

# OUTBACK STEAKHOUSE

CORPORATE GUARANTEE | 3.77% RENT-TO-SALES RATIO

Marcus & Millichap  
DUONG INVESTMENT GROUP



ACTUAL PHOTO OF THE SUBJECT PROPERTY

7206 NW CACHE ROAD, LAWTON, OK 73505

OFFERING MEMORANDUM



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## Exclusively Listed By

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## Broker Of Record

### TIM SPECK

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# INVESTMENT OVERVIEW

## Investment Highlights



**Corporate Guaranteed Lease**



**Tenant is Operating at a Very Low Rent to Sales Ratio of 3.77%**

## Corporate Guarantee

- ▶ **Absolute NNN Property with Zero Landlord Responsibilities** – Ideal for Investors Not Local to the Market
- ▶ Outback Steakhouse has **Over 1,300 Locations in 23 Countries**
- ▶ Outback Steakhouse is a Subsidiary of Bloomin' Brands Restaurant Group. Bloomin' Brands Reported Over \$4.4 Billion in Revenue

## Prime Retail Location

- ▶ Located on NW Cache Road with Traffic Counts Exceeding 14,000 Cars Per Day
- ▶ The Subject Property boasts an **Expansive 1.98-Acre Lot, Providing Ample Space for 125 Parking Spots**
- ▶ Within Close Proximity to Several Major Retailers such as Homeland, Ace Hardware, Whataburger, Freddy's Frozen Custard, Dollar Tree, Target, T.J. Maxx, Walmart, Panda Express, and Many More

## Strong Real Estate Fundamentals

- ▶ 4 Miles from Fort Sill, a 94,000-Acre Army Base **Generating Nearly \$2 Billion Annually** and Supporting over 100,000 Military Personnel, Family Members, Civilians, Retirees and Contractors in the Lawton-Southwest Oklahoma Region. Fort Sill is the State's Third-Largest Single Site Employer
- ▶ Located in Densely Populated Market with Over 66,380 Residents within 5 Miles
- ▶ Average Household Income within 1 Mile Exceeds \$77,700





# INVESTMENT OVERVIEW

## Aerial Photo



NOTE: Property boundaries are estimated and must be independently verified by potential Buyers.



# FINANCIAL ANALYSIS

## Offering Summary

Property Name	Outback Steakhouse
Property Address	7206 NW Cache Rd Lawton, OK 73505
Assessor's Parcel Number	89544
Year Built	1999
Gross Leasable Area (GLA)	±6,171 Square Feet
Lot Size	±1.97 AC (±85,813 Square Feet)

## Pricing

Price	\$1,630,000
Cap Rate	6.51%
Price/SF	\$264.14

## Annualized Operating Data

Net Operating Income	\$106,152
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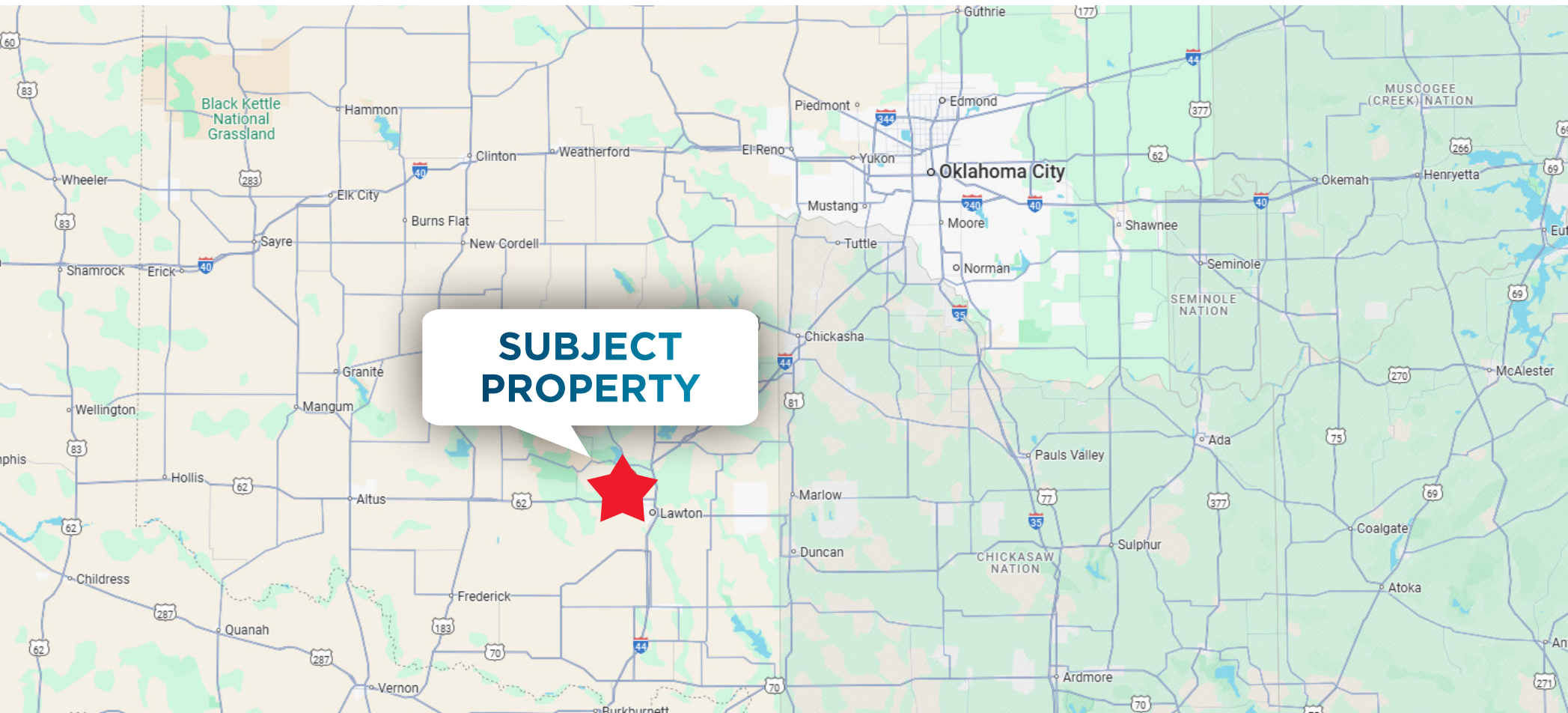
## Lease Information

Lease Commencement Date	11/16/2018
Lease Expiration Date	11/15/2028
Total Lease Term	±10 Years
Lease Term Remaining	±4 Years
Increases	1% Annual
Options	Four, Five-Year
Lease Type	Absolute NNN



# MARKET OVERVIEW

## Regional Map



±14,000

CARS PER DAY  
ON NW CACHE ROAD



±8 MILES

FROM LAWTON-FORT SILL  
REGIONAL AIRPORT



±1.5 MILES

FROM INTERSTATE 40  
(ROUTE TO OKLAHOMA CITY)



±90 MILES

FROM DOWNTOWN  
OKLAHOMA CITY, OK

1

2

3

MARKET OVERVIEW



# MARKET OVERVIEW

## The City Of Lawton, OK

Lawton is a city in and the county seat of Comanche County, in the U.S. state of Oklahoma.

Located in southwestern Oklahoma, approximately 87 miles southwest of Oklahoma City, it is the principal city of the Lawton, Oklahoma, metropolitan statistical area.

According to the 2020 census, Lawton's population was 90,381, making it the sixth-largest city in the state, and the largest in Western Oklahoma.

The city's proximity to the Fort Sill Military Reservation, formerly the base of the Apache territory before statehood, gave Lawton economic and population stability throughout the 20th century.

Although Lawton's economy is still largely dependent on Fort Sill, it has grown to encompass manufacturing, higher education, health care, and retail. The city has a council-manager government; the city council members are elected from single-member districts and the mayor is elected at-large. Lawton employs a professional city manager to direct daily operations.

Lawton is primarily served by Interstate 44, designated as the H. E. Bailey Turnpike. It connects the city to Oklahoma City to the northeast and to Wichita Falls, Texas, to the south. The city is also connected by US Highway 62, which connects to the regional towns of Altus to the west and Anadarko to the north.

## Lawton City Highlights

- ▶ Lawton operates 80 parks and recreation areas in varying sizes, including the largest - Elmer Thomas Park. The Lawton Country Club maintains an 18-hole, par 71 golf course. Recreation can also be found in many amateur leagues, including adult softball, youth baseball, soccer, softball, and volleyball.
- ▶ Lawton has three major hospitals in the area. The largest, Comanche County Memorial Hospital, is a 283-bed nonprofit hospital that employs 250 physicians.
- ▶ Lawton Public Schools serve most of the city of Lawton. The district operates two prekindergarten centers, 24 elementary schools, four middle schools, and three high schools. In 2008, Lawton Public Schools had an enrollment of about 16,000 students with about 1,000 teachers.



## Lawton Aquatic Center

(Rendering - Currently Under Construction)



## Lawton City Hall



## Lawton/Fort Sill Community

(During the Army's 246th Birthday Celebration)





# MARKET OVERVIEW

## Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2028 Population	10,842	37,745	65,882
2023 Population	10,889	38,034	66,380
2020 Population	10,728	37,569	65,937

Households	1-Mile	3-Miles	5-Miles
2028 Households	4,484	15,354	26,102
2023 Households	4,493	15,439	26,261
2020 Households	4,480	15,408	26,206



65,882

2023 Population  
(5-Mile Radius)



\$77,713

2023 Average Household Income  
(1-Mile Radius)

Income & Economics	1-Mile	3-Miles	5-Miles
Average Household Income	\$77,713	\$70,310	\$60,624
Median Household Income	\$57,763	\$50,089	\$43,400
Median Home Value	\$147,755	\$147,114	\$132,922
2023 Daytime Population	9,540	34,247	66,957





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