



WHATABURGER

BRAND NEW 20-YEAR LEASE AND 2024 CONSTRUCTION

PRYOR, OKLAHOMA



SUBJECT PROPERTY

Representative Photo





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Investment Highlights



Brand-New Construction Completed in 2024 with a 20-Year Lease Agreement



The Latest Prototype Double Drive-Thru Location is Designed to Handle Increased Order Volume

Prime Retail Location

- ▶ Located on Hwy 69 with **Traffic Counts Exceeding 23,000 Cars Per Day**
- ▶ The Subject Property boasts an **Expansive 2.12-Acre Lot, Providing Ample Space for 49 Parking Spots**
- ▶ Outparcel to the **Only Walmart Supercenter within 20 Miles - Walmart Recently Expanded and Renovated into a Supercenter, Proving Their Commitment to the Location**
- ▶ Within Close Proximity to Several Major Retailers such as Murphy USA, Domino's Pizza, RCB Bank, Chili's Grill & Bar, Verizon, Braum's Ice Cream, Kum & Go, Tractor Supply, Taco Bell, and Many More

Experienced Franchisee

- ▶ **Absolute NNN Property with Zero Landlord Responsibilities** - Ideal for Investors Not Local to the Market
- ▶ Whataburger has the Highest Average Sales Per Store of all Burger Quick Service Restaurants **at \$3.54 Million per Store**
- ▶ Whataburger's Sales **Skyrocketed in 2021, Reaching \$3.09 Billion** - A 14.5% Increase From 2020
- ▶ Whataburger has 873+ Locations Nationwide | Operated by K-Mac Enterprises, a Strong Operator with Over 320 QSR Locations
- ▶ Scheduled 10% Rental Increases Every 5 Years Throughout the Initial Term Provide for an Excellent Hedge Against Inflation

Pride of Property Ownership Pryor, OK

- ▶ **Located within 2 Miles of MidAmerica Industrial Park**, Oklahoma's Largest Industrial Park Spanning 9,000 Acres
- ▶ In 2022 **Google Invested Another \$75 Million** into their Facilities at MidAmerica Industrial Park Bringing their **Total Investment up to \$4.4 Billion**
- ▶ **Average Household Income** within 1 Mile **Exceeds \$75,000**



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Tenant Overview

Whataburger

Whataburger is an American fast food chain that specializes in hamburgers. It was founded in 1950 in Corpus Christi, Texas, by Harmon Dobson and Paul Burton. Today, it is headquartered in San Antonio, Texas, and has over 800 locations across the southern United States.



Whataburger is known for its large and customizable burgers, which are made with 100% pure beef and served on a five-inch toasted bun.

Whataburger is also known for its distinct logo, which features an orange and white striped "W." The chain has a loyal following, and many customers praise its quality ingredients and customer service.

Tenant Profile

Website	www.whataburger.com
Number of Locations	837+ (As of 2021)
Revenue	\$2.7 Billion (2021)

K-MAC Enterprises, Inc.

K-MAC Enterprises Inc. is a leading operator of Taco Bell quick-service restaurants. The company's restaurants, franchised from YUM! Brands, are located in Arkansas, Illinois, Indiana, Kentucky, Mississippi, Missouri, Oklahoma, Tennessee, and Texas. K-MAC was founded in 1964 by Ken McGruder.



Their guarantor is WAB Venture, Inc. with plans to develop 40 locations and a total of 12 locations in operation by the end of the year. They currently have nine locations open.

Operating Tenant Profile

Headquarters	Fayetteville, AR
Number of Locations	9 Locations
Annual Sales	\$530 Million

Average Unit Volume - Rankings

Fast Food Restaurant Chain	Average Unit Volume	Increase YoY
Whataburger	\$3,538,900	11%
McDonald's	\$3,349,800	16%
In-N-Out	\$2,781,100	4%
Habit Burger	\$1,613,600	11%
Wendy's	\$1,880,700	8%
Jack in the Box	\$1,797,400	12%
Del Taco	\$1,498,300	7%
Burger King	\$1,412,200	3%
Carl's Jr	\$1,270,000	3%
Sonic Drive-In	\$1,648,900	2%
Arby's	\$1,309,000	5%



Financial Analysis

Offering Summary

Property Name	Whataburger
Property Address	5315 South Mill Street Pryor, OK 74361
Year Built	2024
Gross Leasable Area (GLA)	±3,371 Square Feet
Lot Size	±2.12 Acres (±92,347 Square Feet)

Pricing

Price	\$4,210,000
Cap Rate	6.65%

Annualized Operating Data **Current**

Gross Potential Rent	\$280,000
Total Expenses	Absolute NNN
Net Operating Income	\$280,000

Lease Information

Initial Lease Term	±20 Years
Lease Commencement Date	April 5, 2024
Lease Expiration Date	April 4, 2044
Lease Remaining	±20 Years
Lease Type	Absolute NNN
Increases	10% Every Five Years
Options	Five, Five-Year
Guarantee	Franchisee

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Market Overview

Close-Up Aerial & Site Plan



 JOHN DEERE

 State Highway 69
±23,000 Cars Per Day

RCB BANK
That's my bank!





MURPHY USA

Walmart
Save money. Live better.

Hotel Pryor


DODGE



Google Google Data Center has ±800 employees

MidAmerica Industrial Park
Oklahoma's largest industrial park,
3rd largest in the country & includes
the following companies:



69 State Highway 69
±23,000 Cars Per Day

DODGE

Hotel Pryor

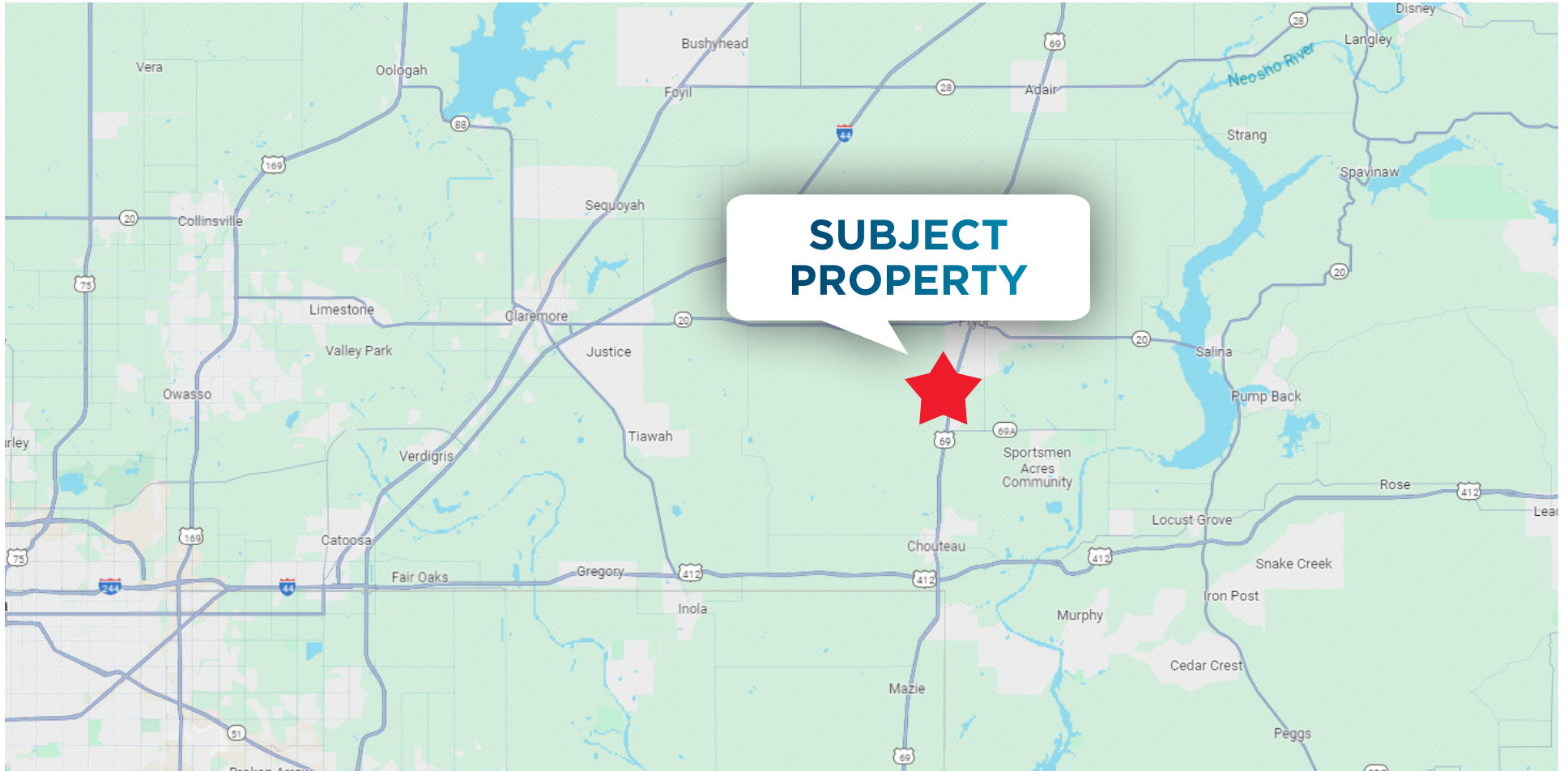


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Domino's T-Mobile

Market Overview

Regional Map



±23,000 CARS

PER DAY ON STATE HIGHWAY
69



±8 MILES

TO CLAREMORE REGIONAL
AIRPORT (KGCM)



±35 MILES

TO TULSA,
OKLAHOMA

Market Overview

The City Of Pryor Creek, OK

Pryor Creek, Oklahoma, is a vibrant city located in Mayes County, nestled in the northeastern part of the state. It's renowned for its rich history, diverse culture, and picturesque landscapes. Originally inhabited by Native American tribes, Pryor Creek was established as a settlement during the late 19th century, primarily due to the presence of abundant natural resources like coal and timber.



Today, Pryor Creek thrives as a bustling community with a strong economy driven by industries such as manufacturing, agriculture, and energy production. The city is home to several manufacturing plants and industrial parks, contributing significantly to its economic growth and providing employment opportunities for residents.

Pryor Creek boasts a range of amenities and attractions, including parks, recreational facilities, and cultural events. Residents and visitors alike can enjoy outdoor activities such as hiking, fishing, and camping in the nearby Ozark foothills and along the scenic Grand River.

The city also hosts various events throughout the year, celebrating its heritage and fostering community spirit. From annual festivals and rodeos to arts and crafts fairs, there's always something happening in Pryor Creek to entertain and engage people of all ages.

Overall, Pryor Creek, Oklahoma, is a dynamic city with a blend of history, industry, and natural beauty, making it an appealing destination for both residents and tourists.

Demographics



5,104

2022 AVERAGE
HOUSEHOLDS



\$75,053

2022 AVERAGE
HOUSEHOLD INCOME
(1 MILE RADIUS)



13,012

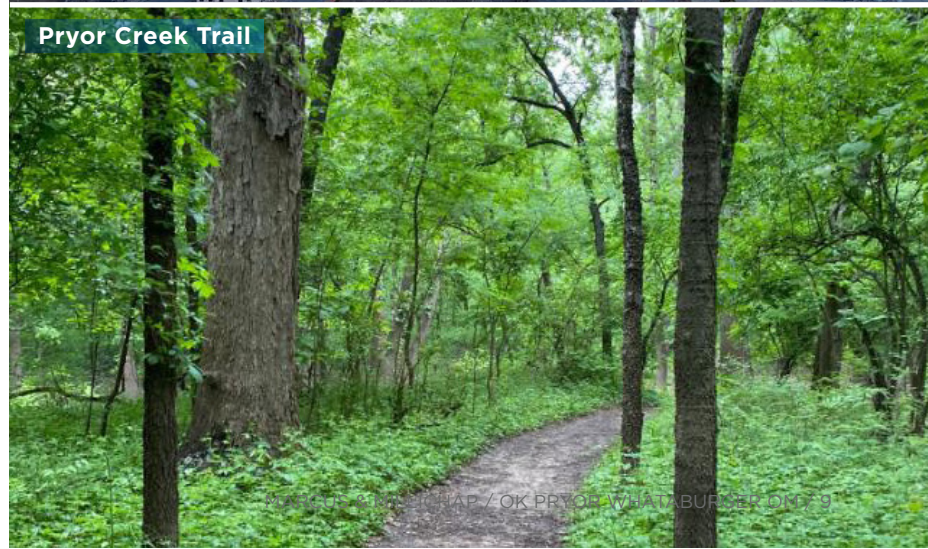
2022
POPULATION



Pensacola Dam



Pryor City Skyline



Pryor Creek Trail



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