

WIENERSCHNITZEL ABSOLUTE NNN SALE LEASEBACK



5315 W LOOP 250 N, MIDLAND, TX 79707

OFFERING MEMORANDUM

INVESTMENT OVERVIEW

Investment Highlights



Successful Store Operating with a \$200,000 Profit



New, 15-Year Sale-Leaseback with Personal Guaranty



Ranked in the Top 25% of the Entire Wienerschnitzel System

Prime Retail Location

- ▶ Highly-Trafficked Location Located on Loop 250 with a Traffic Count Over 63,000 CPD
- ▶ Located on Main Retail Corridor in Close Proximity to Several Major Retailers such as Lowe's, Walmart, Home Depot, Carl's Jr, Verizon, Lucky Strike, Kohl's, Sherwin-Williams, Cracker Barrel, and Many More
- ▶ Texas is an Income Tax-Free State

Experienced Wienerschnitzel Franchisee

- ▶ Experienced Multi-Unit & Brand Operator with 25+ Years of Experience and More than 25 Units Across Multiple Concepts Throughout California, Texas, Utah, and New Mexico
- ▶ Franchisee Intends to Continue Growing Further Wienerschnitzel Locations. Guaranty Will Grow Over Time
- ▶ Absolute NNN Property with Zero Landlord Responsibilities – Ideal for Investors Not Local to the Market
- ▶ Scheduled 10% Rental Increases Throughout the Initial Term Provide for an Excellent Hedge Against Inflation

Pride of Ownership Midland

- ▶ Affluent Area with the Average Household Income Exceeding \$125,000 within 3 Miles
- ▶ Proximity to Major Educational Hub - Located just 5 miles from Midland College, a Community College with over 5,180 students and more than 800 Faculty and Staff
- ▶ Proximity to Major Aviation & Aerospace Infrastructure - 10 Miles from Midland International Air & Space Port, the First Jointly Located Spaceport and Airport in the World that Currently Serve 43 counties in Texas and New Mexico. Also, 5 Miles from Midland Airpark, a Vital Hub for the Region's Business and Corporate Aviation Traffic
- ▶ Positioned in a Rapidly Growing Market - Midland is Recognized as One of the Most Economically Dynamic Cities in the United States. The Kenan Institute's American Growth Project Recently Ranked Midland as the #1 Fastest Growing Mid-Sized City in the Nation Based on Potential GDP Growth of 9.4%



INVESTMENT OVERVIEW

Tenant Spotlight

Wienerschnitzel



Wienerschnitzel is an established American quick-service restaurant brand best known for its hot dogs, chili dogs, corn dogs, chili cheese fries, burgers, and Tastee Freez desserts. Founded in 1961 by John Galardi from a single Southern California hot dog stand, Wienerschnitzel has grown into the world's largest hot dog chain, serving more than 120 million hot dogs annually.

The brand operates as part of The Galardi Group, a privately held restaurant company with a long-standing history in the limited-service restaurant industry. With a focused menu, recognizable brand identity, and value-oriented offering, Wienerschnitzel has built a loyal customer base across its core Western and Southwestern U.S. markets.

Founded	1961
# of Locations	320+
Headquarters	Tustin, CA

Company Growth

Over its more than 60-year history, Wienerschnitzel has evolved from a single Southern California hot dog stand into a multi-state quick-service restaurant platform with more than 320 restaurants across 11 states.

The company continues to expand through franchised restaurant development, including new-market growth such as its first Nebraska location in 2025 and additional non-traditional growth initiatives. Wienerschnitzel has also extended its brand beyond the restaurant counter through grocery-channel product launches, including branded frozen corn dogs now available through retail distribution.

Website wienerschnitzel.com

Why Choose Wienerschnitzel?

Wienerschnitzel represents a long-standing quick-service tenant with a highly specialized brand position, recognizable menu offering, and decades of operating history. Its core products — hot dogs, chili dogs, corn dogs, fries, burgers, and desserts — are value-oriented, approachable, and designed for repeat, convenience-driven customer traffic.

For commercial real estate investors, Wienerschnitzel offers tenancy backed by an established franchise platform, strong brand recognition, and a focused operating model. The company's multi-state footprint, drive-thru-friendly concept, and continued expansion through restaurant and retail channels support its long-term relevance within the quick-service restaurant sector.



Representative Photo



Representative Photo

Aerial Photo



SUBJECT PROPERTY

Green Tree Country Club

Midland Park Mall

Midland Airpark
 -28,100+ Annual Aircraft Operations
 - Approx 77 Flights Per Day

Walmart

Cornerstone Shopping Center

Commons at Northpark

Lowe's

Abell Junior High School

KOHL'S

Legacy Senior High School & Rusk Elementary

Midland College
 - 5,100+ Students



Scharbauer Sports Complex
 -21,000+ Combined Seats
 - Momentum Bank Ballpark Draws 225,000+ Annual RockHounds Attendees
 - Hosts Baseball, Football, Soccer, Tournaments, Concerts, and Events Year-Round

Midland Memorial Hospital

Average Household Income (3 Miles) ±\$125,000

250 TEXAS
TX State Hwy 250
 ±63,000 Cars Per Day

Midland is the #1 Fastest Growing Cities in the U.S.
 - Kenan Institute's American Growth Project

INVESTMENT OVERVIEW

Close-Up Aerial Photo



Logos for T-Mobile, KENT KNICK, Valvoline, ME, and SportClips.

Logos for WTNB, Signature Urgent Care, and American Express.

Abell Junior High School

C.J. Kelly Park

Logo for American Momentum Bank.

Logo for Texas Burger.

Logo for Mighty Wash.

Logo for Lowe's.

Logos for Little Woodrow's, Don Tomas, Cyclebar, Midland Health, Tokomo, Roni's, and Stretch Zone.

Logo for Academy Sports & Outdoors.

Logo for El Jefe.

Icon of a car and the text 'Tremont Avenue'.

Logo for CMB Community National Bank.

Sign for TX State Hwy 250, Texas, with traffic volume of ±63,000 Cars Per Day.

Stone Creek Apartments

Callout box showing a photo of the subject property (a yellow and red building) with a red star and the text 'SUBJECT PROPERTY'.

Logo for Verizon.

Logo for Carls Jr.

FINANCIAL ANALYSIS

Offering Summary

Property Name	Wienerschnitzel
Property Address	5315 W Loop 250 N Midland, TX 79707
Assessor's Parcel Number	R000215351
Year Built	2016
Gross Leasable Area (GLA)	±2,040 Square Feet
Lot Size	±0.71 AC (±30,797 Square Feet)

Pricing

Price	\$2,610,000
Cap Rate	5.75%

Annualized Operating Data

Net Operating Income	\$150,000
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Lease Information

Lease Commencement Date	Close of Escrow
Lease Expiration Date	15 Years From Close of Escrow
Increases	10% Every Five Years
Options	Six, Ten-Year
Lease Type	Absolute NNN
Lease Type Details	Zero Landlord Responsibilities
Guarantee	Franchisee



MARKET OVERVIEW

The City Of Midland



Midland anchors one of the strongest energy-driven markets in West Texas, supported by the Permian Basin's continued role as a major U.S. oil and gas production center. The local economy is heavily tied to energy, but the market also benefits from aerospace, logistics, healthcare, education, professional services, and regional retail demand.

Midland International Air & Space Port is a key regional asset that strengthens the market's business travel, logistics, and aerospace profile.

Its presence supports Midland's role as a regional commercial hub and improves access for corporate users, service providers, and energy-sector operators throughout the Permian Basin.

The Midland-Odessa corridor functions as a commercial midpoint between El Paso and Dallas-Fort Worth, supporting distribution, business travel, service-sector activity, and consumer spending. For retail investors, this creates a demand base that is broader than neighborhood trade area performance alone.

Midland's population growth, high income profile, and low unemployment environment support retail occupancy and tenant sales fundamentals. The Subject Property is positioned along Loop 250, giving it exposure to one of Midland's primary retail and commuter corridors with convenient access to Midland International Air & Space Port.

The sale-leaseback and triple-net structure align with private investor demand for passive single-tenant retail assets in growth-oriented secondary markets. Tenant responsibility for property-level expenses further supports a simplified ownership profile.

Nearby Attractions **Proximity to Subject Property

Scharbauer Sports Complex



Midland Airpark



Midland College



Midland Air & Space Port



Odessa



Demographics

Income & Economics

	1-Mile	3-Mile	5-Mile
Average Household Income	\$122,366	\$125,131	\$118,819
Average Household Retail Expenditure	\$65,229	\$68,699	\$66,807
2025 Daytime Population	11,434	65,732	125,375

Population

2030 Population	15,173	67,929	109,445
2025 Population	14,917	66,904	107,631
2020 Population	13,610	56,732	125,375

Households

2030 Households	6,609	27,194	42,907
2025 Households	6,484	26,740	42,042
2010 Households	6,242	25,848	40,358

WIENERSCHNITZEL

ABSOLUTE NNN SALE LEASEBACK

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