

SECURE  
NET LEASE



Subject Property

# Corporate Whataburger

**\$1,500,000 | 4.50% CAP**

410 SW Big Bend Trail, Glen Rose, TX 76043

- ✓ **Rent Commencement:** Mid-November 2023
- ✓ **15-Year Ground Lease,** With 10% Rental Increases Every 5 Years
- ✓ **Property Less Than 3 Miles From Dinosaur Valley State Park,** a 1,524-Acre Scenic Area and National Natural Landmark.
- ✓ **Property in Texas, 9th Largest Global Economy,** \$1.9 Trillion GDP, Leading in Job Creation, Population Growth, Corporate Expansions, and Exports.
- ✓ **Whataburger:** 1000+ Locations, \$3B+ Sales, Rose to 34th on 2023 Franchise Times 400 List, Continuing Expansion.



Whataburger, a Texas Favorite **fast food restaurant** chain, is **headquartered** and based in San Antonio, TX. Whataburger now operates **1000+ locations** with **769** of those locations in Texas.





# INVESTMENT OVERVIEW

— **WHATABURGER** GLEN ROSE, TX

Subject Property



## CONTACT FOR DETAILS

**Edward Benton**

Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

**Bob Moorhead**

Managing Partner  
(214) 522-7210

bob@securenetlease.com

# \$1,500,000

## 4.50% CAP

NOI

\$67,500.00

Estimated  
Building Area

±2,000 SF

Land Area

±1.01 AC

Grand Opening

2024

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Rent Commencement:** Mid-November 2023
- ✓ **15-Year Ground Lease**, Plus (3), 5-Year Options to Renew with 10% Rental Increases Every 5 Years, in Primary Term & Options
- ✓ **Located Off the Intersection** of SW Big Bend Trail (25,200+ VPD) & Hereford St (7,500+ VPD)
- ✓ **Subject Property Is Located Less Than 3-Miles From the Dinosaur Valley State Park.** Dinosaur Valley State Park, located just northwest of Glen Rose is a 1,524-acre scenic park set astride the Paluxy River. In addition to being a state park, it is also a National Natural Landmark.
- ✓ **Subject Property is Located in the Great State of Texas** which is the world's 9th largest economy with a state domestic product totaling \$1.9 trillion.
- ✓ **Texas Ranks #1 in the United States In: Job Creation, Population Growth, Corporate Expansions/Locations and Exports**
- ✓ **Established Brand With 1000 Locations and System-Wide Sales Exceeding \$3 Billion.** Whataburger secured the 34th position on the 2023 Franchise Times 400 list—an advancement of 13 spots compared to the previous year. Presently, the brand boasts 1000 restaurants and continues to expand.

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 GLEN ROSE, TX

## Whataburger

REVENUE  
**\$3.340 B**

LOCATIONS  
**1000+**



[whataburger.com](http://whataburger.com)

**Lessee:** WHATABURGER RESTAURANTS LLC

**Whataburger is an American regional fast food restaurant chain, based in San Antonio, Texas, that specializes in made-to-order hamburgers served on a toasted bun with all "the extras" to suit each customers' taste.**

Newsweek ranked **Whataburger #2** on its **2021** list of "America's Best Customer Service" brands in the Fast Food category. The company's core products include the "Whataburger", the "Whataburger Jr", the "Justaburger", the "Whatacatch" (fish sandwich), the "Whatachick'n" (chicken), and the "Whatacaco" (taco). The company also offers a breakfast menu.

Whataburger's following has **grown exponentially** in its **70-year history**, thanks to a number of features, including its famous burgers and growing list of menu items; its **iconic** orange-and-white-striped A-Frame restaurants; its Fancy Ketchup that even has its own Facebook fan page; and its onscreen presence in everything from **"King of the Hill"** to **"Friday Night Lights."**

The company, founded by Harmon Dobson and Paul Burton, opened its first restaurant in Corpus Christi, Texas in **1950**. The chain is owned and operated by the Dobson family, along with dozens of franchisers. June 2019, BDT Capital Partners, made a majority investment in Whataburger. Today, there are over **987 locations** across 14 states. Whataburger has **50,000 employees** and more than **14 million customers**. They has had sustained revenue growth over the last decade and currently brings in approximately **\$3.34 billion** in U.S. system-wide sales annually.





## IN THE NEWS

WHATABURGER GLEN ROSE, TX

## First Completely Digital Whataburger Debuts In Texas

COLBY SMITH, SEPTEMBER 6, 2023 (SECRET HOUSTON)

Whataburger debuted its first completely digital kitchen in Austin. The outpost located at 3201 Bee Caves Road #180 in Austin is pitched as “the ultimate on-the-go experience” via online ordering, cashless payments and reduced drive-thru waits.

According to Whataburger, the kitchen will be staffed with **50 employees**, although it will not offer interior dining. Instead, customers will have to **order online** through the app beforehand, or via the exterior kiosk.

Whataburger has launched its first digital kitchen in its 70-year history in Austin with cashless payments, digital pick-up lines, and zero interior seating

The formerly-Texan-owned franchise assures that the system will reduce drive-thru wait times, facilitating the **on-the-go pick-up process**.

The digital kitchen will also feature on-site temperature-controlled lockers dubbed the “**Digital Pick-up Lane**”, where customers who placed their orders in advance can pick up their meals.

“Making Whataburger **quicker** and more **convenient** for our guests means fully embracing the digital restaurant experience — but not forgetting who we are at our core: A Hometown Whataburger,” Whataburger President and CEO Ed Nelson stated in a release.

“Our Austin guests were early to embrace other digital innovations, making it a perfect fit for our first Whataburger Digital Kitchen. “Whataburger recently celebrated its inaugural holiday, National Whataburger Day on **August 8**.

EXPLORE ARTICLE



## Whataburger names Scott Hudler CMO, senior vice president

HOLLY PETRE, FEBRUARY 14, 2024 (NATION'S RESTAURANT NEWS)

San Antonio-based restaurant Whataburger has named Scott Hudler as its chief marketing officer and senior vice president, the chain announced Wednesday. He begins his tenure on Feb. 21.

“We are delighted to welcome Scott Hudler to Whataburger as our new CMO,” Whataburger president and CEO Ed Nelson said in a statement. “[Hudler’s] **proven track record** and passion for **brand-building** make him the ideal leader to drive Whataburger’s marketing **efforts** as we continue to expand, serving up ‘**Goodness 24/7**.’”

Hudler has over 30 years of restaurant experience at Dunkin’, Dick’s Sporting Goods, and Torchy’s Tacos

Hudler has over **30 years of experience** in restaurant marketing, most recently as president and chief growth officer of Cotton Patch Cafe, a Dallas-based restaurant chain with locations in Texas, Oklahoma, and New Mexico. Prior to that, he was the CMO at Torchy’s Tacos and was part of the leadership team that grew the chain from **55 locations** in three states to over **100 across 11 states**. He also served as the CMO for Dick’s Sporting Goods, where he oversaw the company’s pivot from traditional advertising to digital.

“Among the many qualities that impressed us about [Hudler] was his remarkable blend of marketing acumen and experience leading a business,” Whataburger chief administrative officer Alexander Ivannikov said in a statement.

Hudler’s longest tenure was at Dunkin’, where he started in brand marketing and was ultimately elevated to senior vice president and chief digital officer. During his time at the company, he helped oversee its **growth** from **5,500 to 9,200 units** and launched the chain’s mobile ordering and loyalty programs, eventually growing the loyalty program to **6.5 million members** and half of the brand’s comp sales growth.

EXPLORE ARTICLE





# LEASE OVERVIEW

**WHATABURGER GLEN ROSE, TX**

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Renew
Rent Commencement	Mid-November 2023
Lease Expiration	Mid-November 2038
Lease Type	Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$67,500.00
Annual Rent YRS 6-10	\$74,250.00
Annual Rent YRS 11-15	\$81,675.00
Option 1	\$89,842.50
Option 2	\$98,826.75
Option 3	\$108,709.43



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.





HEREFORD STREET  
±7,500 VPD



GLEN ROSE  
CHRISTIAN CO-OP



**SUBJECT PROPERTY**  
410 SW. BIG BEND TRAIL

DOLLAR GENERAL



STONE GLEN  
APARTMENTS

SOMERVELL COUNTY EXPO  
"THE PROMISE"  
AMPHITHEATER



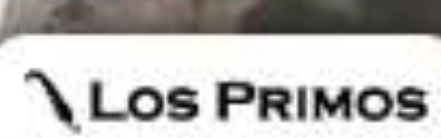
SQUAW  
VALLEY GOLF COURSE



PINSTRIPES  
PIZZA & PASTA



IHG  
HOTELS & RESORTS



GLEN ROSE  
MEDICAL CENTER

GLENROSE JUNIOR  
HIGH SCHOOL  
(462 STUDENTS)

Exxon  
HAMMOND'S B-B-Q  
DEBBIE'S RESTAURANT  
BARNARD ST. BARKERY

BIG CUP  
EATERY



BIG ROCKS PARK

Brookshire's  
Since 1928

MARRY LYNN DRIVE

GLEN ROSE HISTORIC  
DOWNTOWN SQUARE



DOLLAR GENERAL



GLEN ROSE  
HIGH SCHOOL  
(588 STUDENTS)

GLEN ROSE  
ELEMENTARY  
SCHOOL  
(498 STUDENTS)

GLEN ROSE  
INTERMEDIATE  
SCHOOL  
(441 STUDENTS)



AUSTIN ROAD  
±7,626 VPD



±3,232 VPD

SW BIG BEND TRAIL  
±25,200 VPD



# SITE OVERVIEW

WHATABURGER GLEN ROSE, TX

Grand Opening | 2024

Building Area | ±2,000 SF (Est.)

Land Area | ±1.01 AC

## NEIGHBORING RETAILERS

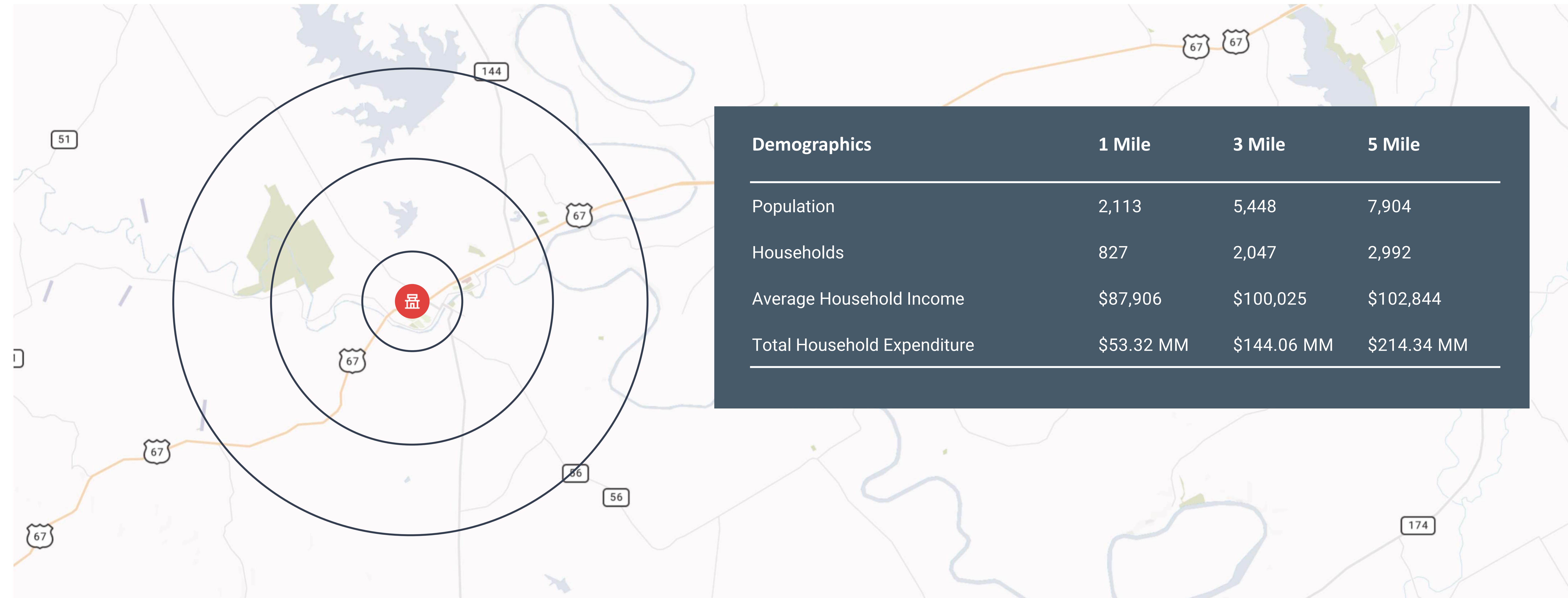
- Tractor Supply Co
- Dollar General
- Brookshire Brother's
- O'Reilly Auto Parts
- Brookshire's
- Taco Bell
- Pizza Hut
- Dairy Queen
- Burger King
- Sonic Drive-In





# LOCATION OVERVIEW

WHATABURGER GLEN ROSE, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. AMR/American Airlines (25,000)
2. Lockheed Martin (13,690)
3. Fort Worth ISD (12,000)
4. Texas Health Resources (12,000)
5. NAS - Fort Worth - JRB (10,000)
6. Arlington ISD (8,500)
7. University of Texas at Arlington (7,311)
8. JPS Health Network (6,500)
9. City of Fort Worth (6,161)
10. Cook Children’s Health Care System (6,042)
11. Tarrant County College (5,999)
12. Alcon Laboratories Inc. (5,393)
13. Bell Helicopter Textron (4,953)
14. BNSF Railway (4,500)
15. Tarrant County Government (4,310)



# LOCATION OVERVIEW

— WHATABURGER GLEN ROSE, TX

## Glen Rose

Texas

 2,726  
Population

 \$69,375  
Median Household Income



Glen Rose, Texas, is often referred to as the dinosaur capital of the world.

### CAPITAL

Limestone hills & cool green waters of the Paluxy River provide a soothing backdrop for culture and outdoor enthusiasts.

### TEXAS HILL COUNTRY

## Glen Rose is a city in and the county seat of Somervell County.

Glen Rose may be best known for its prehistoric wonders and wildlife safaris, but its historic downtown is just as significant as it is home to 30 buildings on the National Historic Registry.

**Situated among the rolling hills of North Texas just 50 miles southwest of Fort Worth, the “Dinosaur Capital of Texas” has plenty of small-town charm and a host of unique, family activities.**

Visitors can discover how Noah built the ark and get an up-close look at what it may have looked like when they visit Glen Rose’s Creation Evidence Museum.

Fort Worth, the city of cowboys and culture, is the 16th largest city in the United States and part of Texas' #1 tourist destination. The city is conveniently located 17 miles away from Dallas-Fort Worth International Airport, which serves as a gateway for visitors from all over the world. The city's nine major districts provide numerous options for entertainment, cultural experiences, premier shopping and delicious cuisine. Fort Worth maintains its small-town feel and hospitality while it embraces modernization and growth opportunities. Known and the most typically "Texan" of all Texas cities, Fort Worth balances its agriculture, cattle and oil heritage seamlessly with an ever-growing array of new businesses and industries. Downtown Fort Worth is the central business district of the city and is home to many commercial office buildings. Day and night, downtown is abuzz with people who are fully immersed in the best nightlife, dining and entertainment Fort Worth has to offer. Fort Worth's population continues to boom as people flock to the city, drawn by its steady economy, topnotch entertainment and easy going lifestyle.



## IN THE NEWS

WHATABURGER GLEN ROSE, TX

## Take a Trip to 6 Spots in Glen Rose, Texas

MARCH 6, 2024 (PLANO MOMS)

### 6 Adventures you can enjoy when you go to the Dinosaur Capital of Texas.

You can enjoy a drive-thru **Safari** (Fossil Rim Wildlife Center), small-town charm, and a host of unique, family friendly things you can do this summer. Fossil Rim Wildlife Center is a really fun **drive-thru safari**, with all types of animals you can see from the comfort of your car, and some nice scenic views. Dinosaur Valley Park is great for **camping, hiking** and getting outdoors. You should also include a visit to Big Rocks Park.

A visit to Glen Rose can include a safari featuring exotic animals and the top cheetah breeding program, discover dinosaur tracks, and relax in a local B&B.

Take a drive through and feed, photograph, and enjoy the majesty of the animals at Fossil Rim Wildlife Center at this **awesome drive-through** safari park!

Many of the animals will come right up to your car and put their head in to eat the food they give you to feed them

You'll allow **two hours** for the tour, it takes longer when it is **busier** and you can get out of your car to stretch, visit the cafe and use a Porta-pottie at the halfway point

You can also pull over during the **tour** to watch certain animals for a while. Be sure to give the animals a **good handful of feed** at each stop – do not skimp with the food!

Current involvement in Species Survival Plans (SSP) include animals like the Cheetah, Southern African Black and White Rhinoceros, Red and Mexican Gray wolf, Grevy's Zebra and the Red-crowned crane.

EXPLORE ARTICLE



## Fort Worth Ranked as the Fastest-Growing City in America

SETH MOREHEAD, JUNE 2, 2023 (THE TEXAN)

### Fort Worth continues its march toward one million residents by leading the entire U.S. in raw population growth.

Over the last year, Fort Worth saw a population increase of **19,170 people**, bringing the total population to **956,709**, according to a United States Census Bureau report. This equates to **approximately 53 people per day**. Following Fort Worth in population increase are Phoenix, AZ; San Antonio; Seattle, WA; and Charlotte, NC. In total, **six Texas cities** were in the top 15: Fort Worth, San Antonio, Houston, Georgetown, Dallas, and Frisco.

According to U.S. Census Bureau forecasted projections, Fort Worth is due to have over a million residents by 2030 and will probably surpass Dallas in population by 2045. The Dallas-Fort Worth (DFW) metropolitan area will become the third-largest metropolitan area in the United States sometime in the 2030s. Fort Worth is a relatively young city compared to the DFW Metroplex as a whole, Texas, and the nation at large. Half of Fort Worth's population is under 35 and its median age is 33, compared with DFW and the state at 35 and the United States at 38.

While the population increase over the last year was the most of any city in the United States, Fort Worth is still only the **13th largest population** in the country, but is inching closer to San Jose, CA, Jacksonville, FL, and Austin, which all have around **970,000** inhabitants.

According to U.S. Census Bureau forecasted projections, Fort Worth is due to have over a million residents by **2030** and will probably surpass Dallas in **population by 2045**. The Dallas-Fort Worth (DFW) metropolitan area will become the third-largest metropolitan area in the United States sometime in the **2030s**.

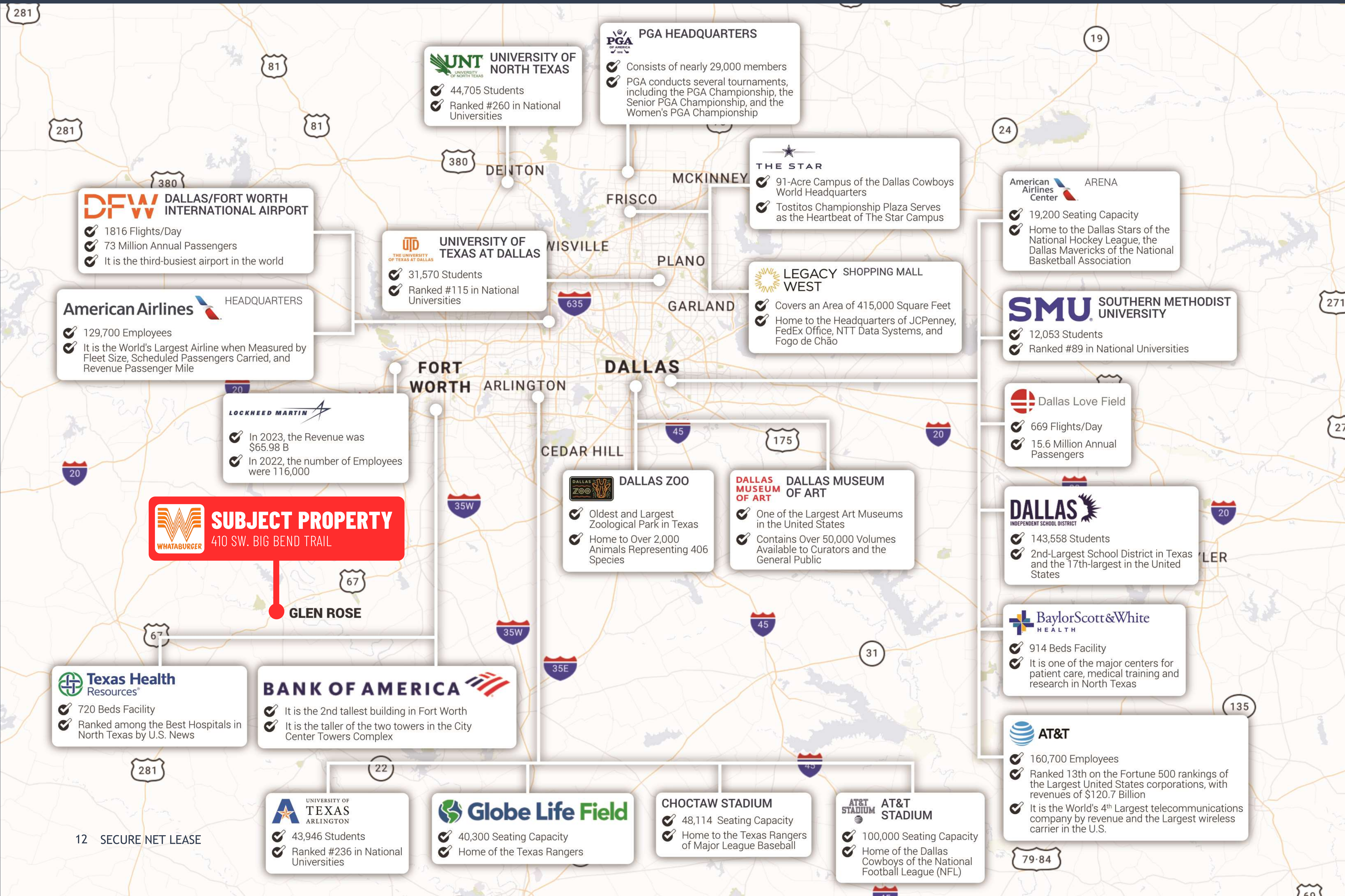
EXPLORE ARTICLE





# METRO AREA

## WHATABURGER GLEN ROSE, TX





CALL FOR ADDITIONAL INFORMATION

## Dallas

**Office**

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

## Los Angeles

**Office**

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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CALL FOR ADDITIONAL INFORMATION

**Edward Benton**

Executive Vice President  
(713) 263-3981

[ebenton@securenetlease.com](mailto:ebenton@securenetlease.com)

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# TEXAS DISCLAIMER

WHATABURGER GLEN ROSE, 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.