



**LONG-TERM ABSOLUTE NNN  
CORPORATE GUARANTEE**

**HOOTERS**

8527 WURZBACH RD | SAN ANTONIO, TX

## EXCLUSIVELY LISTED BY

### PRIMARY CONTACT

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#### BROKER OF RECORD

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## INTRODUCTION

Retail Investment Group is pleased to be the exclusive listing brokerage for this **Hooters** in **San Antonio, Texas** ( $\pm 2.6$  million residents in the **San Antonio MSA**).

This opportunity features a **long-term absolute NNN** lease with approximately **14 years remaining** and a **corporate guarantee (52 Texas locations)**.

This  **$\pm 4,400$  square foot** building sits on a  **$\pm 1.0$  acre** lot. The building was **built in 1985**.



# HOOTERS

**\$3,602,000**  
PRICE

**6.50%**  
CAP

**\$234,154**  
NOI

**±4,400 SF**  
BUILDING SIZE

**±1.0 AC**  
LAND SIZE

**1985**  
YEAR BUILT

# HOOTERS

SAN ANTONIO, TX

## EXECUTIVE SUMMARY

ADDRESS	8527 Wurzbach Rd San Antonio, TX 78240
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	August 31, 2037
LESSEE	TW Restaurant Holder
GUARANTOR	Corporate Guarantee (52 Texas Locations)
OPTIONS	(3) 5-Year Options
INCREASES	10% Every 5 Years
ROFR	No

## PROPERTY HIGHLIGHTS

- Located at the northwest corner of Wurzbach Road and Fredericksburg Road with over 65,000 vehicles per day
- Texas is an income tax-free state
- Corporate guarantee (52 Texas locations)
- Dense infill
- Retailers in the area include - Taco Cabana, P. Terry's, KFC, Torchy's Tacos and more
- Less than 1 mile from St. Luke's Hospital
- 1 mile from University of Texas San Antonio Hospital



GOOGLE REVIEWS

**HOOTERS**



±3.9 OUT OF 5  
W/±1,823 REVIEWS

**Retail Investment Group**

480.429.4580 | retail1031.com





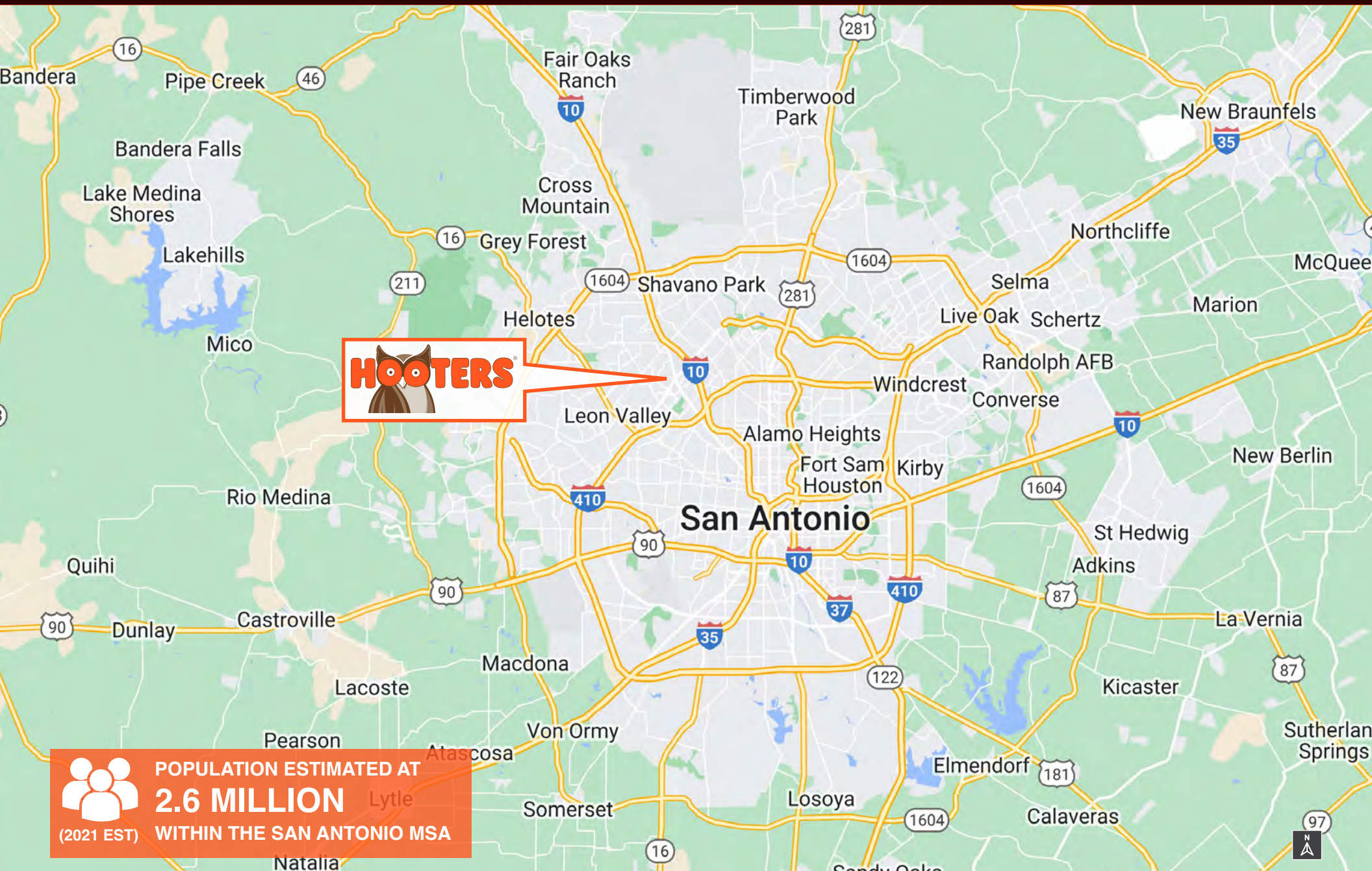












# HOOTERS

**HOOTERS.COM**  
WEBSITE

**1983**  
FOUNDED

**±40 YEARS**  
IN BUSINESS

**ATLANTA, GA**  
HEADQUARTERS

# HOOTERS

**SAN ANTONIO, TX**

## TENANT PROFILE

Back in 1983 in Clearwater, Florida, six businessmen with no restaurant experience whatsoever got together to open a place they couldn't get kicked out of. True story.

More than three decades later, the Hooters brand has grown into an international sensation. Hooters of America, LLC, is the proud franchisor and operator of more than 420 Hooters restaurants in 42 states and 29 countries. Throughout the years, Hooters has been delighted to rescue millions from the ordinary with one-of-a-kind hospitality and consistently good food.

Hooters offers craveable food, cold beer, and all the sports you could possibly watch on wall-to-wall big screen TVs.



**±420**  
Locations



**±42 STATES**  
in the U.S.



**±29 COUNTRIES**  
Worldwide



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## QUICK FACTS

2020 POPULATION  
**±1,434,625**

COUNTIES  
**BEXAR,  
COMAL,  
MEDINA**

FOUNDED  
**1718**

TOTAL AREA  
**±504.64 SQ MI**

## ABOUT SAN ANTONIO, TX

San Antonio is a city in and the county seat of Bexar County, Texas, United States. The city is the seventh-most populous in the United States, the second-largest in the Southern United States, and the second-most populous in Texas. It is the 12th-most populous city in North America, with an estimated 1,434,625 residents as of 2020.

San Antonio is approximately 75 miles to the southwest of its neighboring city, Austin, the state capital, about 190 miles west of Houston, and about 250 miles south of the Dallas–Fort Worth area. The city's gently rolling terrain is dotted with oak trees, forested land, mesquite, and cacti. The Texas Hill Country reaches into the far northern portions of the city. San Antonio sits on the Balcones Escarpment. Its altitude is approximately 662 feet above sea level.





## DEMOGRAPHICS



### POPULATION

	1 Mile	3 Miles	5 Miles
2023 Population Est	24,039	137,212	365,078
2028 Population Proj	24,427	138,505	367,169



### INCOME

	1 Mile	3 Miles	5 Miles
2023 Avg HH Income	\$51,809	\$66,806	\$69,587
2023 Med HH Income	\$42,201	\$50,893	\$52,025



### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 Households	11,383	62,696	149,996
2023 Avg HH Size	2.1	2.2	2.4



### DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2023 Employees	35,559	112,270	213,160
2023 Businesses	3,875	12,725	23,116

## TRAFFIC COUNTS (2022)



Fredericksburg Rd @ Wurzbach Rd S	± 37,881 VPD
Wurzbach Rd @ Fredericksburg Rd SW	±27,979 VPD



2023 FOOD AWAY FROM HOME  
SPENDING OF OVER

**\$461,500,000**

WITHIN 5-MILES



2023 POPULATION  
OF OVER

**365,000**

WITHIN 5-MILES



2023 AVG HH INCOME  
OF NEARLY

**\$70,000**

WITHIN 5-MILES



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This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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**Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.**



*Actual Site*