



Whataburger

\$2,651,000 | 4.15% CAP

The Shops at Sherwood, San Angelo, Texas 76904

- ✓ New 15-Year Absolute NNN Ground Lease with 10% Rental Increases Every 5 Years
- ✓ Corporate Guarantee | 900+ Locations
- ✓ Located in the Shops at Sherwood | Brand New Construction 35+ Acre Retail Development
- ✓ Dense Retail Corridor | Sherwood Way Sees 31,000+ VPD
- ✓ Newest Prototype Construction that Includes a Dual Lane Drive-Thru

Whataburger, a Texas Favorite **fast food restaurant** chain, is **headquartered** and based in San Antonio, TX. Whataburger now operates **900+ locations** with **711+ of those locations** in Texas.



SAN ANGELO REGIONAL AIRPORT - MATHIS FIELD

LAMAR ELEMENTARY SCHOOL (540 STUDENTS)

BONHAM ELEMENTARY SCHOOL (571 STUDENTS)

Walmart Supercenter

Sam's Club

KOHL'S

WHATABURGER

FIREHOUSE SUBS
FOUNDED BY FIREMEN™

PENDING RESTAURANT

PENDING ENTERTAINMENT BIG BOX

PENDING QSR

PENDING QSR

PENDING BANK

PENDING QSR

67 SHERWOOD WAY (31,000 VPD)

Regency House
by Caraday Healthcare



INVESTMENT OVERVIEW

WHATABURGER SAN ANGELO, TX

File Photo



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\$2,651,000

4.15% CAP

NOI

\$110,000

Building Area

±3,751 SF

Land Area

±1.00 AC

Year Built

2023

Lease Type

Ground Lease

Occupancy

100%

- ✓ **New 15-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years
- ✓ **Excellent Location Along Sherwood Way (31,00 VPD)**, the primary commercial corridor in San Angelo full of retail, food & drink, multifamily, schools, and a dense residential population.
- ✓ **Located in the Shops at Sherwood**, a 35+ Acre vibrant outdoor experience in shopping, dining, and entertainment with everyday services for people living and working in growing southwest San Angelo.
- ✓ **Subject Property is less than 1 Mile Away from the Sunset Mall**, which features 550,000+ SF of retail. In addition to all of the surrounding retail, the San Angelo Airport is located roughly 7 miles from the property.
- ✓ **Adjacent to the Property are Several Large Retailers**, including Walmart, Lowe's, Sam's Club, Kohl's, and H-E-B.
- ✓ **Whataburger is One of the Fastest Growing QSR Chains in the U.S.**, the company has seen system sales expand in recent years, to \$2.9 billion, with average unit volumes of roughly \$3.2 million.
- ✓ **Subject Property is Located in Texas**, which is the World's 9th largest economy with a state domestic product totaling \$1.9 trillion

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

WHATABURGER SAN ANGELO, TX

Whataburger

Lessee: Whataburger Restaurants LLC

Guarantor: Whataburger Restaurants LLC

REVENUE

\$2.7 B

LOCATIONS

900+



whataburger.com

Whataburger Restaurants has focused on its fresh, made-to-order burgers and friendly customer service since 1950 when Harmon Dobson opened the first Whataburger as a small roadside burger stand in Corpus Christi, Texas.

Dobson had a bold idea: to serve a burger so big that it took two hands to hold, and so good that after a single bite customers couldn't help but exclaim, "What a burger!" He named his humble burger stand, located on Ayers Street in Corpus Christi, Texas, "Whataburger." Over six decades later, today the company is headquartered in San Antonio and has **more than 880 locations across 12 States**. Approximately **600 locations** are company owned. Over **30 new Whataburger locations** are opening in Kansas, Missouri, and Tennessee in 2022. Whataburger has **50,000** 'Family Members,' aka employees, and more than **60 million customers** who like to customize their Whataburgers just the way they like it.

A variety of burgers and sandwiches, fries, breakfast foods, salads, shakes, drinks, desserts, and snacks are served **7 days a week, 24 hours a day**. Whataburger has more than **\$2.7 billion** in systemwide sales on average unit volumes of **\$3.19 million**. **In 2019**, private equity firm BDT Capital Partners acquired a majority interest in the company. Since then, Whataburger has worked to grow its **franchised locations** into new markets more aggressively as well as re-design its outlets.



IN THE NEWS

WHATABURGER SAN ANGELO, TX

Whataburger With a Side of ArrowStream

APRIL 25, 2022 (NEWSWIRE)

ArrowStream Inc., the leading end-to-end supply chain management platform for the foodservice industry, is proud to announce its new partnership with Whataburger® - adding the company to its network of over 265 chain restaurant concepts, 1,100 distribution center (DC) locations, and 9,000 foodservice suppliers.

Whataburger is a restaurant franchise headquartered in San Antonio, Texas, that specializes in made-to-order hamburgers. **Founded in 1950**, the business has expanded to **865 locations in 14 states** across the South and Southwest, with a majority found in Texas.

The 6th Largest Burger Chain in America Pairs Well with the Leading Foodservice Cloud Platform.

It is the sixth-largest burger chain in America, with over **\$3 billion** in annual revenue. Officially designated a **"Texas Treasure"** by the state legislature in 2001, Whataburger® adheres to the values and tenets of its founders - quality customer service, **fresh food served 24/7**, and compassion for its employees (called "Family Members").

Key to Whataburger's decision to partner with ArrowStream was the Foodservice Incident Management (FSIM) solution, which enables restaurants to submit product and distributor issues in **less than 60 seconds** from their phone, tablet, or computer. FSIM integrates near real-time supply chain data for heightened visibility and efficiency - allowing businesses to proactively address problems, assess the **performance of suppliers and distributors**, ensure credits are captured and protect their brand.

In addition to FSIM, the Whataburger® team is excited to leverage ArrowStream's contracted price management functionality, enabling them to streamline the communication process with their distributor on pricing updates and even have suppliers submit pricing via the Supplier Pricing Portal.

EXPLORE ARTICLE



San Antonio's beloved Whataburger stakes claim among fastest-growing restaurant chains

JOHN EGAN, NOVEMBER 9, 2021(CULTURE MAP SAN ANTONIO)

Whataburger ranks 22nd on QSR magazine's new list of the 27 fastest-growing quick-service restaurant chains in the U.S. According to QSR data, Whataburger added 14 locations from 2019 to 2020. As of the end of last year, Whataburger had 844 restaurants in the U.S.: 730 company-owned and 114 franchised restaurants.

As part of its growth strategy, Whataburger revealed in August that franchisee KMO Burger plans to **open 30 restaurants** in Kansas and Missouri in the next seven years. KMO's investors include **Kansas City Chiefs quarterback** and Texas Tech University alum Patrick Mahomes.

The chain rang up nearly \$2.7 billion in sales last year, according to QSR. Whataburger says its annual sales exceed \$2.8 billion.

Farther south, **five** Whataburger locations are scheduled to open in **2022 and 2023** in the Memphis, Tennessee, area. That'll mark Whataburger's entry into the Memphis market.

Whataburger also is breaking into the Nashville and Colorado Springs, Colorado, markets.

The chain is set to open **37 new locations** this year.

These expansion efforts come on the heels of Chicago-based investment firm BDT Capital Partners buying a majority stake in **Whataburger in 2019**. BDT also owns the Panera Bread and Krispy Kreme chains.

Whataburger executives vow that despite the **tremendous growth**, the chain will never overlook its Texas roots.

EXPLORE ARTICLE



LEASE OVERVIEW

WHATABURGER SAN ANGELO, TX

| | |
|-----------------------|---|
| Initial Lease Term | 15-Years, Plus (3), 5-Year Options to Renew |
| Rent Commencement | February 1, 2023 |
| Lease Expiration | February 1, 2038 |
| Lease Type | Absolute NNN Ground Lease |
| Rent Increases | 10% Every 5 Years |
| Annual Rent YRS 1-5 | \$110,000 |
| Annual Rent YRS 6-10 | \$121,000 |
| Annual Rent YRS 11-15 | \$133,100 |
| Option 1 | \$146,410 |
| Option 2 | \$161,051 |
| Option 3 | \$177,156 |

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



WHATABURGER **SUBJECT PROPERTY**
THE SHOPS AT SHERWOOD

SHOPS AT SHERWOOD

KOHL'S

BONHAM ELEMENTARY SCHOOL
(571 STUDENTS)

ENGINO PARK APARTMENTS
(180 UNITS)

ROCK BROOK APARTMENTS (100 UNITS)
ALAMO VILLAGE APARTMENTS (138 UNITS)

Firestone
COMPLETE AUTO CARE

McDonald's

WELLS FARGO

306 TEXAS

SUNSET MALL
(550,000+ SF OF RETAIL)

BIG LOTS!

PREMIER HIGH SCHOOL - SAN ANGELO
(142 STUDENTS)

JCPenney **KAY**
Marshall's **HomePlus**
AMERICAN EAGLE **HomePlus**
HIBBETT SPORTS **HomePlus**
JoJo's **HomePlus**
Foot Locker **HomePlus**
Dillard's **HomePlus**
The Style of Your Life. **HomePlus**
chili's **HomePlus**
Bath & Body Works **HomePlus**

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Burlington
Office DEPOT

five BELOW **Ashley**
TARGET **HOMESTORE**
petco **ROSS**
Party City **DRESS FOR LESS**
Buckle

H-E-B

PANDA EXPRESS
CHINESE KITCHEN

Chick-fil-A

HAWTHORN
SUITES BY WYNDHAM

JJ

HONDA

PET SMART **Academy**
cicis pizza **SPORTS + OUTDOORS**
ANYTIME FITNESS **maurices**
Michaels **BEST BUY**
Where Creativity Happens

TLCA SAN ANGELO HIGH SCHOOL
(1,301 STUDENTS)

67

W HOUSTON HARTE EXPRESSWAY
±20,804 VPD

Comfort SUITES

CANDLEWOOD SUITES
AN IHG HOTEL
Holiday Inn Express

HOME ZONE
Texas Born. Family Owned.

golden corral
THE HOME DEPOT **Olive Garden**
ITALIAN KITCHEN

SPRINGHILL SUITES
COURTYARD
BY MARRIOTT

CAVENDERS

CHRYSLER
Jeep **RAM**

Residence INN
BY MARRIOTT
HOME2

BUFFALO WILD WINGS

GMC
BUICK

Freddy's
STEAKBURGERS

HOBBY LOBBY

O'Reilly AUTO PARTS
TSC TRACTOR SUPPLY CO

BUSINESS 67

FARM ROAD 2288

±12,337 VPD

67

SHERWOOD WAY
±31,000 VPD

LOWE'S

DOLLAR TREE
Walmart
Supercenter
Starbucks **Wendy's**

Sams CLUB
FIREHOUSE SUBS
FOUNDED BY FIREMEN

BOWIE ELEMENTARY SCHOOL
(409 STUDENTS)

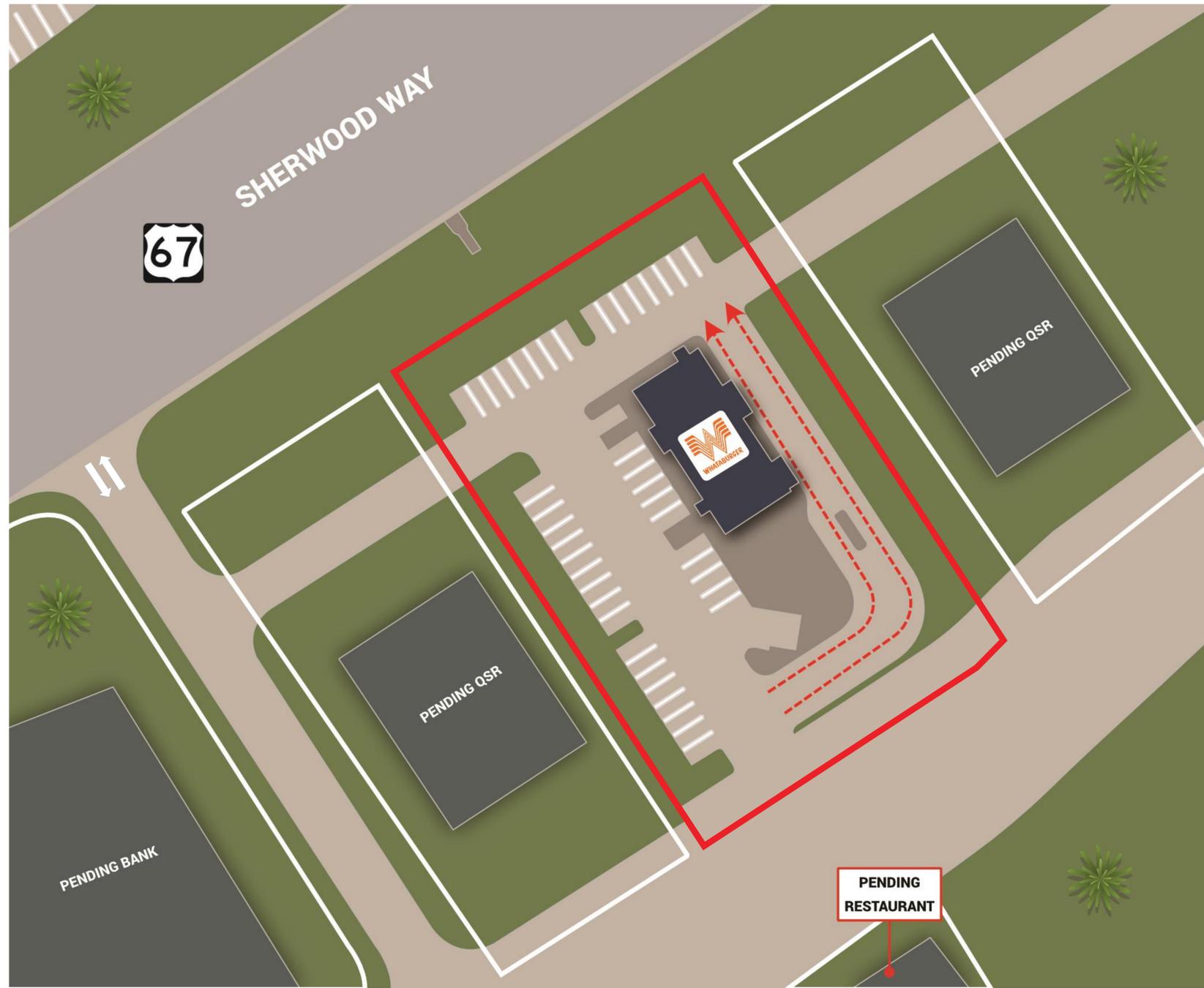
SITE OVERVIEW

WHATABURGER SAN ANGELO, TX

 Year Built | 2023

 Building Area | ±3,751 SF

 Land Area | ±1.00 AC



NEIGHBORING RETAILERS

- Walmart Supercenter
- Sam's Club
- Lowe's
- H-E-B
- Starbucks
- Chick-Fil-A
- Wendy's
- Panda Express
- Murphy Express
- Sunset Mall



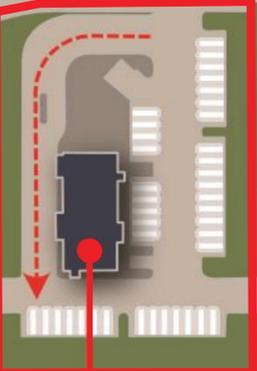
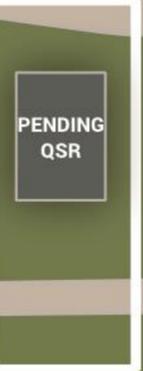
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PENDING RESTAURANT



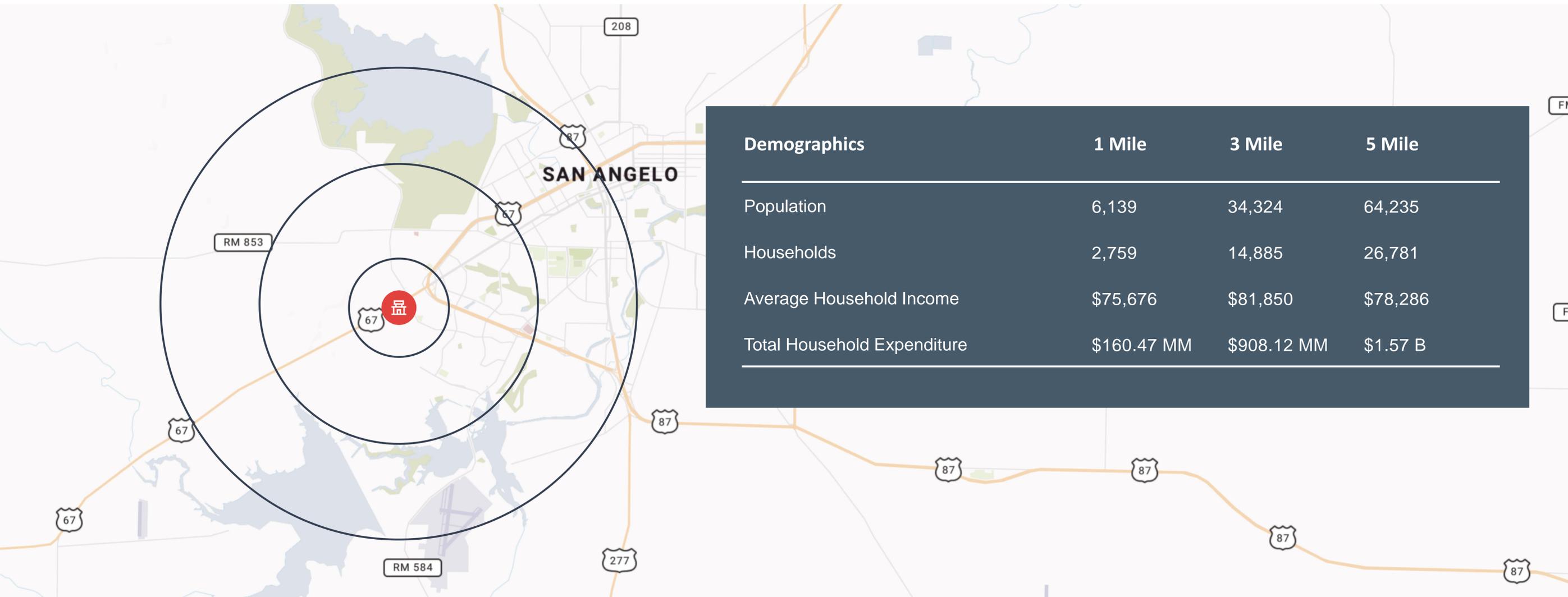
THE BLVD II APARTMENTS



67 SHERWOOD WAY

LOCATION OVERVIEW

WHATABURGER SAN ANGELO, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Goodfellow Air Force Base (5,333)
2. Shannon Health System (4,896)
3. San Angelo Independent School District (2,332)
4. Angelo State University (1,323)
5. San Angelo Community Medical Center (1,236)
6. Walmart (1,079)
7. City of San Angelo (995)
8. Stripes Convenience Stores (882)
9. San Angelo State Supported Living Center (770)
10. Ethicon - Johnson & Johnson (665)
11. Tom Green County (<500)
12. SITEL, Inc. (<500)

LOCATION OVERVIEW

WHATABURGER SAN ANGELO, TX

San Angelo

Texas

 100,509
Population

 \$55,682
Median Household Income



Home to over 10,700
Students

**ANGELO
STATE
UNIVERSITY**

Designated 1 of 5 Great
Public Spaces by the
American Planning
Association

**CONCHO
RIVER WALK**

San Angelo lies in the midst of West Texas ranching country, almost in the center of Texas, and is home to over 100,000 friendly people.

A virtual oasis, San Angelo is home to three lakes, as well as the beautiful Concho River, which runs through the heart of the city.

While San Angelo's culture is proudly rooted in its West Texas ranching heritage, it has become a glimmering community filled with color and excitement.

You can enjoy live theater at the state's longest running theater, Angelo Civic Theater, and on the Angelo State University campus.

Today's San Angelo offers a delightful mixture of arts and culture of west Texas, from a sophisticated symphony that showcases artists such as the Vienna Boys Choir to country and western music, from a civic ballet whose students regularly earn spots at top national dance academies to folk dances of Mexico. The Old Chicken Farm Art Center displays works by visual artists of all media, and the San Angelo Museum of Fine Arts, a world-class museum that received the prestigious National Museum Service Award, houses continually changing exhibits by artists from Texas and around the world.

IN THE NEWS

WHATABURGER SAN ANGELO, TX

Business development booming in San Angelo

ADRIANA ALEXANDER, MARCH 25, 2022 (FOX WEST TEXAS)

If you've driven around San Angelo and noticed a lot of construction projects in development, it's because business-wise, San Angelo may be looking the best it has in recent years.

World Population Review reports San Angelo is currently growing at a rate of **0.97%** annually and its population has increased by **11.58%** since the most recent census, which recorded a population of **93,200 in 2010**. Spanning over **62 miles**, San Angelo has a population density of **1,744 people** per square mile.

"Getting more housing in our community at all levels, from rentals all the way up to larger homes is also in the works," Koenig said. "We have over a thousand buildable lots in the pipeline right now. We're really working hard to get those construction projects underway to support our growing needs of our workforce."

San Angelo Chamber of Commerce President Walt Koenig says being **proactive** throughout the COVID-19 pandemic has contributed to where the economy is now.

"During COVID, a lot of communities kind of pulled back. But we attacked the issues and we were very proactive in terms of how we supported our businesses, and that's really positioned this well in the post-COVID **economy** to really continue to **expand and attract** new businesses to our community," Koenig explained.

The COSA permit and inspection reports webpage has businesses including Chipotle Mexican Grill, Smoothie King, PJ's Coffee of New Orleans, Watershed San Angelo 1 Carwash, and even a shopping center on Sherwood Way all set to be a part of issued **commercial projects** in the city.

EXPLORE ARTICLE



Texas Approves \$85 billion in Highway Construction Including Major San Angelo Area Projects

YANTIS GREEN, AUGUST 30, 2022 (LIVE!)

Governor Greg Abbott Tuesday announced the adoption of the Texas Department of Transportation's (TxDOT) 2023 Unified Transportation Program (UTP), **advancing a record \$85 billion, 10-year statewide roadway construction plan.**

The **2023 UTP** reflects an unprecedented level of projected transportation funding dedicated to improving transportation safety, addressing congestion and **rural connectivity**, and preserving roadways for Texas drivers. The plan includes **several projects** in the San Angelo area.

"The State of Texas is working to ensure the transportation needs of our fast-growing state are met and that the safety of Texans on the roadways is protected," said Governor Abbott. "TxDOT's 2023 Unified Transportation Program is a critical step toward addressing the diverse needs of Texans in rural, urban, and metropolitan communities. This 10-year plan to address transportation needs statewide and dedicate \$85 billion to improve roadways will be a huge boon to our state's infrastructure and booming economy. As more people move to Texas and businesses grow across the state, we are working together to make sure Texans' transportation safety and mobility are secured and businesses can flourish for generations to come."

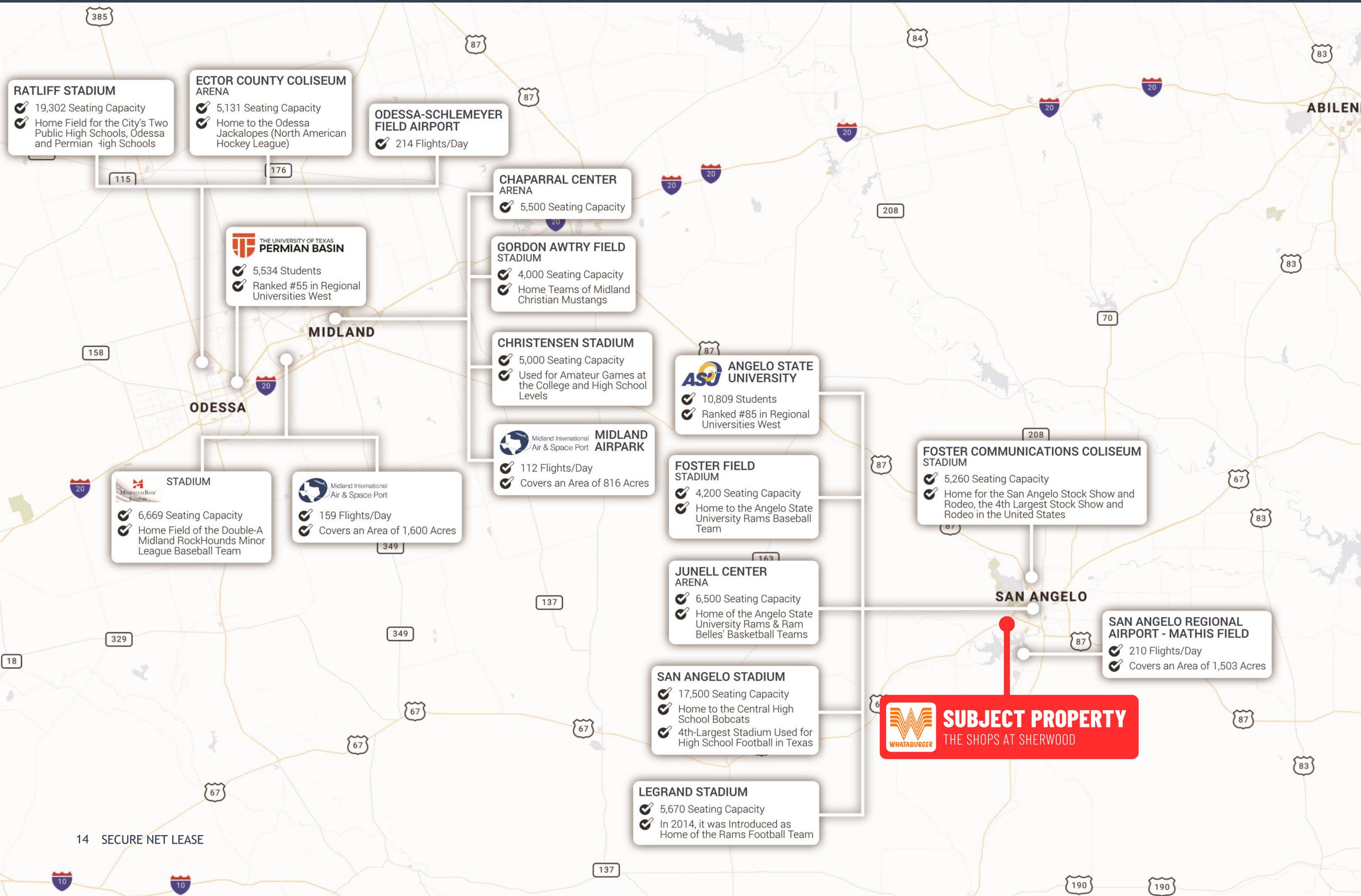
Major initiatives in the San Angelo District include continued heavy rehabilitation and safety improvements to vital Energy Sector corridors in Glasscock, Reagan and Crockett Counties. Notably, projects are underway to construct a grade separated interchange at the intersection of **SH 158 and SH 137** in Glasscock County, along with the full-depth rehabilitation of SH 137 from that location south into Reagan County. In addition, the San Angelo District is **advancing** the development of Super 2 passing lane projects on US 277, US 83. The **US 277** Super 2 projects in Sutton and Edwards County **continue the evolution** of the Ports-to-Plains corridor.

EXPLORE ARTICLE



METRO NAME

WHATABURGER SAN ANGELO, TX



RATLIFF STADIUM

- ✓ 19,302 Seating Capacity
- ✓ Home Field for the City's Two Public High Schools, Odessa and Permian High Schools

ECTOR COUNTY COLISEUM ARENA

- ✓ 5,131 Seating Capacity
- ✓ Home to the Odessa Jackalopes (North American Hockey League)

ODESSA-SCHLEMEYER FIELD AIRPORT

- ✓ 214 Flights/Day

THE UNIVERSITY OF TEXAS PERMIAN BASIN

- ✓ 5,534 Students
- ✓ Ranked #55 in Regional Universities West

CHAPARRAL CENTER ARENA

- ✓ 5,500 Seating Capacity

GORDON AWTRY FIELD STADIUM

- ✓ 4,000 Seating Capacity
- ✓ Home Teams of Midland Christian Mustangs

CHRISTENSEN STADIUM

- ✓ 5,000 Seating Capacity
- ✓ Used for Amateur Games at the College and High School Levels

ANGELO STATE UNIVERSITY

- ✓ 10,809 Students
- ✓ Ranked #85 in Regional Universities West

MIDLAND AIRPARK

- ✓ 112 Flights/Day
- ✓ Covers an Area of 816 Acres

STADIUM

- ✓ 6,669 Seating Capacity
- ✓ Home Field of the Double-A Midland RockHounds Minor League Baseball Team

Midland International Air & Space Port

- ✓ 159 Flights/Day
- ✓ Covers an Area of 1,600 Acres

FOSTER FIELD STADIUM

- ✓ 4,200 Seating Capacity
- ✓ Home to the Angelo State University Rams Baseball Team

FOSTER COMMUNICATIONS COLISEUM STADIUM

- ✓ 5,260 Seating Capacity
- ✓ Home for the San Angelo Stock Show and Rodeo, the 4th Largest Stock Show and Rodeo in the United States

JUNELL CENTER ARENA

- ✓ 6,500 Seating Capacity
- ✓ Home of the Angelo State University Rams & Ram Belles' Basketball Teams

SAN ANGELO REGIONAL AIRPORT - MATHIS FIELD

- ✓ 210 Flights/Day
- ✓ Covers an Area of 1,503 Acres

SAN ANGELO STADIUM

- ✓ 17,500 Seating Capacity
- ✓ Home to the Central High School Bobcats
- ✓ 4th-Largest Stadium Used for High School Football in Texas

WHATABURGER SUBJECT PROPERTY THE SHOPS AT SHERWOOD

LEGRAND STADIUM

- ✓ 5,670 Seating Capacity
- ✓ In 2014, it was Introduced as Home of the Rams Football Team

14 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245
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TEXAS DISCLAIMER

WHATABURGER SAN ANGELO, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.