



# Corporate McDonald's

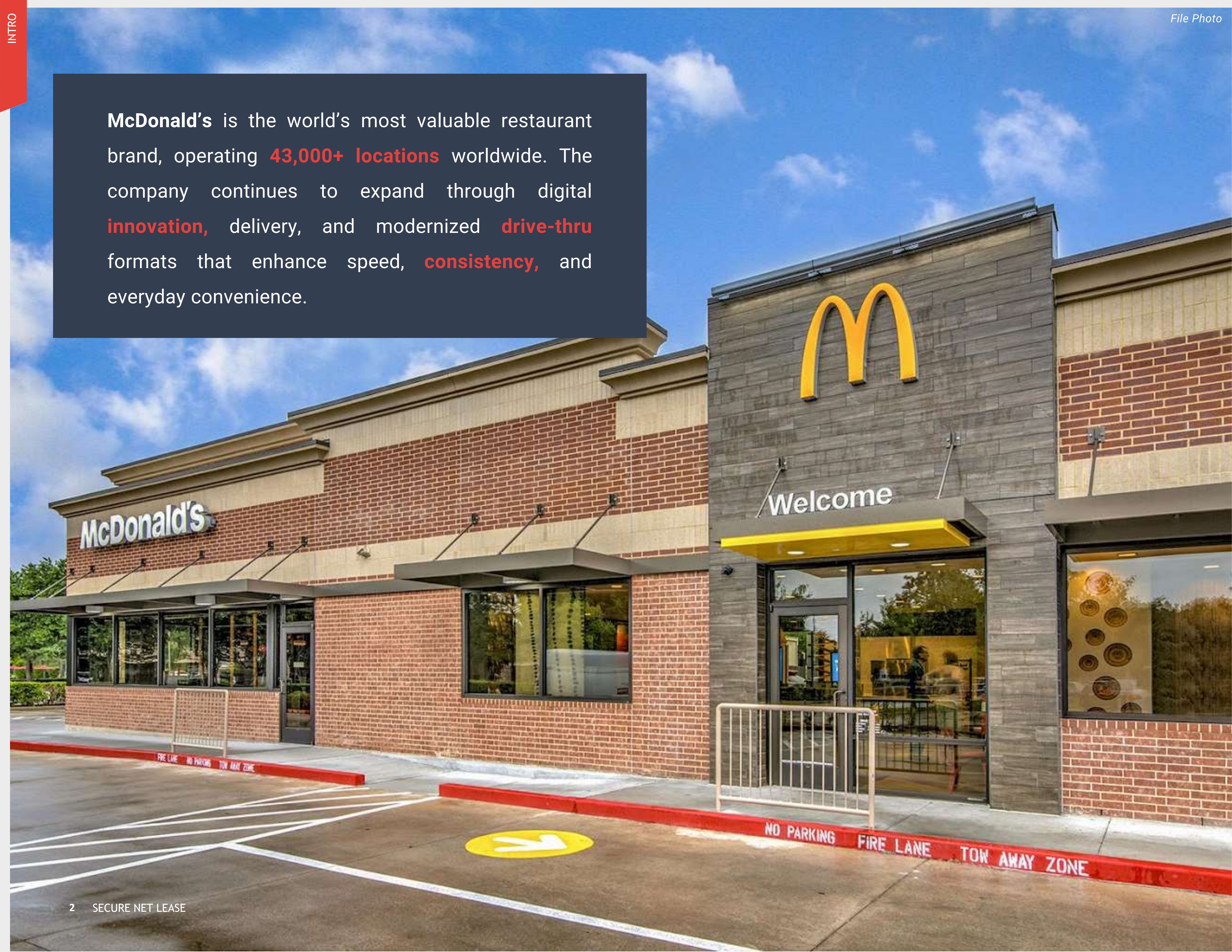
**\$3,117,000 | 3.85% CAP**

185 Wonder World Dr, San Marcos, TX 78666

- ✓ **Brand New 20-Year Corporate Absolute NNN Ground Lease** With 10% Rental Increases Every 5 Years
- ✓ **Prime Location Along Interstate 35** With Traffic Exceeding 150,000 Vehicles Per Day and Direct Access to I-35
- ✓ **Regional Anchors Including Tanger and Premium Outlets** 1.2–1.5M SF Combined With 14M Annual Visitors and 0.35-Mile Proximity
- ✓ **Within Two Miles of Texas State University and CHRISTUS Santa Rosa Hospital** Serving 44,000+ Students and 178 Beds
- ✓ **Located in San Marcos – One of Texas's Fastest-Growing Cities** With 85,000+ Residents and \$74,900 Median Household Income



**McDonald's** is the world's most valuable restaurant brand, operating **43,000+ locations** worldwide. The company continues to expand through digital **innovation**, delivery, and modernized **drive-thru** formats that enhance speed, **consistency**, and everyday convenience.





# INVESTMENT OVERVIEW

MCDONALD'S    SAN MARCOS, TX



File Photo

## CONTACT FOR DETAILS

**Edward Benton**

Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

**Bob Moorhead**

Managing Partner  
(214) 522-7210

bob@securenetlease.com

# \$3,117,000

## 3.85% CAP

NOI

\$120,000

Building Area

±4,365 SF

Land Area

±1.359 AC

Year Built

2025

Lease Type

Ground Lease  
(Absolute NNN)

Occupancy

100%

- ✓ **Brand New 20-Year Corporate Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years and (8) 5-Year Renewal Options
- ✓ **Prime Location Along the Interstate 35 Growth Corridor** Strategically positioned along one of Texas's busiest trade routes with traffic exceeding 150,000 vehicles per day (TxDOT). The property sits at the signalized intersection of Wonder World Drive and Hunter Road, offering full access, excellent visibility, and direct connectivity to I-35.
- ✓ **Regional Anchor and Retail Connectivity** Situated just 0.35 miles from the combined 1.2–1.5 million SF Tanger and Premium Outlets, which draw more than 14 million annual visitors. The property is surrounded by regional anchors including H-E-B, CVS, Holiday Inn, and CHRISTUS Santa Rosa Hospital, driving consistent daytime and weekend consumer activity.
- ✓ **Premier University and Workforce Base** Less than two miles from Texas State University, enrolling over 44,000 students and employing 3,700+ faculty and staff. The surrounding 3-mile trade area supports more than 20,000 jobs, generating steady daily retail demand and repeat customer volume.
- ✓ **Superior Market Demographics** The trade area population exceeds 54,000 within three miles, with more than 21,000 households and an average income of \$74,917. Strong residential growth and affluence support sustained retail performance and long-term tenant stability.
- ✓ **Tenant Strength: McDonald's USA, LLC** (BBB S&P, world's most valuable restaurant brand—\$40.5B, 2025) McDonald's offers exceptional financial stability, operational excellence, and leadership in QSR innovation. The company maintains a proven record of brand loyalty and consistent performance across economic cycles, reinforcing its reputation as a premier corporate tenant.
- ✓ **San Marcos Growth Corridor** The city, now exceeding 85,000 residents, is among the fastest-growing in Texas with robust job creation, major infrastructure expansion, and strategic access to Austin and San Antonio. Institutional anchors, high median incomes (\$74,917 within one mile), and vibrant tourism and retail activity further enhance long-term investment value.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



## TENANT OVERVIEW

MCDONALD'S SAN MARCOS, TX

## McDonald's

[mcdonalds.com](https://mcdonalds.com)

## REVENUE

**\$26.06B (TTM AS OF Q3 2025)**

## CREDIT RATING

**BBB+**

## STOCK TICKER

**MCD**

## LOCATIONS

**44,000+ (GLOBAL);  
~13,700 U.S.**[corporate.mcdonalds.com](https://corporate.mcdonalds.com)**Lessee:** McDonald's USA, LLC

**Founded in 1955, McDonald's USA, LLC (a wholly-owned subsidiary of McDonald's Corporation; NYSE: MCD) operates the world's largest, most visible restaurant brand with over 44,000 locations in over 100 countries.**

McDonald's is a category leader for system sales, operational innovation, and digital engagement. Driven by exceptional **brand strength** and a **BBB+ investment-grade credit rating**, McDonald's consistently secures top rankings for global familiarity, consumer trust, and **digital loyalty growth**.

The company posted **\$26 billion** in trailing-twelve-month corporate revenue and \$36B in quarterly systemwide sales in Q3 2025, built on everyday value, menu innovation, and best-in-class marketing. **Approximately 95%** of restaurants are franchised, ensuring **stable cash flows**; McDonald's strategic focus on digital, sustainability, and operational excellence positions the brand for **long-term global expansion**, making this tenant one of the safest and most recognized anchors in commercial real estate.





# IN THE NEWS

MCDONALD'S    SAN MARCOS, TX

## McDonald's reports third quarter 2025 results

NOVEMBER 05, 2025 (PR NEWSWIRE)

Global comparable sales increased 3.6%, with broad-based growth across all segments.

- Global Systemwide sales\* were over **\$36 billion** for the quarter, an increase over prior year of **8% (6% in constant currency)**
- Systemwide sales to loyalty members across **60 loyalty** markets were approximately **\$34 billion** for the trailing twelve-month period and over **\$9 billion** for the quarter.

McDonald's Corporation today announced results for the third quarter ended September 30, 2025.

McDonald's systemwide sales rose 6% globally in Q3 2025, outperforming expectations and demonstrating brand strength and resilient demand across all markets.

"We increased global Systemwide sales by **6%** and grew comp sales across all segments, a testament to our ability to deliver sustainable growth even in a **challenging environment**," said Chairman and **CEO Chris Kempczinski**. "We're fueling momentum by delivering everyday value and affordability, menu innovation, and **compelling marketing** that continue to bring customers through our doors."

Third quarter financial performance:

- Global comparable sales increased **3.6%**
- U.S. increased **2.4%**
- International Operated Markets increased **4.3%**
- International Developmental Licensed Markets increased **4.7%**

EXPLORE ARTICLE



## McDonald's passes Starbucks as most valuable restaurant brand

ALICIA KELSO, MARCH 24, 2025 (NRN)

After a challenging 2024 that included four straight quarters of same-store sales declines, Starbucks is no longer the world's most valuable restaurant brand, according to a new "Restaurants 25 2025" report from valuation consultancy Brand Finance.

The coffee giant has ceded the top spot to McDonald's, which experienced a **7% increase in value to \$40.5 billion**. It's the first time McDonald's has held the top spot since 2016.

According to Brand Finance research, the Golden Arches' increase is driven by an improvement in its Brand Strength Index (BSI) score, which has climbed from **82.9** in 2024 to **90.5 out of 100**, earning an **AAA+ rating**.

Brand Finance named McDonald's 2025's most valuable restaurant brand, at \$40.5 billion—outpacing Starbucks and earning top AAA+ status for consumer trust and familiarity.

McDonald's excels in several brand strength metrics, including a **10 out of 10** score for "familiarity," **9.5 for "consideration"**, and **9.4** for "preferred brand." McDonald's ranks 42nd among the world's **500** most valuable brands.

Meanwhile, Starbucks' brand value declined **36% to \$38.8 billion**, placing it second among the world's most valuable restaurant brands. The coffee chain had previously held the **top spot** for eight consecutive years, and **Brand Finance** attributes its drop to declines in key brand strength metrics in the United States and China, including **"reputation"** and **"recommendation."** The company hired Brian Niccol, who had led Chipotle since 2018, as its new CEO in August to ignite a turnaround. His strategy has included getting back to a coffeehouse culture with details such as **ceramic mugs** and comfortable seating, as well as speedier service.

EXPLORE ARTICLE





# LEASE OVERVIEW

MCDONALD'S    SAN MARCOS, TX

|                       |  |
|-----------------------|--|
| Initial Lease Term    | 20-Years, Plus (8), 5-Year Options to Renew  |
| Rent Commencement     | December 17, 2025 (Estimated)                |
| Lease Expiration      | December 31, 2045 (Estimated)                |
| Lease Type            | Ground Lease (Absolute NNN)                  |
| Rent Increases        | 10% Every 5 Years, In Primary Term & Options |
| Annual Rent YRS 1-5   | \$120,000.00                                 |
| Annual Rent YRS 6-10  | \$132,000.00                                 |
| Annual Rent YRS 11-15 | \$145,200.00                                 |
| Annual Rent YRS 16-20 | \$159,720.00                                 |

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.







FARM TO MARKET ROAD 12  
±21,557 VPD



COTTAGES AT  
SAN MARCOS  
(194 UNITS)

CROCKETT  
ELEMENTARY  
SCHOOL  
(487 STUDENTS)

TEXAS STATE  
UNIVERSITY  
(29,092 STUDENTS)



COPPER  
BEECHAT SAN  
MARCOS

THE OASIS  
SAN MARCOS  
(240 UNITS)  
THE GROVE AT  
SAN MARCOS

CAMINO REAL  
±13,132 VPD

SAN MARCOS  
REGIONAL  
AIRPORT

21  
TEXAS

**SUBJECT PROPERTY**  
185 WONDER WORLD DR.



HERNANDEZ  
ELEMENTARY  
SCHOOL  
(531 STUDENTS)

DORIS MILLER  
MIDDLE SCHOOL  
(908 STUDENTS)

FARM  
ROAD  
2439

WONDER WORLD DRIVE  
±20,550 VPD

35  
INTERSTATE  
TEXAS

82  
TEXAS

OWEN  
GOODNIGHT  
MIDDLE SCHOOL

CHRISTUS SANTA  
ROSA HOSPITAL  
SAN MARCOS  
(105 BEDS)

DEZAVALA  
ELEMENTARY SCHOOL  
(591 STUDENTS)

SAN MARCOS RIVER

80  
TEXAS

±37,771 VPD

FARM  
ROAD  
110



Academy  
SPORTS+OUTDOORS

H-E-B  
DISTRIBUTION  
CENTER

SPRINGMARC  
APARTMENTS  
(240 UNITS)



123  
TEXAS

FARM TO MARKET ROAD 12  
±10,832 VPD

HUNTER ROAD  
±16,874 VPD



COURTYARD  
BY PARK-IT



MONARCH HIGHWAY  
±125,662 VPD



GUADALUPE STREET  
±21,159 VPD

SAN MARCOS  
HIGH SCHOOL  
(3,201 STUDENTS)

FARM  
ROAD  
621

STAPLES ROAD  
±4,865 VPD



# SITE OVERVIEW

MCDONALD'S SAN MARCOS, TX



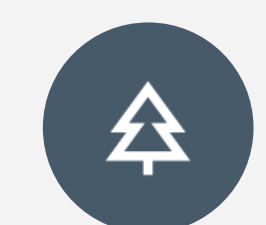
Year Built

2025



Building Area

±4,365 SF



Land Area

±1.359 AC

## NEIGHBORING RETAILERS

- Lowe's
- Sam's Club
- Marshalls
- Ross Dress for Less
- Best Buy
- Academy Sports + Outdoors
- Michaels
- Target
- JCPenney
- Ashley Store

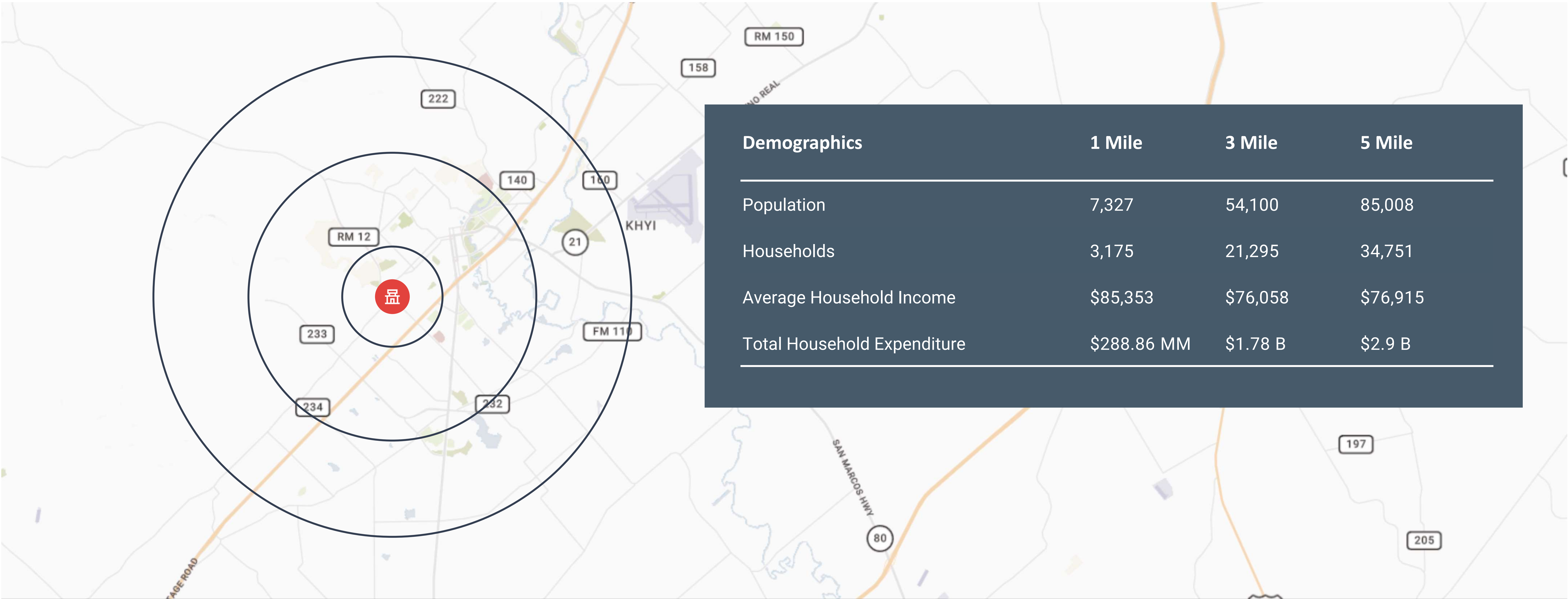


File Photo



# LOCATION OVERVIEW

MCDONALD'S    SAN MARCOS, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Amazon Fulfillment (5,000)
2.

Texas State University (3,730)
3.

Premium Outlets (1,600)
4.

Tanger Outlets (1,540)
5.

San Marcos CISD (1,400)
6.

Hays County (885)
7.

City of San Marcos (758)
8.

HEB Distribution Center (750)
9.

Central Texas Medical Center (675)
10.

CFAN (460)



# LOCATION OVERVIEW

MCDONALD'S    SAN MARCOS, TX



Texas State University  
Students

44,596

Annual Outlet Shoppers

10 Million+

**San Marcos, Texas is a thriving economic hub and gateway to Central Texas, uniquely located on the I-35 corridor between the rapidly expanding metros of Austin and San Antonio.**

The city's extraordinary growth is anchored by Texas State University, serving over 44,000 students and employing more than 3,700 staff, creating a dynamic pool of talent and fostering innovation, research partnerships, and entrepreneurship.

**A fast-growing Central Texas hub anchored by education, retail, and industry, positioned between two major metro markets.**

San Marcos benefits from a robust, diversified employment base, with Amazon Fulfillment (5,000+ employees), H-E-B grocery distribution, Central Texas Medical Center—a regional hospital with 300 beds and advanced care facilities—and the

San Marcos Consolidated Independent School District, all vital contributors to the region's stability. The area's connectivity is reinforced by proximity to Austin-Bergstrom International Airport (handling 18 million passengers yearly, with nonstop service to 90+ destinations), as well as major highways driving strong regional and interstate commerce. San Marcos has established itself as a top retail and tourism destination, home to two major outlet malls—San Marcos Premium Outlets and Tanger Outlets—attracting over 10 million visitors annually for world-class shopping, dining, and entertainment. The city's population exceeded 85,000 in 2025 and is forecast for sustained, above-average growth, reflecting its appeal for families, young professionals, and major employers. Cultural and recreational assets abound: the historic San Marcos River, vibrant downtown, Purgatory Creek Natural Area, and citywide arts events foster an outstanding quality of life. San Marcos's strategic investments in infrastructure, business parks, and housing have created fertile ground for new development and business relocation. With a welcoming, business-friendly environment and unparalleled central location, San Marcos stands as a leading Texas destination for living, learning, and investing.



# IN THE NEWS

## MCDONALD'S    SAN MARCOS, TX

### Industrial Park Launches, Fuels San Marcos Logistics Growth

ARCO/MURRAY, JULY 28, 2025 (COMPANY PRESS RELEASE)

San Marcos broke ground on a landmark 665,760-square-foot business park, boosting the city’s role as a Central Texas logistics and manufacturing hub.

The multi-building park will serve major distribution and manufacturing tenants, bringing new jobs and a fresh wave of commercial investment to the city. Located along I-35, the park will provide critical infrastructure and is expected to attract both national brands and regional operators by 2026. City officials say the new development not only diversifies the economic base but also positions San Marcos as a leading destination for industrial growth and supply chain solutions across Texas. Combined with ongoing investment in workforce and amenities, the park is a milestone for the city’s dynamic business environment.

EXPLORE ARTICLE

### Workforce Housing Project to Deliver 336 Affordable Units

HELU DEVELOPMENT, JANUARY 9, 2025 (AMERICAN SOUTH CAPITAL PARTNERS)

The Entrada at San Marcos—a new \$15M project—will provide affordable homes for working families.

Scheduled for completion in early 2026, Entrada will offer 336 apartments focused on households making less than 80% of area median income. Local leaders call it a major investment in sustainable growth and housing equity, helping San Marcos retain vital talent and support teachers, first responders, and service workers. The development will include modern amenities, green space, and easy access to employers. This project exemplifies how San Marcos is meeting demand for affordable, quality living while driving balanced community development.

EXPLORE ARTICLE

### Third H-E-B Store to Anchor San Marcos Retail Expansion

NICHOLAS HERNANDEZ, NOVEMBER 4, 2025 (MYSA/COMMUNITY IMPACT)

H-E-B has begun construction on its third San Marcos supermarket, featuring expanded amenities and Texas BBQ.

The 114,000-square-foot store on I-35 and McCarty will bring new culinary options, curbside pickup, and increased retail jobs. With features like San Marcos’ first True Texas BBQ, dedicated pharmacy, and fuel station, this H-E-B shows a robust commitment to the local market. The new store is the result of effective city partnership incentives and strong consumer demand. With completion expected in 2026, the expansion underscores San Marcos’s stature as a regional retail magnet and growing job center for Hays County and the Greater Austin-San Antonio corridor, while reinforcing the city’s appeal to major brands statewide.

EXPLORE ARTICLE

### Premium Outlets to Welcome High-Profile Retailers in 2026

MELANIE LOVE SALAZAR, SEPTEMBER 10, 2025 (MYSANANTONIO)

Sephora and other major brands are set to join San Marcos Premium Outlets’ expanding lineup next year.

The celebrated outlet mall in San Marcos continues to attract major national retailers, with new arrivals including Sephora, Fabletics, and others coming in 2026. The expansion follows record visitor numbers and steadily rising sales, boosting the area’s reputation as a leading retail and tourism magnet for Central Texas. Local business leaders say the additions create more jobs and offer residents and visitors alike unique lifestyle and shopping opportunities, reinforcing the city’s economic versatility.

EXPLORE ARTICLE

### Boutique Hotel Project to Transform Downtown Visitor Experience

STEPHANIE REYES, AUGUST 6, 2025 (HAYS CALDWELL ECONOMIC PARTNERSHIP)

A \$40 million, 130-key boutique hotel will soon rise in downtown San Marcos, strengthening the city’s hospitality sector.

The new 120,000-square-foot hotel at 429 N. Guadalupe is a public-private partnership set to deliver around 250 jobs and a significant boost to the city’s visitor economy. Supported by city incentives and developed by Midway, this project highlights San Marcos’s appeal for investors and tourists alike. With luxurious amenities, event space, and a vibrant location, the hotel will anchor future downtown activity and revitalization, ensuring economic benefits for local businesses and furthering San Marcos’s image as a destination for leisure, business, and experiential tourism.

EXPLORE ARTICLE

### Axis Logistics Park Plans to Be a Top National Industrial Destination

CITY OF SAN MARCOS, 2025 (OFFICIAL CITY WEBSITE)

San Marcos’s Axis Logistics Park is on track to become one of the largest master-planned industrial parks in the nation.

Spanning 2,000 acres with 735 acres inside city limits, Axis Logistics Park will offer best-in-class logistics, utilities, and transportation infrastructure. City officials tout the project as a game-changer for bringing manufacturing, distribution, and advanced logistics employers to the heart of Texas. The park’s phased construction and innovative design signal the region’s potential as a hub for supply chain and technology-driven development in years to come.

EXPLORE ARTICLE

### IKEA Opens First San Marcos Location, Expanding Retail Choices

IKEA U.S. NEWSROOM, JULY 9, 2025 (PRESS RELEASE)

IKEA has opened its first San Marcos store with new home goods and local living solutions.

At nearly 35,000 square feet, the new IKEA brings thousands of products, in-store and online shopping, plus home delivery and pickup services to area residents. Special grand opening events and local hiring create excitement and help cement San Marcos’s spot as Central Texas’s home goods capital. Shoppers benefit from convenient access to world-class design and value, while city partners say the development affirms San Marcos’s status as a magnet for major brands and a regional hub for innovative retail experiences.

EXPLORE ARTICLE

### \$60M Mixed-Use Project Proposed, Will Enhance City’s Urban Core

AUGUST 8, 2025 (AUSTIN COMMERCIAL REAL ESTATE)

A 100-acre, mixed-use project is in planning for San Marcos, including retail, residences, office, and hospitality.

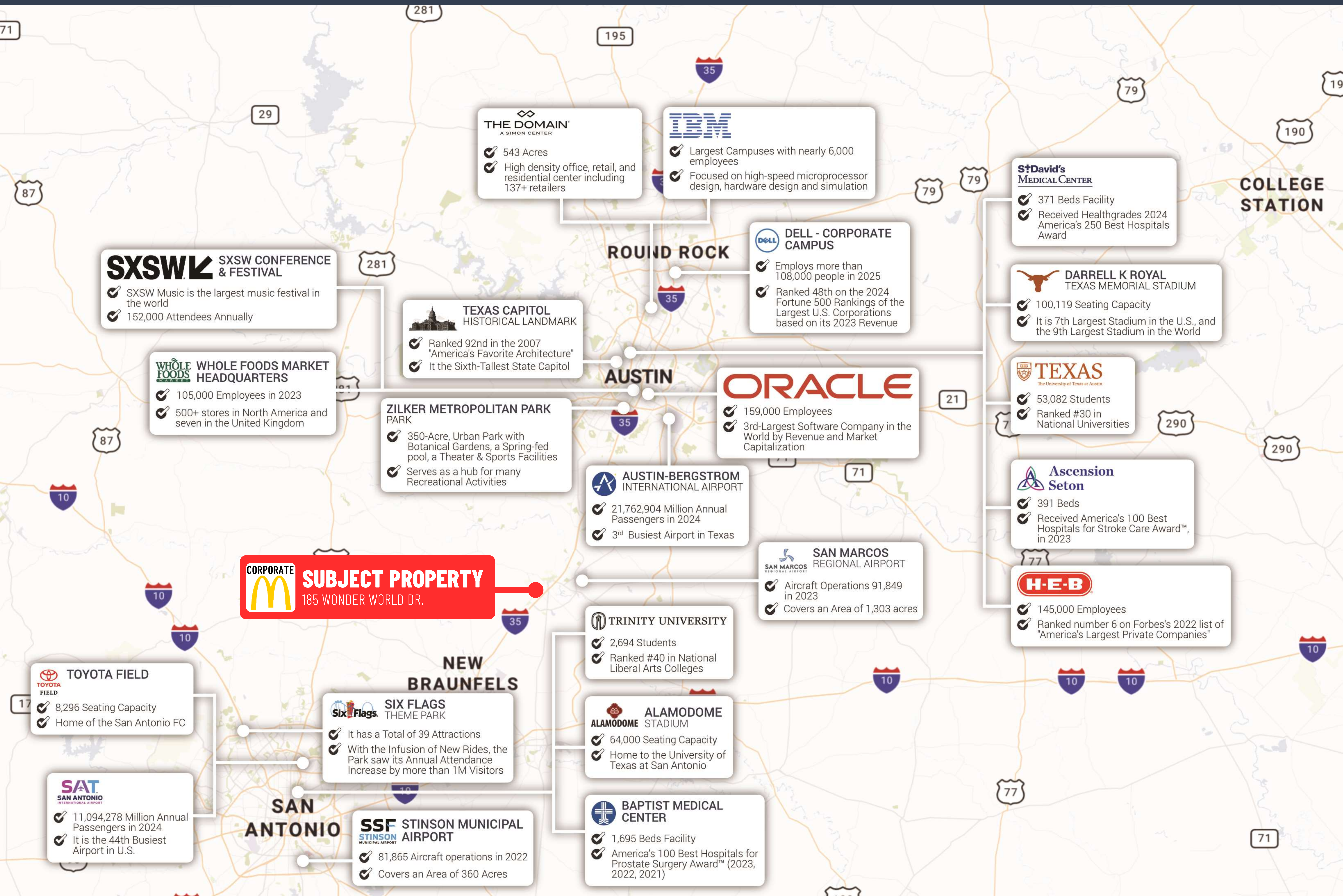
The proposed development, now under review by City Council, aims to create a vibrant new district blending hotels, multifamily, build-to-rent homes, restaurants, and green corridors. The project could receive up to \$60 million in bonds and a Chapter 380 incentive deal, driving both private and public investment. Community leaders see it as a catalyst for citywide economic impact and a key piece of San Marcos’s vision for a modern, connected community.

EXPLORE ARTICLE



## METRO AREA

MCDONALD'S SAN MARCOS, TX





CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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CALL FOR ADDITIONAL INFORMATION

### Edward Benton

Executive Vice President  
(713) 263-3981

[ebenton@securenetlease.com](mailto:ebenton@securenetlease.com)

### Bob Moorhead

Managing Partner  
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# TEXAS DISCLAIMER

**MCDONALD'S    SAN MARCOS, TX**

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.