



OFFERING MEMORANDUM
WIENERSCHNITZEL

1809 S BRYANT BOULEVARD | SAN ANGELO, TX 76901

Exclusively Marketed By:

Paul Z. Matysek, CCIM

310.405.0902

paul@matysekinvestment.com

Broker License # 01757671

Brian Brockman - Broker

License #: 701472

Bang Realty-Texas Inc

bor@bangrealty.com

513-898-1551



MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY



INVESTMENT SUMMARY

Tenant	Wiener Schnitzel
Property Address	1809 S Bryant Boulevard San Angelo, TX 76903
Property Type	Single Tenant Retail
Price	\$2,504,000
Net Operating Income	\$144,000
CAP Rate	5.75%
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Guarantor	Personal Guarantee
Lease Term Remaining	20 Years
Occupancy	100%
Building Size	484 SF
Land Size	11,543 SF
Year Built / Renovated	1991
APN	25-46025-0000-002-20

INVESTMENT HIGHLIGHTS

- **Long-Term NNN Sale Leaseback** | Backed by a 20-year absolute NNN lease with no landlord responsibilities. The lease includes 8% rent bumps every five years and six 5-year renewal options, delivering dependable and increasing cash flow.
- **#1 Operator** | This Operator has the best performing stores of ALL Wiener Schnitzel franchisees (50+ franchisees | 330+ Wiener Schnitzels nationwide); #3 in number of units (12 locations)
- **Exceptional Visibility & Traffic** | Situated on Bryant Blvd, a major arterial road with more than 26,000 vehicles passing daily, offering strong visibility, easy access, and consistent customer exposure.
- **Strong Demographics** | More than 90,000 residents live within a 5-mile radius, providing a solid customer base and supporting ongoing retail performance and sales growth.



RENT ROLL

Tenant	SF	% of GLA	Rent			Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start			
Wiener Schnitzel	484	100%	\$12,000	\$24.79	\$144,000	\$297.52	1/1/2026	1/1/2046	8% every 5 Yrs	NNN Six 5 Year Options
TOTAL	484	100%	\$12,000		\$144,000					







TENANT OVERVIEW

Wiener Schnitzel is an American fast-food chain best known as the world’s largest hot dog franchise. Founded in 1961 by John Galardi in Wilmington, California, the company has built a strong brand identity around its signature hot dogs, chili dogs, and comfort-style menu. Originally launched under the name “Der Wiener Schnitzel,” the brand simplified its name to Wiener Schnitzel in later years while maintaining its distinctive red-and-yellow A-frame building design that became an icon of mid-century American fast food.

Today, Wiener Schnitzel operates over 300 locations across the United States, primarily concentrated in the Southwest, West Coast, and Texas. The company is privately held and remains family-owned under Galardi Group Inc., which also owns Tastee-Freez and Hamburger Stand. Wiener Schnitzel’s appeal lies in its affordable, nostalgic offerings and its emphasis on quick service and drive-thru convenience. The brand has also modernized its image through menu innovation, community partnerships, and franchise expansion initiatives, positioning itself as both a nostalgic favorite and a growth-oriented fast-food concept.

1961
Founded

358
Locations

\$59.5 million
Revenue

Irvine, CA
Head Quarters



AREA OVERVIEW

San Angelo, TX

San Angelo, Texas began as a frontier settlement that grew around Fort Concho, a military post established in 1867 to protect westward-moving settlers. The community that formed across the river, originally called Santa Angela, evolved into San Angelo and expanded rapidly with the arrival of major railroads in the late 1800s. Throughout the 20th century the city diversified, supported by the establishment of Angelo State University and Goodfellow Air Force Base, transforming from a ranching-based outpost into a stable regional hub with strong cultural and civic institutions.

Today, San Angelo is a mid-sized, diverse city with a population of roughly 99,000 and a balanced mix of ethnic backgrounds and working-class to middle-income households. Its economy is broad for a city of its size, anchored by agriculture and livestock, military operations, higher education, healthcare, retail, and light industry. As a regional center for commerce and services, San Angelo maintains steady economic activity while offering a strong quality of life through its arts scene, outdoor recreation, and long-standing traditions such as the San Angelo Stock Show and Rodeo.





W Avenue N (10,279 VPD)

S Bryant Blvd (26,359 VPD)



W Avenue N (10,279 VPD)

Bryant Blvd (26,359 VPD)





DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Population	6,853	48,716	90,995
2030 Population	6,902	48,797	91,770
2025-2030 Annual Rate	0.14%	0.03%	0.17%
2025 Male Population	49.0%	49.5%	49.6%
2025 Female Population	51.0%	50.5%	50.4%
2025 Median Age	36.6	37.1	35.4
Median Age			
The median age in this area is 35.4, compared to U.S. median age of 39.6.			
Race and Ethnicity			
2025 White Alone	45.0%	55.1%	59.5%
2025 Black Alone	6.9%	4.2%	4.4%
2025 American Indian/Alaska Native Alone	1.3%	1.0%	0.9%
2025 Asian Alone	0.4%	0.8%	1.6%
2025 Pacific Islander Alone	0.0%	0.1%	0.2%
2025 Other Race	20.0%	15.5%	12.6%
2025 Two or More Races	26.4%	23.1%	20.8%
2025 Hispanic Origin (Any Race)	69.0%	55.9%	47.4%
Median Household Income			
2025 Median Household Income	\$33,286	\$46,938	\$55,309
2030 Median Household Income	\$38,634	\$52,534	\$61,643
2025-2030 Annual Rate	3.02%	2.28%	2.19%
Average Household Income			
2025 Average Household Income	\$49,718	\$66,013	\$76,256
2030 Average Household Income	\$54,110	\$72,172	\$83,115
2025-2030 Annual Rate	1.71%	1.80%	1.74%
Data for all businesses in area			
Total Businesses:	331	2,176	3,578
Total Employees:	4,025	30,139	50,043
Total Population:	6,853	48,716	90,995

CONFIDENTIALITY AGREEMENT & DISCLOSURE



This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



W
Wienerschnitzel

OPEN

Drive-Thru
OPEN

1809

Exclusively Marketed By:

Paul Z. Matysek, CCIM

310.405.0902

paul@matysekinvestment.com

License # 01757671

Brian Brockman - Broker

License #: 701472

Bang Realty-Texas Inc

bor@bangrealty.com

513-898-1551



MATYSEK INVESTMENT GROUP

COMMERCIAL REAL ESTATE ADVISORS