



PIZZA HUT

1202 N Main St - Fairview, OK 73737

EXCLUSIVELY MARKETED BY



JORDAN MULLOY

TX #793071
512.768.0380 | DIRECT
jmulloy@SandsIG.com



MAX FREEDMAN

TX #644481
512.766.2711 | DIRECT
max@SandsIG.com



MICHAEL GONZALEZ

TX #632798
512.543.4647 | DIRECT
mgonzalez@SandsIG.com



TOM GORMAN

OK #207754
610.550.8884 | DIRECT
tom@SandsIG.com

In Cooperation With Sands Investment Group Oklahoma LLC – Lic. #207753
BoR: Tom Gorman – Lic. OK #207754

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale a 2,654 SF Pizza Hut located at 1202 N Main Street in Fairview, OK. The property is secured by a Triple Net (NNN) Lease with ~13 years of remaining term, offering zero landlord responsibilities and stable, passive income. The lease features 1.5% annual rent increases, providing a built-in hedge against inflation and consistent rental growth. This structure presents investors with a stable, long-term net lease opportunity backed by a nationally recognized brand.

Sale Price	\$1,086,853
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OFFERING SUMMARY

Cap Rate:	7.15%
NOI:	\$77,710
Price / SF:	\$409.52
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	1202 N Main St
City, State, Zip:	Fairview, OK 73737
County:	Major
Building Size:	2,654 SF
Lot Size:	0.58 Acres
Year Built:	1980



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ~13 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 9 states.
- Strategically located on N Main St, the main thoroughfare through Fairview. N Main St sees over 5,300 VPD.
- 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 79th percentile in the state of Oklahoma (Placer.ai).
- Nearby national retailers include Sonic Drive-In, Subway, O'Reilly Auto Parts, Family Dollar, Dollar General, and more.



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

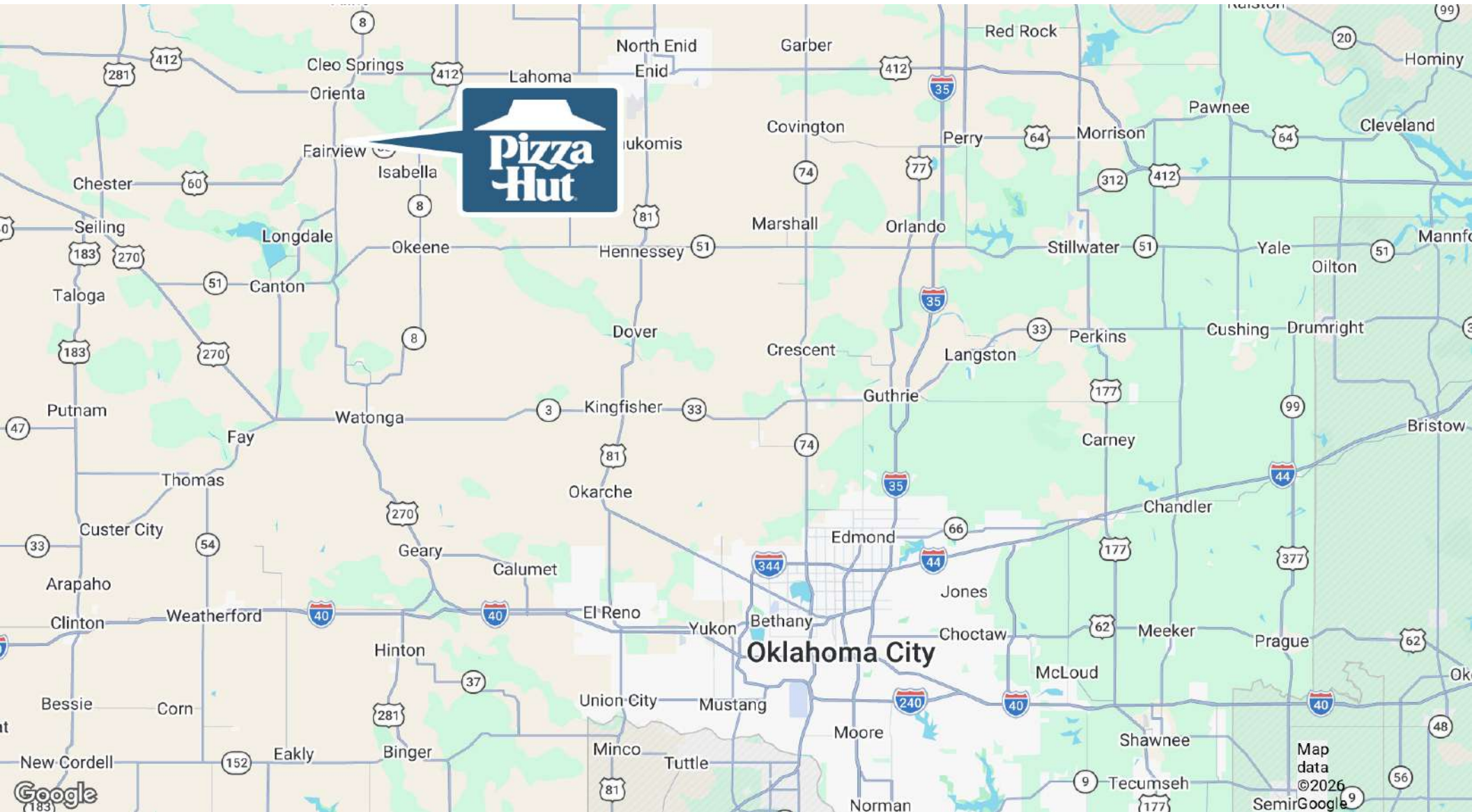
Tenant:	Grand Mere Restaurant Group
Premises:	2,654 SF
Base Rent:	\$77,710
Rent Per SF:	\$29.28
Lease Commencement:	02/01/2025
Rent Commencement:	02/01/2025
Lease Expiration:	01/31/2039
Lease Term:	~13 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	1.5% Annually
Lease Type:	Triple 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



SECTION 3

PROPERTY INFORMATION

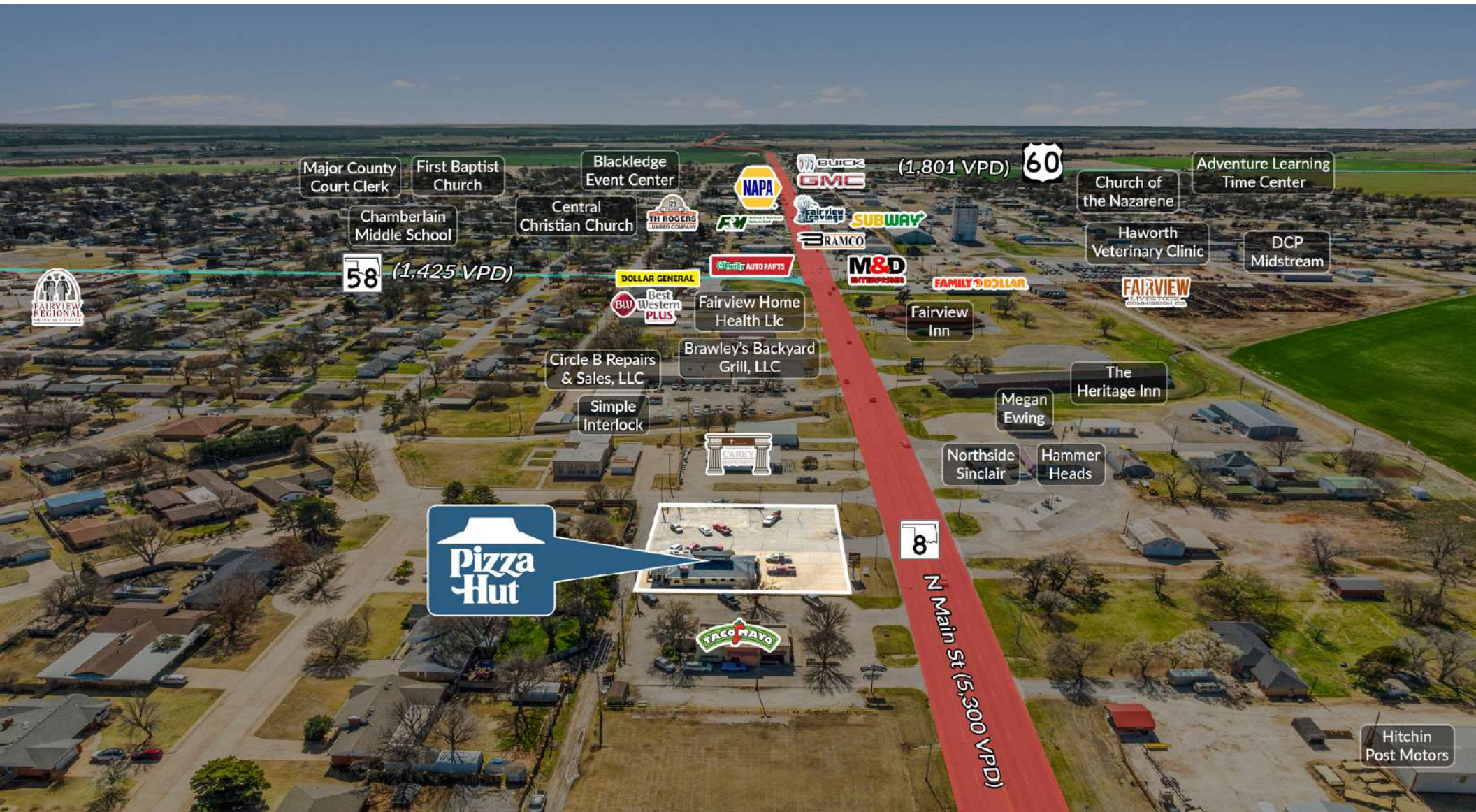
LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

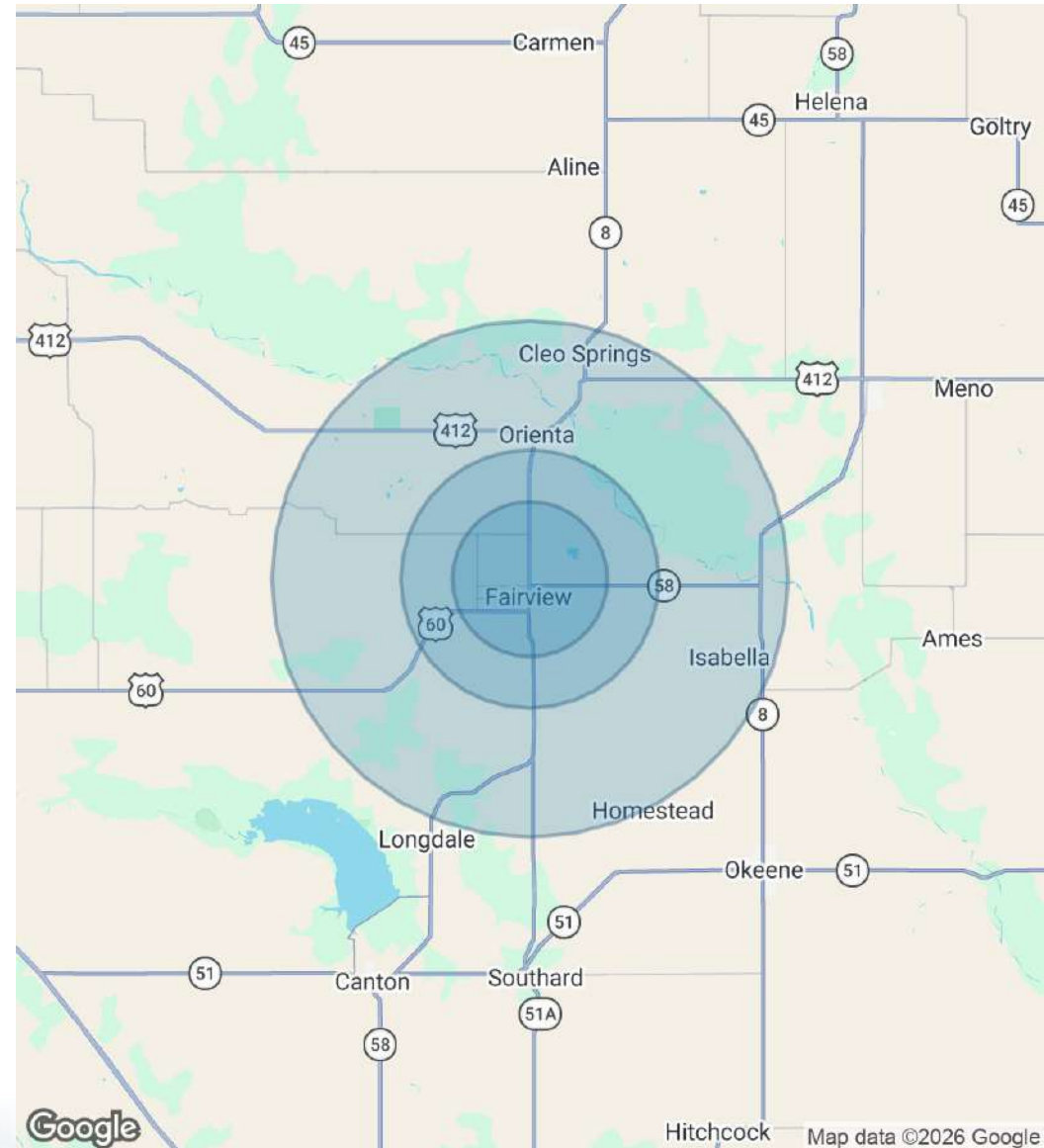


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,876	2,980	4,331
Average Age	41.1	40.6	41
Average Age (Male)	37.6	37.2	38.2
Average Age (Female)	44.4	43	42.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	804	1,240	1,806
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$70,444	\$72,588	\$76,245
Average House Value	\$133,148	\$144,484	\$145,325

TRAFFIC COUNTS			
N Main St			5,300 VPD
Hwy 58			1,425 VPD
US Hwy 60			1,801 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Oklahoma City, OK



Fairview Regional Medical Center

FAIRVIEW, OK

Fairview, Oklahoma is a small but economically stable community located in northwestern Oklahoma and serves as the county seat of Major County. Fairview offers a welcoming small-town environment with a close-knit population, steady local commerce, and essential retail and service businesses that support residents across the surrounding rural areas. Its position along regional highways allows convenient connectivity to nearby cities while maintaining a quiet, community-oriented atmosphere that supports long-standing local businesses and national retailers alike. Fairview has a 2026 population of 2,609.

The economy of Fairview, Oklahoma is largely driven by agriculture, energy, and local service industries that support the surrounding rural region. Farming and grain production remain key economic pillars, with wheat, cattle, and related agricultural operations playing a major role in employment and regional commerce. The city also benefits from activity tied to Oklahoma's broader oil and natural gas industry, which supports local jobs and business services. Major employers in Fairview, Oklahoma include healthcare, agriculture, manufacturing, and public sector institutions that support both the city and the surrounding rural communities. Fairview Regional Medical Center is one of the largest employers in the area, providing healthcare services and medical jobs for residents across Major County. In addition, healthcare, education, retail, and small businesses contribute to a stable local economy, as Fairview serves as a commercial hub for residents of Major County and nearby rural communities.

Fairview, Oklahoma offers a variety of attractions that highlight the region's natural beauty and cultural heritage. One of the area's most notable destinations is Gloss Mountain State Park, located just outside the city, known for its striking red mesas and scenic hiking trails that attract visitors from across the state. The park provides panoramic views of northwestern Oklahoma and opportunities for outdoor recreation such as hiking, photography, and wildlife viewing. In addition, Fairview hosts local community events, parks, and recreational facilities that contribute to its small-town charm and make it a welcoming destination for residents and visitors exploring the region.



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.

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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.

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CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

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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.



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Jordan Mulloy // TX #793071

512.768.0380 // jmulloy@SandsIG.com

Max Freedman // TX #644481

512.766.2711 // max@SandsIG.com

Michael Gonzalez // TX #632798

512.543.4647 // mgonzalez@SandsIG.com

Tom Gorman // OK #207754

610.550.8884 // tom@SandsIG.com