

WHATABURGER

— LITTLE ROCK (JACKSONVILLE), AR —



ACTUAL SITE



BRAND NEW 20-YEAR ABSOLUTE
NNN WHATABURGER WITH 10%
INCREASES



70,441 RESIDENTS IN PRIMARY
TRADE AREA WITH \$80,111
AVERAGE HOUSEHOLD INCOME



EXCELLENT ACCESS AND VISIBILITY
TO 65,100 VPD ALONG INTERSTATE
57 AND MAJOR RETAIL TRADE AREA



THE HOME DEPOT
Kroger **Walmart**
BEST BUY **TARGET** **LOWE'S** **TJ-MAXX**
Dillard's **BARNES & NOBLE**

LITTLE ROCK
 16 MILES

Academy
SAM'S CLUB

KOHL'S

McDonald's **TACO BELL** **EXXON**

JACKSONVILLE CENTER

McDonald's **Wendy's**

JACKSONVILLE HIGH
 1,168 STUDENTS

SONIC **chili's** **WAFFLE HOUSE**

DOLLAR GENERAL

CAPTAIN D'S
 SEASON KITCHEN

POPEYES
 LOUISIANA KITCHEN

Kum & Go

verizon **FIREHOUSE SUBS** **tropical CAFE**

ZAXBY'S

UNITY HEALTH JACKSONVILLE
 37 BEDS

O'Reilly AUTO PARTS
 PROFESSIONAL PARTS PEOPLE

Kroger
DOLLAR TREE

HARBOR FREIGHT TOOLS
 Quality Tools at Ridiculously Low Prices
CITITRENDS **goodwill**

65,100 VPD

Rally's

Walmart

planet fitness
Bargain Hunt
petsense
Dirt Cheap

TACO BELL

Aaron's

Auto Zone

Mobile

BURGER KING

Starbucks

HIBBETT SPORTS
WING STOP
AT&T

usbank

McDonald's

SUBJECT PROPERTY

SONIC

Rally's

ROAD WIDENING PROJECT
 \$142M PROJECT TO WIDEN
 HWY 67 TO 6 LANES

LOWE'S

RESIDENTIAL COMMUNITIES
 70,441 RESIDENTS IN
 PRIMARY TRADE AREA



LITTLE ROCK AIR FORCE BASE
 6,217-ACRE INSTALLATION, POPULATION OF 13,893
 RESIDENTS COMPRISED OF 6,995 ACTIVE MILITARY,
 5,582 FAMILY MEMBERS AND 1,316 CIVILIANS

Walmart

HIBBETT SPORTS
 WING STOP
 AT&T

planet fitness
 Bargain Hunt
 petsense
 Dirt Cheap

Kroger
 DOLLAR TREE

HARBOR FREIGHT TOOLS
 Quality Tools at Ridiculously Low Prices
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 goodwill

Auto Zone

Aaron's

T-Mobile

SONIC

TACO BELL

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LOWE'S

65,100 VPD



usbank

SUBJECT PROPERTY

Rally's

ROAD WIDENING PROJECT
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RESIDENTIAL COMMUNITIES
 70,441 RESIDENTS IN
 PRIMARY TRADE AREA




LOWE'S

planet fitness

Bargain Hunt

petsense

Dirt Cheap

 **ROAD WIDENING PROJECT**
 \$142M PROJECT TO WIDEN
 HWY 67 TO 6 LANES

 **JACKSONVILLE ELEMENTARY**

HIBBETT SPORTS

WING-STOP

AT&T

 **57**

Rally's



Walmart



T-Mobile

SUBJECT PROPERTY



Aaron's

us bank

 **65,100 VPD**

Auto Zone

 **RESIDENTIAL COMMUNITIES**
 70,441 RESIDENTS IN
 PRIMARY TRADE AREA

OFFERING SUMMARY



1815 N 1ST STREET,
JACKSONVILLE, AR 72076

\$3,852,000
6.10% CAP RATE



GROSS LEASABLE AREA
2,580± SF



LOT SIZE
0.77± ACRES



YEAR BUILT/RENOVATED
2016/2024



NOI
\$235,000

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TENANT	WAB Venture, Inc.
LEASE TERM	20 Years
RENT COMMENCEMENT	Est. 12/15/2024
RENT EXPIRATION	Est. 12/14/2044
INCREASES	10% Every 5 Yrs. & in Options
OPTIONS	Five, 5-Years

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1-5	\$19,583	\$235,000
Years 6-10	\$21,542	\$258,500
Years 11-15	\$23,696	\$284,350
Years 16-20	\$26,065	\$312,785
Option 1	\$28,672	\$344,064
Option 2	\$31,539	\$378,470
Option 3	\$34,693	\$416,317
Option 4	\$38,162	\$457,949
Option 5	\$41,979	\$503,743

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- **20-Year Absolute NNN Lease** – 10% rent increases every 5 years in base term
- **Open 24 Hours with Dual Drive Thru Lane** – zero landlord responsibilities
- **Operated and Guaranteed by WAB Venture, Inc.** – affiliate of K-Mac Enterprises, the 2nd largest Taco Bell operator in United States with over 400 locations
- **Whataburger Generated \$3.769B Total U.S. Sales in 2023** – across 997 total locations
- **Strong Brand Awareness and Customer Service** – ranked #2 by Newsweek as ‘America’s Best Customer Service Brands,’ (2021 QSR segment)
- **Rapidly Expanding Tenant** – WAB Venture, Inc. currently operates 13 locations with a development agreement to open 40 by end of 2028



PROXIMITY

- **Strategically Located Near Entrance to Little Rock Air Force Base** – a 6,217-acre installation with 13,893 residents including 6,995 active military
- **70,441 Residents in Primary Trade Area** - \$80,111 average household income
- **Excellent Access and Visibility to 65,100 VPD** – along interstate 57 and major retail trade area
- **Across from Walmart Supercenter** – adjacent to Lowe’s, Kroger, Harbor Freight, Starbucks, Taco Bell, McDonald’s, Walgreens and other national tenants
- **Surrounded by 6 Hotels in ½ Mile Radius** – several K-12 schools with 5,214 Combined Students
- **Part of Little Rock-Conway-North Little Rock MSA with 771,000 Residents** – 15 miles to downtown Little Rock, capital of Arkansas

ADDITIONAL PHOTOS

OPENING DECEMBER 15TH, 2024



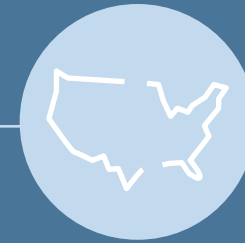
TENANT OVERVIEW

WHATABURGER

Whataburger, founded in 1950 by Harmon Dobson in Corpus Christi, Texas, has grown from a single burger stand into a beloved American fast-food chain with a dedicated fan base. Known for its signature burgers, Whataburger is celebrated for offering fresh, made-to-order food, including customized burgers, fries, chicken sandwiches, and a popular breakfast menu. The company has built its reputation on quality ingredients and generous portion sizes, along with a distinctive focus on customer service. Over the years, Whataburger has expanded its footprint across the country, primarily in the southern region. As of 2023, the company operates 997 restaurants, continuing its growth trajectory and commitment to delivering a unique fast-food experience.

In terms of financial success, Whataburger has shown impressive year-over-year growth. The chain's U.S. sales in 2023 amounted to \$3.769 billion, a significant increase from the \$3.34 billion reported in 2022. This growth has positioned Whataburger as a major player in the competitive fast-food industry, earning it 21st place in QSR magazine's Top 50 Fast-Food Chains, Ranked by Sales. Additionally, Whataburger's performance has been acknowledged in Technomic's Top 500 Chain Restaurant Report, underscoring its ability to consistently increase revenue and expand its customer base. The company's sustained rise in the rankings and sales reflects its strategic focus on expanding its market presence, introducing innovative menu items, and enhancing the customer experience both in-store and through digital platforms. Despite fierce competition from other major chains, Whataburger continues to thrive by maintaining a loyal following and consistently delivering on its brand promise of fresh, flavorful meals.

WWW.WHATABURGER.COM



TOTAL LOCATIONS
997
IN 14 STATES



HEADQUARTERS
SAN ANTONIO
TEXAS



TOTAL U.S. SALES
\$3.769B
IN 2023

TENANT OVERVIEW



TOTAL LOCATIONS

458

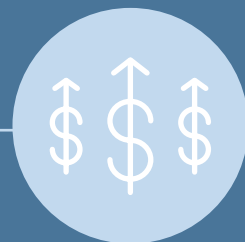
ACROSS 10 STATES



WHATABURGER LOCATIONS

13

(40 LOCATIONS PLANNED BY 2028)



TOTAL REVENUES

\$639M

2023

K-MAC ENTERPRISES, INC.

K-Mac Enterprises, founded in 1964, is a leading quick service franchise that has generated over \$630 million in annual revenue. They operate 397 Taco Bell locations, 48 7-Brew Coffee locations, and 13 Whataburger locations, which will increase to 14 by the end of 2024. They are headquartered in Fayetteville, AR and operate in Arkansas, Indiana, Illinois, Kansas, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and 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.KMACCORP.COM



WAB VENTURE, INC.

WAB Venture, Inc. is an affiliate of K-Mac Enterprises, Inc. and was established in 2022. It currently operates 13 locations in Arkansas and Oklahoma, with plans to expand to 14 by the end of 2024. They plan to open a total of 40 locations in Arkansas & Oklahoma by 2028.

WWW.WABVENTURE.COM



LOCATIONS



397 LOCATIONS



14 LOCATIONS
(BY END OF 2024)



48 LOCATIONS

DEMOGRAPHICS JACKSONVILLE

POPULATION	1 MI	3 MI	5 MI	7 MI
2024 Total	6,543	25,837	31,137	70,441
Total Daytime Population	8,899	25,888	33,887	57,976
HOUSEHOLDS	1 MI	3 MI	5 MI	7 MI
2024 Total Households	2,781	10,191	14,763	28,227
INCOME	1 MI	3 MI	5 MI	7 MI
2024 Median Income	\$43,096	\$47,806	\$51,984	\$58,063
2024 Average Income	\$58,517	\$65,270	\$72,790	\$80,111

HIGHLIGHTS

70,441 Total Population within 7 Miles

\$80,111 Average Income within 7 Mile

28,227 Total Households within 7 Miles



SITE OVERVIEW

LOT SIZE
0.77±
ACRES

VPD
65,100
ALONG INTERSTATE 57

PARKING
30
SPACES

NEARBY TENANTS
WALMART, LOWE'S,
HARBOR FREIGHT, KROGER,
WALGREENS AND MORE

DAYTIME POPULATION
57,976
TOTAL



JACKSONVILLE, ARKANSAS



JACKSONVILLE

Located just minutes from Little Rock, Jacksonville, Arkansas, combines small-town charm with vibrant amenities and a strong sense of community. Home to the Little Rock Air Force Base, Jacksonville is a proud military town where patriotism runs deep, bringing a rich heritage and diverse culture. Visitors and residents alike enjoy lush parks like Dupree and Paradise Park, as well as the Jacksonville Museum of Military History, which captures the city's unique role in national defense. With a range of family-friendly events, shopping, dining, and outdoor adventures, Jacksonville is the perfect blend of relaxation and excitement, making it a hidden gem in central Arkansas.

ATTRACTIONS



Jacksonville, offers a delightful mix of attractions for visitors seeking history, outdoor adventure, and family fun. The Jacksonville Museum of Military History provides a fascinating look at the city's military heritage, with exhibits that highlight its significance in national defense and honor the service of past and present military members. For outdoor enthusiasts, Dupree Park and Paradise Park feature scenic walking trails, playgrounds, and fishing spots, perfect for a day of relaxation or recreation. Splash Zone Water Park offers a refreshing escape for families, with slides and pools to enjoy during the warmer months. With its unique blend of culture, history, and outdoor fun, Jacksonville invites visitors to discover the warmth and charm of central Arkansas.



ECONOMY

Jacksonville boasts a resilient and diverse economy driven by a strong military presence, thriving local businesses, and a dedicated workforce. Anchored by the Little Rock Air Force Base, one of the city's largest employers, Jacksonville's economy benefits from a steady influx of military personnel and their families, creating a demand for retail, housing, and essential services. The city's business-friendly environment supports a variety of small businesses, from charming local shops to quality dining and professional services, which contribute to the area's economic vibrancy. With easy access to the greater Little Rock metropolitan area, Jacksonville is strategically positioned for growth.

EDUCATION



This city is dedicated to providing high-quality education through its Jacksonville North Pulaski School District, emphasizing academic excellence, student well-being, and community involvement. With modern facilities, skilled educators, and diverse programs, the district supports learners from early childhood through high school, preparing students for college and careers. The city also offers easy access to nearby colleges and vocational schools, fostering a strong pathway for lifelong learning and skill development. Jacksonville's commitment to education ensures a supportive and enriching environment for families and students.



TRANSPORTATION

There is convenient and accessible transportation options, connecting residents and visitors with ease. The city is strategically located along U.S. Highway 67/167, providing a quick drive to Little Rock and surrounding areas. Public transportation is available through Rock Region Metro, which connects Jacksonville with the greater Little Rock area for affordable and efficient commuting. Additionally, the city's proximity to the Bill and Hillary Clinton National Airport allows for easy access to domestic and international flights. With reliable roadways and nearby transit options, Jacksonville ensures seamless travel for both daily commuting and long-distance journeys.

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LP LADT | PATEL
INVESTMENT ADVISORS

Colliers Colliers International
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Accelerating success.
Broker of Record
Colliers | Isaac Smith | isaac.smith@colliers.com

Thomas T. Ladt
+1 760 930 7931
Thomas.Ladt@colliers.com
CA License No. 01803956

Jay Patel
+1 760 930 7927
JPatel@colliers.com
CA License No. 01512624

Nico Lautmann
+1 650 575 6219
Nico.Lautmann@colliers.com
CA License No. 01915278