

Burger King

14290 Horizon Blvd, Horizon City, TX



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INVESTMENT OVERVIEW



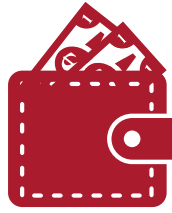
LIST PRICE

\$1,700,000



CAP ROI

6.32%



NOI

\$107,500

BUILDING SIZE	2,497 Sq. Ft.
LOT SIZE	1.00 Acres
TYPE OF OWNERSHIP	Fee Simple
TENANT NAME	Burger King
LEASE TYPE	Absolute Net
LANDLORD RESPONSIBILITIES	None
LEASE COMMENCEMENT	November 13, 2017
LEASE EXPIRATION	November 13, 2027
OPTIONS	Four, 5-Year
RENT INCREASES	7.5% Every 5 Years
GUARANTOR	Franchisee (42 Units)
SALES REPORTING	No
YEAR BUILT / EFFECTIVE AGE	2007 / 2017

Andersen, Jung & CO. is pleased to present the listing for a Burger King located at 14290 Horizon Blvd in Horizon City, TX.

The property is comprised of 2,497 square feet and sits on approximately one acre of land with ample parking. Originally built in 2007, Burger King renovated the property and signed a new 10-Year absolute net lease in 2017 with Four, 5-Year Options and set rent increases at 7.5% every 5 years.

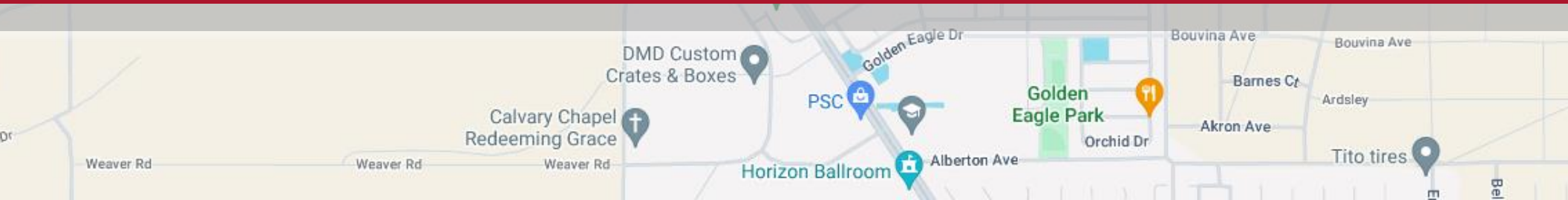
Ideally located in a dense major retail trade area full of commercial properties such as Pizza Hut, Wendy's, Little Caesar's Pizza, Walgreens, AutoZone, Dollar Tree, McDonald's, Jack-In-The-Box, Whataburger, Verizon, and Walmart. It is also surrounded by residential homes in every direction and its location is also positioned at a signalized intersection for even higher traffic counts!



PROPERTY LOCATION



14290 Horizon Blvd, Horizon City, TX 79928



RENT ROLL

Term	Years	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END	OPTIONS
Initial	1 - 5	\$8,333	\$100,000	2/1/18	9/30/22	Four, 5-Year
Initial (Current)	6 - 10	\$8,958	\$107,500	11/14/22	11/13/27	
Option 1	11 - 15	\$9,630	\$115,563	11/14/27	11/13/32	
Option 2	16 - 20	\$10,353	\$124,230	11/14/32	11/13/37	
Option 3	21 - 25	\$11,129	\$133,547	11/14/37	11/13/42	
Option 4	26 - 30	\$11,964	\$143,563	11/14/42	11/13/47	

TENANT OVERVIEW

Great Food Comes First.

Every day, more than 11 million guests visit Burger King restaurants around the world. And they do so because our restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. The original Home of the Whopper, our commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined our brand for more than 50 successful years



AMPLER

Ampler was founded in 2017 as a franchisee of quick service restaurants. Ampler is a proud franchisee of 4 iconic quick service brands: Burger King, Taco Bell, Church's Chicken and Little Caesars Pizza. With over 475 restaurants as of 2022, Ampler is one of the fastest growing franchisees in the quick service restaurant industry.

HORIZON CITY, TX



In the past, the Horizon area of east El Paso County was little more than raw desert. It is now the fastest growing urban area in the region. At 4,000 feet in elevation, we enjoy a smog-free, high desert location above the escarpment of the Rio Grand valley. We are located in east El Paso County, where Texas, New Mexico and Mexico meet.

Horizon has easy access to Ciudad Juárez via the Paso del Norte International Bridge. Cd. Juárez is a thriving city of over one million people. It is a major manufacturing and industrial center with strong trade relations with El Paso and the rest of the United States.

Horizon is also within an hour's drive of the state of New Mexico. The Land of Enchantment offers a host of cultural, historical, and outdoor activities. Some of New Mexico's best mountain resort areas - famous for snow skiing, boating and hiking - are just three hours away.

The 2000 U.S. Census confirmed that the Horizon area was one of the fastest growing urban centers in El Paso County in the 1990s. Since then, the growth rate has exceeded 10% annually and looks set to continue.

Horizon residents enjoy:

- A golf course, a country club, new schools, and good roads
- Excellent water supply that protects the town from drought
- A township with a distinct identity and increasing self-sufficiency
- Easy access to downtown El Paso (25 min) and the El Paso International Airport (20 min)



DEMOGRAPHICS

	ZIP CODE	HORIZON CITY
POPULATION		
TOTAL POPULATION	76,894	23,162
MALES	50.3%	54.7%
FEMALES	49.7%	45.3%
MEDIAN AGE	28.70	31.10
AVERAGE HH SIZE	3.50	2.30
FINANCIAL		
MEDIAN HH INCOME	\$63,101	\$61,040
MEDIAN HOME VALUE	162,589	\$139,146
RACES		
WHITE		6.30%
BLACK		2.90%
NATIVE AMERICAN		0.09%
HISPANIC		90.20%
TWO OR MORE		0.2%

	1-Mile	3-Mile	5-Mile
POPULATION			
TOTAL POPULATION	7,984	36,716	51,595
AVERAGE AGE			
AVERAGE AGE	30.20	30.10	30.40
AVERAGE HH SIZE			
AVERAGE HH SIZE	3.70	3.70	3.70
FINANCIAL			
AVERAGE HH INCOME	\$60,991	\$59,639	\$56,264
VALUES			
RACES			
WHITE	7,521	34,647	49,141
BLACK	235	1,136	1,289
NATIVE AMERICAN	71	270	376
ASIAN	49	249	287
PACIFIC ISLANDER	12	56	64
OTHER	95	357	437

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