



ACTUAL SITE

CIA commercial
investment
advisors
OFFERING MEMORANDUM

WINGSTOP RETAIL CENTER

1308-1312 NORTH MAIN STREET | ANDREWS, TEXAS 79714

Highlights

PRICE

\$1,240,000

CAP RATE

7.25%

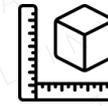
NOI

\$89,758



LOCATION

On N Main St, North of NE Ave K in Andrews, Texas



LOT SIZE

±15,682 SF (±0.36 acre)



GROSS LEASABLE AREA

±4,200 SF



YEAR BUILT

2020



ZONING

Commercial

2024 AVERAGE HOUSEHOLD
INCOME (1-MI)

\$131,824

Texas is an income tax-free state

AREA RETAILERS

Lowe's Market, Bealls, Ace Hardware, Tractor Supply Co., Hibbett Sports, Dollar Tree, Dollar General, Family Dollar, Aaron's, Buddy's Home Furnishings, Verizon, AT&T, Cricket Wireless, AutoZone, O'Reilly's Auto Parts, NAPA Auto Parts

DINING OPTIONS

Little Caesars, McAlister's Deli, Bush's Chicken, Dairy Queen, Wendy's, Sonic Drive-In, McDonald's, Dickey's BBQ, Pizza Hut, Domino's Pizza, Taco Villa, Texas Burger, Subway, Super Pollo

PUBLIC EDUCATION

Andrews has 6 public schools within the 2-mile vicinity serving 4,269 students

HEALTHCARE

3 minutes (less than 1 mile) to **Permian Regional Medical Center** - provides a range of healthcare services such as Emergency Care, Surgery, Physical Therapy & Rehabilitation, Women's Health Services and a skilled nursing facility with 44 beds

Rent Roll

#	TENANT NAME	SQ FT	% OF GLA	2025 ANNUAL RENT	RENT PSF	TYPE	LEASE STARTS	LEASE ENDS	RENT INCREASES
1308	Wingstop Texcal Wingpartners, LLC	2,000	47.62%	\$48,400*	\$24.20	NNN	03/29/20	11/30/30	12/01/30: \$53,240 (\$26.62 PSF) 12/01/35: \$58,560 (\$29.28 PSF)
1312	Galactic Smoke 4 Seasons Smoke & Vape, Inc.	2,200	52.38%	\$45,216**	\$20.55	NNN	11/01/24	12/31/29	01/01/27: \$46,200 (\$21.00 PSF) 01/01/28: \$47,304 (\$21.50 PSF) 01/01/29: \$48,396 (\$22.00 PSF)
Grand Total		4,200	100%	\$93,616	\$22.29 (AVG)				

Occupied 4,200 100%
Vacant 0 0%

* Current Rent is \$44,000 until November 30, 2025. Seller to credit Purchaser shortfall in rent (if any) at the Close of Escrow.
** Current Rent is \$44,004 until December 31, 2025. Seller to credit Purchaser shortfall in rent (if any) at the Close of Escrow.



RENTABLE SF	2,000
LEASE STARTS	03/29/20
LEASE ENDS	11/30/25
TRADED AS	NASDAQ: WING
REVENUE	\$625.8 million (FY 2024)
INDUSTRY	Quick Service/Fast Casual Restaurants
# OF EMPLOYEES	325 full-time & 1,010 part-time staff members
HEADQUARTERS	Addison, Texas

What started as a small buffalo-style chicken wing joint in Garland, Texas, has grown into a nationwide flavor phenomenon. Founded by Antonio Swad and Bernadette Fiaschetti in 1994, Wingstop has been all about bold taste and next-level wings. Their dedication to flavor is unmatched, with signature sauces and rubs like *Sweet Chili Glaze, Atomic, Mango Habanero, Cajun, Original Hot, Louisiana Rub, Hot Honey Rub, Spicy Korean Q, Hickory Smoked BBQ, Mild, Lemon Pepper, Garlic Parmesan, Hawaiian, and Plain.*

What started as a small buffalo-style chicken wing joint in Garland, Texas, has grown into a nationwide flavor phenomenon. Since opening its doors in 1994, Wingstop has been all about bold taste and next-level wings. Their dedication to flavor is unmatched, with signature sauces and rubs like *Sweet Chili Glaze, Atomic, Mango Habanero, Cajun, Original Hot, Louisiana Rub, Hot Honey Rub, Spicy Korean Q, Hickory Smoked BBQ, Mild, Lemon Pepper, Garlic Parmesan, Hawaiian, and Plain.*

In 1997, Wingstop launched its first franchise location, and by 2002, they had served up one billion wings to fans across the globe. Today, Wingstop stands as one of the fastest-growing brands in the restaurant industry.

Wingstop is the go-to destination for crave-worthy, fresh - not faked wings, hand-cut seasoned fries, and fan-favorite sides like *Cheese Fries, Louisiana Voodoo Fries, Buffalo Ranch Fries, Cajun Fried Corn, and Veggie Sticks.* Each meal is made even better with a variety of signature dips and sauces, including *Homemade Ranch, Bleu Cheese, Honey Mustard, and Cheese Sauce.*

As of March 29, 2025, there were 2,689 Wingstop restaurants system-wide. This included 2,301 restaurants in the United States, of which 2,250 were franchised restaurants and 51 were company-owned, and 388 franchised restaurants were in international markets, including U.S. territories. During the fiscal first quarter 2025, there were 126 net system-wide Wingstop restaurant openings.



As of 05/01/25

Street View Photos





SUBJECT PROPERTY

PR Permian Regional
MC Medical Center
44 BEDS

CLEARFORK ELEMENTARY
749 STUDENTS

US-385/N MAIN ST | 15,155 CPD

GREENMARK AT ANDREWS
144 UNITS

HIBBETT
ANDREWS MIDDLE SCHOOL
941 STUDENTS

Andrews Senior Activity Center

Andrews Synopsis

Andrews, the county seat of Andrews County, is located in the Permian Basin of West Texas, near the New Mexico border. Covering nearly 7 square miles, Andrews is a rural community with deep roots in agriculture and a strong reliance on the oil and gas industry, which remains the primary driver of the local economy and employment. Historically anchored in cattle and ranching, the city now focuses on enhancing quality of life through infrastructure development and sustainable water resources.

The **Permian Regional Medical Center** serves the broader region with a range of specialties and a 44-bed capacity, including a Level IV Trauma Center. Additionally, **Waste Control Specialists** operates a large-scale radioactive waste disposal site in western Andrews County. Licensed in 2009, the facility handles waste from multiple sectors and employs around 130 people, representing a small but significant portion of the local workforce.

2024 Demographics

	1-MI	3-MI	5-MI
Population	8,525	15,709	17,031
Households	2,901	5,300	5,726
Labor Population Age 16+	6,158	11,361	12,301
Median Age	31.4	31.2	31.2

Average Household Income \$131,824 \$123,000 \$124,053

City View



CONFIDENTIALITY AGREEMENT

ADVISORY TEAM

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Paul Blackburn

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