



Auction

August 3-5

R MARKETPLACE

Dairy Queen | 20-Year Absolute NNN Drive Thru Investment

407 Martin Luther King Jr Dr, Fort Valley (Macon-Warner Robbins MSA), GA 31030



Grill & Chill



**CHARTER
REALTY**

Dairy Queen I 20-Year Absolute NNN Drive Thru Investment

407 Martin Luther King Jr Dr,
Fort Valley (Macon-Warner Robbins MSA), GA 31030



Investment Contacts:

Spencer O'Donnell

Managing Director
Charter Realty
(714) 400-6267
spencer@charterrealty.com

William Crane

Director
Charter Realty
(404) 538-8091
wcrane@charterrealty.com

Cormac O'Hagan

Associate
Charter Realty
(503) 830-8167
cormac@charterrealty.com

Chris Timboe

Associate
Charter Realty
(415) 716-4408
chris@charterrealty.com

Cooperating Broker:

Brian Brockman

Bang Realty-Georgia, Inc.
Broker License No. 378952
(513) 898-1551
bor@bangrealty.com

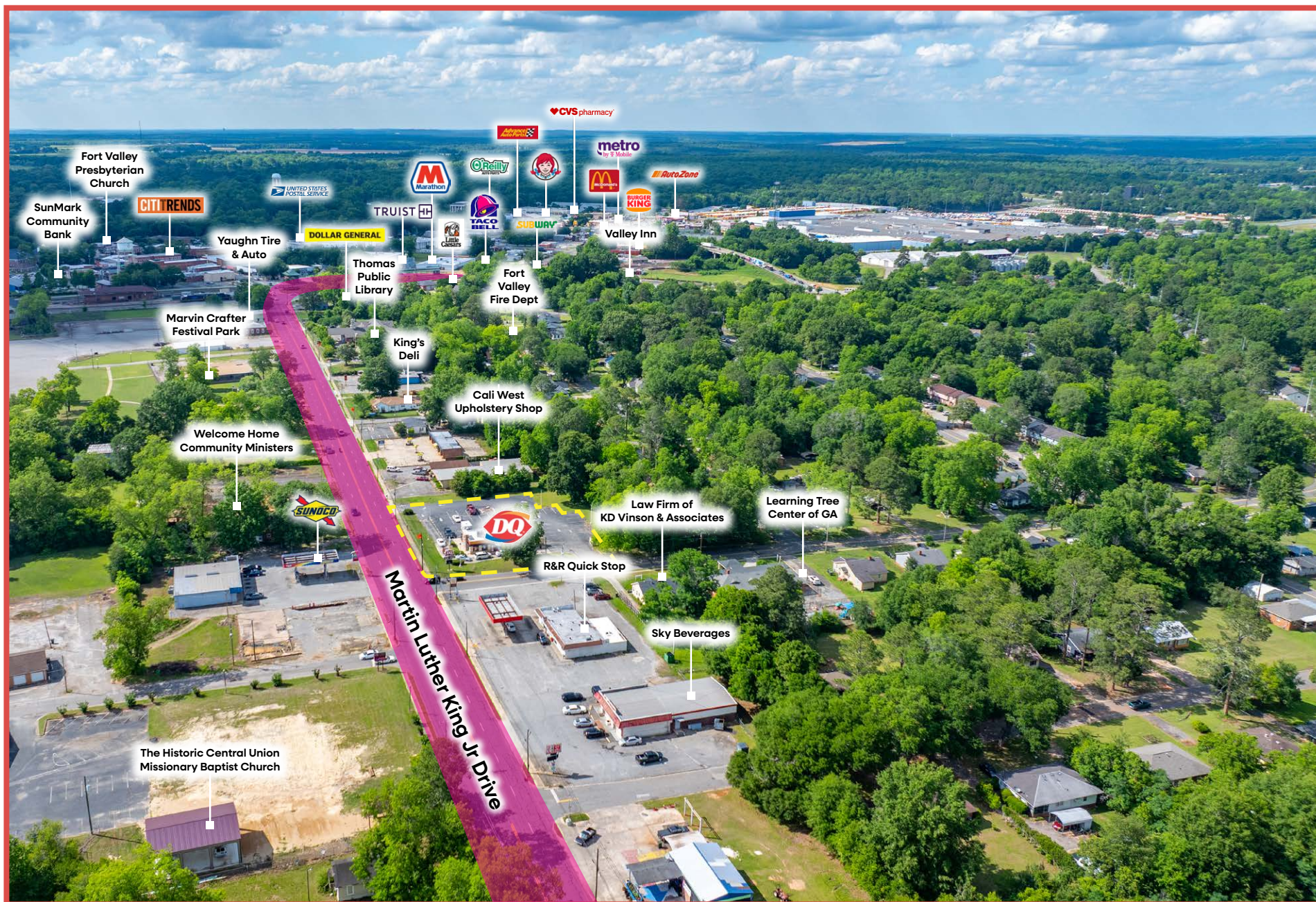


TABLE OF CONTENTS

Aerial Overview	3
Investment Highlights	4
Investment Overview	5
Lease Abstract / Offering Summary	6
Site Plan	7
Amenity Map	8
Demographics -5, 10 & 20 Mile Rings	9
Demographics - 15 Minute Drive Time	10
City Overview – Fort Valley, GA	11
Tenant Overview	13
Contacts	14



Aerial Overview





Investment Highlights

- ✓ Dairy Queen Grill & Chill – Absolute NNN Lease Structure
- ✓ Newly Executed Long-Term 20-Year Lease
- ✓ Fee Simple Ownership (Land & Building)
- ✓ Recognizable National QSR Brand
- ✓ Strong Guarantors (Franchisee and Personal)
- ✓ Large 1.24-Acre Parcel
- ✓ County Seat of Peach County, Macon-Warner Robins MSA
- ✓ Proximity to Fort Valley State University
- ✓ Surrounding retailers include McDonald's, Wendy's, Taco Bell, Burger King, Church's Chicken, O'Reilly Auto, and DG Market

Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, fee-simple Dairy Queen Grill & Chill drive-thru located in Fort Valley, Georgia, 100% leased on an absolute triple-net (NNN) basis with zero landlord responsibilities. The property is secured by a newly executed 20-year lease term, providing long-term passive income backed by one of the most recognizable quick-service restaurant brands in North America.

The lease is structured as an absolute NNN lease with zero landlord responsibilities. Situated on a 1.24-acre parcel, the property benefits from strong site functionality, visibility, and accessibility along Martin Luther King Jr. Drive (US Route 341), one of Fort Valley's primary commercial corridors. The surrounding corridor is supported by national and regional retailers including McDonald's, Wendy's, Taco Bell, Burger King, Church's Chicken, O'Reilly Auto, DG Market, and additional service-oriented businesses generating consistent daily consumer traffic.

Fort Valley is the county seat of Peach County and serves as an established regional hub within the Macon-Warner Robins Metropolitan Statistical Area (MSA). The property further benefits from proximity to Fort Valley State University, a public historically black university founded in 1895 and one of the area's most significant institutional anchors. The university supports consistent daytime population, employment, and consumer activity throughout the surrounding trade area.

This offering features a strong multi-unit regional corporate guarantor as well as a high-net-worth guarantor and represents a rare opportunity to acquire a newly executed long-term absolute NNN Dairy Queen Grill & Chill (7,000+ locations worldwide) investment combining passive cash flow, fee-simple ownership, and durable real estate fundamentals within an established central Georgia trade area.

Property Details:



Parcel No. (APN)
F05F 253



Lot Size
1.24 AC



Building Size
2,378 SF



Lease Abstract

Tenant	International Dairy Queen, Inc. (DQ)
Guarantor	Experienced, Multi-Unit Regional Franchisee Guaranty & High-Net-Worth Personal Guaranty
Lease Type	Absolute NNN Fee Simple (Land & Building)
Square Footage	2,378 SF
Lease Expiration	May-31-2046
Remaining Term	20 Years*
Annual Rent	\$100,000
Annual Rent PSF	\$42.05
Option Periods	None

*Lease includes tenant termination options exercisable during Years 11 and 16 only

Offering Summary

NOI	\$100,000
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility



SITE PLAN



Area Overview



Demographics

5 Mile Radius:



Total Population: 14,563
Households: 5,221
Daytime Population: 12,035
Median Age: 34.1



Average Household Income: \$77,628
Median Household Income: \$59,692

10 Mile Radius:



Total Population: 36,948
Households: 14,055
Daytime Population: 24,674
Median Age: 38.5



Average Household Income: \$110,197
Median Household Income: \$83,629

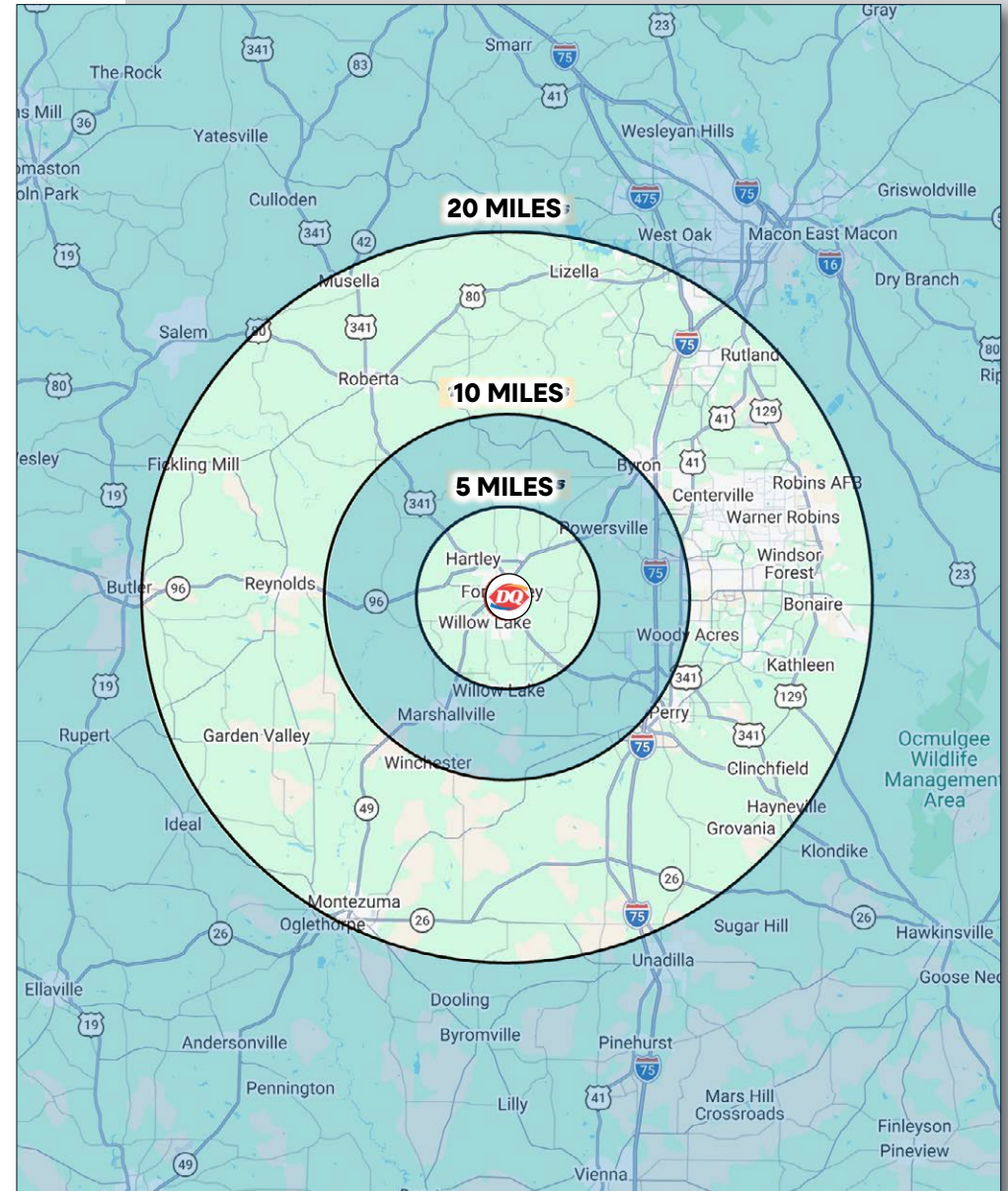
20 Mile Radius:



Total Population: 259,624
Households: 100,690
Daytime Population: 160,307
Median Age: 37.4



Average Household Income: \$103,043
Median Household Income: \$82,876



Demographics - 15 Minutes Drive Time



TOTAL RETAIL SALES

Includes F&B



\$215,668,252

EDUCATION

Bachelor's Degree or Higher



28%

OWNER OCCUPIED HOME VALUE

Average



\$302,277

TAPESTRY SEGMENTS

Southern Satellites 1,790 households	Room to Room 1,043 households	Loyal Locals 885 households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
Located mostly in suburban outskirts, these older and middle-income households include younger families. Many work in manufacturing, health care, or agriculture, with long commutes common and some relying on social security support.	Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.	These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.
Household Types	Household Types	Household Types
Married couples;	Married Couples with no kids	Singles living alone; married couples with no kids
Typical Housing	Typical Housing	Typical Housing
Single Family	Single Family	Single Family

ANNUAL HOUSEHOLD SPENDING

\$3,218	\$1,949	\$6,232	\$174	\$6,652
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

KEY FACTS

- ✓ Population: 26,627
- ✓ Median Age: 39.6
- ✓ Median Household Income: \$64,380
- ✓ Daytime Population: 25,187

City Overview – Fort Valley, GA

Peach County Seat | University Presence | Established Central Georgia Trade Area

Fort Valley is the county seat of Peach County and an established community within the Macon-Warner Robins Metropolitan Statistical Area (MSA), one of central Georgia's primary regional economic corridors. The city serves as a local hub for education, healthcare, government services, and daily-use retail throughout the surrounding trade area.

The local economy is anchored in part by Fort Valley State University, a public historically black university founded in 1895 and one of the area's most significant institutional employers. The university supports consistent daytime population, employment activity, and consumer spending throughout the market.

The subject property is positioned along Martin Luther King Jr. Drive, one of Fort Valley's primary commercial corridors characterized by national restaurants, service-oriented retailers, schools, healthcare facilities, and established residential development. The corridor functions as a dominant convenience and dining corridor serving both local residents and university-related traffic.



Key Facts

- ✓ **County Seat:** Peach County
- ✓ **County Population:** ~28,000 (Peach County)
- ✓ **Metro Area:** Macon-Warner Robins MSA
- ✓ **Major Economic Drivers:** Education, Agriculture, Healthcare, Logistics, Local Commerce
- ✓ **Institutional Anchors:** Fort Valley State University

Metro Overview – Macon Warner Robins MSA

Regional Economic Hub | Central Georgia Employment Corridor | Diversified Economic Base

The Macon-Warner Robins Metropolitan Statistical Area (MSA) serves as one of central Georgia's primary economic and employment hubs, strategically positioned within the center of the state and supported by a diversified regional economy. The MSA benefits from stable long-term economic activity driven by healthcare, aerospace, education, logistics, manufacturing, distribution, and government employment sectors.

Warner Robins is anchored by Robins Air Force Base, one of the largest employers in the State of Georgia and a major economic driver for the broader central Georgia region. The base supports thousands of military, civilian, and contractor jobs, contributing substantial long-term economic stability and population support throughout the market.

Macon functions as the region's primary commercial, healthcare, and transportation center, supported by multiple universities, regional medical systems, and established industrial and distribution infrastructure. The city continues to attract logistics and manufacturing investment due to its strategic central Georgia location and accessibility throughout the Southeast.

The broader MSA benefits from strong transportation infrastructure, established population centers, and diversified employment sectors supporting consistent consumer demand across retail, housing, healthcare, and service industries. National retailers, restaurants, and employers continue expanding throughout the region due to its affordability, workforce availability, and long-term economic stability.

From a real estate investment perspective, the Macon-Warner Robins MSA offers durable fundamentals supported by institutional employment anchors, diversified regional demand drivers, and stable long-term population trends throughout central Georgia.



Key Facts

- ✓ **MSA Population:** ~420,000+
- ✓ **Regional Economic Drivers:** Aerospace, Healthcare, Logistics, Manufacturing, Education, Government Employment
- ✓ **Major Employment Anchor:** Robins Air Force Base (one of Georgia's largest employers)
- ✓ **Primary Regional Cities:** Macon, Warner Robins, Fort Valley
- ✓ **Transportation Infrastructure:** Interstate 75, US Route 341, Interstate 16, U.S. Route 80
- ✓ **Higher Education Institutions:** Mercer University, Fort Valley State University, Middle Georgia State University
- ✓ **Regional Healthcare Systems:** Atrium Health Navicent, Houston Healthcare
- ✓ **Strategic Positioning:** Central Georgia regional hub with connectivity throughout the Southeast

Tenant Overview



Dairy Queen is one of the most recognizable quick-service restaurant brands in North America, founded in 1940 and operating thousands of locations across the United States and internationally. The Dairy Queen Grill & Chill concept combines the brand's traditional frozen dessert offerings with an expanded quick-service food platform featuring burgers, chicken, fries, and convenience-oriented dining options.

The Dairy Queen system benefits from decades of consumer brand recognition and an established operating model focused on convenience, affordability, and broad demographic appeal. The brand's long-standing market presence and diversified menu offerings support recurring customer visitation and consistent consumer demand across a wide range of economic environments.

Dairy Queen is owned by Berkshire Hathaway, one of the world's largest multinational holding companies led by Warren Buffett. Berkshire Hathaway's ownership further reinforces the strength and long-term stability of the Dairy Queen platform and contributes to the brand's enduring national presence.

Quick-service restaurants remain a significant component of the necessity and convenience retail sector, supported by daily-use consumer behavior, drive-thru accessibility, and strong off-premise dining trends. Locations like this store, positioned within established retail corridors and commuter-oriented trade areas, continue to demonstrate strong long-term operational performance.

Dairy Queen's national footprint, broad consumer awareness, and established operating history have positioned the brand as one of the most enduring concepts within the quick-service restaurant industry.



TENANT SNAPSHOT

Founded	1940
Locations	7,000+ locations
Parent Company	International Dairy Queen, Inc.
Parent Organization	Berkshire Hathaway
Guarantor	Multi-Unit Corporate Franchisee + High-Net-Worth Personal
Operator Financial Strength	9 Businesses (3 DQ's, 3 Captain D's, 1 Church's Chicken, 2 Edible Arrangements) + Hotels
Sector Focus	Burgers, Frozen Desserts, Quick-Service Dining
Consumer Positioning	Nationally Recognized Convenience-Oriented Restaurant Brand

Dairy Queen I 20-Year Absolute NNN Drive Thru Investment

407 Martin Luther King Jr Dr, Fort Valley (Macon-Warner Robbins MSA), GA 31030

Investment Contacts:

Spencer O'Donnell

Managing Director

Charter Realty

(714) 400-6267

spencer@charterrealty.com

Cormac O'Hagan

Associate

Charter Realty

(503) 830-8167

cormac@charterrealty.com

William Crane

Director

Charter Realty

(404) 538-8091

wcrane@charterrealty.com

Chris Timboe

Associate

Charter Realty

(415) 716-4408

chris@charterrealty.com

Cooperating Broker:

Brian Brockman

Bang Realty-Georgia, Inc.

Broker License No. 378952

(513) 898-1551

bor@bangrealty.com



This Offering Memorandum contains select information pertaining to the business and affairs of the subject property for sale. It has been prepared by Charter Realty. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Charter Realty. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Charter Realty, you agree:

The Offering Memorandum and its contents are confidential;

You will hold it and treat it in the strictest of confidence; and

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Charter Realty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Charter Realty or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Image Disclaimer

All photographs, renderings, maps, and other visual materials contained in this Offering Memorandum are provided solely for illustrative and informational purposes. Some images may include stock photography or digitally enhanced visuals and are not necessarily representative of the actual condition, features, or surroundings of the property. Charter Realty and the Seller make no representations or warranties, express or implied, as to the accuracy, authenticity, or relevance of any images provided. No guarantees are made regarding current property conditions, and no part of the visual content should be relied upon as forming the basis for any investment decision. Prospective purchasers are advised to conduct independent inspections and due diligence.

Copyright Disclaimer

All images, illustrations, and other visual content included in this Offering Memorandum are either the property of Charter Realty, licensed for use, or believed to be in the public domain. Any inadvertent use of copyrighted material is unintentional. If you are the rightful owner of any image used herein and believe it has been included in error, please contact Charter Realty immediately. Upon notification, we will promptly remove or replace the material in question.

Charter Realty makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties as to content, accuracy, and reliability. This publication is the copyrighted property of Charter Realty and/or its licensor(s) © 2026. All rights reserved.