



INTERSTATE 20: 13,096 VPD

BIRDWELL LN: 6,072

E 4TH STREET: 4,161 VPD

3RD STREET: 4,118 VPD



Watch Video

NET LEASE PROPERTY FOR SALE

Vacant Denny's | Big Spring, TX

1710 E 3RD ST, BIG SPRING, TX 79720

Marcus & Millichap
PAINE RESTAURANT GROUP

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Activity ID #ZAG0060494

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Marcus & Millichap
PAINE RESTAURANT GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

**VACANT DENNY'S | BIG
SPRING, TX**

Net Lease Property For Sale

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Marcus & Millichap

PAINE RESTAURANT GROUP

Table of Contents

6	SECTION 1 EXECUTIVE SUMMARY
10	SECTION 2 PROPERTY INFORMATION
17	SECTION 3 MARKET OVERVIEW

SEC. 1 VACANT DENNY'S | BIG SPRING, TX

Executive Summary

- Property Summary
- Tenant Overview
- Traffic Counts

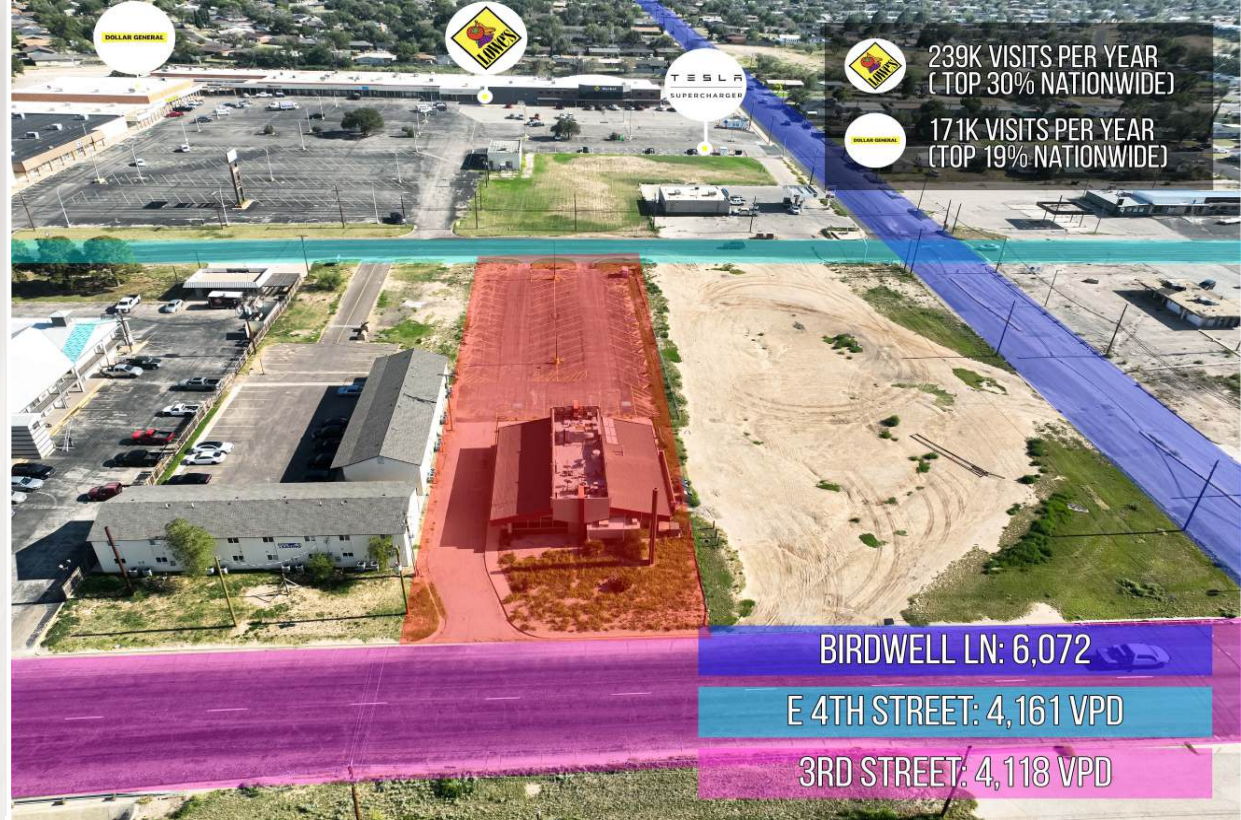
PROPERTY SUMMARY

1710 E 3rd St, Big Spring, TX 79720

Price: \$600,000
Building Size: 4,303 SF
Lot Size: 0.79 Acres
Year Built: 2000

Marcus & Millichap is pleased to offer for sale the vacant Denny's located at 1710 E 3rd Street in Big Spring, Texas. This freestanding building will be delivered vacant at the close of escrow, providing immediate flexibility for new ownership to occupy, renovate, or reposition the asset for various retail, restaurant, or service-based uses. The availability of a recognizable, second-generation restaurant facility presents a rare opportunity for an owner-operator to secure a move-in-ready space with minimal disruption and redevelopment delays.

The property is strategically located in a high-visibility area just off Interstate 20, one of the region's busiest highways, with over 24,000 vehicles passing by each day. It also boasts prime frontage along E 3rd Street, a major east-west thoroughfare in Big Spring, ensuring consistent visibility for both local drivers and interstate travelers. A significant advantage of this location is its proximity to Howard College, which enrolls more than 4,000 students and is less than a mile away. This close distance encourages steady consumer traffic, especially for foodservice businesses. With existing restaurant infrastructure already in place, investors or operators could take advantage of the current layout to minimize redevelopment costs and speed up their time to market. Additionally, the property's visibility from I-20 enhances its attractiveness to transient customers such as long-haul drivers, oilfield workers, and business travelers passing through Big Spring. This increases its potential to serve as a regional quick-service or convenience destination.



Property Highlights

- Vacant Owner-User Opportunity | Deliverable as Vacant Upon Close of Escrow
- Priced Significantly Below Replacement Cost | Price Per SF of \$139.43
- Prime Frontage Along E 3rd Street (4,000+ VPD) and Just Off of Interstate 20 (24,000+ VPD)
- Less than One Mile from Howard College | Over 4,000 Students Enrolled

TENTANT OVERVIEW

Net Lease Property For Sale



Denny's Corporation is one of America's most recognized full-service family dining chains. Founded in 1953 in Lakewood, California, the brand has grown from a small coffee shop into a global presence with over 1,600 locations across the United States and internationally. Denny's is best known for its signature Grand Slam breakfast, a variety of classic diner-style meals, and its commitment to providing value-priced menu items that appeal to families, travelers, and late-night diners. Unlike many competitors, Denny's restaurants are open 24/7, 365 days a year. The company operates through a combination of corporate-owned and franchised locations, with a significant focus on franchise growth to expand its footprint. Headquartered in Spartanburg, South Carolina, Denny's continues to evolve its menu offerings and guest experience to remain a staple in the casual dining industry.

1953

Founded

3,100

Employees (Corporate)
over 65,000 systemwide

1600+

Locations

Spartanburg, SC

Headquarters

Advanced Demographic Summary

Big Spring has experienced a recent period of modest population decline. However, projections indicate that this downward trend is leveling off, with the expected population reaching 17,412 residents within a three-mile radius of the property and 29,126 residents within a five-mile radius by 2029. Economically, Big Spring has a solid income base, with average household incomes reported as \$76,916 within the three-mile radius and \$76,552 within the five-mile radius. These factors suggest that the community is positioned for sustained revitalization. With affordable housing, stable income levels, and a stabilizing population, Big Spring provides a strong foundation for long-term growth and investment.



Traffic Counts: E 3rd St & I-20

This property features frontage on E 3rd Street, a primary east-west route through Big Spring, with an average daily traffic count of 4,358 vehicles. It is also conveniently located just off Interstate 20, which sees a much higher daily traffic volume of 24,331 vehicles. This proximity to I-20 enhances the site's visibility and accessibility, attracting consistent traffic from both local residents and regional travelers. The location makes this Denny's a convenient stop for commuters, long-haul drivers, and visitors traveling through this important transportation corridor in West Texas.

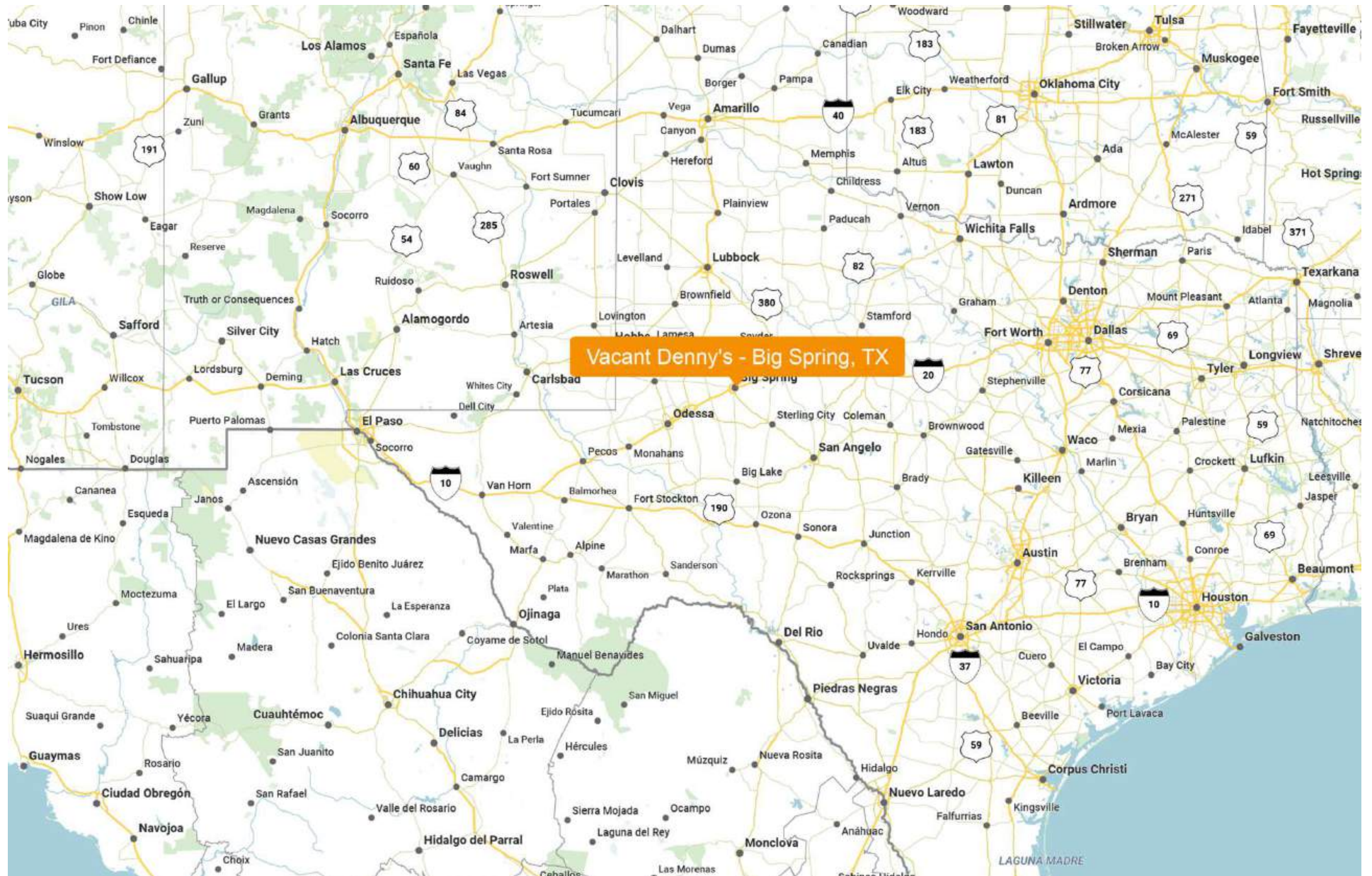
SEC. 2 VACANT DENNY'S | BIG SPRING, TX

Property Information

- Regional Map
- Local Map
- Retailer Map
- Aerial Photos
- Property Photos

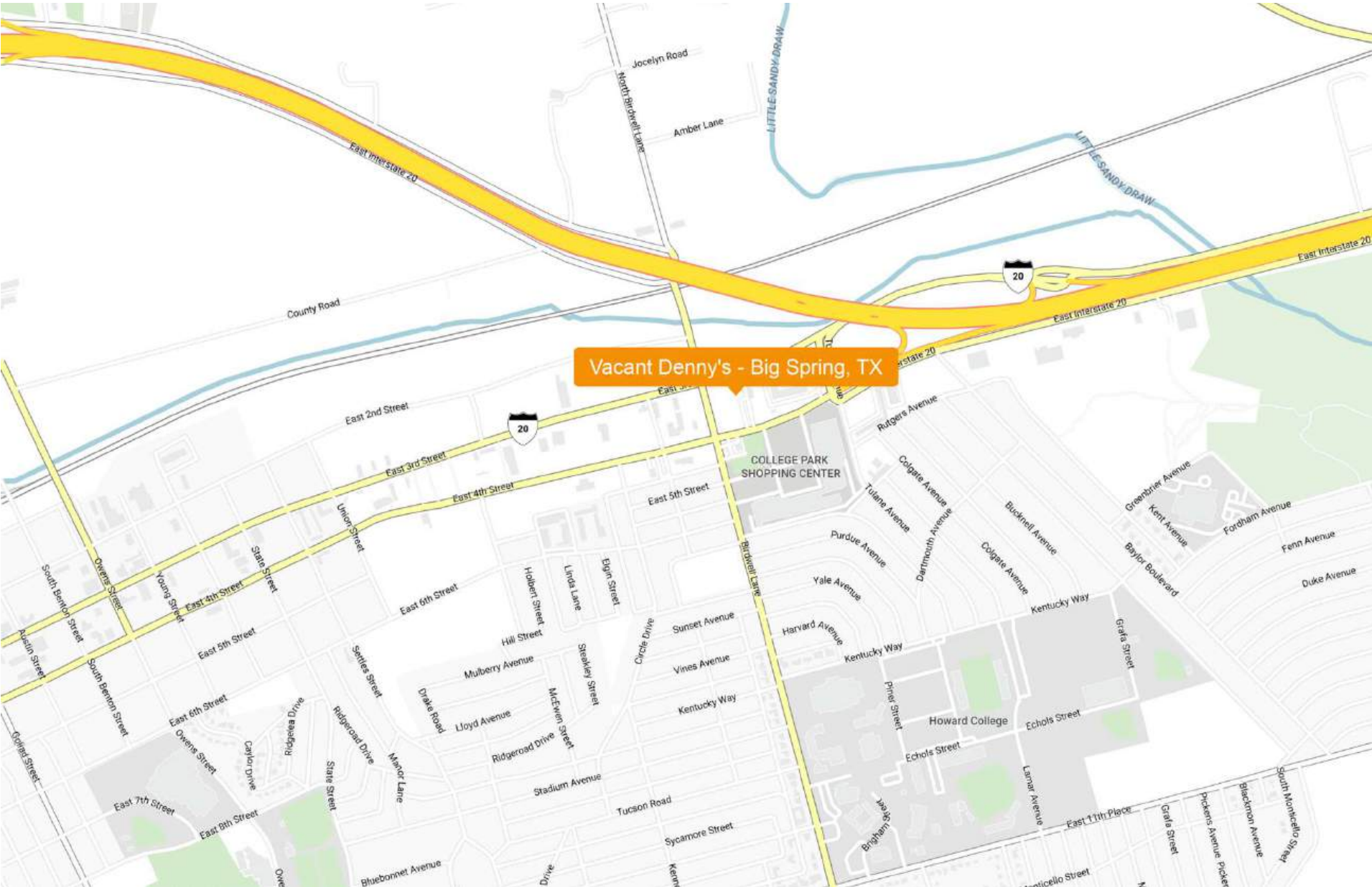
REGIONAL MAP

1710 E 3rd St, Big Spring, TX 79720



LOCAL MAP

1710 E 3rd St, Big Spring, TX 79720



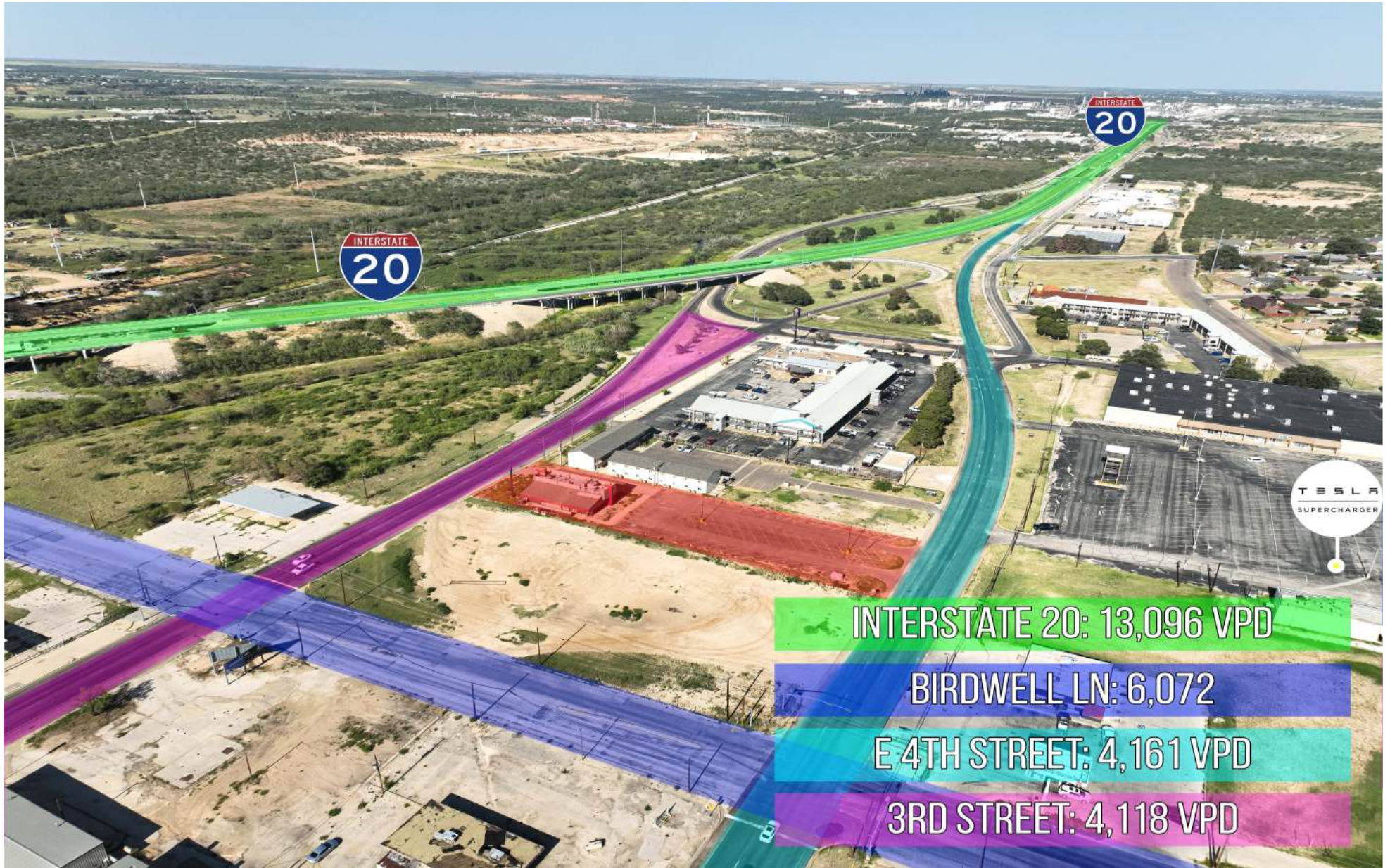
RETAILER MAP

1710 E 3rd St, Big Spring, TX 79720



AERIAL PHOTOS

1710 E 3rd St, Big Spring, TX 79720



AERIAL PHOTOS

1710 E 3rd St, Big Spring, TX 79720



PROPERTY PHOTOS

1710 E 3rd St, Big Spring, TX 79720



SEC. 3 VACANT DENNY'S | BIG SPRING, TX

Market Overview

- Market Overview
- Demographics

MARKET OVERVIEW

BIG SPRING, TX

Big Spring is located in the Permian Basin region along Interstate 20, connecting the city to major West Texas locations such as Midland, Odessa, and Abilene. The city is also traversed by U.S. Highway 87, which links Big Spring to Lubbock in the north and San Angelo in the south, along with U.S. Highway 350. The local economy is influenced by several key industries, including healthcare, energy, government, education, and corrections. The healthcare sector is anchored by major employers such as the Big Spring VA Medical Center, Big Spring State Hospital, and Scenic Mountain Medical Center, which serve as regional healthcare centers for nearby rural communities. Howard College operates a 120-acre campus in Big Spring, enrolling over 4,000 students across its system. The energy sector also plays a central role, with numerous service companies operating in and around the city due to its location in the oil-rich Permian Basin. Among the city's most notable landmarks is Big Spring State Park, offering panoramic views of the city and the surrounding Permian Basin terrain from a 200-foot bluff.



HIGHLIGHTS

Heart of the Permian Basin: Strong presence from energy sector with numerous service companies drawn to the region's oil-rich terrain.

Key Transportation Routes: Strategically situated along Interstate 20 and U.S. Highways 87 and 350, Big Spring connects to Midland, Odessa, Lubbock, and San Angelo.

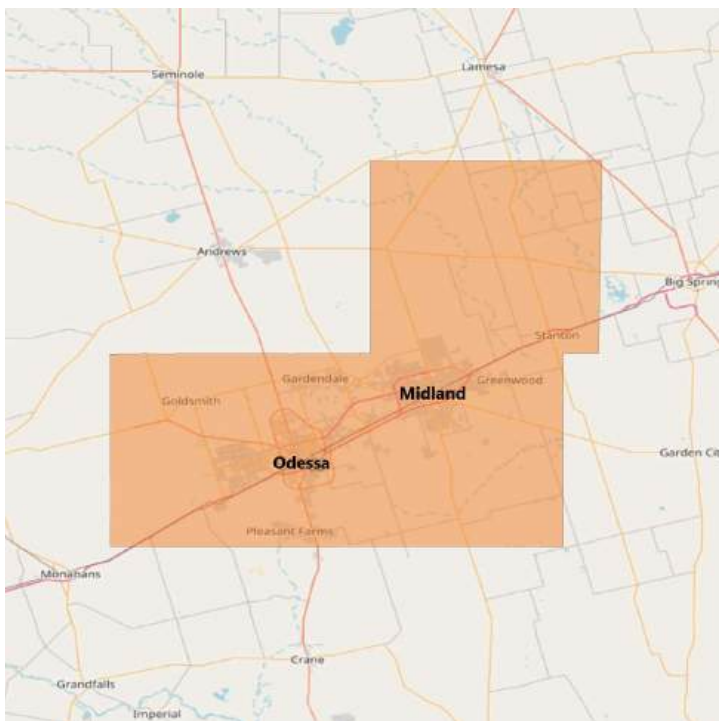
Regional Healthcare Center: The city serves as a critical healthcare center for surrounding rural communities.

MARKET OVERVIEW

1710 E 3rd St, Big Spring, TX 79720

MIDLAND-ODESSA

Located in West Texas, the Midland-Odessa metro is considered an energy capital, as the Permian Basin is one of the biggest oil fields in the world and is home to some of the largest petroleum-producing companies. The metro consists of Martin, Midland and Ector counties. The public sector is a top job provider, but the private sector has supported recent economic growth. The two largest cities are Midland, with over 131,000 residents, and Odessa, where roughly 118,000 citizens live.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



ENERGY HUB

Mining and petroleum extraction is the leading job provider in the metro. Companies extract upward of 5 million barrels of oil per day across the Permian Basin.



FAST-GROWING POPULATION

The metro will add roughly 15,000 residents through 2028, growing at a rate that exceeds the national average. This will translate to the formation of around 6,000 households.



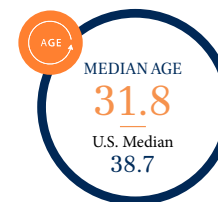
HIGHER EDUCATION

The University of Texas Permian Basin has nearly 7,500 students enrolled. Texas Tech University's Health Sciences Center in Odessa also offers MD and nursing programs.

ECONOMY

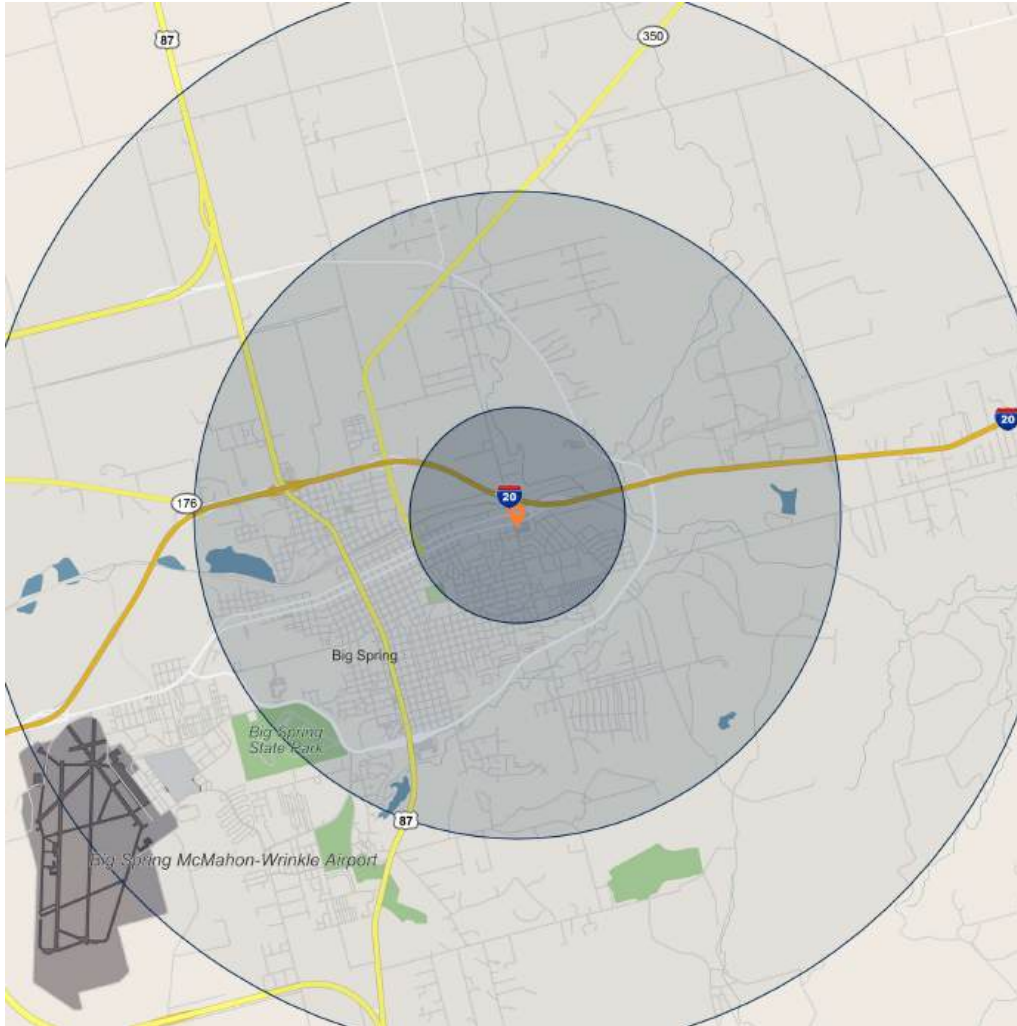
- The oil and energy sector drives the Midland-Odessa economy. The Permian Basin covers more than 86,000 square miles and is believed to contain as much as 46 billion barrels of oil.
- Petroleum powerhouses, such as ExxonMobil, Chevron and Occidental Petroleum, have major operations in the area.
- Odessa has become a regional distribution hub for many companies outside of the energy industry. Family Dollar has a 907,000-square-foot distribution center in Odessa.
- Health care centers represent some of the metro's largest employers. These facilities include the Texas Tech University Health Sciences Center and the Odessa Regional Medical Center.

DEMOGRAPHICS



DEMOGRAPHICS

1710 E 3rd St, Big Spring, TX 79720



POPULATION

	1 Mile	3 Miles	5 Miles
2029 Projection	4,768	17,412	29,126
2024 Estimate	4,721	17,322	29,031
2020 Census	4,982	18,079	30,016
2010 Census	4,973	18,131	30,536

HOUSEHOLD INCOME

Average	\$83,320	\$76,916	\$76,552
Median	\$74,168	\$63,824	\$64,972
Per Capita	\$31,314	\$31,499	\$28,711

HOUSEHOLDS

2029 Projection	1,808	7,062	9,990
2024 Estimate	1,783	7,005	9,935
2020 Census	1,749	6,929	9,860
2010 Census	1,749	6,765	9,591

HOUSING

Median Home Value	\$131,042	\$145,518	\$155,741
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EMPLOYMENT

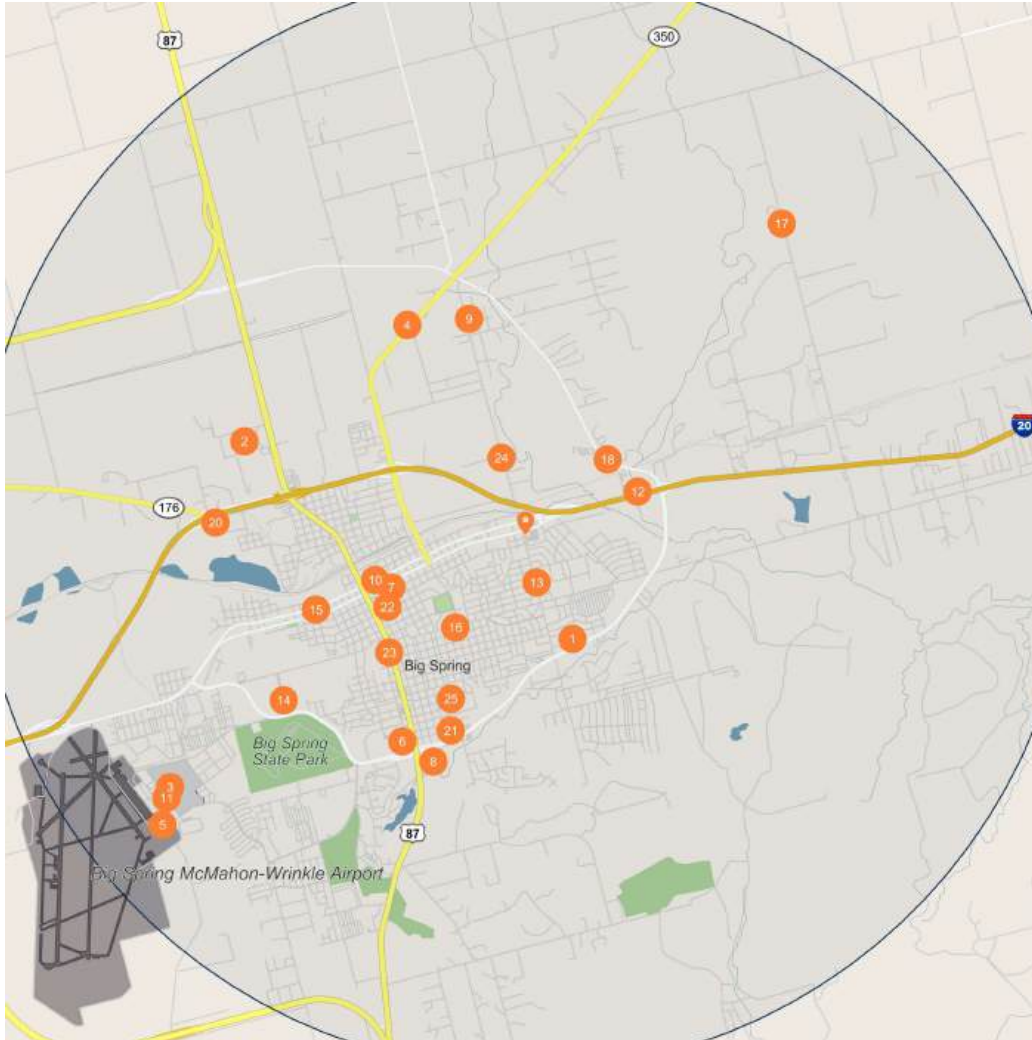
2024 Daytime Population	4,188	17,930	24,508
2024 Unemployment	3.56%	2.69%	2.56%
Average Time Traveled (Minutes)	22	21	23

EDUCATIONAL ATTAINMENT

High School Graduate (12)	2.64%	2.59%	2.30%
Some College (13-15)	43.55%	45.98%	45.51%
Associate Degree Only	18.89%	17.04%	15.36%
Bachelor's Degree Only	7.30%	6.23%	6.61%
Graduate Degree	16.57%	13.98%	11.79%

DEMOGRAPHICS

1710 E 3rd St, Big Spring, TX 79720



Major Employers

Employees

1	Cinemark Inc-Cinemark 4	5,001
2	Texas Dept State Hlth Svcs-Big Spring State Hospital	387
3	Federal Bureau of Prisons-Fci Big Spring	257
4	U S Weatherford L P	218
5	Old Dt Holdings	200
6	Veterans Health Administration-Big Spring VA Medical Center	190
7	West Texas Centers	175
8	Walmart Inc-Walmart	132
9	PLC Group LLC	120
10	County of Howard	120
11	Howard Cnty Junior College Dst-Southwest Cllgate Inst For The	111
12	S C S Technologies LLC-S & S Technologies	104
13	Howard Cnty Junior College Dst-Howard College	100
14	Big Spring Hospital Corp-Wound Haling Ctr At Scenic Mtn	99
15	Morris Kali Ltd	99
16	Big Spring Ind Schl Dst-Big Spring AEP School	97
17	Tokai Carbon CB Ltd-Sid Richardson Carbn Enrgy Co	87
18	Robinson Drilling Texas Ltd	82
19	Big Spring Ind Schl Dst-Big Spring Junior High School	78
20	Oncor Electric Delivery Co LLC	77
21	Colorado River Municpl Wtr Dst-C R M W D	75
22	R2r and D LLC-Finalrod	70
23	M & D Industries Corp-Sonic Drive-In	66
24	Big Spring Ind Schl Dst-Washington Elementary School	58
25	Big Spring Ind Schl Dst-Goliad Elementary School	58



Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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