

Schlotzsky's



SCHLOTZSKY'S PORTFOLIO

CONFIDENTIAL OFFERING
MEMORANDUM

 Atlantic
CAPITAL PARTNERS™





Atlantic Capital Partners has been exclusively engaged to market for sale the Schlotzsky's Portfolio consisting of three well-positioned retail service assets, as well as the operating entity of all locations. Located in Jacksonville, Lindale and Canton, Texas, the portfolio is being offered for sale free-and-clear of existing debt. This sale provides investors with a unique opportunity to acquire three fee-simple pieces of real estate and have a franchise ownership in the Schlotzsky's brand. The opportunity must include the operating businesses, allowing investors to set the market and achieve continued growth upon sale.

Founded in 1971 in Austin, TX, Schlotzsky's is a fast-food chain that specializes in sandwiches, salads, and pizzas. The restaurant has grown into a popular franchise with more than 300 locations across the United States, including 200+ in Texas.



JACKSONVILLE, TX
1664 S JACKSON ST



CANTON, TX
17279 INTERSTATE 20



LINDALE, TX
2805 S MAIN ST

PLEASE REACH OUT TO ATLANTIC CAPITAL PARTNERS FOR DETAILS ON PRICING AND FINANCIALS.

LOCATION SUMMARY.



	TENANT	ADDRESS	CITY, STATE	YEAR OPENED	ACRES	SF
①	Schlotzsky's Jacksonville	1664 S Jackson Street (Route 69)	Jacksonville, TX	2016	0.72	1,850
②	Schlotzsky's Lindale	2805 S Maint Street (Route 69)	Lindale, TX	2018	0.79	2,500
③	Schlotzsky's Canton	17279 Interstate 20 Service Road	Canton, TX	2016	0.82	2,750
TOTAL					2.33 AC	7,100 SF

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Schlotzsky's is a fast-food chain that specializes in sandwiches, salads, and pizzas. Established in 1971 in Austin, Texas, the restaurant has grown into a popular franchise with locations across the United States. Schlotzsky's is known for its unique and signature sandwich, "The Original," which features a combination of meats, cheeses, and condiments on freshly baked sourdough buns. The menu also includes a variety of other sandwiches, wraps, salads, and pizzas, providing a diverse range of options for customers.

In addition to its food offerings, Schlotzsky's often emphasizes a casual and friendly dining atmosphere. The chain has undergone various changes and expansions over the years, adapting to consumer preferences and market trends. While "The Original" remains a staple, the menu has evolved to include healthier choices and diverse flavor profiles.

As with many fast-food chains, Schlotzsky's success relies on its ability to adapt to consumer demands, introduce new menu items, and expand its reach through franchising. The chain continues to be a recognizable player in the fast-casual dining segment, catering to individuals seeking quick and convenient meal options with a focus on sandwiches and fresh ingredients that is rapidly expanding.



Focus Brands is a diversified food and beverage company that operates and franchises a portfolio of well-known brands. Established in 2004, Focus Brands has become a major player in the quick-service restaurant (QSR) industry. The company's brand portfolio includes Auntie Anne's, Carvel, Cinnabon, Jamba, McAlister's Deli, Moe's Southwest Grill, and Schlotzsky's. Focus Brands' franchise model has allowed it to establish a global presence, with thousands of locations across the United States and internationally. The company is recognized for its commitment to innovation, customer satisfaction, and fostering a collaborative environment among its franchisees. The diverse array of brands under the Focus Brands umbrella has contributed to its success in providing a variety of dining options to consumers around the world.



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SCHLOTZSKY'S - JACKSONVILLE

ADDRESS	1664 S Jackson Street Jacksonville, TX
OPEN DATE	January 2016
PARCEL SIZE (AC)	0.72
ZONING	G - Commercial
BUILDING SF	1,850
BUILDING FEATURES	Drive-thru, outdoor seating



SHADOW-ANCHORED

1664 S Jackson Street is shadow-anchored by a Tractor Supply Co shopping center that drives high traffic volume



BENEFICIAL MARKET CO-TENANCY

Site is home to many local and national fast food restaurants that have created a healthy backbone to the market



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JACKSONVILLE - SITE PLAN.



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JACKSONVILLE MARKET.



SCHLOTZSKY'S - LINDALE

ADDRESS	2805 S Main Street Lindale, TX
OPEN DATE	March 2018
PARCEL SIZE (AC)	0.79
ZONING	C-2
BUILDING SF	2,500
BUILDING FEATURES	Drive-thru, outdoor seating



BENEFICIAL MARKET CO-TENANCY

2805 S Main Street shares an immediate market with Wal-Mart, Lowe's, and several other name-brand tenants that drive market activity



IDEAL MARKET POSITIONING

Site resides less than 1-mile from Interstate-20 (37,647 VPD) making it a highly-accessible asset



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LINDALE - SITE PLAN.



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LINDALE MARKET.



BAKERY
Schlotzsky's
CAFE

AMERICAN STATE BANK

SOUTHSIDE BANK

MARIO'S SUSHI
ITALIAN GARDEN RESTAURANT

A+ STORAGE

LEO'S ASIAN BISTRO
UTHealth SHERWIN-WILLIAMS

Home Depot

LOWE'S

Fosales LAQUINTA Comfort INNS & SUITES
CHRISTUS TRINITY MOTHER FRANCES SUITES

Walmart Supercenter

Target DISTRIBUTION CENTER

TACO BELL TOTAL POINT URGENT CARE

BURGER KING
SUBWAY
IHOP

McDonald's Hampton Inn

WHATABURGER

PIZZA EXPRESS
PIZZA HUT

Starbucks Chicken Arrrrr

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INTERSTATE-20 (37,647 VPD)

S MAIN ST (21,138 VPD)

SCHLOTZSKY'S - CANTON

ADDRESS	17279 Interstate 20 Service Road Canton, TX
OPEN DATE	November 2016
PARCEL SIZE (AC)	0.82
ZONING	Highway Corridor
BUILDING SF	2,750
BUILDING FEATURES	Drive-thru, outdoor seating



STRONG MARKET CO-TENANCY

17279 I-20 Service Rd shares an immediate market with other fast food restaurants such as McDonald's, Whataburger, and Subway that drive market activity and competition



IDEAL MARKET POSITIONING

Site resides at the intersection of Interstate-20 (19,918 VPD), State Route 19 (11,836 VPD), and Interstate-20 (37,647 VPD) making it a highly-visible asset



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CANTON - SITE PLAN.



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CANTON MARKET.



Schlitzsky's



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