

ZAXBYS



Zaxby's Absolute Net Lease New 20 Year Term

OFFERING
MEMORANDUM

13811 Terra View Trail,
Louisville, KY 40245



*Representative Photo

Confidentiality & Disclaimer

13811 Terra View Trail,
Louisville, KY 40245

- This Confidential Offering has been prepared by Seven Development, LLC d/b/a 7D Commercial Real Estate (“Agent”) in cooperation with the Owner for informational purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources considered reliable and, while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date.
- This Offering is subject to prior placement, errors, omissions, changes, withdrawal or cancellation without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Agent or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.
- The projections set forth in this Offering do not constitute a representation, warranty or a guaranty by Agent or the Owner of any of the numbers set forth herein or of any economic value attributable to the Property or income that may be derived therefrom. Prospective purchasers should develop their own independent estimates of pro forma income and any expenses before making a decision on whether to acquire the Property.
- Summaries or schedules of legal documents contained within this Memorandum are not intended to be comprehensive statements of the terms of such documents but rather outlines of some of the major provisions therein.
- This Offering is the property of Agent and may be used only by parties to whom Agent delivered the Offering or to whom Agent has approved such delivery. By accepting a copy of the Offering, the party who has possession thereof agrees to return it to Agent immediately upon Agent’s request. No copies of this Offering may be made without Agent’s prior written consent and no excerpts or summaries thereof may be distributed, reproduced or included in any document without such consent.



Google

Map data ©2025 Google

Executive Summary |

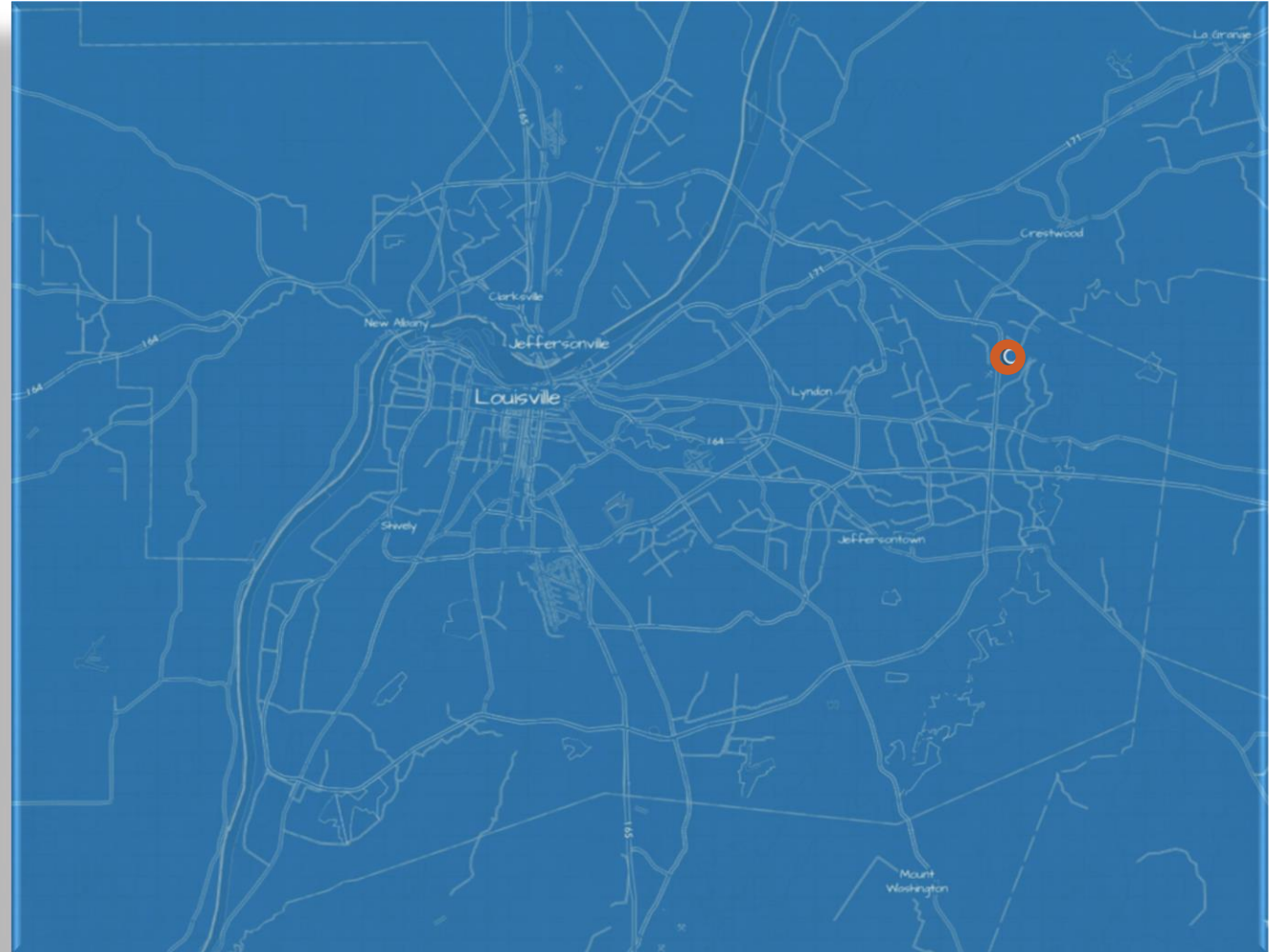
**13811 Terra View Trail
Louisville, KY 40245**

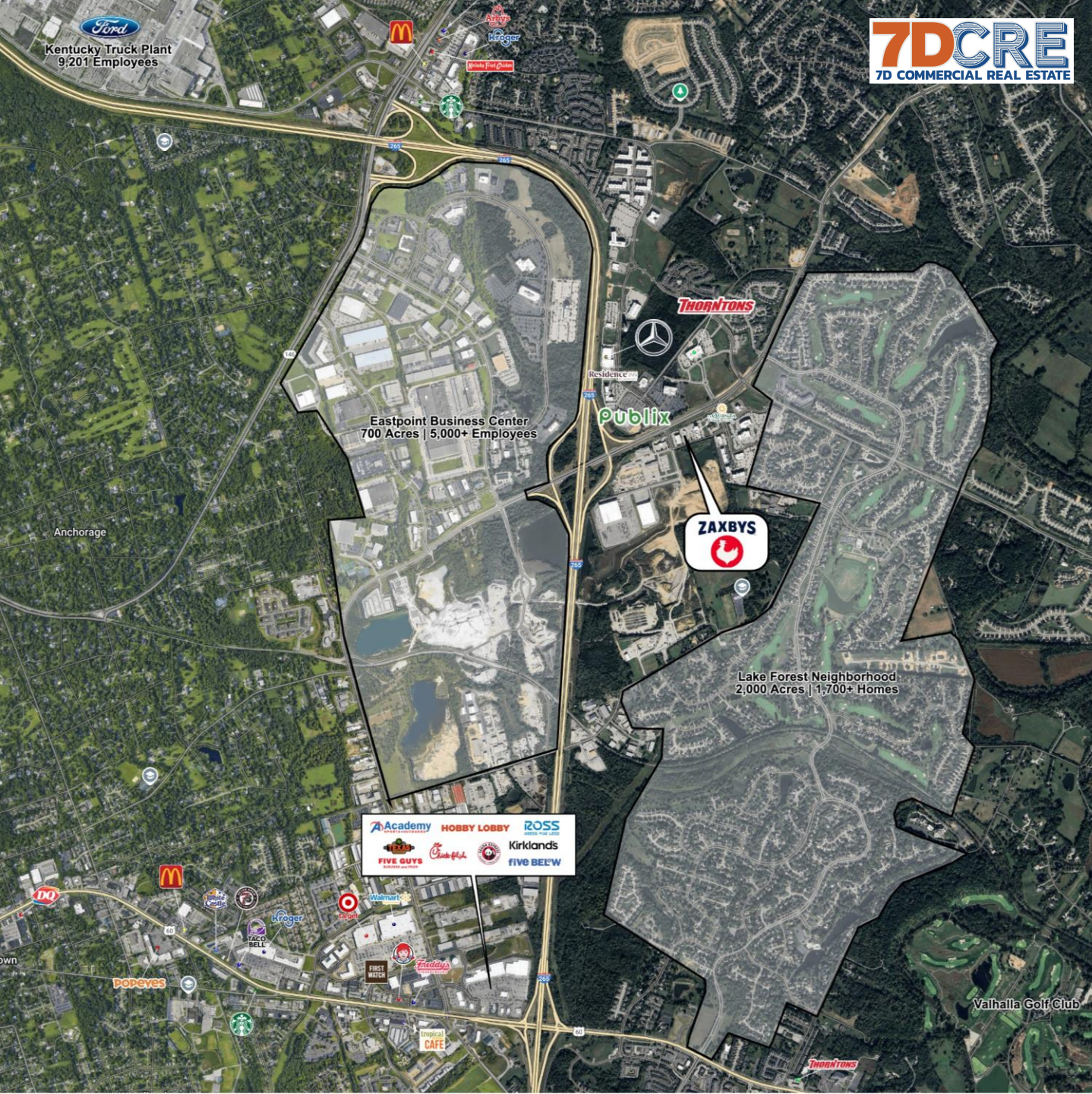
Trade Area Overview:

The trade area surrounding the subject Property offers a mix of retail, restaurants, office, industrial and residential just east of I-265 in Louisville's vaunted East End. The market's first Publix store is located across Old Henry Road from the Zaxby's store along with Chase, Mercedes-Benz AMG, multiple Class A apartment communities, medical office/surgery centers and Class A office. The nearby Eastpoint Business Center covers over 700 acres, is home to 100+ businesses and boasts more than 5,000 employees. Lake Forest is prestigious community covering 2,000 acres, 1,700 homes, pools, tennis courts, walking trails, playgrounds and an award-winning Arnold Palmer designed golf course.

- 29,100+ Average Daily Traffic (2023) on Old Henry Road
- 65,100+ Average Daily Traffic on I-265
- High barrier to entry for freestanding drive thru QSR's
- Affluent Trade with \$141,000+ average household income
- Five (5) mile daytime employee population 67,227

Demographics	1 Mile	3 Miles	5 Miles
Population	3,763	36,774	110,045
Avg HH Income	\$190,433	\$167,557	\$147,639





Offering Summary

13811 Terra View Trail
Louisville, KY 40245

7DCRE is proud to present to qualified investors the opportunity to acquire 100% fee simple interest in a single tenant absolute net lease Zaxby's with a new 20-year initial lease term guaranteed by Zaxby's largest franchisee, Roost & Rise Holdings, LLC (parent to 1788 Chicken LLC & Credit to Chicken LLC) with over 60 Zaxby's stores and growing. The store has been in operation since 2016 with strong sales and operating history.

The brand new, nearly fully intact 20-year term commenced on January 23rd, 2025 features 10% rent increases every five years of the initial term and the two 10-year options periods. The NOI is comfortably proportioned to sales at eight (8%) percent.

With a lengthy 20-year term, a guaranty from the largest Zaxby's franchisee, and ZERO Landlord responsibilities, this is an incredible opportunity to acquire a secure income stream backed by Class A real estate in a high barrier to entry submarket of the Louisville, KY MSA.

The Property is being offered on an "as-is" basis with Agent and Owner making no representations or warranties with respect to the accuracy or completeness of the Offering Memorandum ("OM") or any documents provided to any potential purchaser for the purpose of due diligence.



OFFERING SUMMARY	
Tenant:	Credit to CTC KY LLC
Sale Price:	\$3,235,197
Net Operating Income:	\$197,347
Cap Rate:	6.10%
Rent Commencement:	1/23/2025
Lease Expiration:	1/31/2045
Initial Lease Term:	20 Years
Options:	2 x 10 Year Options
Increases:	10% Every 5 Years
Guarantor:	Roost & Rise Holdings, LLC
Lot Size:	1.29 Acres
Building Size:	3,994

Zaxby's & Tenant Summary

13811 Terra View Trail
Louisville, KY 40245

Zaxby's History:

- Founded: 1990
- Locations: 972+ (2024)
- Franchised Units: 798
- Corporate Units: 174
- HQ: Atlanta, GA



Zaxby's, a popular fast-casual restaurant chain known for its chicken fingers, wings, and signature sauces, has a rich history rooted in the American South.

Zaxby's was founded in March 1990 by childhood friends Zach McLeroy and Tony Townley in Statesboro, Georgia, near the Georgia Southern University campus. The duo was inspired by the Buffalo wing craze sweeping across the U.S. and saw an opportunity to serve better-tasting chicken in a laid-back, sports-themed environment.

Zaxby's operates primarily through franchising, with most locations owned by franchisees. However, the company maintains and is growing company-owned stores. The chain is known for its commitment to fresh, high-quality ingredients and a welcoming atmosphere, often featuring eclectic decor that varies by location.

Throughout its history, Zaxby's has remained true to its roots, focusing on quality food, customer service, and community involvement. From its humble beginnings in a college town to becoming a major player in the fast-casual dining scene, Zaxby's has established itself as a beloved brand in the Southern United States and beyond.

Roost & Rise Holdings (Guarantor) History:

- Parent Company of 1788 Chicken, LLC & Credit to Chicken LLC
- Zaxby's Locations: 60+ (2024)
- HQ: Austin, TX

Behind the leadership of Drew Gressett, the Zaxby's franchise group acquired its first Zaxby's restaurant in 2016 and hasn't looked back becoming the largest franchisee with more than 60 stores and counting. Growth has been accelerated by acquiring successful stores and markets from other franchisees along with ground up new stores.

The tenant entity, Credit to CTC KY LLC, a Texas limited liability company, currently owns eight stores in Kentucky, which is coupled with the Roost & Rise Holdings LLC absolute and unconditional guaranty for initial term of the lease and any options or renewals thereof.



ECONOMIC SUMMARY | LIFE OF THE LEASE

Lease Years	Annual Rent	Rent Increase	CAP Rate %
1 – 5:	\$197,347	--	6.00%
6 – 10:	\$217,082	10%	6.60%
11 – 15:	\$238,790	10%	7.26%
16 – 20:	\$262,669	10%	7.986%
21 – 25 (Option 1):	\$288,936	10%	8.785%
26 – 30 (Option 1):	\$317,829	10%	9.663%
31 – 35 (Option 2):	\$349,612	10%	10.63%
36 – 40 (Option 2):	\$384,573	10%	11.69%
Avg Rent 1 – 20:	\$273,816	-	6.96%



7DCRE

7D COMMERCIAL REAL ESTATE

Contact for more details:



RYAN PENNINGTON

President | CEO

D: (502) 694-0070

M: (317) 443-0951

rpennington@7dcre.com

P.O. Box 309, Floyds Knobs, IN 47119

