

# Success Story



## Rudy's Tortillas

### The Client

Rudy's Tortillas is a fifty year old family owned business which is headquartered in Dallas, TX. The company sells tortillas and chips to restaurants throughout the Southwest.

### The Challenge

With the emergence of the low carb craze, Rudy's demand for low carb tortillas went through the roof. They wanted to buy a facility that would fit their needs. Their only problem was that the building they wanted had a ten year lease on it and was not on the market for sale.



### The Solution

NAI Robert Lynn was able to submit an unsolicited offer and get the building under contract at a market price. During the inspection period we were able to negotiate a termination option that was agreeable to Rudy's and the current tenant that allowed for a timely transition, and also allowed Rudy's to obtain a very favorable owner occupied financing package.

### Transaction Summary

- **Address**  
9219 Viscount Row, Dallas, TX
- **Size**  
104,000 SF
- **Submarket**  
Brookhollow
- **Transaction Type**  
Sale
- **Industry**  
Food Products
- **Property Owner**  
Eastgroup