



# WHATABURGER

2201 NW Cache Rd | Lawton, OK

OFFERING MEMORANDUM





## LISTED BY

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REAL ESTATE INVESTMENT SERVICES



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# WHATABURGER

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# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease** – Tenant is responsible for the direct payment of taxes, insurance, and all common area maintenance
- **Long Term Operating History** – Whataburger has been operating at this location since 1986, showing a long-term commitment to the site
- **Corporate Guarantee** – The property is Corporately Guaranteed by Whataburger, an Iconic Fast-Food Brand with over 800 Locations
- **Growing Brand** – Whataburger recently sold a majority stake to BDT Capital Partners and has plans to expand into new states opening new Corporately operated stores, as well as Franchisee stores to reach new markets
- **Pandemic Proof Tenant** – Whataburger has been open and operating throughout the COVID-19 Pandemic
- **Essential Retail with Drive Thru** – Being a Quick Service Restaurant with a drive thru, the building is able to remain operating during Pandemics
- **Retail Synergy** – The location is surrounded by several Retail Tenants, including Pizza Hut, Chick-Fil-A, Taco Bell, Jack in the Box, Dominos, Sonic, Burger King, Wing-stop, and a Walmart Supercenter
- **Recent Remodel** – Whataburger recently remodeled the site in 2019, showing long-term commitment to the site





WATABURGER

24 HOUR  
SERVICE

WATABURGER

My  
Dentist

PICO DE GALLO  
BURGER  
IS BACK

WATABURGER

WATABURGER

WATABURGER



# FINANCIAL OVERVIEW



\$1,925,810

LIST PRICE



\$91,476

NOI



4.75%

CAP RATE

## FINANCIAL OVERVIEW

Cap Rate:	4.75%
Lot Size:	± 0.58 AC
Total Building SQ FT:	± 2,200
Year Built / Year Renovated:	1986 / 2019



## TENANT SUMMARY

Address	2201 NW Cache Rd Lawton, OK 73505
Tenant:	Whataburger
Lease Commencement:	6/30/1986
Lease Type:	Absolute NNN
Lease Term Remaining:	4.5 Years
Type of Ownership:	Fee Simple
Guarantor:	Corporate
Roof/Structure Responsibility:	Tenant Responsibility



## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	R/SF
12/1/2020 - 11/30/2025	\$7,623	\$91,476	\$41.58

## DEBT QUOTE

Please contact a Matthews™ Capital Market agent for financing options:

**PATRICK FLANAGAN**  
(214) 620-1939  
patrick.flanagan@matthews.com

# TENANT OVERVIEW



## TENANT OVERVIEW

»	<b>Company Name</b> Whataburger	»	<b>Year Founded</b> 1950	»	<b>Headquarters</b> San Antonio, TX
»	<b>Ownership</b> Private	»	<b>Industry</b> Restaurant	»	<b>No. of Employees</b> ±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 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.





**DOWNTOWN LAWTON**  
± 1.8 MILES AWAY



N.W. SHERIDIAN RD  
± 15,000 VPD



N.W. CACHE RD  
± 23,000 VPD







N.W. SHERIDIAN RD  
± 15,000 VPD



N.W. CACHE RD  
± 23,000 VPD







## LAWTON MARKETPLACE SHOPPING CENTER



FIVE BELOW  
KIRKLAND'S  
QDOBA  
T.J. MAXX  
ETC.



## CACHE ROAD SQUARE SHOPPING CENTER



BANCFIRST  
MATTRESS GUYS  
SALT CELLAR  
TACO MAYO  
TED'S CAFE ESCONDIDO  
TUESDAY MORNING  
ETC.



T Mobile

SUPERCUTS

N.W. CACHE RD  
± 23,000 VPD





# AREA OVERVIEW

## LAWTON, OK

Home to approximately 96,800 residents, Lawton is the sixth-largest city in Oklahoma, which is about 87 miles southwest of Oklahoma City. Interstate 44 and three major United States highways serve the city, while Lawton-Fort Sill Regional Airport connects the city by air. Located in Comanche County, museums, shopping centers, and educational facilities are just some of the features you will find in Lawton. A richly diverse culture and a friendly population contribute to the “Welcome” feeling international visitors experience here.

Interactive exhibits at the Museum of the Great Plains include a trading post and a schoolhouse. Tribal, religious, and military objects at the Comanche National Museum and Cultural Center explore Native American history. The adjacent Elmer Thomas Park includes Lake Helen, a playground, and paths. Northwest, the Lake Lawtonka area is popular for water sports, hiking, and camping.

The city’s proximity to Fort Sill Military Reservation gave Lawton economic and population stability throughout the 20th century. Today, Fort Sill is the largest employer in Lawton, with more than 5,000 full-time employees. Although Lawton’s economy is still largely dependent on Fort Sill, it has also grown to encompass manufacturing, higher education, health care, and retail. Lawton is also home to Cameron University and the Great Plains Technology Center. According to Forbes, the gross metro product of Lawton is \$4.7 billion and its cost of living is 11% below the national average.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2021 Estimate	33,255	86,396	100,226
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2021 Estimate	13,589	31,376	35,991
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg Household Income	\$49,253	\$58,213	\$62,437





## ECONOMY

Oklahoma City's major industries include government, energy, information technology, health services, and administration. Oklahoma City showcases one of the top livestock markets in the world. Its oil, natural gas, and petroleum resources are also major components of its thriving economy. Major government employers in the city include Tinker Air Force Base and the U.S. Department of Transportation's Mike Monroney Aeronautical Center. Companies headquartered in the city include Chesapeake Energy, Devon Energy, and Love's. The city is also home to Oklahoma City University, where over 1,700 undergraduate students and 600 graduate students are enrolled. It offers more than 70 undergraduate degrees and more than 20 graduate degrees across 11 schools and colleges. According to Forbes, Oklahoma City has a gross metro product of \$76.8 billion and a cost of living 6% below the national average.

## MAJOR EMPLOYERS

EMPLOYERS	EMPLOYEES
State of Oklahoma	47,300
Tinker Air Force Base	24,000
University of Oklahoma – Norman	12,700
INTEGRIS Health	9,000
University of Oklahoma Health Sciences Center	7,500
FAA Mike Monroney Aeronautical Center	7,000
Hobby Lobby Stores Inc	6,500
Mercy Hospital	5,540
Amazon	5,000
City of Oklahoma City	4,800





## OKLAHOMA CITY NATIONAL MEMORIAL & MUSEUM

The Memorial recently went through a \$10 million renovation upgrading the museum with state-of-the-art technology, hands-on exhibits, and new artifacts. Detailed information on the investigation—including Timothy McVeigh’s vehicle he was driving when he was pulled over and arrested—as well as the trail of evidence that was left behind, are all a part of the new enhancements. Also added to the museum is a 40-foot glass overlook creating a seamless connection between the museum and memorial outside, with stunning views of the ever-changing Oklahoma City skyline.



## SCISSORTAIL PARK

Scissortail Park is Oklahoma City’s newest 40-acre outdoor recreation space just steps away from the core of downtown Oklahoma City. Stroll through the gardens and groves, relax on the lawn, catch a concert or live performance, play like a kid on the Children’s Playground, and get on the water with pedal boat, kayak, or stand-up board rentals from the Boathouse.



## RIVERSPORT ADVENTURE PARKS

Riversport Adventure Parks offer exciting outdoor urban adventures for the whole family. Whitewater rafting, tubing, adventure courses, zip lines, high-speed slides, extreme jumping, climbing walls, pump tracks, sailing, flatwater kayaking, stand-up paddleboarding, and many more are open daily in the summer and on weekends during the spring and fall. Visitors will also find festivals and race events throughout the year and summer camps for kids. All pass sales benefit community youth and outreach programs and provide coaching, equipment, and athletic facilities for Olympic hopefuls training in OKC.





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Whataburger** located at **2201 NW Cache Rd, Okalahoma City, Oklahoma 73505** ("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 and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate 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:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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.



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PICO DE GALLO  
BURGER  
IS BACK