

# WHATABURGER

CLARKSVILLE, AR



VIEW DRONE  
FOOTAGE



BRAND NEW 20-YR. ABSOLUTE  
NNN LEASE WITH 10%  
INCREASES EVERY 5-YRS.



JUST OFF I-40 WITH 30,000+  
VPD, DIRECT ACCESS TO  
LITTLE ROCK



MINUTES TO UNIVERSITY OF  
OZARKS WITH OVER 1,000  
STUDENTS



Walmart

AT&T  
DOLLAR TREE

Arby's

30,000 VPD

US 103

12,213 VPD

Wendy's

Jeep

INTERSTATE 40

Tyson

CHEVROLET

KFC

WAFFLE HOUSE

SUBJECT  
PROPERTY

Shell

McDonald's

DQ

PORTER INDUSTRIAL RD.

S ROGERS ST.

US 103



RESIDENTIAL  
COMMUNITIES  
17,967 RESIDENTS IN  
PRIMARY TRADE AREA



CLICK TO VIEW DRONE FOOTAGE



\$36M INCUBATION CENTER



CLARKSVILLE MUNICIPAL  
AIRPORT

**Auto Zone**  
**FAMILY DOLLAR**  
my family, my family dollar.

O'Reilly AUTO PARTS



UNIVERSITY OF THE OZARKS  
784 STUDENTS



verizon

**ATWOODS**  
Ranch & Home  
**DOLLAR TREE**

**SUBWAY**

US  
103



12,213 VPD



**ANYTIME  
FITNESS**

**DOLLAR GENERAL**  
**MARKET**  
**HIBBETT**  
SPORTS

**SUBJECT  
PROPERTY**

PORTER INDUSTRIAL RD.

S ROGERS ST.



**RESIDENTIAL  
COMMUNITIES**  
17,967 RESIDENTS IN  
PRIMARY TRADE AREA



▶ [CLICK TO VIEW DRONE FOOTAGE](#)



CLARKSVILLE MIDDLE SCHOOL  
665 STUDENTS



DOLLAR GENERAL



12,213 VPD

S ROGERS ST.

US  
103

PORTER INDUSTRIAL RD.

SUBJECT  
PROPERTY



RESIDENTIAL  
COMMUNITIES  
17,967 RESIDENTS IN  
PRIMARY TRADE AREA



# OFFERING SUMMARY



1422 SOUTH ROGERS ST.  
CLARKSVILLE, AR 72830

**\$4,590,000**

**6.50% CAP RATE**



GROSS LEASABLE AREA

**3,318± SF**



LOT SIZE

**1.26± ACRES**



YEAR BUILT

**2024**



NOI

**\$298,315**

## LEASE SUMMARY

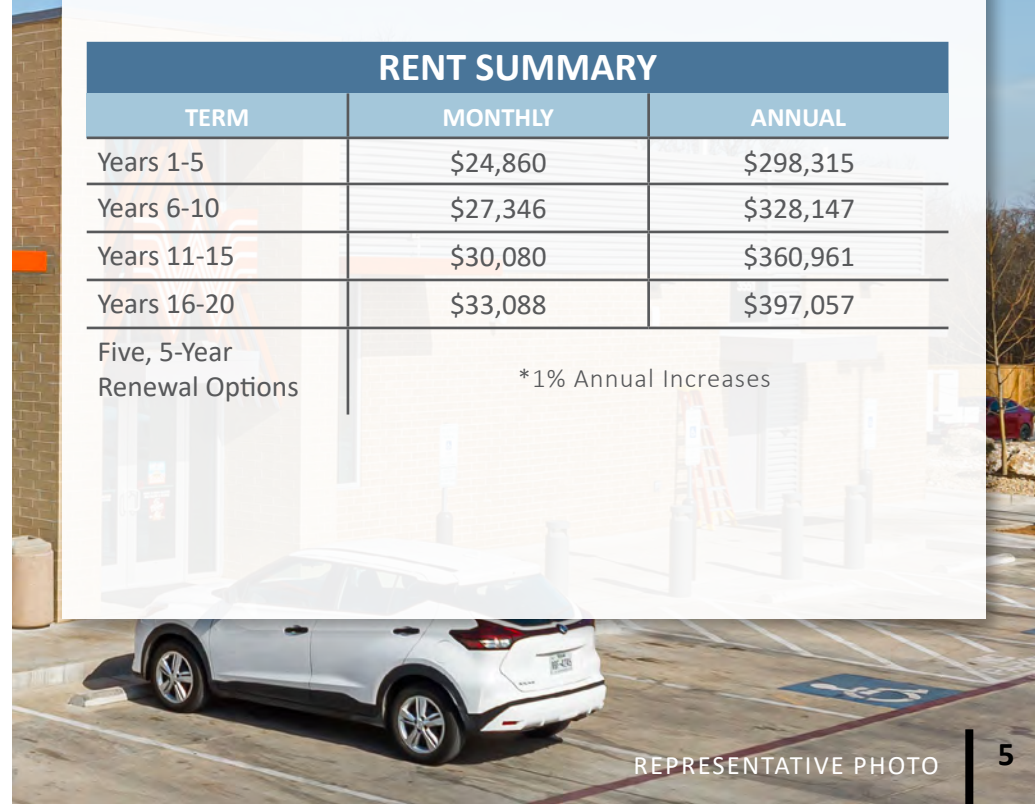
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TENANT	WAB Venture, Inc.
LEASE TERM	20 Years
RENT COMMENCEMENT	3/14/2024
RENT EXPIRATION	3/13/2044
INCREASES	10% Every 5 Years & 1% Annually in Options
OPTIONS	Five, 5-Year

## RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1-5	\$24,860	\$298,315
Years 6-10	\$27,346	\$328,147
Years 11-15	\$30,080	\$360,961
Years 16-20	\$33,088	\$397,057

Five, 5-Year  
Renewal Options

\*1% Annual Increases



REPRESENTATIVE PHOTO

# INVESTMENT HIGHLIGHTS



## SECURE INCOME STREAM

- **20-Year Absolute NNN Lease** – 10% Rent Increases Every 5 Years in Base Term, 1% Annual Increases in Renewal Options
- **Brand New 2024 Construction** – Whataburger's Latest Prototype Design with Drive-Thru
- **Operated and Guaranteed by WAB Venture, Inc.** – Affiliate of K-Mac Enterprises, the 2nd Largest Taco Bell Operators in United States with Over 400 Locations
- **Whataburger Generated \$3.34B Total Systemwide Sales in 2023** – Across 987 Total Locations
- **Strong Brand Awareness and Customer Service** – Ranked #2 by Newsweek as 'America's Best Customer Service Brands,' (2021 QSR Segment)
- **WAB Venture, Inc. is Rapidly Expanding** – Currently Operates 10 Locations, Expected to Grow to Over 50 Restaurants Within 5 Years



## PROXIMITY

- **Just off Interstate 40** – Access and Visibility to Over 30,000 VPD, Direct Route to Little Rock and Tulsa
- **Minutes to University of Ozarks** – A Private Liberal Arts University with Over 1,000 Students
- **Near Johnson Regional Medical Centers** – a 90-bed Facility Serving Johnson, Logan, Franklin and Pope counties, Recently Underwent 35k SF Expansion
- **Positioned within Regional Trade Area** – National Tenants Include Walmart Supercenter, Atwoods, Harp's Food Stores, McDonald's, KFC, Arby's, Dairy Queen, Wendy's and Many More
- **Adjacent to Tyson Foods Hatchery** – a 110k SF Incubation Center, Tyson Foods Invested \$36M into Facility and Signed Long-Term Lease with City
- **Surrounded by Several K-12 Schools** - 2,459 Combined Students
- **100 Miles to Little Rock** – 55 Miles to Fort Smith



# TENANT OVERVIEW

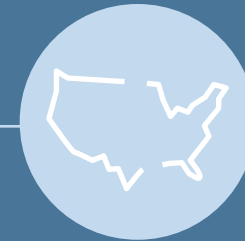
## WHATABURGER

Whataburger is an American regional fast food restaurant chain, based in San Antonio, Texas, that specializes in made-to-order hamburgers served on a toasted bun with all “the extras” to suit each customers’ taste. Newsweek ranked Whataburger #2 on its 2021 list of “America’s Best Customer Service” brands in the Fast Food category.

The company’s core products include the “Whataburger”, the “Whataburger Jr.”, the “Justaburger”, the “Whatacatch” (fish sandwich), the “Whatachick’n” (chicken), and the “Whatataco” (taco). The company also offers a breakfast menu. Whataburger’s following has grown exponentially in its 70-year history, thanks to a number of features, including its famous burgers and growing list of menu items; its iconic orange-and-white-striped A-Frame restaurants; its Fancy Ketchup that even has its own Facebook fan page; and its on-screen presence in everything from “King of the Hill” to “Friday Night Lights.” The company, founded by Harmon Dobson and Paul Burton, opened its first restaurant in Corpus Christi, Texas in 1950. The chain is owned and operated by the Dobson family, along with dozens of franchisers. June 2019, BDT Capital Partners, made a majority investment in Whataburger. Today, there are over 987 locations across 14 states. Whataburger has 50,000 employees and more than 14 million customers. They has had sustained revenue growth over the last decade and currently brings in approximately \$3.34 billion in U.S. system-wide sales annually.



[WWW.WHATABURGER.COM](http://WWW.WHATABURGER.COM)



TOTAL LOCATIONS  
**987**  
IN 14 STATES



HEADQUARTERS  
**SAN ANTONIO**  
TEXAS



TOTAL SYSTEM WIDE SALES  
**\$3.34B**  
IN 2023

# TENANT OVERVIEW

## K-MAC ENTERPRISES, INC.

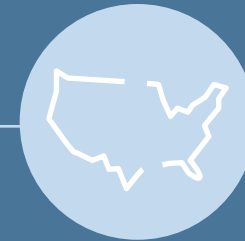
The current tenant, WAB Venture, has expanded extensively throughout the year, currently operating 343 Taco Bells, 48 7-Brew Coffee and 9 Whataburger locations. In addition, they intend to build a total of 40 locations in Arkansas & Oklahoma over the next several years.

WAB Venture is an affiliate of K-Mac Enterprises, which is a leading quick-service restaurant franchisee founded in 1964 and achieves more than \$760 million in annual revenues. K-Mac is headquartered in Fayetteville, AR and over the decades of it's history it has grown to become one of the largest restaurant operators in the U.S. With more than 343 Taco Bell locations, K-Mac has operations in Arkansas, Indiana, Illinois, Kansas, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee, & Texas.

Over the next several years, K-Mac Enterprises has an aggressive growth strategy with additional plans to expand their affiliated coffee franchise, 7-Brew Coffee, to over 200 locations in North Carolina, South Carolina, Georgia, Florida, Indiana and Oklahoma.



[WWW.WABVENTURES.COM](http://WWW.WABVENTURES.COM)  
[WWW.KMACCORP.COM](http://WWW.KMACCORP.COM)



TOTAL LOCATIONS

400



HEADQUARTERS  
**FAYETTEVILLE**  
ARKANSAS



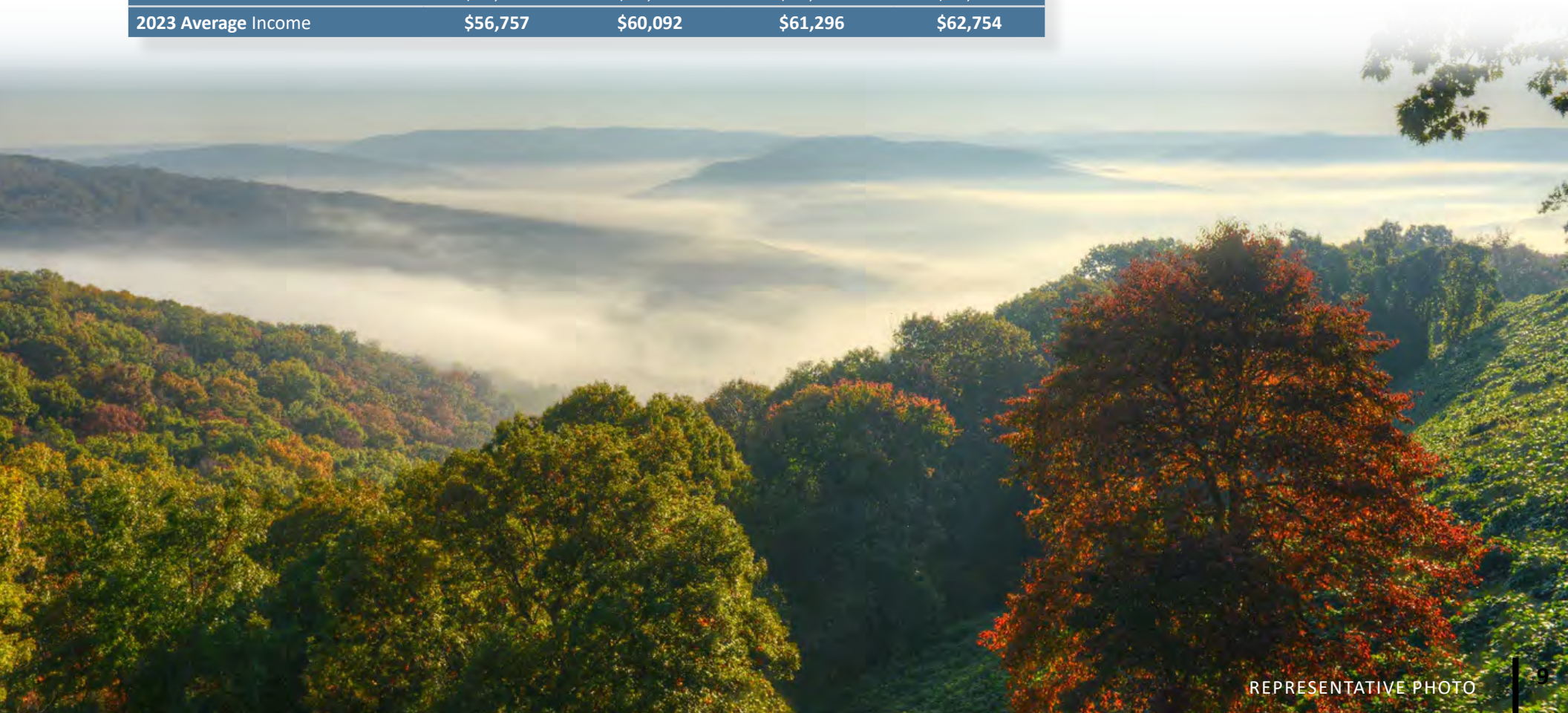
TOTAL REVENUES

**\$760M**



# DEMOGRAPHICS

POPULATION	3 MI	5 MI	7 MI	10 MI
<b>2023 Total</b>	<b>8,002</b>	<b>13,752</b>	<b>17,967</b>	<b>23,523</b>
2010 Total	7,712	13,280	17,536	23,100
2000 Total	6,685	11,394	15,312	20,539
Total Daytime Population	11,524	16,686	20,148	24,411
HOUSEHOLDS	3 MI	5 MI	7 MI	10 MI
<b>2023 Total Households</b>	<b>2,877</b>	<b>5,100</b>	<b>6,796</b>	<b>9,005</b>
INCOME	3 MI	5 MI	7 MI	10 MI
2023 Median Income	\$36,345	\$38,915	\$41,365	\$44,229
<b>2023 Average Income</b>	<b>\$56,757</b>	<b>\$60,092</b>	<b>\$61,296</b>	<b>\$62,754</b>





# ADDITIONAL PHOTOS

TAKEN JANUARY, 22 2024



VIEW DRONE  
FOOTAGE



# DRONE FOOTAGE





# SITE OVERVIEW

LOT SIZE  
**1.26±**

ACRES

VPD  
**30,000**

JUST OFF I-40

PARKING  
**51**

SPACES

## NEARBY TENANTS

WALMART, DOLLAR  
GENERAL, MCDONALDS,  
O'REILLY AND MORE.

## DAYTIME POPULATION

**17,967**  
TOTAL





# CLARKSVILLE, ARKANSAS



## THE GATEWAY TO THE OZARKS

Clarksville, Arkansas is a charming and vibrant city located in Johnson County. Nestled in the picturesque Arkansas River Valley, Clarksville is known for its rich history, breathtaking natural beauty, and friendly community. The city offers a variety of amenities, including shops, restaurants, and recreational opportunities, making it an ideal place to live, work, and play. With its small-town charm and close-knit atmosphere, Clarksville is a place that truly feels like home.

### ATTRACTIONS



In addition to its welcoming community, Clarksville is also home to several notable tourist attractions. The Ozark Highlands Trail, a 165-mile long-distance hiking trail, offers visitors a chance to explore the stunning wilderness and scenic beauty of the region. The University of the Ozarks, a private liberal arts college, boasts a captivating campus that is worth a visit. For history enthusiasts, the Clarksville Historic District offers a glimpse into the city's past with its well-preserved buildings and landmarks. Outdoor enthusiasts can also enjoy recreational activities at Lake Dardanelle State Park, offering opportunities for boating, fishing, and camping. With its mix of outdoor adventures, cultural attractions, and small-town charm, Clarksville has something to offer every visitor.

### EDUCATION



The education system in Clarksville, AR is dedicated to providing students with a high-quality and well-rounded education. The schools in Clarksville offer a range of academic programs, extracurricular activities, and support services to meet the diverse needs and interests of students. The dedicated and experienced educators strive to create a nurturing and inclusive learning environment that fosters growth, creativity, and critical thinking skills. With a strong emphasis on academic excellence and a commitment to student success, the education system in Clarksville prepares students for future success in college, career, and beyond.

### ECONOMY



In terms of the economy, Clarksville, AR has a diverse and thriving business landscape. The city is home to a mix of industries, including manufacturing, retail, healthcare, and education. Additionally, Clarksville benefits from its close proximity to major transportation routes, which enhances its accessibility for businesses and promotes economic growth. The city's strong local economy creates employment opportunities and helps sustain the community's overall well-being. With its favorable business climate and commitment to growth, Clarksville continues to establish itself as an economic hub in the region.

### TRANSPORTATION



With regards to transportation, Clarksville, AR has a reliable and efficient system in place. The city provides an extensive network of well-maintained roads and highways, making it easy for residents and visitors to navigate through the area. Additionally, Clarksville is served by various public transportation options, including buses and taxis, catering to those without personal vehicles. The city also promotes alternative modes of transportation, such as biking and walking, providing dedicated lanes and pathways for pedestrians and cyclists. Overall, Clarksville's transportation system ensures smooth accessibility within the city and enhances the overall quality of life for its residents.



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