



# PIZZA HUT

460 Hwy 56 - Elkhart, KS 67950

# EXCLUSIVELY MARKETED BY



**JORDAN MULLOY**

TX #793071  
512.768.0380 | DIRECT  
jmulloy@SandsIG.com



**MAX FREEDMAN**

KS #00241927  
512.766.2711 | DIRECT  
max@SandsIG.com



**MICHAEL GONZALEZ**

TX #632798  
512.543.4647 | DIRECT  
mgonzalez@SandsIG.com

---

In Cooperation With Sands Investment Group Kansas, LLC - Lic. #CO00002897  
BoR: Max Freedman - Lic. KS #241927



# TABLE OF CONTENTS

## 1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

## 2 LEASE ABSTRACT

- 8 Lease Summary

## 3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial map
- 13 Aerial Map
- 14 Demographics Map & Report

## 4 AREA OVERVIEW

- 16 City Overview

## 5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Capital Markets
- 20 Confidentiality Agreement

### CONFIDENTIALITY & DISCLAIMER

© 2026 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale the 2,416 SF Pizza Hut located at 460 Highway 56 in Elkhart, KS. This asset is secured by 12+ years remaining on a Triple Net (NNN) Lease, offering zero landlord responsibilities and stable, passive income. The lease also features 1.5% annual rent increases, providing a built-in hedge against inflation and consistent rental growth. With a long-term lease in place and a nationally recognized tenant, this property presents investors with a stable and attractive net lease investment opportunity.

Sale Price

**\$951,972**

## OFFERING SUMMARY

|             |            |
|-------------|------------|
| Cap Rate:   | 7.15%      |
| NOI:        | \$68,066   |
| Price / SF: | \$394.03   |
| Guarantor:  | Franchisee |

## BUILDING INFORMATION

|                      |                   |
|----------------------|-------------------|
| Street Address:      | 460 Hwy 56        |
| City, State, Zip:    | Elkhart, KS 67950 |
| County:              | Morton            |
| Building Size:       | 2,416 SF          |
| Lot Size:            | 0.97 Acres        |
| Year Built:          | 1975              |
| Year Last Renovated: | 2025              |



# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 12+ years remaining on a Triple Net (NNN) lease with zero landlord responsibilities.
- 1.5% annual rent increases, providing a healthy hedge against inflation and steady rent growth.
- Backed by Yum! Brands, Pizza Hut demonstrates stable revenue streams from its franchise model, with consistent systemwide sales in excess of \$12 billion annually.
- With more than 19,000 locations in over 100 countries, Pizza Hut maintains a dominant presence in the QSR sector.
- Grand Mere Restaurant Group (GMRG) is a leading multi-unit restaurant operator with a growing portfolio of branded quick-service and fast-casual restaurant concepts across the United States. GMRG has over 129 locations across nine states.
- Strategically located on Highway 56, the main thoroughfare through Elkhart.
- With limited fast-food competition nearby and surrounded by multiple hotels and lodging options, this store benefits from out-of-town visitors. This location ranks in the top 96th percentile in the state of Kansas and the top 80th percentile nationwide (Placer.ai).



An aerial photograph of a Pizza Hut restaurant, rendered in a light blue monochrome style. The building features a stone-textured base and a dark roof. A large 'Pizza Hut' logo is visible on the roof. In the background, other commercial buildings and a parking lot with a car are visible. Three white, wavy, horizontal lines are superimposed at the top of the image.

SECTION 2

# LEASE ABSTRACT

# LEASE SUMMARY



## LEASE ABSTRACT

|                         |                             |
|-------------------------|-----------------------------|
| Tenant:                 | Grand Mere Restaurant Group |
| Premises:               | 2,416 SF                    |
| Base Rent:              | \$68,066                    |
| Rent Per SF:            | \$28.17                     |
| Lease Commencement:     | 02/01/2025                  |
| Rent Commencement:      | 02/01/2025                  |
| Lease Expiration:       | 01/31/2039                  |
| Lease Term:             | 12+ Years Remaining         |
| Renewal Options:        | 4 x 5 Year Options          |
| Rent Increases:         | 1.5% Annually               |
| Lease Type:             | Triple Net (NNN)            |
| Use:                    | Restaurant                  |
| Property Taxes:         | Tenant's Responsibility     |
| Insurance:              | Tenant's Responsibility     |
| Common Area:            | Tenant's Responsibility     |
| Roof & Structure:       | Tenant's Responsibility     |
| Repairs & Maintenance:  | Tenant's Responsibility     |
| HVAC:                   | Tenant's Responsibility     |
| Utilities:              | Tenant's Responsibility     |
| Right Of First Refusal: | Yes                         |
| Guarantor:              | Franchisee                  |



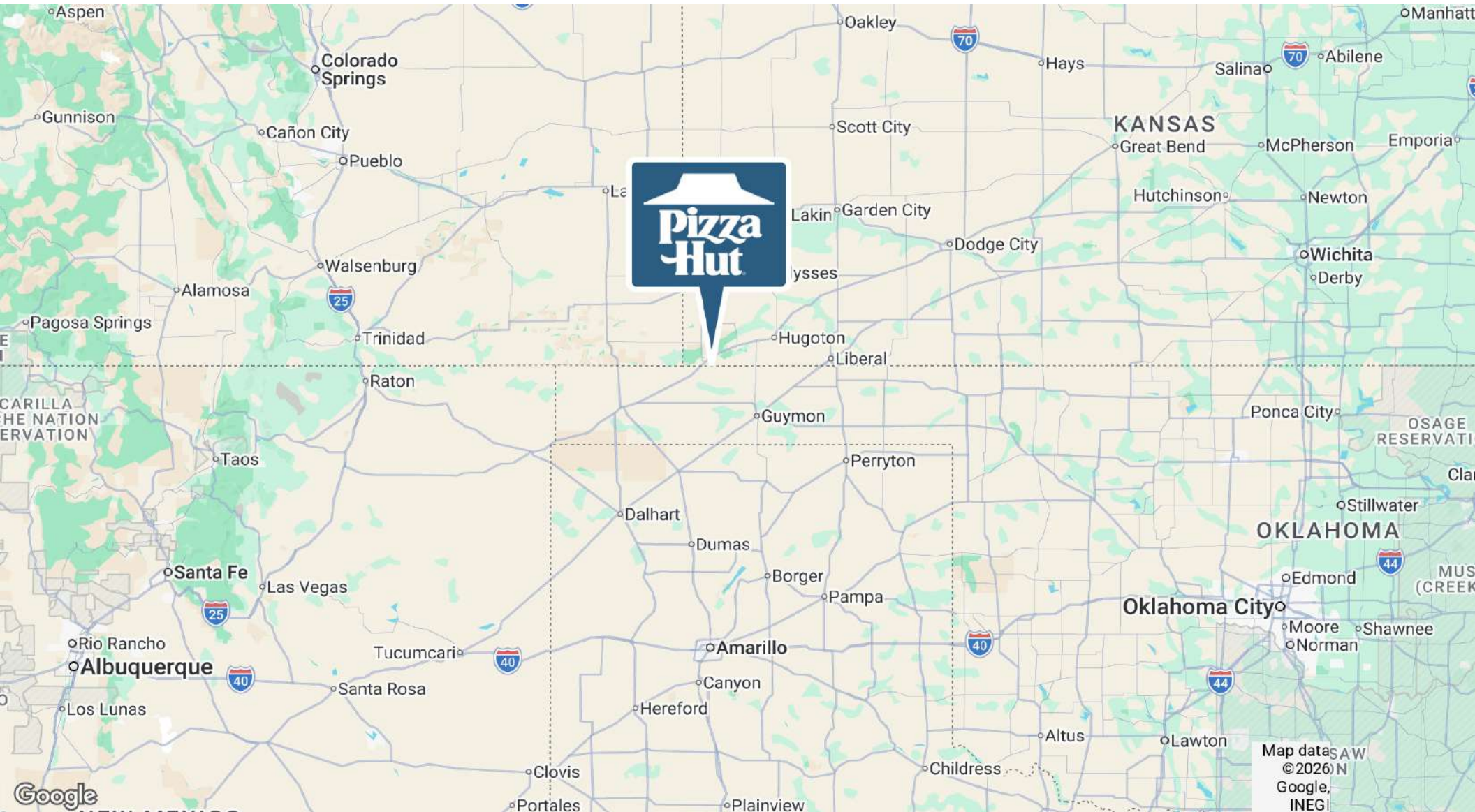
An aerial photograph of a suburban neighborhood, featuring residential streets, houses, and trees. The image is overlaid with a semi-transparent blue filter and three white, wavy, horizontal lines that sweep across the top of the frame.

SECTION 3

# *PROPERTY INFORMATION*



# LOCATION MAP



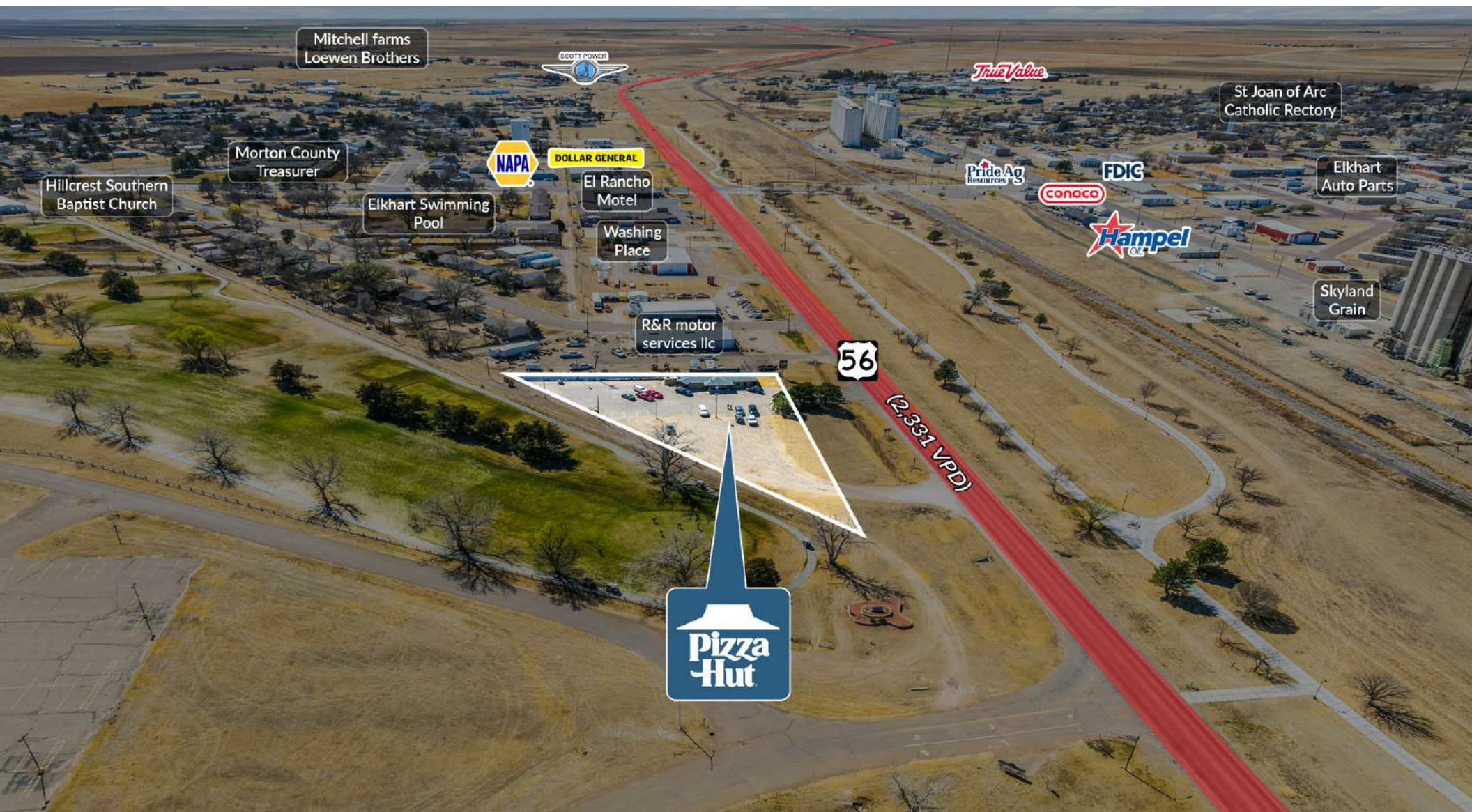


# PROPERTY IMAGES





# AERIAL MAP





# AERIAL MAP





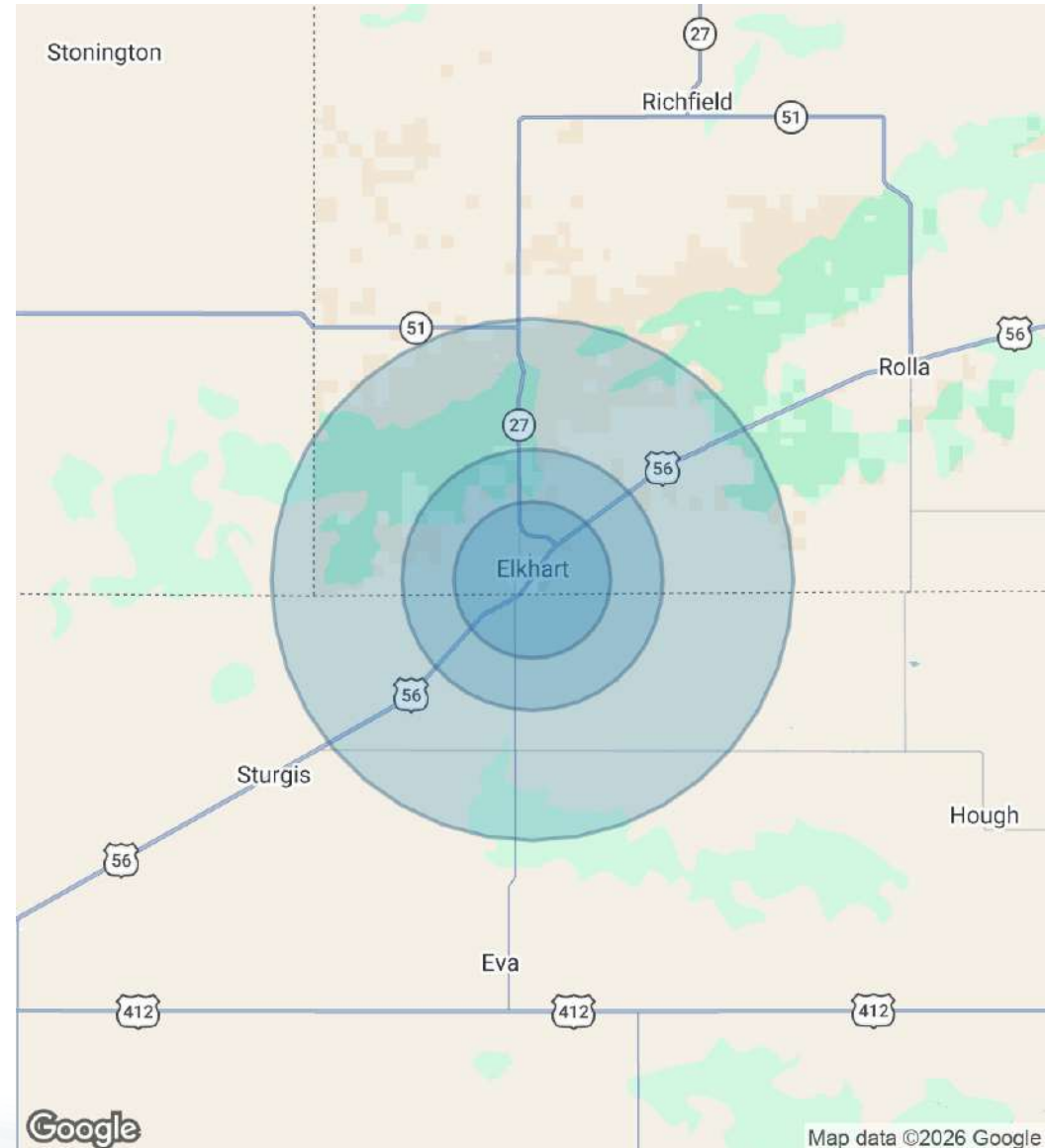
# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 1,716   | 1,829   | 2,105    |
| Average Age          | 41.8    | 42.1    | 42       |
| Average Age (Male)   | 38.8    | 39.2    | 39.8     |
| Average Age (Female) | 41.3    | 41.5    | 40.8     |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 573       | 615       | 705       |
| # of Persons per HH | 3         | 3         | 3         |
| Average HH Income   | \$78,047  | \$77,494  | \$78,287  |
| Average House Value | \$105,943 | \$105,548 | \$105,083 |

## TRAFFIC COUNTS

|           |           |
|-----------|-----------|
| US Hwy 56 | 2,331 VPD |
| Baca Ave  | 1,552 VPD |







SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Oklahoma City, OK



Morton County Hospital

## ELKHART, KS

Elkhart, Kansas is a small community located in the southwestern corner of the state and serves as the county seat of Morton County. Elkhart offers a quiet small-town environment with essential services, schools, and local businesses that serve residents across the county. Its location near the borders of Colorado, Oklahoma, and New Mexico provides strategic connectivity for regional travel and trade, making it an important service hub for this multi-state rural area. Elkhart has a 2026 population of 1,649.

The economy of Elkhart, Kansas is primarily driven by agriculture, energy, and local service industries that support the surrounding rural communities. Farming and ranching play a central role in the local economy, with crops such as wheat, corn, and sorghum along with cattle production forming the backbone of regional commerce. The area also benefits from activity related to the oil and natural gas industry across southwestern Kansas, which supports additional employment and business services. Major employers in Elkhart, Kansas are centered around education, healthcare, agriculture, and local government services that support the surrounding rural region. Elkhart USD 218, the local public school district, is one of the largest employers in the community, providing education and administrative jobs. Healthcare services are led by Morton County Hospital, which offers medical care to residents across Morton County and employs a range of healthcare professionals.

Elkhart, Kansas offers several local attractions that reflect the region's natural landscape and community-focused lifestyle. Outdoor recreation is a major draw, with nearby destinations such as Point of Rocks providing scenic views of the High Plains and serving as a historic landmark along early frontier travel routes. Residents and visitors also enjoy activities at Morton County State Lake, which offers fishing, camping, boating, and wildlife viewing in a peaceful natural setting. Community parks, local events, and recreational facilities further contribute to Elkhart's small-town charm, making it a welcoming destination for both residents and visitors exploring southwestern Kansas.

An aerial photograph of a commercial property, likely a restaurant or food service area, featuring a large building with a sign that reads "Pizzeria". The property includes a large parking lot with several vehicles, a drive-thru lane, and a surrounding area with trees and other buildings. The image is overlaid with a blue tint and white wavy lines at the top.

SECTION 5

# TENANT OVERVIEW



# TENANT PROFILE



## TENANT OVERVIEW

|               |              |
|---------------|--------------|
| Company:      | Subsidiary   |
| Founded:      | 1958         |
| Locations:    | 20,000       |
| Headquarters: | Plano, TX    |
| Website:      | pizzahut.com |

## PIZZA HUT

Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas, and is a global leader in the pizza category with nearly 20,000 restaurants in more than 110 markets and territories. The brand has earned a reputation as a trailblazer in innovation with the creation of icons like Original Pan® and Original Stuffed Crust pizzas. In 1994, Pizza Hut pizza was the very first online food order, and today Pizza Hut continues leading the way in the digital and technology space, with over half of transactions worldwide coming from digital orders. In addition, Pizza Hut has Hut Rewards®, the brand's loyalty program in the U.S. that offers points for every dollar spent on food, any way you order. Leveraging its global presence, Pizza Hut also works to positively impact restaurant employees, the communities they serve, and the environment through commitments across three priority areas: More Equity, Less Carbon and Better Packaging.

# GET FINANCING

**Reliable Capital. Closed Deals.**

YEARS OF EXPERIENCE

**10+**

CLIENTS ADVISED

**1,500+**

CAPITAL PARTNERS

**3,000+**

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

## Contact SIG's Capital Markets Team Today



Scan QR Code  
to Learn More





# CONFIDENTIALITY AGREEMENT

## CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# PIZZA HUT

460 Hwy 56 - Elkhart, KS 67950

Exclusively Marketed by:

Jordan Mulloy // TX #793071

512.768.0380 // [jmulloy@SandsIG.com](mailto:jmulloy@SandsIG.com)

Max Freedman // KS #00241927

512.766.2711 // [max@SandsIG.com](mailto:max@SandsIG.com)

Michael Gonzalez // TX #632798

512.543.4647 // [mgonzalez@SandsIG.com](mailto:mgonzalez@SandsIG.com)