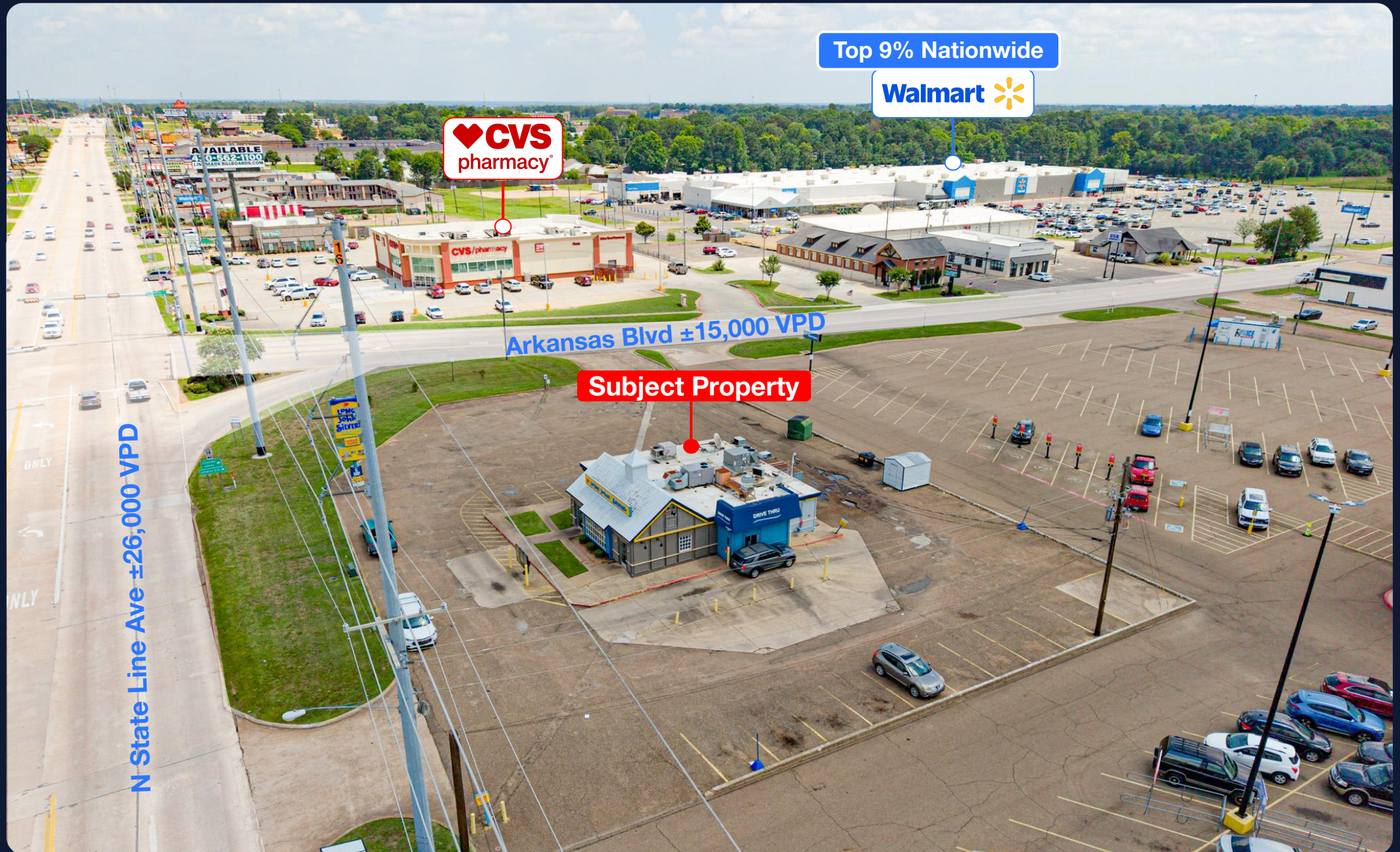
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Abs. NNN QSR with Drive-Thru

Long John Silver's

3810 N State Line Ave Texarkana, AR 71854





Walmart
Supercenter
Top 9% of National Locations
Source: AlphaMap

 **Bank OZK**

 **TEXANA BANK**

CAT
verizon

Schlotzsky's

 **Kids Dental Center**







HealthCARE
Express

LONG JOHN
SILVER'S
Subject Property



Jack
in the box

N State Line Ave ± 26,000 VPD

Arkansas Blvd ± 15,000 VPD

GOLDEN
CHICK

Walgreens

Investment Highlights

- **Absolute Triple-Net (NNN) Lease** with zero landlord responsibilities
- **Charter Foods** is the franchisee, who operates over 300 units across multiple QSR brands including Taco Bell, KFC & Long John Silver's
- **Signalized Intersection** with $\pm 26,000$ VPD along North State Line Ave and $\pm 15,000$ on Arkansas Blvd
- **Freestanding Restaurant** with drive-thru, situated on a 0.78 AC parcel with a 3,000 SF building
- **Walmart Supercenter** located across the intersection, is ranked in the top 9% of Walmart locations nationwide
- **Demographics** support a population of over 66,262 residents within a 5-mile radius of the site



Financial Overview

Long John Silver's

3810 N State Line Ave Texarkana, AR 71854



Financial Summary

\$1,462,685

List Price

7.00%

Cap Rate

2020

Year Remodeled

\$102,388

NOI

Lease Summary

Tenant	Long John Silver's
Type of Ownership	Fee Simple
Lease Guarantor	LJS Opco Two, LLC
Lease Type	Absolute Triple-Net (NNN)
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	6/21/2016
Lease Expiration Date	12/31/2031
Term Remaining	±4.5 Years
Rent Increases	7.5% Every 5 Years
# of Options	Two, 5-Year Options
ROFR	No



Financial Summary

Annualized Operating Data

Option (#)	Date	Monthly Rent	Annual Base Rent	Increases	Cap Rate
Years 1 - 5	7/21/2016 – 7/20/2021	\$7,383.33	\$88,600.00	-	-
Years 6 - 10	7/21/2021 – 7/20/2026	\$7,937.08	\$95,245.00	7.50%	-
Years 11 - 15 (Current)	7/21/2026 – 07/20/2031	\$8,532.36	\$102,388.38	7.50%	7.00%
Years 16 - 20 (Option 1)	01/01/2032 – 12/31/2037	\$9,172.29	\$110,067.50	7.50%	7.52%
Years 21 - 25 (Option 2)	01/01/2038 – 12/31/2043	\$9,860.21	\$118,322.57	7.50%	8.08%



Arkansas Blvd ± 15,000 VPD

N State Line Ave ± 26,000 VPD

LONG
JOHN
SILVERS

E

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



TENANT SUMMARY

Year Founded
1969

Headquarters
Louisville, KY

Ownership Status
Privately Held

Employees
10,000+

Locations
486

Annual Revenue
\$750M



Tenant Overview

Long John Silver's is a longstanding quick-service restaurant brand specializing in seafood and related fast-casual fare, with a history dating back to 1969. The concept is widely recognized for its hand-battered seafood offerings and coastal-inspired branding, appealing to value-oriented consumers across regional markets. The company operates a predominantly franchise-based system with a diversified geographic footprint across the United States and select international markets. Positioned in the affordable dining segment, Long John Silver's continues to pursue selective growth and brand revitalization initiatives under experienced restaurant industry leadership.

Why Invest in Long John Silver's?

- **Established Brand with Longevity:** Over 50 years in the fast-food landscape with enduring brand recognition in the seafood QSR segment.
- **Franchise-Driven Model:** Predominantly franchisee operated, which supports asset light cash flows and scalability while aligning operator-landlord incentives.
- **Consumer Traffic Generator:** Well-known fast-food identity that attracts consistent repeat traffic and visibility, particularly in secondary and tertiary markets.
- **Growth & Renewal Option Potential:** Continued repositioning efforts and menu expansions seeking to broaden appeal beyond traditional seafood.
- **Resilient QSR Demand:** Quick-service dining remains a stable consumer category, supporting long-term lease commitments with experienced operators.

Texarkana, AR

Market Demographics

29,123

Total Population

11,400

Employed Population



Local Market Overview

Texarkana, Arkansas continues to offer an attractive housing market characterized by affordability, stability, and broad appeal. As a regional center serving communities in both Arkansas and Texas, the area benefits from a diverse economy, convenient transportation access, and a cost of living that remains competitive compared to many larger markets. These qualities continue to attract a mix of first-time buyers, growing families, retirees, and investors seeking long-term value.

Consumer demand is supported by steady employment, a diverse customer base, and ongoing residential development throughout the region. Retailers continue to adapt to evolving shopping preferences by emphasizing convenience, customer experience, and a blend of in-store and online services. Local businesses remain an important part of the market, contributing to the area's unique character and helping attract both residents and visitors.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,423	41,803	65,623
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,168	17,276	26,822
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$65,634	\$70,402	\$76,801

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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 **3810 N State Line Ave, Texarkana, AR, 71854** ("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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.