



WHATABURGER



1415 SW HK Dodgen | Temple, TX

OFFERING MEMORANDUM

LISTED BY

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Corporately Guaranteed Ground Lease** – The subject property has 3-years remaining on the first renewal option which was exercised by the tenant in March 2019. There are two, 5-year renewal options remaining, both of which include an attractive 12% rent increase. Additionally, the lease is corporately guaranteed by Whataburger Restaurants, LLC.
- **Ideal Whataburger Site** - The subject property is located just off of Highway 190 at the intersection of HK Dodgen Loop & 31st Street, which sees combined traffic counts in excess of 56,700 vehicles daily. Additionally, the property is located across from two Baylor Scott & White Hospitals and a brand new large-scale multifamily development.
- **Phenomenal Retail Location** – The center is 291,529 sf (nearly 300,000 sf); this is an adjacent out-parcel to a 73,000 sf HEB grocery store. HEB is the premier grocer in the state of Texas and was ranked as the 2020 top grocer within the US by Super Market News. Neighboring tenants within this 200,000 sf shopping center also include Kohl's, Party City, Burkes Outlet, Dollar Tree, Orangetheory, Jason's Deli and Kay Jewelers. Further, HEB is currently installing a fuel pad at this location that will serve as an additional traffic driver for the entire center.
- **Absolute NNN Lease** – The subject property is on an absolute NNN ground lease where the tenant is responsible for the direct payment of taxes, insurance and all common area maintenance. There are zero management responsibilities for the landlord making this an ideal passive investment with a secure
- **Commitment to Location** – Whataburger has successfully operated at this location since opening their doors in 2007. In April 2018, Whataburger exercised their first renewal option one year early; proving their success at this location and long-term commitment to the site.



FINANCIAL OVERVIEW



\$2,203,022
LIST PRICE



\$99,136.67
NOI



4.50%
CAP RATE

BUILDING INFO

Address	1415 SW HK Dodgen Temple, TX
APN	479248
Year Built	1999
GLA of Building	3,787 SF
Lot Size	±0.73 Acres (±31,583 SF)

TENANT SUMMARY

Tenant Trade Name	Whataburger
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	Abs NNN
Roof and Structure	Tenant Responsible
Original Lease Term	12 Years
Lease Commencement Date	11/16/07
Lease Expiration Date	3/31/24
Term Remaining on Lease	± 2.75 Years
Increase	12% in Options
Options	Two, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 3/31/2024	\$8,261.39	\$99,136.67	4.50%
Option 1	\$9,252.76	\$111,033.07	5.04%
Option 2	\$10,363.09	\$124,357.04	5.64%



TENANT OVERVIEW



REPRESENTATIVE PHOTO

The Offering

PROPERTY NAME	
Whataburger	
Property Address	1415 SW HK Dodgen Temple, TX
SITE DESCRIPTION	
Number of Stories	One
Year Built	1999
Lot Size	±31,583 SF
Type of Ownership	Ground Lease
Landscaping	Professional
Topography	Generally Level

Tenant Overview

» Company Name	» Year Founded	» Headquarters
Whataburger	1950	San Antonio, TX
» Ownership	» Industry	» No. of Employees
Private	Restaurant	±40,000

Whataburger is an American privately held, regional fast food restaurant chain, headquartered and based in San Antonio, Texas, that specializes in hamburgers. There are more than 670 stores in Texas and over 150 in New Mexico, Arizona, and the southern United States. Whataburger was known for many years for its distinct stripe-roofed buildings.

The first A-frame restaurant was built in Odessa, Texas and is now a historical landmark. The site is scheduled to be demolished in 2019 and transformed into a “more modern” building.

The company’s core products include the “Whataburger”, the “Whataburger Jr.”, the “Justaburger”, the “Whatacatch” (fish sandwich), and the “Whatachick’n”. The company also has a breakfast menu.



SOUTH LOOP ANNEX

SHOPPING CENTER



AFTERMATH BARBER
BUDDY'S HOME FURNISHINGS
LA BOUTIQUE
TITLEMAX
ETC.

TEMPLE TOWNE CENTER

SHOPPING CENTER



FIVE BELOW
JAMES AVERY
MCALISTERS DELI
SHOE CARNIVAL
STAPLES
SUN CATCHERS
ETC.

BIRD CREEK CROSSING

SHOPPING CENTER



BEST BUY
CHIPOTLE
GNC
PETSMART
SPEC'S
T-MOBILE
ETC.

THORNTON ELEMENTARY



S. 31ST ST
± 30,540 VPD

TEMPLE MALL

SHOPPING MALL



BATH & BODY WORKS
CASA OLE
COTTON PATCH CAFE
FOOTLOCKER
FX GAMES
HIBBETT SPORTS
JOURNEYS
PEGGY'S COFFEEHOUSE
SHOE DEPT.
ETC.





AREA OVERVIEW

TEMPLE, TEXAS

Temple is a city in Bell County, Texas and as of 2019, the city has a population of 76,256 according to a US census estimate. Located near the county seat of Belton, Temple lies in the region referred to as Central Texas and is a principal city of the Killeen–Temple–Fort Hood Metropolitan Statistical Area. The metro region has a population of 450,051. Located off Interstate 35, Temple is 65 miles north of Austin and 34 miles south of Waco.

Temple has developed as a small city with a number of arts and retail amenities not typically associated with a smaller community. The primary economic drivers are the extensive medical community (mostly due to Scott & White Medical Center) and goods distribution based on its central location between the Dallas-Fort Worth, San Antonio, and Houston metro areas, and proximity to larger neighbors Austin and Waco.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	10,645	55,676	82,940
2021 Estimate	9,831	51,601	76,752
2010 Census	8,371	45,158	66,404
Growth 2021-2026	1.7%	1.6%	1.6%
Growth 2010-2012	1.6%	1.3%	1.4%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	4,669	22,560	32,360
2021 Estimate	4,321	20,939	30,003
2010 Census	3,744	18,515	26,318
Growth 2021-2026	1.6%	1.5%	1.6%
Growth 2010-2012	1.2%	1.0%	1.1%
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg Household Income	\$67,690	\$70,755	\$73,407

TEMPLE ECONOMY

Over a hundred years ago, the local economy began with the regional Santa Fe Railroad hospital. Temple now thrives in a complex economy, with both goods distribution and its reputation as a regional medical center leading the way. Baylor Scott & White is the largest employer in the area with over 12,000 employees, most of which are located at Scott & White Medical Center.

Temple is home to many regional distribution centers and is headquarters to two large, multi-national companies, Wilsonart International and McLane Company, as well as parent McLane Group. In addition to some manufacturing, there is also a developing customer service/call center industry. Temple is also home to the Temple Bottling Company which produces Dr. Pepper.

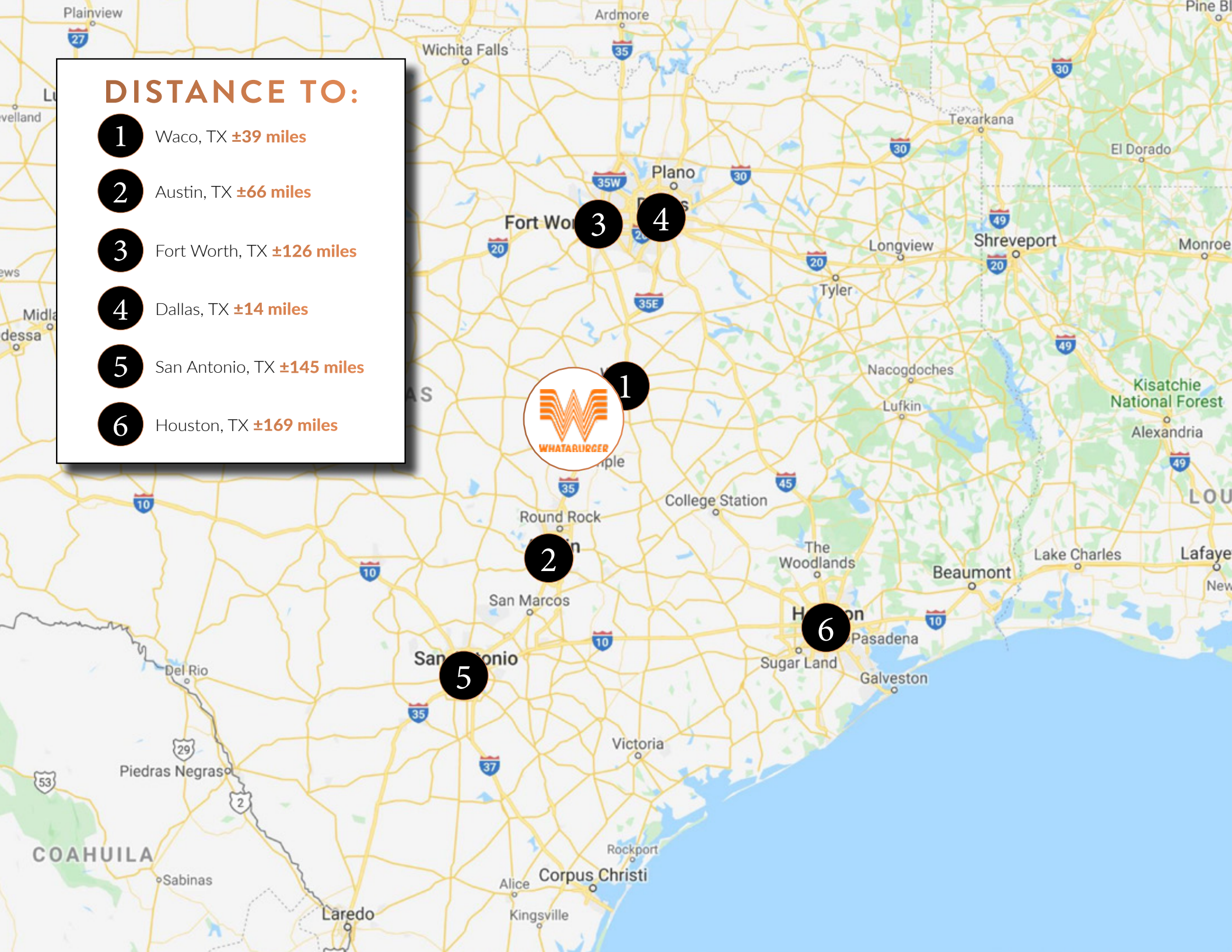
Temple is known as a regional medical center, with three major hospitals, Scott & White Medical Center, McLane Scott & White Children's Hospital, and Olin E. Teague Veterans' Medical Center. As a small city with such extensive medical facilities, Temple has the highest number of physicians per capita in the country with 230 physicians per 100,000 residents. Scott & White is the largest employer in town with about 12,000 employees. Temple is home to one of the Texas A&M College of Medicine campuses.

TOP EMPLOYERS



DISTANCE TO:

- 1 Waco, TX **±39 miles**
- 2 Austin, TX **±66 miles**
- 3 Fort Worth, TX **±126 miles**
- 4 Dallas, TX **±14 miles**
- 5 San Antonio, TX **±145 miles**
- 6 Houston, TX **±169 miles**



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Whataburger** located at **1415 SW HK Dodgen, Temple, TX 90606** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

- The Offering Memorandum and its contents are confidential;
- You will hold it and treat it in the strictest of confidence; and
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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