







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.







# **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



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 guick and convenient meal options with a focus on sandwiches and fresh ingredients that is rapidly expanding.



# **SCHLOTZSKY'S - JACKSONVILLE** 1664 S Jackson Street **ADDRESS** Jacksonville, TX **OPEN DATE** January 2016 0.72 PARCEL SIZE (AC) **ZONING** G - Commercial **BUILDING SF** 1,850

**BUILDING FEATURES** 



## 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



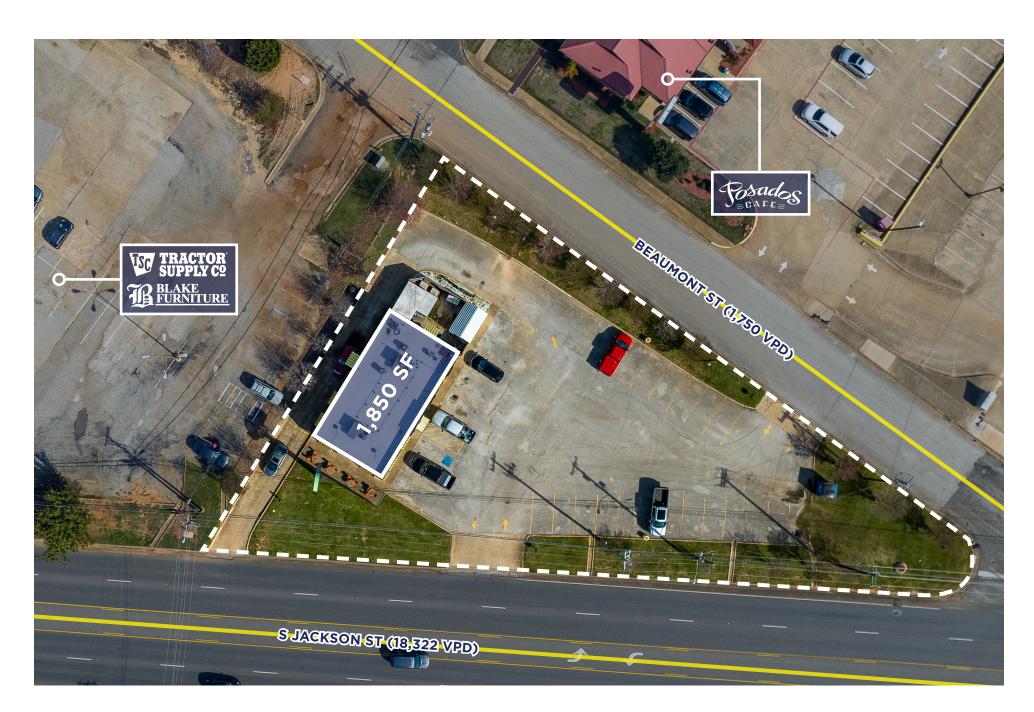
5 MILES 19,522 PEOPLE \$77,099



Drive-thru, outdoor seating



# **JACKSONVILLE - SITE PLAN.**





## **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 highlyaccessible asset

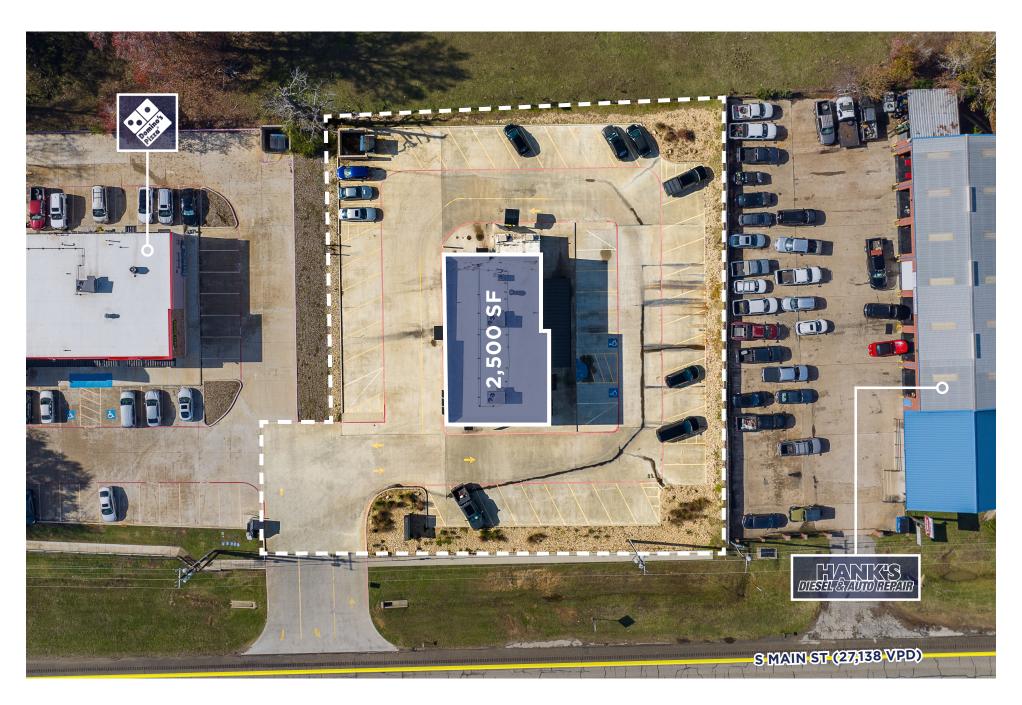
3 MILES **7,933** PEOPLE \$76,036 AHHI

5 MILES 17,917 PEOPLE \$83,132





# **LINDALE - SITE PLAN.**





## **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

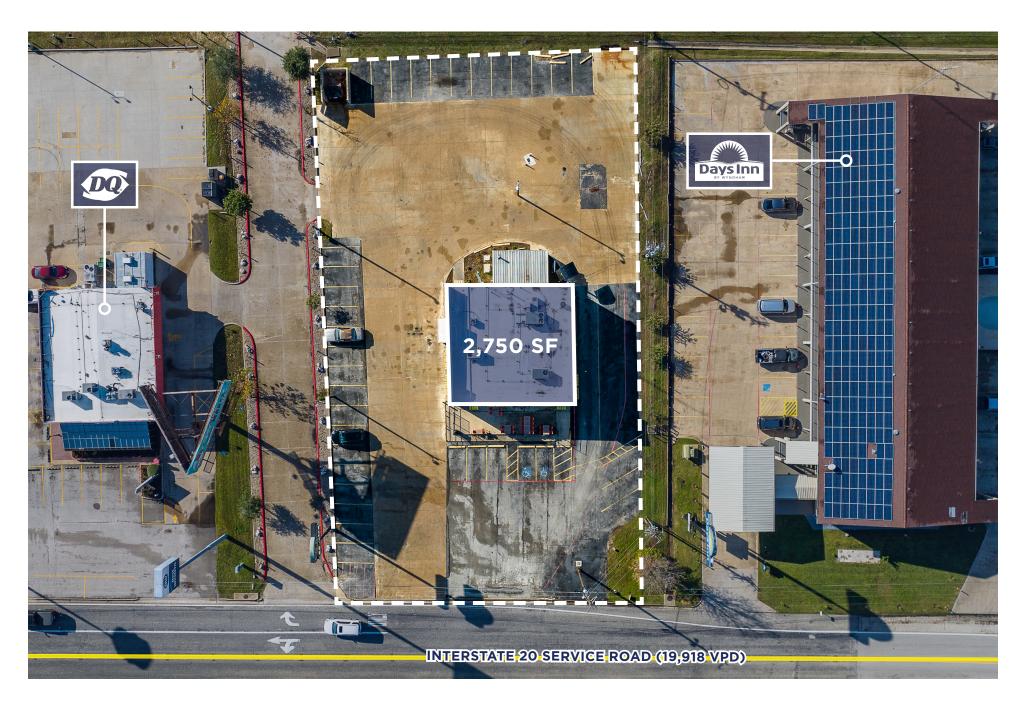


5 MILES **7,972** PEOPLE \$71,429





# **CANTON - SITE PLAN.**









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

Schlotzsky's (Children)