

SECURE
NET LEASE

File Photo



Whataburger

\$2,200,000 | 4.75% CAP

1401 E Main St, Eastland, TX 76448

- ✓ Brand New 15-Year Absolute NNN Ground Lease With 10% Increases Every 5 Years
- ✓ High-Traffic Location Along Main Street (12,000+ VPD) and Just off Interstate 20 (53,000+ VPD)
- ✓ Strong Adjacent Retailers Including a Walmart Supercenter, Tractor Supply & 300+ Acres for Development
- ✓ Only Whataburger Location Within 40 Miles | Serves an Estimated 27,000 Residents
- ✓ Whataburger | 1,109 Locations in 16 States Generating \$4B+ in Systemwide Sales

Whataburger is a nationally recognized quick-service restaurant brand with **1,100+ locations** across **16 states**. Founded in 1950 and headquartered in San Antonio, the company is known for made-to-order burgers, **24/7 service**, and iconic orange-and-white branding. Whataburger serves over **\$4 billion** in systemwide sales annually and employs more than **43,000 "Family Members."** The brand is consistently ranked among the top QSRs in customer satisfaction, loyalty, and workplace culture.



INVESTMENT OVERVIEW

WHATABURGER EASTLAND, TX



File Photo

CONTACT FOR DETAILS

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\$2,200,000

4.75% CAP

NOI

\$104,000

Building Area

±3,305 SF

Land Area

±0.99 AC

Year Built

2025

Lease Type

Ground lease

Occupancy

100%

- ✓ **15-Year Absolute NNN Ground Lease** and 10% Rental Increases Every 5 Years in both the Primary Term and Renewal Options.
- ✓ **Located Just Off a Signalized Hard Corner Location with Excellent Visibility**– Positioned at the interstate of E Main St (US-183) and Seaman St (12,000+ VPD), just off Interstate 20 (53,000+ VPD), with strong exposure to residents and regional travelers.
- ✓ **Adjacent to Walmart Supercenter and Other National Brands**– Located in Eastland’s primary commercial corridor alongside McDonald’s, AutoZone, Tractor Supply Co., Chicken Express, Taco Bell, Sonic, and multiple hotels serving I-20.
- ✓ **1 Hour from the Dallas–Fort Worth Metroplex with Immediate Access to I-20** – Eastland is a key travel and logistics stop between DFW and Abilene, drawing consistent commuter, freight, and leisure traffic.
- ✓ **Pro-Business, Affordable Market with 21% Lower Cost of Living Than the National Average** – Eastland offers operating efficiency, infrastructure support, and over 300 acres available for commercial and industrial development.
- ✓ **Subject Property is the Only Whataburger Location in a 40 Mile Radius**– Over 27,000 Texans will consider this Whataburger their closest location. Only 0.25 miles from I-20 (53,000+ VPD), this site will benefit from a strong and consistent consumer base.
- ✓ **Whataburger – 1,109 Locations in 16 States with \$4B+ in Systemwide Sales** – Founded in 1950 and backed by BDT Capital Partners, Whataburger is a top-tier QSR brand known for strong customer loyalty, high average unit volumes, and a culture-first workplace model.

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 EASTLAND, TX

Whataburger

Lessee: Whataburger Restaurants LLC

Guarantor: Whataburger Restaurants LLC

REVENUE

\$4 B

LOCATIONS

1,109



whataburger.com

Whataburger is one of the most iconic and fastest-growing regional quick-service restaurant (QSR) brands in the United States.

Founded in 1950 in Corpus Christi, Texas, the company has grown into a nationally recognized leader in made-to-order burgers, signature sauces, and 24/7 service. As of **January 2025**, Whataburger operates **over 1,109 restaurants** across **16 states**, with systemwide sales exceeding **\$4 billion annually**. Headquartered in San Antonio, Whataburger has maintained its Texas roots while expanding rapidly throughout the South and Midwest.

Its recognizable orange-and-white A-frame buildings, five-inch toasted buns, and **highly customizable menu** have become a signature of the brand's identity. Popular items include the Honey Butter Chicken Biscuit, Patty Melt, and proprietary sauces such as Fancy and Spicy Ketchup. The company employs over **43,000 "Family Members"** and is widely regarded for its strong internal culture and guest-first approach. **In 2023**, Whataburger was named one of **QSR Magazine's Best Brands** to Work For and received multiple **Top Workplace awards** for its commitment to employee satisfaction and service excellence. Owned by BDT Capital Partners since 2019, Whataburger has expanded its digital footprint with mobile ordering, app-based rewards, curbside pickup, and branded merchandise through its official WhataStore. Its sauces and other products are also available in major grocery stores. The brand continues to **build customer** loyalty through hospitality, convenience, and community engagement—remaining true to its founding mission of serving **Goodness 24/7**.



File Photo

IN THE NEWS

— WHATABURGER EASTLAND, TX

Love's will open its first Whataburger in 2025

BRETT DWORSKI, JANUARY 24, 2025 (RESTAURANT DIVE)

Love's Travel Stops & Country Stores is adding Whataburger to its list of franchised QSRs, with plans to open its first of the burger joints later this year, President Shane Wharton said during a press conference last Wednesday.

During the conference, Wharton said that the Whataburger will be adjacent to a Love's travel center in Texas and is expected to open by the **end of 2025**. In a **separate statement** to C-Store Dive, a Love's spokesperson confirmed that the company's first Whataburger will be at its **lone travel center** in San Antonio and is scheduled to open in late summer or early fall.

The Texas burger chain will bring its patties and fries to a Love's travel center in San Antonio in late summer or early fall.

Restaurant partnerships are essential to Love's business, as the company expects to surpass **1,000 total QSRs** across its travel center network by the **end of 2025**, Wharton said.

Wharton said that Love's has wanted to add Whataburger to its list of restaurant partnerships for a while. The burger chain has grown significantly in recent years, surpassing **1,000 restaurants** across **16 states** in the Southeast and Southwest last year. "The people that like Whataburger, they really love it, so we're anticipating good feedback there," Wharton said. Whataburger will be the 20th restaurant brand to join Love's travel center network, Wharton said. Others include Arby's, Baskin Robbins, Burger King, Denny's, Subway, Taco Bell and Wendy's. One of **Love's biggest restaurant** partners is fried chicken chain Bojangles. The two companies signed a **40-location franchise** agreement **back in 2019**.

EXPLORE ARTICLE



Whataburger® Brings Its Popular 'Museum of Art' to Life at SXSW In Celebration of 75 Years of Flavor and Creativity

FEBRUARY 18, 2025 (WHATABURGER)

Whataburger has been fueling big appetites and even bigger imaginations for 75 years. Now the brand is celebrating in the most fitting way—bringing its celebrated digital fan art to life at SXSW 2025.

A social media sensation that turns brand love into brushstrokes, the Whataburger Museum of Art (WMOA) will become a **one-of-a-kind art gallery experience** in downtown Austin. Born from fan artistry across Whataburger's 16-state footprint, WMOA began as an **online** community where devotion to the brand was captured through paintings, sculptures, digital designs, and more. When the pandemic paused plans to create a physical WMOA gallery, the brand pivoted to Instagram, launching **@TheWMOA in 2021**. Artists began tagging their work for a chance to be featured, creating a **vibrant celebration** of fan expression. Now, WMOA makes its long-awaited real-life debut at Wanderlust Wine Co. (610 N. Interstate Highway 35, Austin, Texas 78701).

The Digital-only Art Museum Transforms into an In-person Gallery Experience From March 8-9 in Downtown Austin

This limited-time exhibition showcases selections from the **more than 200 original pieces** in the WMOA collection, spanning digital, mural, abstract, and pop culture art—each with a signature Whataburger twist.

The Whataburger Day Dot Room: A stark white restaurant interior that encourages guests to cover it in colorful Whataburger **"Day Dot"** stickers, turning the space into an original masterpiece.

EXPLORE ARTICLE



LEASE OVERVIEW

WHATABURGER EASTLAND, TX

| | |
|-----------------------|--|
| Initial Lease Term | 15-Years, Plus (3), 5-Year Options to Renew |
| Rent Commencement | August 2025 |
| Lease Expiration | August 2040 |
| Lease Type | Abs NNN Ground Lease |
| Rent Increases | 10% Every 5 Years, In Primary Term & Options |
| Annual Rent YRS 1-5 | \$104,000 |
| Annual Rent YRS 6-10 | \$114,400 |
| Annual Rent YRS 11-15 | \$125,840 |
| Option 1 | \$138,424 |
| Option 2 | \$152,266 |
| Option 3 | \$167,493 |

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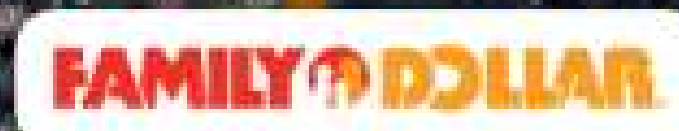
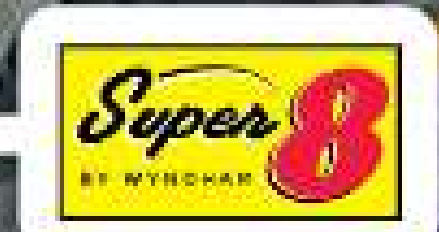
EASTLAND
MUNICIPAL AIRPORT

FRIENDSHIP
PARK

112
TEXAS

INTERSTATE 20

- MAJOR EAST-WEST INTERSTATE HWY STARTING IN WEST TX AND ENDING IN SOUTH CAROLINA
- RUNS THROUGH MAJOR CITIES INCLUDING DALLAS-FORT WORTH, ATLANTA, GA, COLUMBIA, SC, BIRMINGHAM, AL
- 53,000+ VPD



112
TEXAS



TERRI STREET



570
ROAD

HWY 570
±3,499 VPD

E MAIN STREET
±12,605 VPD

6
TEXAS

EASTLAND
MEMORIAL
HOSPITAL
(52 BEDS)



N SEAMAN STREET
±3,258 VPD

EASTLAND
HIGH SCHOOL
(327 STUDENTS)

SIEBERT ELEMENTARY
SCHOOL
(517 STUDENTS)

SADOSA RIDGE
APARTMENT HOMES
(68 UNITS)



SUBJECT PROPERTY
1401 E. MAIN ST.

INTERSTATE 20
±53,000 VPD

INTERSTATE
20



NEAREST WHATABURGER LOCATIONS

- CLYDE, TX: 40 MILES
- GRAHAM, TX: 52 MILES
- MINERAL WELLS, TX: 55 MILES
- ABILENE, TX: 55 MILES
- EARLY, TX: 68 MILES
- STEPHENVILLE, TX: 80 MILES
- CLOSEST WHATABURGER SITE FOR ESTIMATE 27,000 RESIDENTS

Walmart
Supercenter

MURPHY
USA

BW Best Western
Hotels & Resorts

TSC TRACTOR
SUPPLY CO

TACO
BELL

SUBWAY

Super 8
BY WHIDMAN

goodwill
Domino's

McDonald's

INTERSTATE 20
(53,000 VPD)

SONIC

DQ

INTERSTATE
TEXAS
20

LA QUINTA
INNS & SUITES

Exxon

bealls
Aaron's
O'Reilly AUTO PARTS

Chicken
EXPRESS

AT&T

E MAIN STREET
(12,605 VPD)

112
TEXAS

6
TEXAS

DOLLAR GENERAL

WHATABURGER

TERRI STREET



SITE OVERVIEW

WHATABURGER EASTLAND, TX



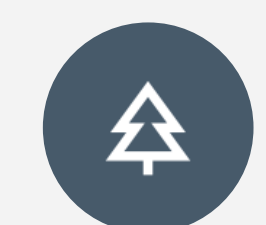
Year Built

2025



Building Area

±3,305 SF

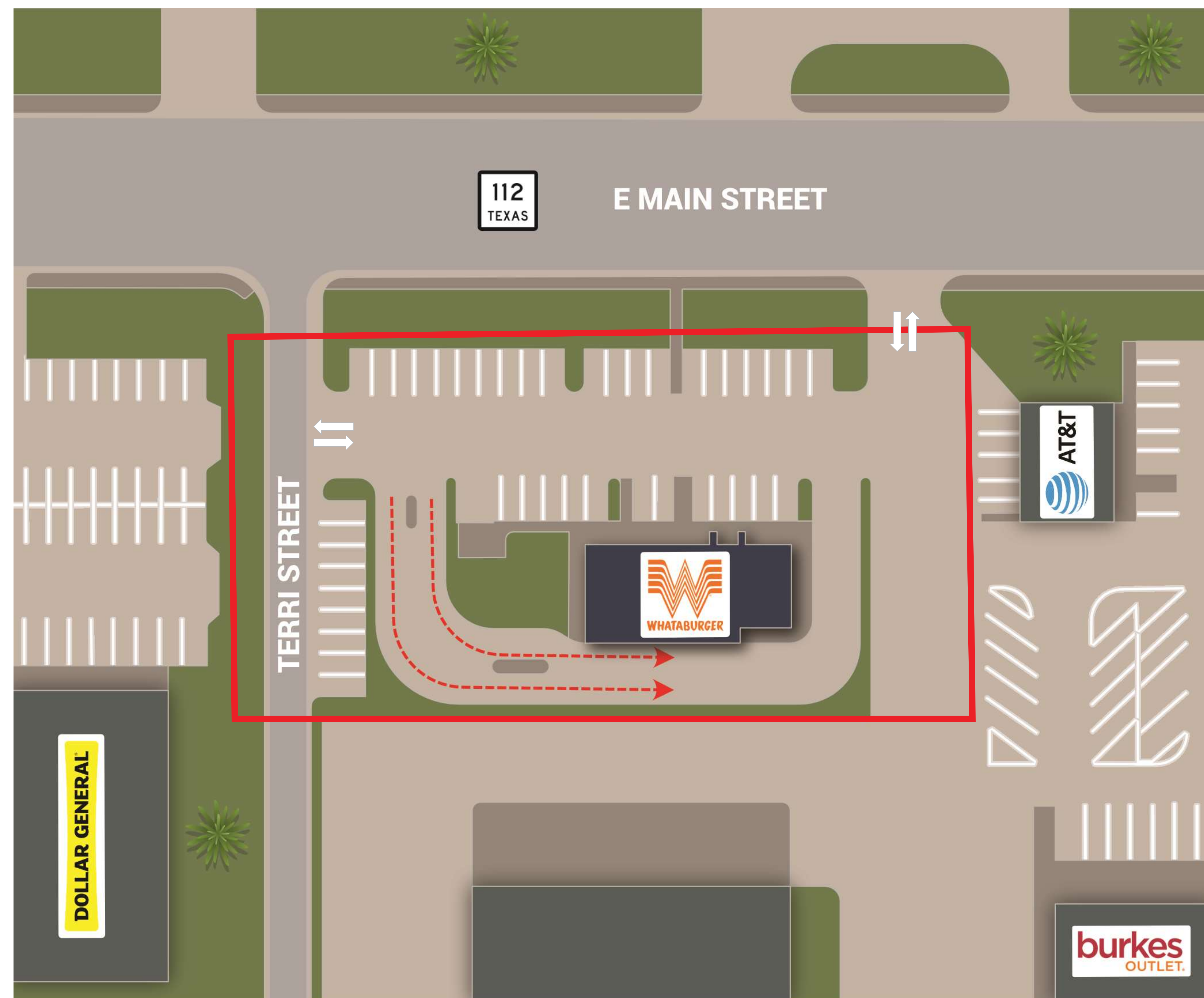


Land Area

±0.99AC

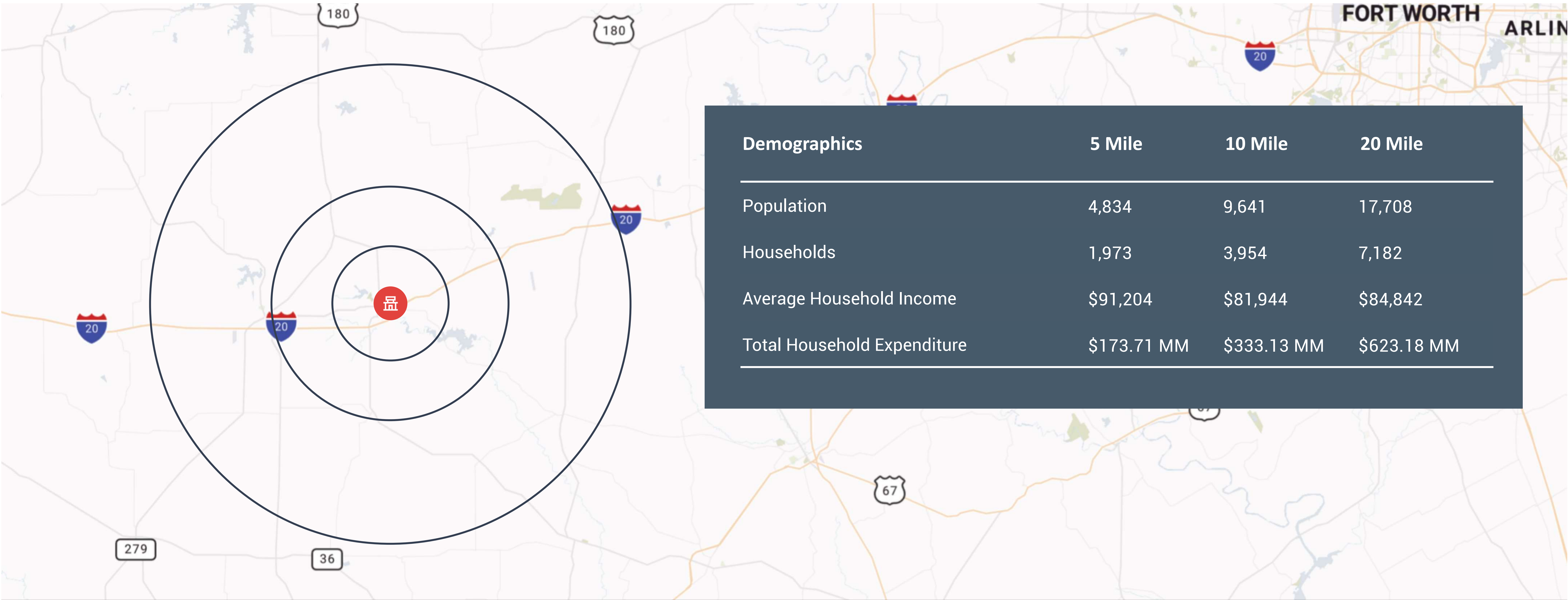
NEIGHBORING RETAILERS

- Walmart Supercenter
- McDonald's
- Tractor Supply
- Brookshire's
- Family Dollar
- AutoZone Auto Parts
- O'Reilly's
- Taco Bell
- Chicken Express
- Sonic



LOCATION OVERVIEW

WHATABURGER EASTLAND, TX

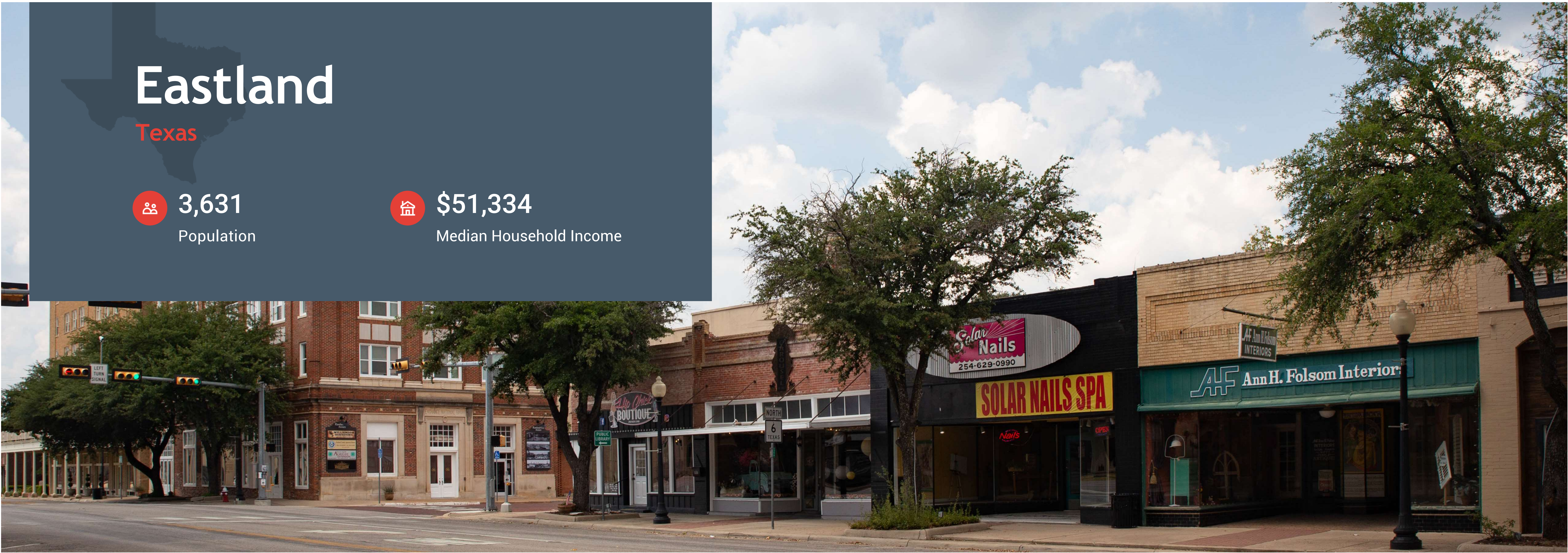


NEXT CLOSEST WHATABURGER LOCATIONS

- 1. Clyde, TX (40 Miles)
- 2. Graham, TX (52 Miles)
- 3. Mineral Wells, TX (55 Miles)
- 4. Abilene, TX (55 Miles)
- 5. Early, TX (68 Miles)
- 6. Stephenville, TX (80 Miles)

LOCATION OVERVIEW

WHATABURGER EASTLAND, TX



to DFW via
Interstate 20

1 HOUR

Cost of Living Than
National Average

21% LOWER

Eastland, Texas is a vibrant and opportunity-rich community located along Interstate 20 between Abilene and the Dallas–Fort Worth Metroplex.

With a 2025 projected population of approximately 3,670, Eastland serves as the county seat and the commercial center of Eastland County.

Strategically located along I-20 between Abilene and DFW, Eastland serves as a regional hub for retail, services, and travel throughout Central West Texas.

Its strategic position along I-20 offers direct visibility to thousands of daily travelers, making it a natural hub for retail, services, and regional commerce.

The city is known for its small-town charm, strong civic pride, and cultural heritage—most famously the legend of “Old Rip,” the horned toad found alive after decades sealed in a courthouse cornerstone. Residents and visitors enjoy recreational access to Lake Leon, a 1,590-acre reservoir just five miles away, as well as parks, historic downtown shopping, and annual community events that reinforce Eastland’s hometown appeal. Eastland’s local economy is supported by key industries such as healthcare, education, manufacturing, and agriculture. Major anchors include Eastland Memorial Hospital, Eastland ISD, and Cisco College. The city also benefits from a pro-growth business climate, designated Opportunity Zones, and over 300 acres available for commercial or industrial development. While not officially in the Abilene MSA, Eastland maintains strong economic ties to the region and enjoys easy access to the DFW market, just over an hour away. With affordable housing, no state income tax, and a strong sense of community, Eastland is well-positioned for long-term growth and investment stability

Texas’ Economy Dominates In 2024

MADELINE SMANIK, DECEMBER 29, 2024 (BROWNWOOD NEWS)

“Texas is the leading economy in the United States because we move at the speed of business,” said Governor Abbott. “This year, I launched two new state initiatives – the Texas Space Commission and the Governor’s Small Business Freedom Council – to further spur economic growth and job creation.

Texas has also received numerous **awards in 2024**, including, Best State for Business, Gold Shovel Award, the Governor’s Cup, and more, showcasing Texas’ investment in our future by partnering with Texas businesses and providing globally competitive and **cost-effective financial tools to drive success** and innovation. As the eighth largest economy in the world, Texas will continue to slash government regulations that holds our businesses back from **thriving in 2025.**”

Governor Greg Abbott recently lauded Texas’ robust economy with records unmatched by any other state, as Texas continues to attract both large and small businesses in 2024.

In the spring, Governor Abbott **launched** the Texas Space Commission and appointed the inaugural members of the Texas Space Commission Board of Directors and the Texas Aerospace Research and Space Economy Consortium (**TARSEC**) Executive Committee at NASA’s Johnson Space Center..

“As we look into the future of space, one thing is clear: those who reach for the stars do so from the great state of Texas,” said Governor Abbott. “Now, with the Texas Space Commission, our great state will have a group that is responsible for dreaming and achieving the **next generation** of human exploration in space. Texas is the launchpad for Mars, innovating the technology that will colonize humanity’s first new planet.”

The Texas Space Commission works to strengthen Texas’ proven leadership in civil, commercial, and aerospace activity by **promoting innovation** in the fields of space exploration and commercial aerospace opportunities, including the integration of space, aeronautics, and **aviation industries** into the Texas economy.

EXPLORE ARTICLE

Abilene named as launchpad for \$500-billion AI project

JONATHAN ANDREWS, JANUARY 22, 2025 (CITIES TODAY)

Abilene, Texas, was highlighted during US President Trump’s Artificial Intelligence Infrastructure press conference as a key site for Project Stargate, a US\$500-billion initiative aimed at establishing AI infrastructure across the US.

Oracle Chairman Larry Ellison (pictured second left) announced that the project’s first phase, deploying **US\$100 billion**, will begin in Abilene. This statement builds on the mid-sized city’s recent efforts from the **Development Corporation of Abilene (DCOA)** and city leaders to position the **city as a hub** for AI and technology infrastructure.

“Abilene has demonstrated how collaboration and strategic planning can position a community to take on significant projects,” said Misty Mayo, President and CEO of DCOA. “Project Stargate builds on these efforts and opens new opportunities for growth.”

Project Stargate is supported by SoftBank, OpenAI, Oracle, and MGX. SoftBank and OpenAI serve as the financial and operational leads, respectively. Key technology partners include Microsoft, NVIDIA, and Arm.

A joint-statement from OpenAI and Softbank said: “This infrastructure will secure American leadership in AI, **create hundreds of thousands** of American jobs, and generate massive economic benefit for the entire world. This project will not only support the re-industrialisation of the United States but also provide a **strategic capability** to protect the national security of America and its allies.”

For Abilene, the initiative could bring significant developments to the local economy. The planned AI infrastructure is expected to **attract investment** and talent to the area. It also aligns with ongoing efforts by local organisations to position the city as a **technology hub**.

EXPLORE ARTICLE

METRO AREA

WHATABURGER EASTLAND, TX



SUBJECT PROPERTY
1401 E. MAIN ST.

EASTLAND



EASTLAND MEMORIAL HOSPITAL

- ✓ 52 Beds
- ✓ The Women's Choice Award® identifies it as America's Best Hospitals



Bank of America

- ✓ 213,000 Employees
- ✓ 2nd-Largest Banking Institution in the United States and the 2nd Largest Bank in the World by Market Capitalization



Frito-Lay

- ✓ US\$15.798 Billion Revenue in 2017
- ✓ Through Frito-Lay, PepsiCo is the Largest Globally Distributed Snack Food Company



Hewlett Packard Enterprise

- ✓ 61,000 Employees
- ✓ US\$30.1 Billion Revenue in 2024



Pizza Hut

- ✓ Approximate 350,000 Employees
- ✓ World's Largest Pizza Chain by Number of Locations
- ✓ Owned by Yum! Brands, Inc., One of the World's Largest Restaurant Companies



NTT Data
Trusted Global Innovator

- ✓ 195,100 Employees
- ✓ The Largest of the IT Services Companies Headquartered in Japan



FedEx

- ✓ 505,000 Employees
- ✓ FedEx ranked No. 50 in the 2018 Fortune 500 list of the largest United States corporations



ERICSSON

- ✓ 94,000 Employees
- ✓ One of the Leaders in 5G



UNT
UNIVERSITY OF NORTH TEXAS

- ✓ 47,507 Students
- ✓ Ranked #220 in National Universities



UNIVERSITY OF TEXAS AT DALLAS

- ✓ 30,885 Students
- ✓ Ranked #109 in National Universities



Baylor Scott & White HEALTH

- ✓ 302 Beds
- ✓ Receiving Magnet® Designation for Nursing excellence Awards



DALLAS FORT WORTH INTERNATIONAL AIRPORT

- ✓ 87,817,864 Annual Passengers in 2024
- ✓ Second-Largest Single Airline hub in the world



UNIVERSITY OF TEXAS AT ARLINGTON

- ✓ 43,992 Students
- ✓ Ranked #231 in National Universities



UNT DALLAS

- ✓ 3,797 Students
- ✓ Ranked #35 in Regional Universities West



DALLAS ZOO

- ✓ Oldest and Largest Zoological Park in Texas
- ✓ Home to Over 2,000 Animals Representing 406 Species



DALLAS MUSEUM OF ART

- ✓ One of the Largest Art Museums in the United States
- ✓ Contains Over 50,000 Volumes Available to Curators and the General Public

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

CALL FOR ADDITIONAL INFORMATION

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Graham Hickey

Broker Associate
(469) 694-7411

ghickey@securenetlease.com

TEXAS DISCLAIMER

WHATABURGER EASTLAND, 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.