



WHATABURGER

962 E US HWY 80 | FORNEY, TX 75126

CBRE

EXCLUSIVE MARKETING ADVISORS

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OFFERING SUMMARY

PRICE: \$3,500,000
CAP RATE: 4.00%

| | |
|----------------------|-------------------------|
| NET OPERATING INCOME | \$140,000 |
| YEAR BUILT | 2006 |
| GROSS LEASEABLE AREA | 3,300 SF |
| LOT SIZE | 0.78 ACRES |
| LEASE TERM | 15 YEARS |
| LEASE COMMENCEMENT | JULY 2020 |
| LEASE EXPIRATION | JUNE 2035 |
| REMAINING TERM | 15 YEARS |
| LEASE TYPE | GROUND |
| ROOF & STRUCTURE | TENANT |
| RENT INCREASES | 10% EVERY 5 YEARS |
| OPTIONS | 5 X 5 YEARS |
| OPTIONS TO PURCHASE | NONE |
| GUARANTOR | WHATABURGER OF MESQUITE |

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FORNEY, TX



CBRE



INVESTMENT HIGHLIGHTS

Absolute NNN 15 Year Ground Lease with Zero Landlord Responsibilities – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

Essential Business Open and Operating Throughout COVID-19 with Drive Thru Capability

Recent Lease Renewal – Whataburger has been successfully operating at this location since 2006 and has recently signed a new 15-year lease

Strong Performing Store – This location ranks in the top 20% for dining traffic volume in a 15-mile radius

Located within the Forney Marketplace Development – The premier regional shopping destination anchored by Kroger, Walmart, & Lowes. Surrounding retailers include Walgreens, National Tire & Battery, CVS, Christian Brothers Automotive, and the Shops at Forney Crossing.

Located in Kaufman County – The fastest growing county in the nation with a 6.1% annual growth rate.

Positioned Along Area's Major Retail & Traffic Corridor – Features easy access & excellent visibility along Highway 80 and FM 548 – boasting over 56,000 vehicles per day

Densely Populated Submarket within Texas – Over 80,000 residents within a 7-mile radius of the property with an average household income exceeding \$104,000

Dynamic Population Growth – The population of Forney has increased over 80% in the last 10 years & is projected to increase an additional 29% over the next 4 years

Texas has NO State Income Tax

TENANT OVERVIEW

WHATABURGER

| | |
|--------------------|--|
| TYPE: | Fast Food |
| YEARS IN BUSINESS: | 69+ |
| NO. OF LOCATIONS: | 820+ |
| HEADQUARTERS: | San Antonio, TX |
| WEBSITE: | www.whataburger.com |

Whataburger is an American privately held, regional fast food restaurant chain, headquartered and based in San Antonio, Texas, that specializes in hamburgers. The company, founded by Harmon Dobson and Paul Burton, opened its first restaurant in Corpus Christi, Texas, in 1950. Whataburger was known for many years for its distinct A-framed orange-and-white-stripe-roofed buildings. The first A-frame restaurant was built in Odessa, Texas and is now a historical landmark. The company's core products includes the "Whataburger", the "Whataburger Jr.", the "Justaburger", the "Whatacatch" (fish sandwich), and the "Whatachick'n". The company also has a breakfast menu.



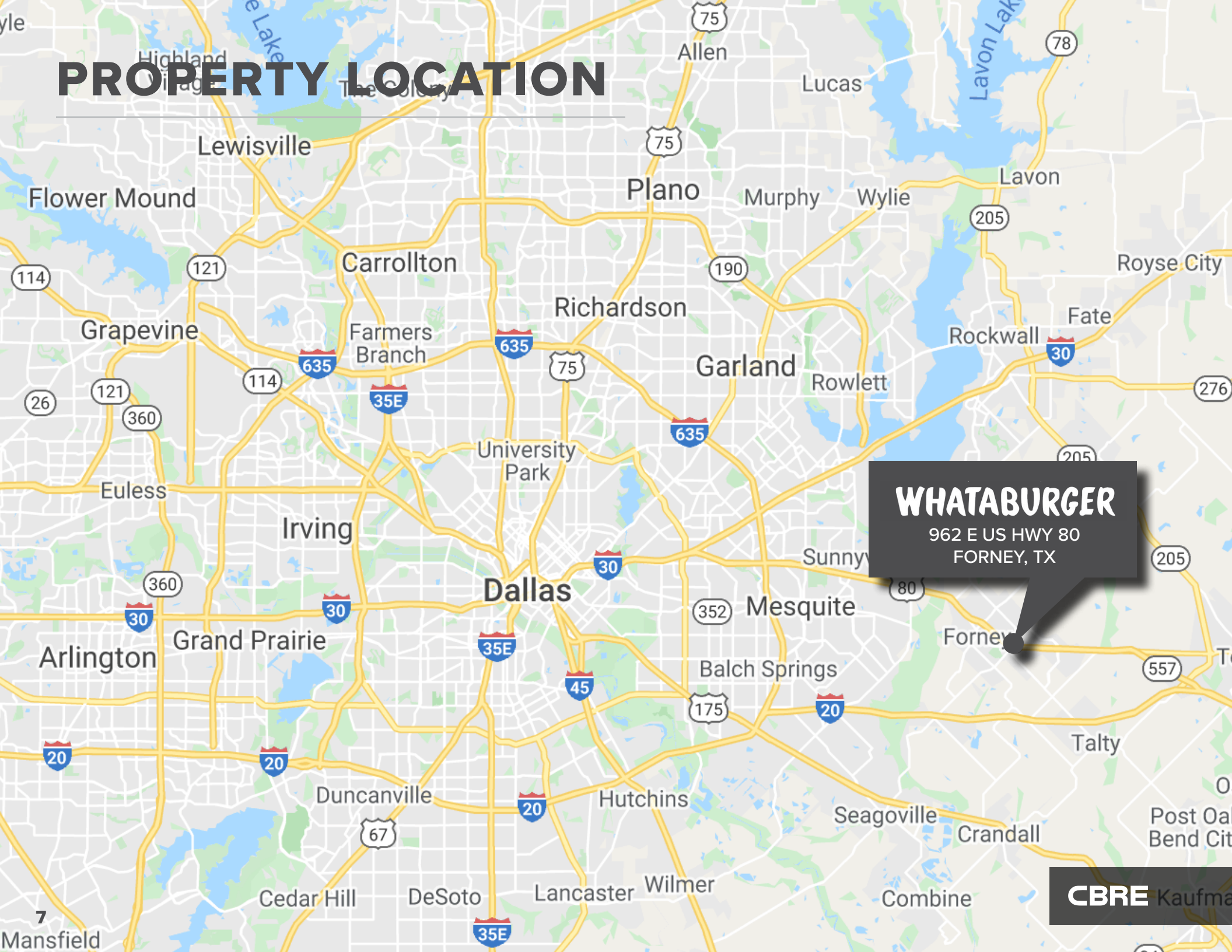
PROPERTY AERIAL

SITE

CBRE



PROPERTY LOCATION

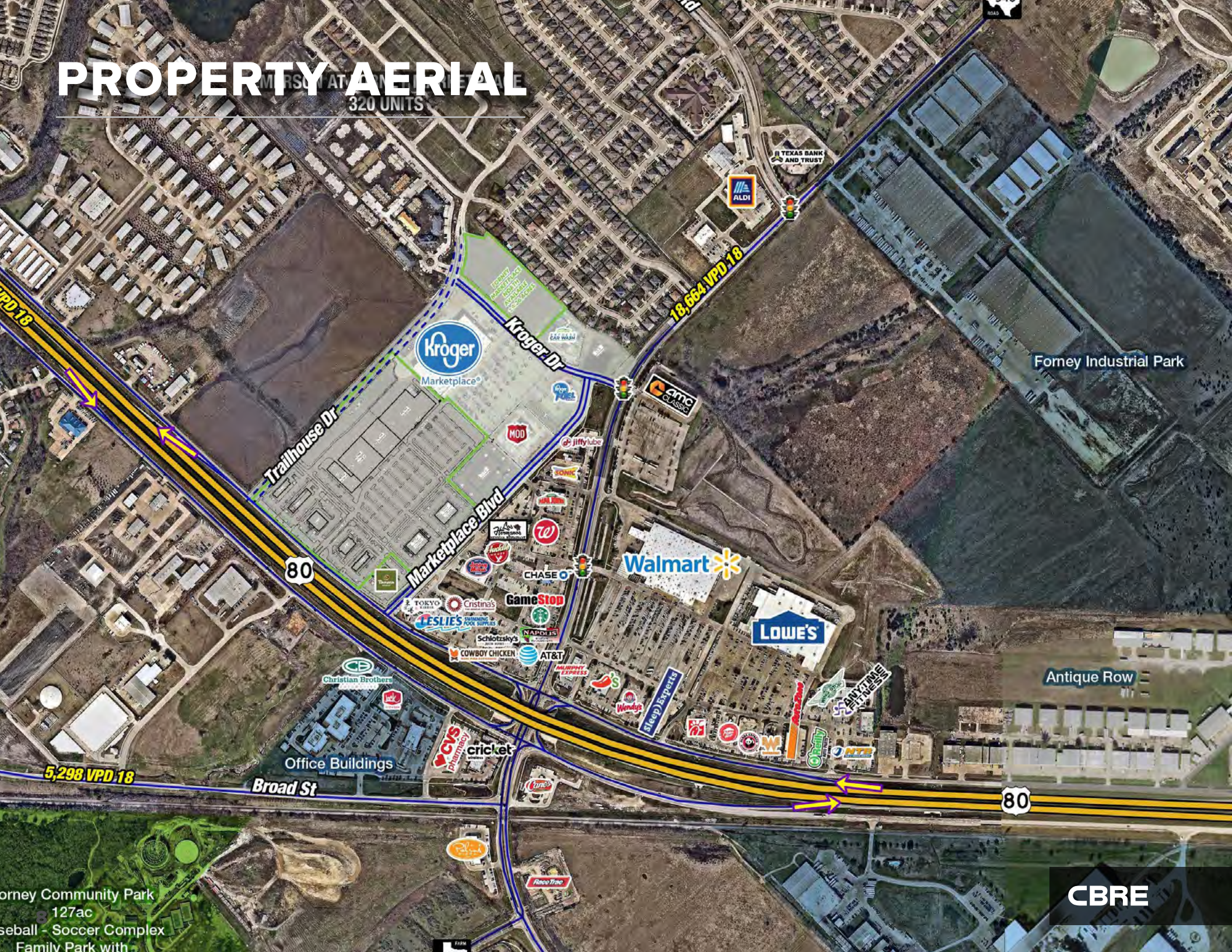


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PROPERTY AERIAL

320 UNITS



Fomey Industrial Park

80

18,664 VPD 18

5,298 VPD 18

80

Fomey Community Park
127ac
Baseball - Soccer Complex
Family Park with

CBRE

DEMOGRAPHICS

POPULATION (2019)

| | |
|---------|--------|
| 1 MILE | 4,863 |
| 3 MILES | 35,753 |
| 5 MILES | 56,189 |
| 7 MILES | 80,721 |

HOUSEHOLDS (2019)

| | |
|---------|--------|
| 1 MILE | 1,521 |
| 3 MILES | 10,987 |
| 5 MILES | 17,597 |
| 7 MILES | 25,197 |

AVG HH INCOME (2019)

| | |
|---------|-----------|
| 1 MILE | \$109,929 |
| 3 MILES | \$102,669 |
| 5 MILES | \$103,013 |
| 7 MILES | \$104,086 |

ANNUAL POPULATION GROWTH RATE (1 MILE)

| | |
|-------------|--------|
| 2010 - 2019 | 11.65% |
| 2019 - 2024 | 7.77% |

TRAFFIC COUNTS (VPD)

| | |
|-----------|--------|
| US HWY 80 | 56,000 |
| FM 548 | 14,700 |



WHY DALLAS - FORT WORTH?

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

**DFW HAS THE MOST DIVERSE
ECONOMY IN TEXAS**

**4TH BUSIEST AIRPORT IN THE
U.S. (DFW INTERNATIONAL)**

**ONE OF THREE HIGH-TECH
JOBS IN TEXAS ARE LOCATED
IN DFW**

**90 MEMBER HOSPITALS IN
THE DFW HOSPITAL COUNCIL,
20,000+ HOSPITAL BEDS**

**DFW COST OF LIVING IS 22.5%
BELOW THE LARGE U.S. METRO
AVERAGE**

**15 MAJOR UNIVERSITIES,
380,880 STUDENTS ENROLLED**

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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