



7% CAP TX BURGER KING - PAD SITE TO LOWE'S/WALMART

4900 S COULTER STREET, AMARILLO, TX 79119

\$1,924,142

7.0% CAP



AMARILLO, TX

\$1,924,142 | 7.0% CAP

- Burger King - Pad Site to Walmart Super Center and Lowe's
- Affluent/Growing Suburb of Amarillo, Texas - 14th Most Populated City in Texas
- Neighboring Pad Sites Include Chick-fil-A, Raising Canes, Panda Express and More
- Large 1.1 Acre Site With Access From Both Walmart, Lowe's and S Coulter Street (20K VPD)
- Store Reporting Healthy Sales (Around \$1.3M in 2019)
- Adjacent to The Colonies Neighborhood (\$600K AVG List Price) - Highly Sought After Subdivision
- Sun Holdings Operates Over 1,000 Locations Including 290+ Burger Kings

EXCLUSIVELY MARKETED BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

MATT DAVIS

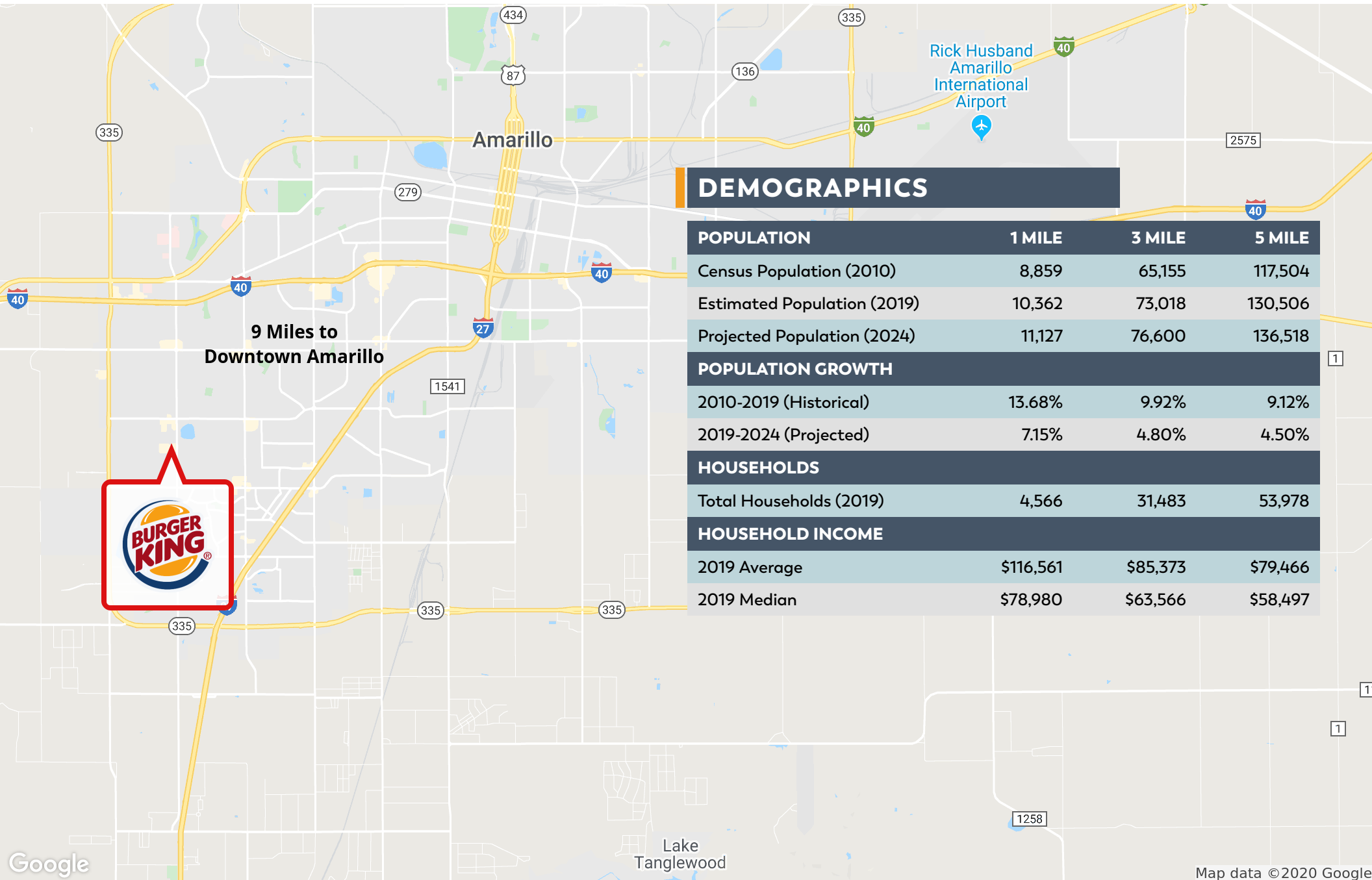
325.513.6406 | Matt@trinityreis.com

PROPERTY DETAILS:

Building Area:	3,993 SF
Land Area:	1.1 AC
Year Built:	2004
Guarantor:	Fritz Management, LLC
Price (Psf):	\$481.88

LEASE OVERVIEW:

Remaining Lease Term:	7 Months
Rent Commencement:	2/5/2004
Lease Expiration:	9/30/2020
Base Annual Rent:	\$134,690
Lease Type:	NNN
Scheduled Rent Increases:	5% Every 5 Years
Options & Increases:	Four (4), 5-Year; 5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



- Amarillo, TX, is the largest city in the Texas Panhandle and the 14th most populous city in the state with 199,800+ residents.
- Amarillo is considered the regional economic center for the Texas Panhandle as well as Eastern New Mexico and the Oklahoma Panhandle. The meat packing industry is a major employer in Amarillo; about one-quarter of the United States' beef supply is processed in the area.
- Pantex, the only nuclear weapons assembly and disassembly facility in the country, is a major employer in the area with over 3,300 full-time personnel.
- Several attractions bring visitors to Amarillo. Perhaps the most recognized of these is Palo Duro Canyon State Park. Claimed to be one of the most beautiful nature parks in the entire United States, the Palo Duro Canyon State Park is frequently voted as one the top 10 parks to visit within the country.
- The popular Route 66 district featured in the song '(Get Your Kicks On) Route 66' has made the historic road a famous visit in Amarillo. The district spans one mile and includes historical buildings accompanied with an abundance of handicraft shops, antique stores, and art galleries.

AMARILLO **5 MILE RADIUS** KEY DEMOGRAPHICS



130,506

2019 Total
Population



\$79,466

2019 Average
Household Income



4.50%

2019-2024
Growth/Yr:
Population

RETAIL MAP

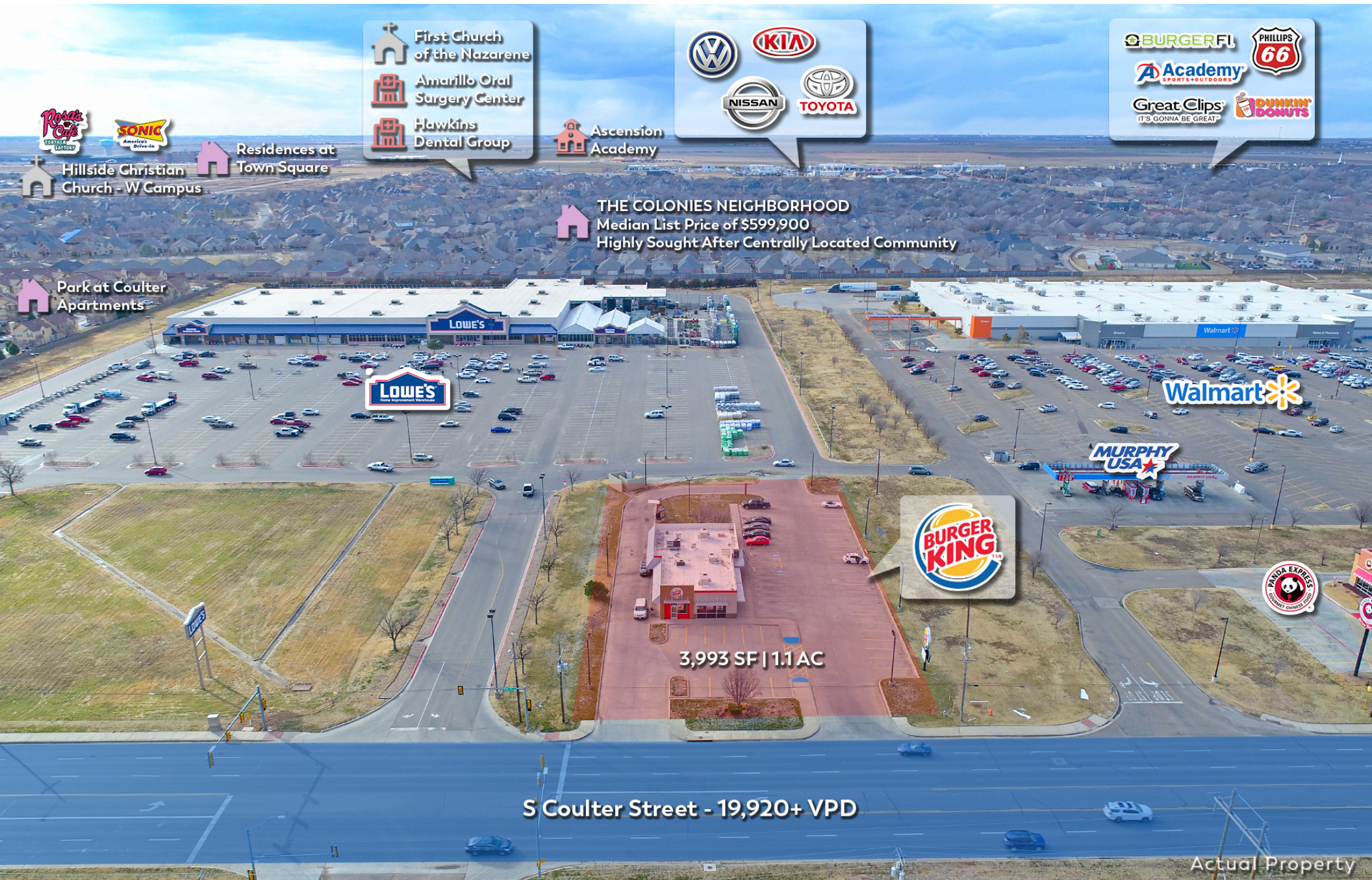
4900 S COULTER STREET | AMARILLO, TX



RETAIL MAP

4900 S COULTER STREET | AMARILLO, TX









Key Demographics 1 Mile



Average Household
Income 2019
\$116,561



Projected Growth
2019 - 2024
7.15%



Actual Property



Actual Property

ADDITIONAL PHOTO

4900 S COULTER STREET | AMARILLO, TX



Actual Property

TENANT SUMMARY

Every day, more than 11 million guests visit Burger King restaurants around the world. They do so because Burger King restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. The original home of the Whopper, their commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined their brand for more than 50 successful years.

STRATEGY

In 2014, Restaurant Brands International formed to serve as the indirect parent of Tim Hortons and Burger King Worldwide. Since 2010, the Burger King brand has increased annual net restaurant growth by approximately four times, from adding 173 new units in 2010, to 735 new restaurants in 2016. This growth has made Burger King one of the fastest growing QSRs in the world. Burger King has implemented a modernization plan, and it will offer incentives to franchisees who remodel their stores in the new modern format.



TENANT DETAILS:

Tenant Name:	Burger King
Tenant Type:	Quick Service Restaurant
Parent Company Trade Name:	Fritz Management, LLC
Ownership:	Public
No. of Locations:	17,800+ (as of January 2020)
Website:	burgerking.com
Year Founded:	1954
Credit Rating (S&P):	BB-
No. of Employees:	34,200+ (as of January 2020)
Headquartered:	Miami, FL

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INFORMATION ABOUT BROKERAGE SERVICES

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 / 11-2-2015

TRINITY

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