

## Dunkin' Donuts Announces Commitments for 107 New Restaurants in Houston

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Kainos Partners and Southern Donuts Become Houston's Newest Dunkin' Donuts Franchisees

Dunkin' Donuts, the world's largest coffee and bakery quick-service restaurant chain, announced today the signing of two multi-unit store development agreements for 107 new restaurants in Houston. The Kainos Partners Holding Company, LLC agreement includes the opening of 75-units throughout Houston with ten (10) scheduled to open in 2009. Southern Donuts, LLC plans to open 32 units with six scheduled to open in 2010. Site selection will begin soon for both franchisees.

Kainos Partners Holding Company, LLC is a Dunkin' Brands' franchisee currently developing more than 150 new Dunkin' restaurants in New York, South Carolina and Nevada. Kainos Partners, LLC was formed in May 2005 and has already completed the opening of 42 locations -- 16 in Buffalo, NY, 13 in the upstate of Greenville, SC, and most recently opened its 13th of 41 planned restaurants in Las Vegas, NV. Kainos Partners Holding Company, LLC plans to open an additional 20 stores in the Buffalo, South Carolina and Las Vegas markets over the balance of 2008.

Kainos Partners Holding Company, LLC received Dunkin Brands Rising Star of the year award for 2006 and Developer of the Year for 2007 at its recent Annual Enterprise Awards Banquet.

Southern Donuts, LLC owners Mike Kevlin and Mike Riley, both residents of Flower Mound, TX, bring a diverse background to the Dunkin Donuts team, including corporate and franchise restaurant experience with Wendy's, Dairy Queen and Starbucks, as well as the management of office and retail development projects valued at over \$100 million.

"Dunkin' Donuts is excited to welcome Kainos Partners Holding Company, LLC and Southern Donuts, LLC to the Houston market," says Lynette McKee, CFE, vice president of franchising, Dunkin' Brands, Inc. "Dunkin' Donuts' development of Houston and the state of Texas is part of an aggressive national growth strategy, which includes expanding in existing markets while entering new cities across the country to help direct the company's future growth."

In addition to the two store development agreements totaling 107 units mentioned above, Dunkin' Donuts' is still seeking new and existing franchisees to purchase a minimum of 20 restaurants in the Greater Houston area north of the city.

Dunkin' Donuts has recently experienced explosive growth across the state of Texas including the sale of a couple hundred units in Dallas, Austin and San Antonio. In addition, market development opportunities still exist in Dallas and San Antonio, and the rest of Texas is expected to be released soon for market development.

According to McKee, Dunkin' Donuts will satisfy a growing demand in Houston for high-quality coffee and baked goods that are available all day. Dunkin' Donuts is proud to energize Americans and keep the honest, hard-working, value-driven people of this country running every day -- whether it's in a boardroom, a schoolroom or a construction site. We look forward to being a vibrant part of the community and playing an important role in the daily lives of the people who live and work in and around Houston.

Dunkin' Donuts recently launched its new, all-day Oven-Toasted menu. The new platform marks the most significant change to Dunkin' Donuts product lineup since the company launched espresso-based beverages in 2003. The menu items are available nationwide in participating cities.

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