



**Re-Priced Whataburger 20 Year Ground Lease with 10% Escalations | 5.0 Cap  
831 N Czech Hall Road, Yukon Oklahoma**



**Price: \$1,900,000 | Cap: 5.0% | 95,000 NNN Ground Rent | 10% Bumps**

- Double drive-thru
- 20-year triple net with 10% escalations in base term and options
- 2.2 million visits per year to the shopping center
- Visibility from I-40 with over 60,000 vehicles per day
- Pad site at the 335,000 sf Market at Czech Hall

Phone: 212.686.0072  
Mobile: 917.741.1525  
[rob@hmx1031.com](mailto:rob@hmx1031.com)  
[www.hmx1031.com](http://www.hmx1031.com)



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# Whataburger – Yukon, Oklahoma Retail Map



HMX Realty Advisors exclusively presents for sale a new Whataburger. The property was recently re-priced to a 5.0 cap rate. We believe this is the best Whataburger on the market currently, given its location within the 335,000 square foot Market at Czech Hall and its new 20-year base term with 10% escalations every 5 years in the base term and options. Czech Hall receives over 2.2 million shoppers per year. The Whataburger is a pad site to Academy Sports, Burlington Coat Factory, and HomeGoods. It is also visible from the 92,000 square foot Crest Foods, which has the second-highest sales of all 16 Crest Foods.

The property has a double drive-thru lane to accommodate high volume. There is a new apartment complex being built behind the center with access directly adjacent to Whataburger. Additionally, the property is visible to I-40 with 60,000 VPD. Other tenants in the center include Ross, Petco, Marshall's, 5 Below, ULTA, Rack Room Shoes, Qdoba and UPS. Pad sites include Cheddar's, Hooters, LongHorn Steakhouse, Taco Casa, Jam, Winston, Mo'Bettahs and SWIG. The center receives over 2.2 million visits per year, 1.5 million of which are repeat customers. Average household income is ~\$96,000 and population growth is ~2.7% annually in 1, 2 and 3 miles.

Whataburger has a devoted fanbase and the highest average unit volume of all burger chains at \$3,500,00 per restaurant. Their loyal following is centered around Texas and Oklahoma. The restaurant brand is well established in the OKC market, opening their first restaurant there in 1967. Whataburger operates 24 hours a day, seven days a week. They serve breakfast from 11:00 PM to 11:00 AM. According to Creditsafe, the company has an A-84 credit rating which equates to very low risk. The company is headquartered in San Antonio TX and has been in business for over 72 years.

As of October 24th, 2023 there are 979 Whataburger restaurants in the United States. The state with the second greatest number of Whataburger locations is Oklahoma. The company has over 50,000 employees and serves 60 million customers per year. Restaurant Business recognized Whataburger as one of the ten fastest growing burger chains. The company had revenue of over \$3 billion in 2022.

This Whataburger is operated by Vibe Restaurants <https://www.viberestaurants.com>. Vibe Restaurants operates 118 restaurants and is a franchisee of Little Caesars, Wingstop and Whataburger. The company has 2,350 employees. Vibe Restaurants operates 32 restaurants in the State of Oklahoma. Vibe built and paid for the building. Upon lease expiration the building reverts to the landlord.

## INVESTMENT SUMMARY

**Lease Expiration:** 1/31/2044

**NNN Rent:** 95,000

**Cap Rate:** 5.0%

**Escalations:** 10% every 5 years

**Grand Opening:** 1/16/2024

**Lease:** Absolute Triple Net

**Land:** .96 acres

**Base Term:** 20 years

**Options:** 4 5-year options

**Escalations:** 10% every 5 years in base term and options

**Tenant constructed and paid for the building. Ownership of the building reverts to Landlord upon lease expiration or termination.**

# Whataburger – Yukon, Oklahoma Site Plan



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RETAIL MAP

Located on the border between Yukon and Oklahoma City, The Market at Czech Hall services both Oklahoma City residents and the bustling City of Yukon, which is experiencing robust demographic growth. The area has a higher disposable income than other parts of the market. Population growth is significant. Average household income is ~\$96,000 and population growth is ~2.7% annually in 1, 2 and 3 miles.

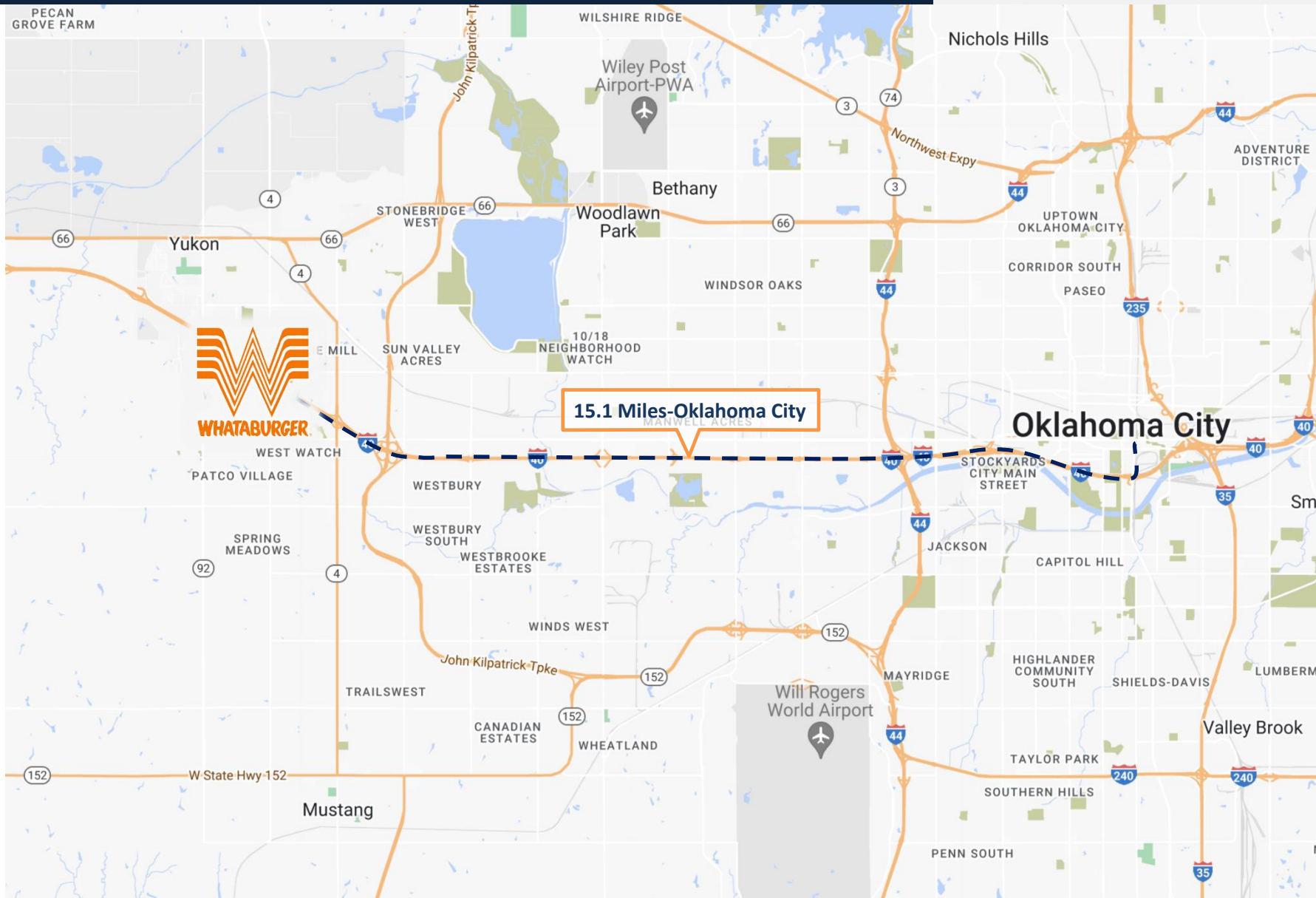
This Whataburger is in Canadian County. Canadian County is adding population at a rate of 2.4% annually. It is the 4th largest county in Oklahoma. The county has seen a growth of 43.73% since 2010. That puts Canadian County growth in the top 1% of county growth in the United States since 2010. Yukon is a city in eastern Canadian County near Oklahoma City. Yukon is currently growing at a rate of 3.62% annually. Its population has increased by 11.25% since the most recent census.





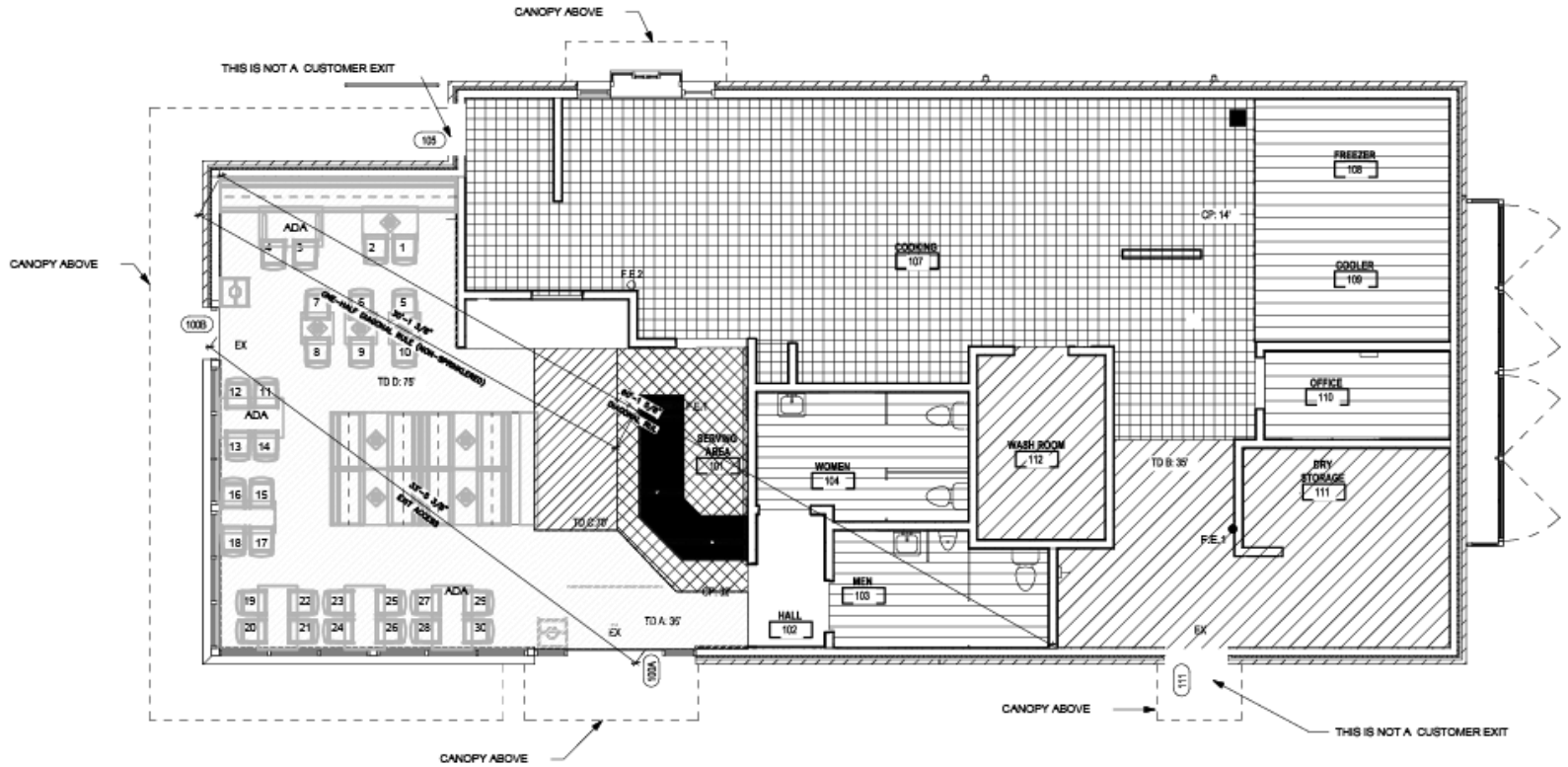
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# Whataburger – Yukon, Oklahoma Location Map



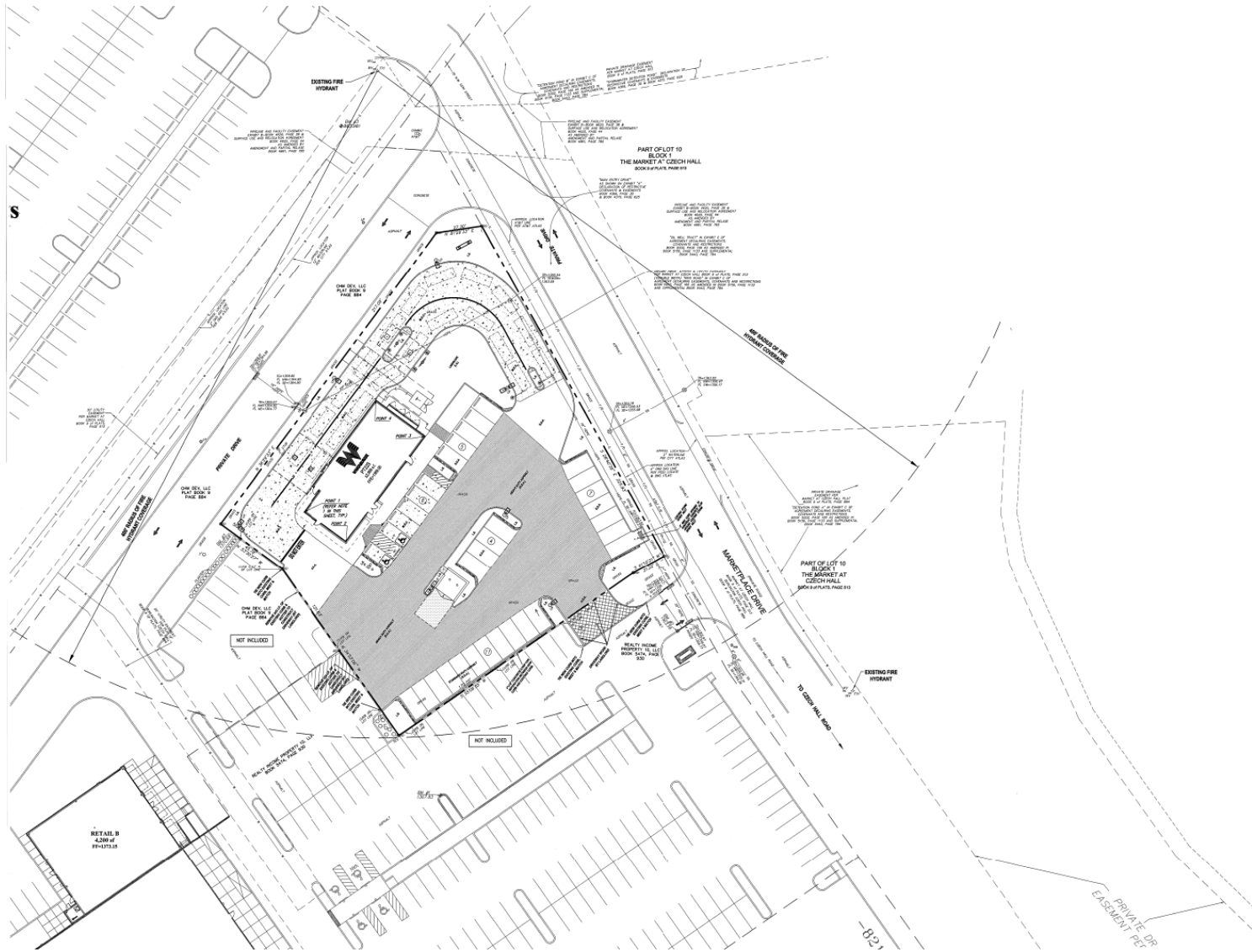
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# Whataburger – Yukon, Oklahoma Site Plan



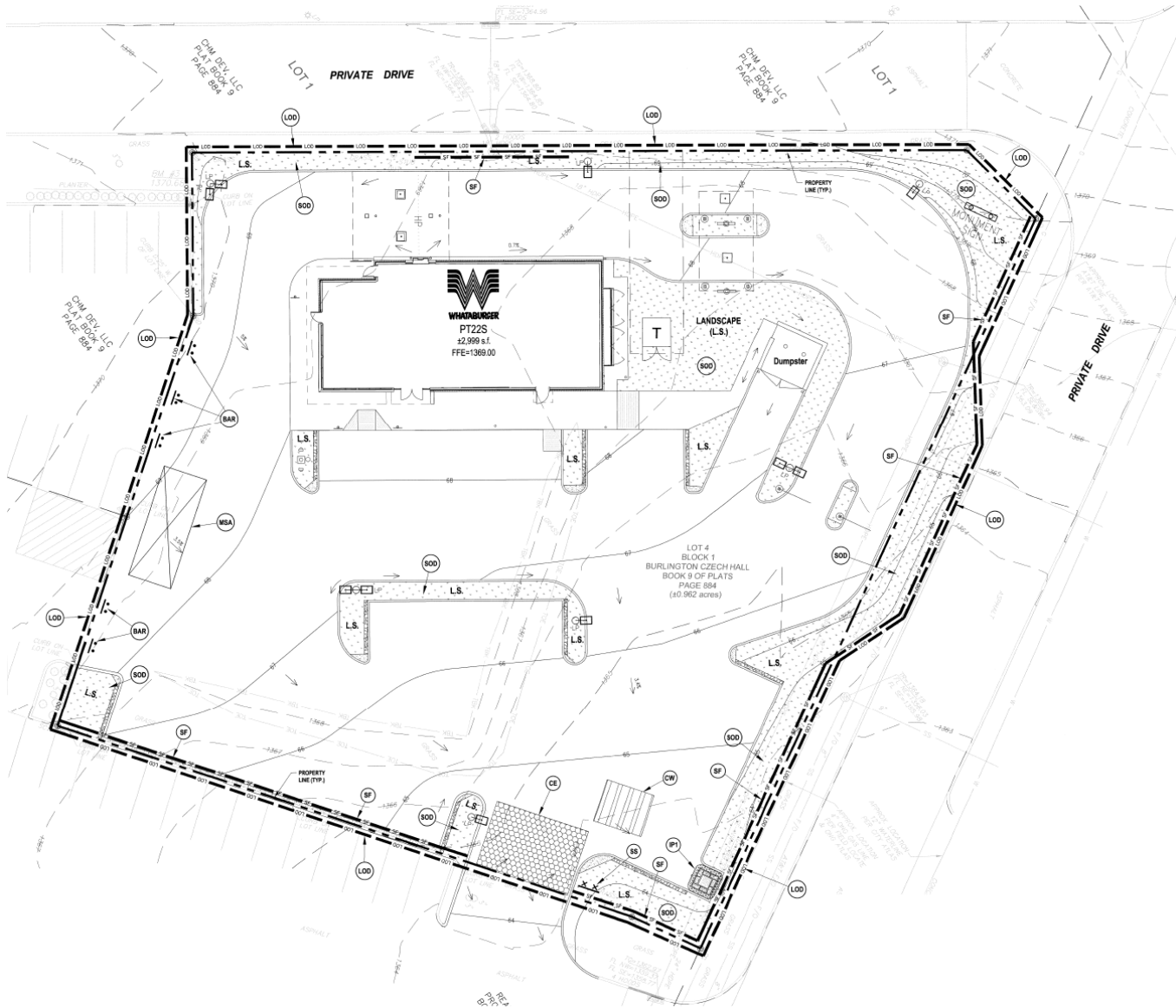
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# Whataburger – Yukon, Oklahoma Site Plan



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# Whataburger – Yukon, Oklahoma

## Demographic Data



Population	1 Mile	3 Miles	5 Miles
2010 Population	6,753	38,354	57,984
2020 Population	7,387	50,129	79,728
2022 Population	7,843	52,716	84,717
2027 Population	8,660	57,435	92,795
2010-2020 Annual Rate	0.90%	2.71%	3.24%
2020-2022 Annual Rate	2.70%	2.26%	2.73%
2022-2027 Annual Rate	2.00%	1.73%	1.84%
2022 Male Population	48.2%	48.3%	48.65
2022 Female Population	51.8%	51.7%	51.4%
2022 Median Age	36.9	36.3%	36.6

Households	1 Mile	3 Miles	5 Miles
2022 Wealth Index	83	80	83
2010 Households	2,570	14,604	21,630
2020 Households	2,848	19,337	29,727
2022 Households	3,049	20,366	31,526
2027 Households	3,374	22,158	34,438
2010-2020 Annual Rate	1.03%	2.85%	3.23%
2020-2022 Annual Rate	3.08%	2.33%	2.65%
2022-2027 Annual Rate	2.05%	1.70%	1.78%
2022 Average Household Size	2.57	2.58	2.68

Income	1 Mile	3 Miles	5 Miles
2022 Average Household Income	\$94,436	\$96,297	\$97,994
2027 Average Household Income	\$104,958	\$107,604	\$109,934
2022-2027 Annual Rate	2.14%	2.25%	2.33%

### Contact Us

#### HMX Realty Advisors

52 Vanderbilt Ave  
Suite #2014

New York, NY 10017

[www.hmx1031.com](http://www.hmx1031.com)

### Our Team

#### Robert James

Phone: 917-741-1525

Email: [rob@hmx1031.com](mailto:rob@hmx1031.com)

#### Daniel de Sa'

Phone: (212) 972-3947

E-mail: [dan@hmx1031.com](mailto:dan@hmx1031.com)