



Texas Roadhouse

\$2,477,064 | 5.45% CAP

1918 Veterans Boulevard, Del Rio, TX 78840

- ✓ **Adjacent to Plaza Del Sol Mall** (Marshalls, Cinemark, Ross, Burlington, ULTA, Chick-fil-A, Starbucks)
- ✓ **Residents Of Ciudad Acuña (Population ~200,000)** Frequently Cross The Del Rio–Ciudad Acuña International Bridge Into Del Rio (Population ~35,000), Creating An Expanded Binational Retail Trade Area Of Over 235,000 Residents That Regularly Support Local Dining And Retail Demand
- ✓ **Proximate to Walmart Supercenter, Home Depot, Harbor Freight, Taco Bell, Panda Express, Planet Fitness, KFC**
- ✓ **The Casual Dining Category Is Consolidating Around A Few Dominant Brands, With Texas Roadhouse Currently Leading The Sector In Sales Momentum**
- ✓ **Industry-Leading Unit Economics And Strong Same-Store Sales Performance Continue To Support Aggressive Expansion For Texas Roadhouse.** This Operational Strength Has Translated Into Significant Investor Demand For Texas Roadhouse NNN Properties, Which Consistently Command Premium Valuations And Compressed Cap Rates Within The Casual Dining Segment.

Texas Roadhouse is outperforming nearly every major casual dining competitor by generating **\$8MM+ average unit volumes** and consistent positive **same-store sales growth**, solidifying its position as one of the **strongest brands** in the sector.

INVESTMENT OVERVIEW

TEXAS ROADHOUSE DEL RIO, TX

Subject Property



CONTACT FOR DETAILS

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\$2,477,064

5.45% CAP

NOI

\$135,000

Building Area

±7,926 SF

Land Area

±2.1 AC

Year Built

2023

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Texas Roadhouse** - One of the strongest performing brands in the casual dining sector, generating average unit volumes in excess of \$8 million and reporting 8.5% same-store sales growth
- ✓ **The Property Benefits From An Expanded Cross-Border Trade Area**, including Ciudad Acuña, Mexico. The international bridge generates consistent consumer traffic into Del Rio for dining, retail shopping, and services, effectively expanding the regional customer base beyond the local population
- ✓ **The Property Benefits From Extended Regional Influence Spanning Approximately 25–60 Miles**, drawing consumers from surrounding markets including Uvalde and Eagle Pass. Together, these communities contribute to a combined regional population influence exceeding 100,000 residents, expanding the property's effective trade area beyond the immediate Del Rio market
- ✓ **Property - Located along Veterans Boulevard (U.S. Highways 90, 277, and 377)**, which serves as the primary retail corridor in Del Rio and carries approximately 29,000 vehicles per day
- ✓ **Five-Mile Trade Area** includes more than 41,000 residents and over 14,000 employees, with an average household income of approximately \$74,630
- ✓ **The Broader Region Is Supported By Several Stable Economic Drivers**, including military and federal employment, cross-border commerce and international trade, healthcare systems, educational institutions, and regional government operations. In addition, cross-border consumer activity further strengthens retail demand, enhancing the depth and consistency of the overall trade area.
- ✓ **Strategically Located Within A Multi-County Trade Area** supported by healthcare, education, and government employment centers that drive consistent daily traffic into the Del Rio retail corridor.

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

TEXAS ROADHOUSE DEL RIO, TX

Texas Roadhouse

Guarantor: Texas Roadhouse Inc

Texas Roadhouse, Inc. is an American casual-dining restaurant company best known for its Texas Roadhouse steakhouse concept.

Founded in 1993 in Clarksville, Indiana, by Wayne Kent Taylor, the company set out to deliver fresh, **made-from-scratch** food at a great value with a fun, lively dining atmosphere .

Today, Texas Roadhouse and its franchisees operate over **800 restaurants** across **49 U.S. states** and multiple international markets under several concepts, including Texas Roadhouse, **Bubba's 33**, and the **fast-casual Jagers** brand. **TXRH** has displayed **double-digit** revenue growth, growing **systemwide sales** meaningfully year over year. It has also instituted dividend increases, signaling confidence in cash flow and **long-term** earnings power.

REVENUE
\$5.37 B

STOCK TICKER
TXRH

LOCATIONS
806



[texasroadhouse.com](https://www.texasroadhouse.com)

Subject Property



IN THE NEWS

TEXAS ROADHOUSE DEL RIO, TX

Texas Roadhouse (TXRH) Announces Fourth Quarter 2025 Results

(YAHOO FINANCE)

Key Executives

Amounts are as of **December 31, 2024** and compensation values are for the last fiscal year ending on that date. Pay is **salary, bonuses, etc.** Exercised is the value of options exercised during the fiscal year. Currency in **USD**.

Texas Roadhouse (TXRH) demonstrated strong growth in 2025, with full-year revenue approaching \$5.9 billion, a 4.9% increase in comparable restaurant sales, and 2.8% traffic growth. For Q4 2025, the company reported a 3.1% revenue increase and 4.2% comparable sales growth. Momentum continues into early 2026, with same-store sales up 8.2% in the first seven weeks

Description

Texas Roadhouse, Inc., together with its **subsidiaries**, operates casual dining restaurants in the **United States** and internationally. It operates through **Texas Roadhouse**, Bubba's 33, and Other segments. The company also operates and franchises restaurants under the Texas Roadhouse, **Bubba's 33**, and Jagers brands. **Texas Roadhouse, Inc.** was founded in 1993 and is based in **Louisville, Kentucky**.

EXPLORE ARTICLE



Texas Roadhouse to Ramp Up Development of Its Smaller Concepts

JOE GUSZKOWSKI, AUGUST 07, 2025 (RESTAURANT BUSINESS)

The casual-dining chain will accelerate openings of Bubba's 33 and Jagers next year after determining they're ready to level up. It's also eyeing more Roadhouses in California.

Texas Roadhouse has deemed its younger siblings ready for takeoff.

The casual-dining giant plans to ramp up development of the **Bubba's 33** sports bar concept and the **fast casual Jagers** next year, believing both have a solid foundation and are ready to spread their wings.

The company said the **53-unit Bubba's 33** could have "double-digit" openings next year, all **company-operated**, while it expects to open eight Jagers, some of which will be franchised.

The company continues accelerating new unit development while increasing company-operated ownership, strengthening operational control and long-term earnings stability.

It's a **marked acceleration** for both brands. Bubba's opened four locations last year and will add seven this year. **Jagers**, meanwhile, has opened just **15** restaurants **over 10 years**, though they have come in bunches recently. One of them is on a U.S. military base in South Korea.

Bubba's is a full-service sports bar concept with a **rock-and-roll** theme that specializes in **burgers, pizza and beer**. Jagers is a fast casual offering burgers, chicken **sandwiches, salads and shakes**. Like Roadhouse, both brands make their food from scratch.

EXPLORE ARTICLE



LEASE OVERVIEW

TEXAS ROADHOUSE DEL RIO, TX

Subject Property

Initial Lease Term	15 year, Plus 3, 5-year options to renew
Projected Rent Commencement	08/31/2023
Projected Rent Expiration	08/31/2038
Lease Type	Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$135,000
Annual Rent Years 6-10	\$148,500
Annual Rent Years 11-15	\$163,350
Option 1	\$179,685
Option 2	\$197,654
Option 3	\$217,419

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.





BUENA VISTA
ELEMENTARY SCHOOL
(529 STUDENTS)

HERITAGE
ACADEMY

CENIZA HILLS
ELEMENTARY
(572 STUDENTS)

W CANTU ROAD
(7,094 VPD)

HIGHLAND STREET

277

377

VETERANS BOULEVARD
(27,046 VPD)



LAUGHLIN AIR FORCE BASE
(3,000+ EMPLOYEES)

DEL RIO MIDDLE SCHOOL
(1,414 STUDENTS)

SAN FELIPE SPRINGS GOLF COURSE

VAL VERDE REGIONAL MEDICAL CENTER
(47 BEDS)

LA QUINTA
BY WYNDHAM

USPS.COM

SILVER EAGLE BEVERAGES

DR. FERMIN CALDERON ELEMENTARY SCHOOL
(627 STUDENTS)

TRLA
Texas RioGrande Legal Aid

Domino's Pizza

Hawthorn
EXTENDED STAY
BY WYNDHAM

HOME 2
SUITES BY HILTON

EXPLORE Del Rio
CHAMBER OF COMMERCE & VISITORS BUREAU

Aaron's
Easy, Beautiful, Affordable.

W CANTU ROAD
(7,094 VPD)

Days Inn
BY WYNDHAM

Skiffets

DQ

TACO BELL

RAMADA
WORLDWIDE
BY WYNDHAM

SIRLOIN STOCKADE

TEXAS ROADHOUSE

VETERANS BOULEVARD
(27,046 VPD)

377

277

CHURCH'S
TEXAS CHICKENS

EconoLodge

HIGHLAND STREET

SHARKY'S
SHAVED ICE

FAIRWAY APARTMENTS (50 UNITS)

RIO MANOR APARTMENTS (60 UNITS)



BUENA VISTA ELEMENTARY SCHOOL (529 STUDENTS)

HERITAGE ACADEMY



HIGHLAND STREET

377



277

VETERANS BOULEVARD (27,046 VPD)



SITE OVERVIEW

TEXAS ROADHOUSE DEL RIO, TX

	Year Built		2023
	Building Area		±7,926 SF
	Land Area		±2.1 AC



NEIGHBORING RETAILERS

- Ross Dress for Less
- Hibbett
- JCPenney
- Marshalls
- Ollie's Bargain Outlet
- Walmart Supercenter
- The Home Depot
- Harbor Freight
- DD's DISCOUNTS
- Family Dollar



Subject Property

DEMAND GENERATORS

TEXAS ROADHOUSE DEL RIO, TX

Laughlin Air Force Base & Ciudad Acuña Trade Area

Key Drivers of Jobs & Logistics Growth

Laughlin Air Force Base

- Major regional economic driver and largest employer in Val Verde County
- Annual economic output: approximately \$1.73 billion
- Regional GDP contribution: about \$1.03 billion
- Employment impact:
 - 3,043 direct jobs (military, civilian, and contracted)
 - 7,533 total jobs supported through multiplier effects
- Disposable income generated: roughly \$438 million annually
- Consistent source of population, demand for housing, retail, and local services
- Serves as a primary pilot training hub, attracting personnel and visitors year-round

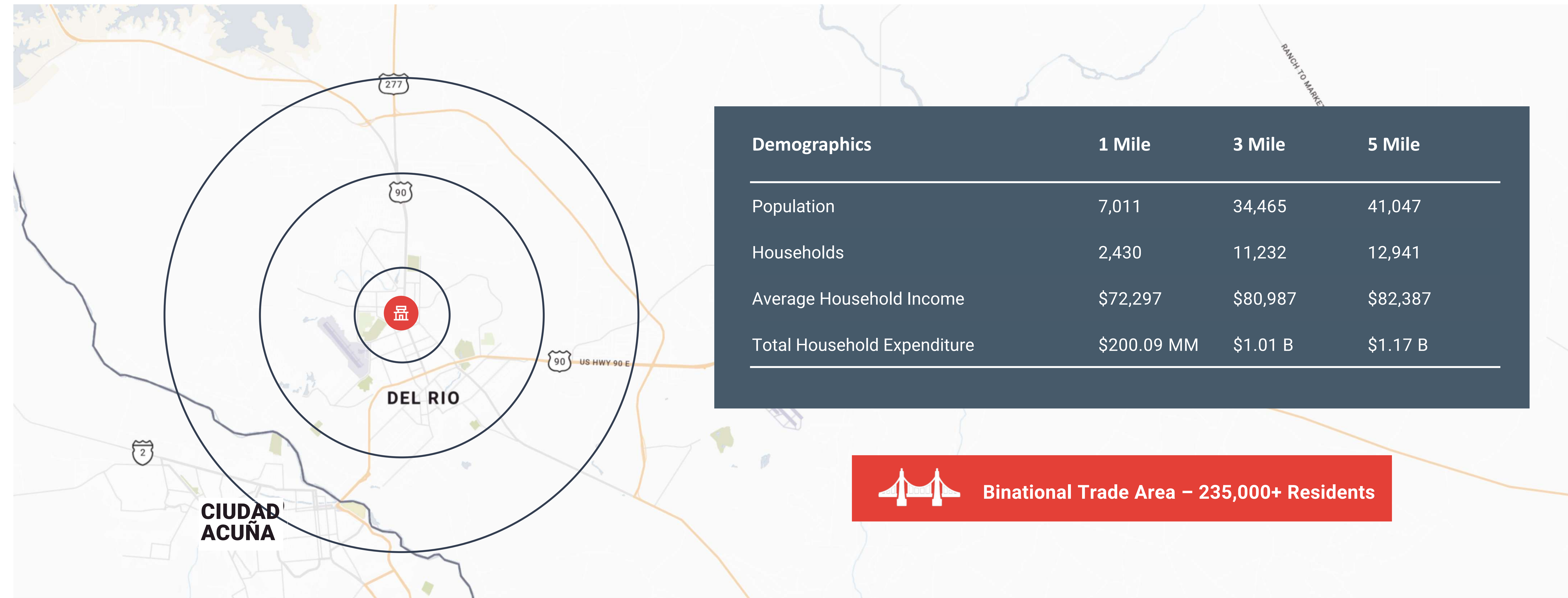
Ciudad Acuña Trade Area

- Binational market directly linked to Del Rio, TX, via the Del Río–Ciudad Acuña International Bridge
- Bridge operates 24/7 for vehicles and pedestrians
- Annual crossing volume:
 - ~1.1 million vehicles
 - ~194,000 pedestrians
 - Daily average: ~3,000 vehicles + ~530 pedestrians (~3,500–4,000 total northbound crossings per day)
- Many Acuña residents hold Border Crossing Cards (Laser Visas) allowing frequent short visits for shopping and services
- Strong cross-border commerce: supports Del Rio's retail, dining, and service sectors
- Together, Del Rio and Ciudad Acuña form an integrated regional trade area, combining U.S. and Mexican consumer activity



LOCATION OVERVIEW

TEXAS ROADHOUSE DEL RIO, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

Major Regional Employers Supporting Del Rio

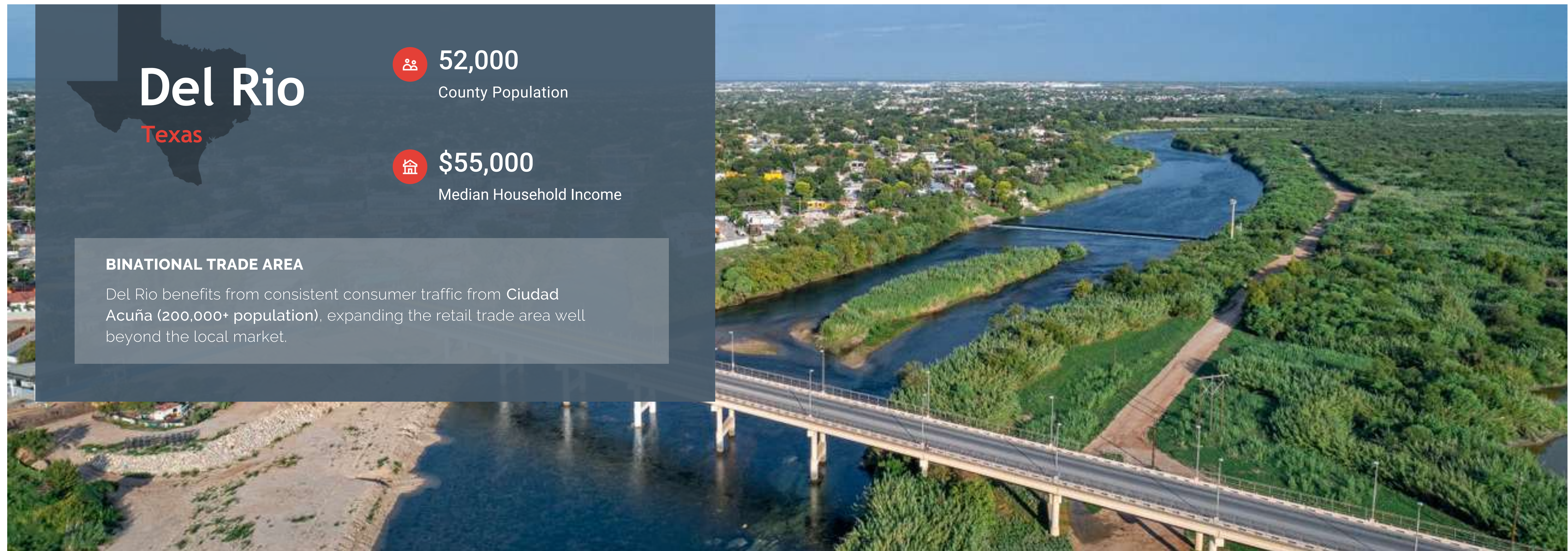
1. **Laughlin Air Force Base** (8,000+)
2. **Del Rio Independent School District** (1,300+)
3. **Val Verde Regional Medical Center** (1,000+)
4. **U.S. Customs & Border Protection – Del Rio Sector** (1,500+)

EXPANDED BINATIONAL TRADE AREA

Del Rio benefits from cross-border consumer traffic from Ciudad Acuña, Mexico, creating an expanded retail trade area exceeding **235,000 residents**.

LOCATION OVERVIEW

TEXAS ROADHOUSE DEL RIO - CIUDAD ACUÑA INTERNATIONAL CROSSING



Del Rio

Texas

👤

52,000

County Population

💰

\$55,000

Median Household Income

BINATIONAL TRADE AREA

Del Rio benefits from consistent consumer traffic from Ciudad Acuña (200,000+ population), expanding the retail trade area well beyond the local market.

\$1B+

ANNUAL ECONOMIC IMPACT

29K

VPD | US HWY 90 / VETERANS BLVD CORRIDOR

Del Rio, Texas is a city located in Val Verde County along the U.S.–Mexico border, directly across from Ciudad Acuña, Coahuila.

It serves as the economic and governmental center of the county and is the anchor of the Del Rio Micropolitan Statistical Area.

Del Rio anchors a 52,000+ person micropolitan area and serves as the primary retail and service hub for all of Val Verde County. Additionally, its proximity to Ciudad Acuña expands the effective trade area to more than 235,000 residents through consistent cross-border consumer activity.

With a population of approximately 34,000 residents and over 52,000 countywide,

Del Rio benefits from a stable economic base supported by military operations, international trade, healthcare, and government employment. The city’s proximity to Laughlin Air Force Base—one of the largest pilot training installations in the world—provides a consistent employment base and federal investment that supports the local economy.

Additionally, Del Rio’s strategic border location facilitates cross-border commerce through the Del Rio–Ciudad Acuña International Bridge, further strengthening retail and restaurant demand.

IN THE NEWS

TEXAS ROADHOUSE DEL RIO, TX

Southwest Texas College Aviation Program Poised for Major Expansion

JOEL LANGTON, FEBRUARY 17, 2026 (830TIMES) (830times.com)

Southwest Texas College's aviation maintenance program in Del Rio is preparing for a major engineering federal approval to operate in a much larger facility on the Del Rio International Airport flightline.

The FAA-approved hangar expansion positions the program to scale enrollment and broaden training capacity tied to regional aviation and defense workforce demand. With Laughlin Air Force Base nearby, the growth supports pipeline development for skilled maintenance roles, strengthens local job placement, and reinforces Del Rio's economic base through higher-wage technical careers and increased education infrastructure investment.

EXPLORE ARTICLE



IBWC Engineer Discusses Proposed Amistad Dam Fix

KAREN GLEASON, FEBRUARY 27, 2025 (830TIMES) (830times.com)

Engineers for the International Boundary and Water Commission say they have come up with a fix for sinkholes near the Amistad Dam that led to the dam's rating as "potentially unsafe," but the fix has yet to be fully funded.

The proposed remediation plan for Amistad Dam outlines a multi-year engineering scope that would stabilize critical regional water infrastructure and reduce long-term operational risk. With design and construction sequencing tied to binational funding commitments, the project represents a major capital catalyst for Val Verde County, supporting construction employment, vendor activity, and longer-term confidence in the area's core infrastructure.

EXPLORE ARTICLE



Del Rio's Economic Momentum to Continue in 2025: What to Expect

DECEMBER 2024 (FACEBOOK)

With 2024 concluded, the Del Rio economy is poised for continued growth as it embarks on the new year, particularly in the construction sector, as three significant projects are scheduled to begin this year.

The update highlights a near-term construction pipeline driven by major public and private initiatives tied to Amistad Dam remediation, Laughlin Air Force Base facilities work, and regional energy infrastructure. Collectively, these projects support a sustained influx of workers and contractors, lifting demand for lodging, food service, retail, and housing. This multi-project backdrop reinforces Del Rio's outlook for continued commercial activity and investment-supported consumption growth.

EXPLORE ARTICLE



Major High-Tech Economic Project Proposed for Val Verde County

FEBRUARY 2025 (FACEBOOK)

A Florida-based company has plans to build a high-tech smart city in Val Verde County near Comstock, Texas, promising renewable energy, high-speed digital infrastructure, and blockchain-based governance in what would be the first project of its kind in rural Texas.

The proposed concept emphasizes large-scale clean energy generation, advanced broadband connectivity, and technology-oriented land uses that could diversify the county's economic profile. If advanced through entitlement and financing, the project would expand the region's development narrative beyond traditional drivers, signaling long-term potential for new employment categories and supplier ecosystems.

EXPLORE ARTICLE



Rocker Siete Properties Marketed for Renewable Energy, Battery Storage, and Data Center Development

(WESTANDSWOPERANCHES.COM) (WEST AND SWOPE RANCHES)

Unlock the potential of this strategically located property, perfectly suited for renewable energy or technology infrastructure projects.

The listing markets a large-acreage site in Val Verde County with transmission access, nearby substation and battery storage activity, and proximity to Del Rio's commercial services and transportation routes. Site attributes—including developable terrain, utility adjacency, and scalable expansion potential—align with Texas-wide demand for energy infrastructure and data-centered uses. The offering reinforces the area's positioning for utility-scale development and higher-value industrial and technology investment.

EXPLORE ARTICLE



Fairfield by Marriott Inn & Suites Del Rio Opens

(AMERICANSOUTHWEST.NET) (AMERICAN SOUTHWEST)

On the north side of the city, surrounded by shops and restaurants, also close to open, undeveloped countryside to the east.

The site's Del Rio hotel pipeline reflects expanding lodging capacity on the city's north-side commercial corridor, including new limited-service openings that support both visitor and project-driven workforce stays. Additional room supply near retail and dining clusters is consistent with rising demand tied to regional infrastructure activity and Laughlin Air Force Base operations. New hospitality investment strengthens the trade area's ability to absorb economic surges while supporting service-sector employment and tax base growth.

EXPLORE ARTICLE



Construction on Del Rio's Newest Retail Center, The Ranch

DEL RIO BUSINESS BULLETIN, DECEMBER 14, 2025 (FACEBOOK)

Construction on Del Rio's newest retail center development, The Ranch, remains on schedule for an early 2026 opening.

The Ranch retail center adds incremental storefront capacity within a growing commercial node near established traffic drivers, reinforcing confidence in the Veterans Boulevard corridor. Continued buildout alongside nearby national and regional operators signals strengthening consumer demand and a more resilient retail ecosystem supported by major construction and base-related employment. The project contributes to localized job creation and enhances daily-needs retail options, supporting overall trade-area convenience and spending retention.

EXPLORE ARTICLE



Laughlin AFB Exchange Celebrates Grand Reopening of Renovated BX

APRIL 16, 2025 (DVIDS) (DVIDS)

LAUGHLIN AFB – The Department of Defense's largest retailer has transformed the shopping experience for military shoppers in the Del Rio, Texas area with the reopening of the Army & Air Force Exchange Service's Laughlin AFB BX.

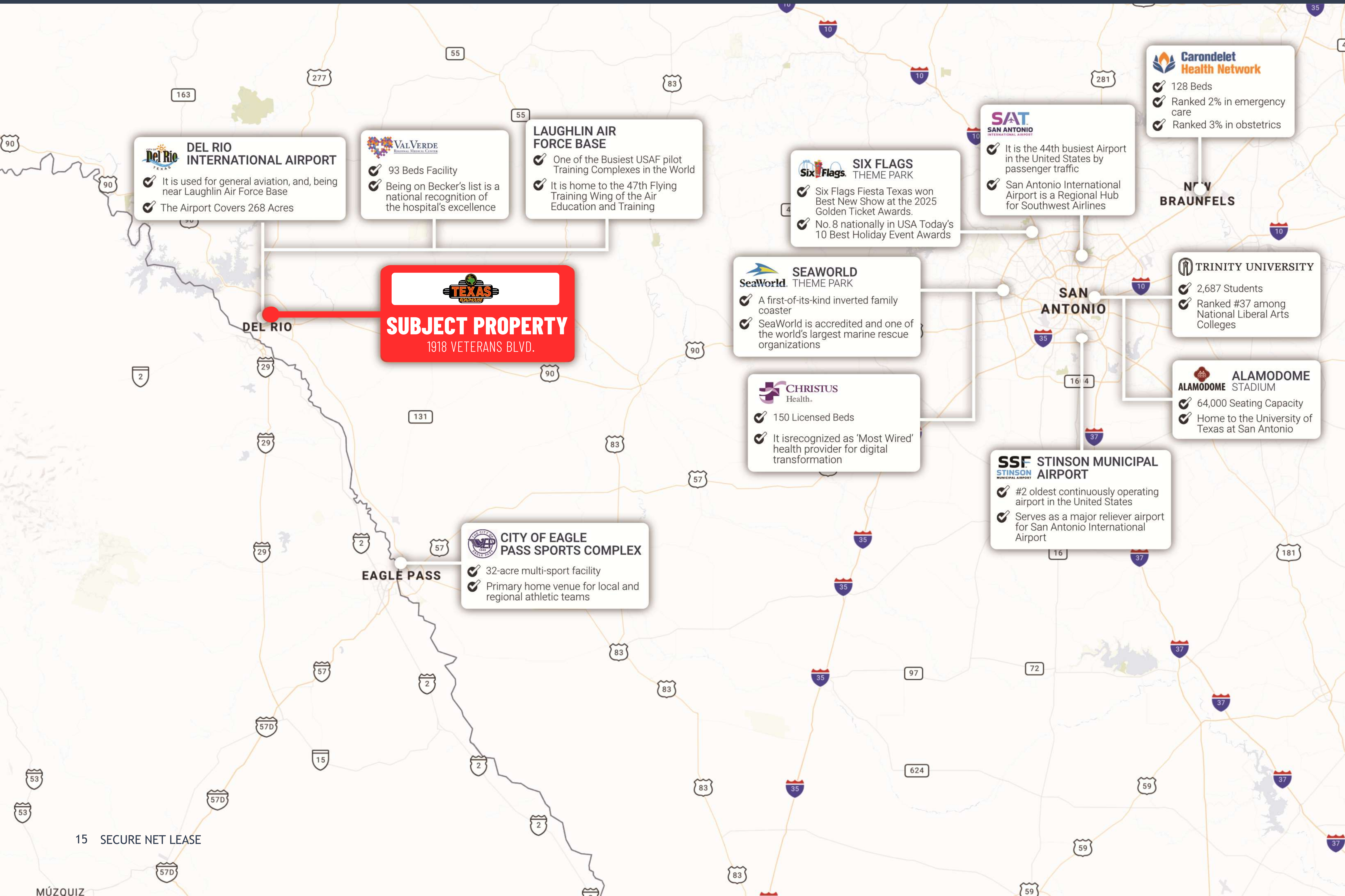
The renovated Base Exchange represents a meaningful quality-of-life and service enhancement for the installation's active-duty personnel, families, and civilian workforce, supporting retention and day-to-day on-base commerce. Facility upgrades typically align with broader base investment and operational continuity, which can translate into steadier regional spending and supplier activity.

EXPLORE ARTICLE



METRO AREA

TEXAS ROADHOUSE DEL RIO, TX



TEXAS ROADHOUSE
SUBJECT PROPERTY
 1918 VETERANS BLVD.

DEL RIO INTERNATIONAL AIRPORT

- It is used for general aviation, and, being near Laughlin Air Force Base
- The Airport Covers 268 Acres

VAL VERDE REGIONAL MEDICAL CENTER

- 93 Beds Facility
- Being on Becker's list is a national recognition of the hospital's excellence

LAUGHLIN AIR FORCE BASE

- One of the Busiest USAF pilot Training Complexes in the World
- It is home to the 47th Flying Training Wing of the Air Education and Training

SIX FLAGS THEME PARK

- Six Flags Fiesta Texas won Best New Show at the 2025 Golden Ticket Awards.
- No. 8 nationally in USA Today's 10 Best Holiday Event Awards

SAN ANTONIO INTERNATIONAL AIRPORT (SAT)

- It is the 44th busiest Airport in the United States by passenger traffic
- San Antonio International Airport is a Regional Hub for Southwest Airlines

Carondelet Health Network

- 128 Beds
- Ranked 2% in emergency care
- Ranked 3% in obstetrics

SEAWORLD THEME PARK

- A first-of-its-kind inverted family coaster
- SeaWorld is accredited and one of the world's largest marine rescue organizations

TRINITY UNIVERSITY

- 2,687 Students
- Ranked #37 among National Liberal Arts Colleges

CHRISTUS Health.

- 150 Licensed Beds
- It is recognized as 'Most Wired' health provider for digital transformation

ALAMODOME STADIUM

- 64,000 Seating Capacity
- Home to the University of Texas at San Antonio

CITY OF EAGLE PASS SPORTS COMPLEX

- 32-acre multi-sport facility
- Primary home venue for local and regional athletic teams

STINSON MUNICIPAL AIRPORT (SSF)

- #2 oldest continuously operating airport in the United States
- Serves as a major reliever airport for San Antonio International Airport

15 SECURE NET LEASE

MÚZQUIZ

CALL FOR ADDITIONAL INFORMATION

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Office

10000 N Central Expressway
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Dallas, TX 75231
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Los Angeles

Office

123 Nevada Street
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(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Ben Deskins

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Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

TEXAS ROADHOUSE DEL RIO, 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.