

BURGER KING



Brand New 20-Year NNN Sale-Leaseback | Recent Renovation to New Prototype (2021) | Large 2,860 SF Building | Dual Drive Thru

\$2,608,696 5.75% CAP RATE

515 E MAIN STREET
UVALDE, TX

Marcus & Millichap
NFB GROUP



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WHY INVEST



LOCATION

- Situated on East Main Street, a Primary Thoroughfare in Uvalde (22,547 VPD), the Burger King Enjoys High Visibility and Accessibility
- The Location Is Also Equipped With a Tesla Supercharger Station, Attracting Electric Vehicle Owners and Enhancing Customer Traffic
- The Restaurant Benefits From Significant Daily Traffic, Enhancing Its Visibility and Accessibility to Both Locals and Travelers
- Outparcel to a Tractor Supply Co With Additional Nearby Retailers Such As Starbucks, Dollar General, Sonic, Exxon, Pizza Hut, McDonald's, Taco Bell, Wendy's, HEB, Walgreens and More
- Just 2 Blocks From Uvalde Memorial Hospital, a County Hospital Serving Five Counties
- With Continued Development and a Stable Local Economy, Uvalde Presents a Strong Opportunity for Long-Term Business Success



LEASE

- Brand New 20 Year NNN Lease to Commence at Close of Escrow
- 10% Increases Every 5 Years and in Option Periods | Four, 5-Year Options
- Lease Is Guaranteed by Growing Regional Burger King Operator (21-Units)



TENANT

- Burger King Is One of the World's Largest Fast Food Chains, Known for Its Flame-Grilled Burgers and Iconic Whopper Sandwich
- With Over 19,000 Locations in More Than 100 Countries, Burger King Is One of the Largest Fast-Food Chains in the World, Only Behind McDonald's in Size
- Ongoing Brand Revitalization Efforts, Including Store Remodels and Menu Innovations, Are Driving Increased Customer Engagement and Sales Growth



 5,920
TOTAL
ENROLLMENT



SUBJECT SITE

UVALDE AFFORDABLE STORAGE



MCDONALD'S



MAIN ST - 22,547 VPD





O'Reilly
AUTO PARTS

FAMILY DOLLAR

Aaron's
Easy. Beautiful. Affordable.

AutoZone

MEMORIAL GOLF COURSE

H-E-B

SUBWAY

WALGREENS

TSC TRACTOR SUPPLY CO
DOLLAR GENERAL



Pizza Hut

MCDONALD'S

TACO BELL

UVALDE AFFORDABLE STORAGE

BURGER KING

SUBJECT SITE

Wendy's


BLUEWAVE
express car wash
COMING SOON

MAIN ST - 22,547 VPD

EXECUTIVE SUMMARY

2025 | Income & Lease Terms

OFFERING SUMMARY

Address:	GOOGLE MAPS  515 E Main Street, Uvalde, TX 78801
Tenant:	Burger King
Guarantor:	Regional Franchisee (21-Units)
Price:	\$2,608,696
Cap Rate:	5.75%
NOI:	\$150,000
Building Size (SF):	±2,860 SF
Lot Size (AC):	±0.83 AC
Year Renovated:	2021



LEASE TERMS

Lease Commencement:	Close of Escrow (COE)
Lease Term Expiration:	20 Years from COE
Term Remaining:	20 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$12,500
Annual Base Rent:	\$150,000
Rental Increases:	10% / 5 Years
Renewal Options:	4 x 5-Year



**20 Years From Close of Escrow*

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



Walmart Supercenter | AT&T
SALLY BEAUTY | CATO



DOLLAR TREE | Applebee's GRILL + BAR

Holiday Inn | Hampton Inn & Suites by HILTON | OASIS OUTBACK Bar-B-Q & Grill | stripes

MORALES JUNIOR HIGH SCHOOL

ACE Hardware

HENSON THEATRES

SOUTHWEST TEXAS COLLEGE | 5,920 TOTAL ENROLLMENT

UVALDE ELEMENTARY

HOBBY LOBBY | bealls OUTLET | WING STOP | petsense by Tractor Supply | Mobil

UVALDE HIGH SCHOOL



GOLDEN CHICK | Days Inn by WYNDHAM | 6

GARNER FIELD AIRPORT KUVA

SACRED HEART ACADEMY

Wendy's | Pizza Hut | TACO BELL | BUDDY'S HOME FURNISHINGS

LIFECARE PHARMACY | WHATABurger | Little Caesars | SMOOTHIE KING

MH | UVALDE MEMORIAL HOSPITAL

Aaron's | WALGREENS | AutoZone | SHERWIN WILLIAMS

SUBWAY

SONIC | AMERICAS BEST VALUE INN & SUITES | SECURITY SERVICE FEDERAL CREDIT UNION

TSC | TRACTOR SUPPLY CO | DOLLAR GENERAL | STARBUCKS

BURGER KING | SUBJECT SITE

O'Reilly AUTO PARTS | H-E-B

MEMORIAL GOLF COURSE

85 miles SAN ANTONIO



**STRATEGICALLY
LOCATED IN
THE HEART OF
SOUTHWEST TEXAS**

UVALDE

At the Crossroads to the Hill Country

Uvalde, Texas, is a growing regional hub located approximately **85 miles west of San Antonio**. Known for its deep-rooted history, strong community ties, and strategic location along U.S. Highway 90, Uvalde serves as a key commercial center for surrounding rural areas. With a population of approximately 15,000 residents, the city benefits from a stable local economy supported by agriculture, education, healthcare, and retail industries.

In recent years, Uvalde has demonstrated resilience and economic momentum, with ongoing revitalization efforts aimed at enhancing business activity and quality of life. The **Main Street Uvalde** initiative is focused on developing a vibrant downtown district, attracting new businesses, and creating a welcoming atmosphere for both residents and visitors. Additionally, the local real estate market has remained steady, with median home prices experiencing modest growth, indicating a stable economic foundation.

As the gateway to Texas' Hill Country and home to renowned natural attractions such as **Garner State Park** and **the Frio River**, Uvalde also benefits from regional tourism. These destinations draw thousands of visitors annually, supporting the local service and hospitality industries. Retail and dining establishments are well-positioned to capitalize on both local and visitor traffic.

With its strategic location, engaged community, and commitment to revitalization, Uvalde presents a promising market for continued commercial investment. Its proximity to San Antonio allows businesses to leverage regional economic trends while serving a loyal local customer base.



515 E MAIN STREET - DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
Estimated Population (2024)	16,963	18,691	20,843
Projected Population (2029) ▲	17,191	18,802	20,885
Average Household Income (2024)	\$78,088	\$78,365	\$80,179
Projected Average Household Income (2029) ▲	\$80,294	\$80,582	\$82,572
Estimated Households (2024)	5,649	6,147	6,864
Projected Households (2029) ▲	5,780	6,246	6,919



BURGER KING

Ensuring the success of your investment...

Founded in 1954, Burger King is a globally recognized brand and the second largest fast food hamburger chain in the world. With over 19,000 locations in more than 100 countries and territories, Burger King is renowned for its signature flame-grilled burgers, diverse menu offerings, and commitment to quality and customer satisfaction. Why Burger King?

- **Global Brand Recognition:** As a well-established brand with a strong international presence, Burger King offers franchisees the advantage of a globally recognized name and reputation.
- **Proven Business Model:** With decades of experience and a successful track record, Burger King's business model is designed to help franchisees thrive in the competitive fast food market.
- **Comprehensive Support:** Burger King provides extensive training and support, including site selection, restaurant design, marketing, and operations, ensuring that franchisees have the tools and knowledge needed for success.
- **Innovation and Growth:** Through their continuous innovation, from menu development to digital engagement, Burger King remains relevant and appealing to customers worldwide.



2024 REVENUE

\$2.3B

LOCATIONS

19K+

EMPLOYEES

104K+

PARENT COMPANY

rbi restaurant brands international

SOURCE: Zippia 2024

IN THE NEWS



[FULL ARTICLE](#) 

BURGER KING PARENT RESTAURANT BRANDS Q4: EARNINGS BEAT, 26% SALES JUMP & MORE

February 12, 2025 | *Yahoo Finance*

Restaurant Brands International Inc (NYSE:QSR) shares are trading higher in premarket on Wednesday. The company reported fourth-quarter sales growth of 26.2% year-on-year to \$2.296 billion, beating the analyst consensus estimate of \$2.274 billion. Consolidated comparable sales increased 2.5%, and net restaurants grew 3.4% versus the prior year. Consolidated system-wide sales increased 5.6%. “I am proud of our performance this year, reflecting the strong foundations we’re building across...

BURGER KING ADVANCES ITS MODERNIZATION EFFORTS WITH TECHNOLOGY INVESTMENTS

February 14, 2025 | *Restaurant Technology News*

The modernization plan is part of Burger King’s broader “Reclaim the Flame” initiative, first introduced in 2022. The plan involves an investment of up to \$700 million through the end of 2028, with funding allocated to advertising and digital improvements under “Fuel the Flame” and remodeling, technology upgrades, and infrastructure improvements under “Royal Reset.” Restaurant Brands International (RBI), the parent company of Burger King, is continuing its efforts to modernize...



[FULL ARTICLE](#) 



WEDNESDAY \$3.25 100% BEEF
OPEN 24 HOURS

EXCLUSIVELY LISTED BY

BURGER KING

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