

FOR SALE

15-YEAR WHATABURGER GROUND LEASE

35 MOORELAND DRIVE, SPRINGFIELD, TN 37172



SOUTHEAST VENTURE

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PRESENTED BY



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DISCLAIMER

This offering Memorandum contains select information to the business and affairs of the property addressed 35 Mooreland Drive, Springfield, TN 37172. It has been prepared by Southeast Venture, LLC. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective buyer may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property.



CONTENTS

EXECUTIVE SUMMARY	3
INVESTMENT HIGHLIGHTS	4
PROPERTY OVERVIEW	5
SPRINGFIELD, TENNESSEE	6
DEMOGRAPHICS	8
THE AVENUE	9
POINTS OF INTEREST	10
TENANT OVERVIEW	12
RENT ROLL	13
2025 BUDGET/CASH FLOW PROJECTIONS	14



EXECUTIVE SUMMARY

This offering presents a newly built **Whataburger** ground lease at 35 Mooreland Drive in Springfield, Tennessee. The 1.32-acre site features a 3,305 SF drive-thru QSR building delivered in 2024, backed by a 15-year NNN lease with a rapidly expanding national tenant. The property enjoys prime frontage on Memorial Blvd/US Hwy 41, excellent visibility to $\pm 25,000$ vehicles per day, and direct access at a signalized intersection. Positioned in a fast-growing Nashville suburb, the location benefits from strong population growth, expanding retail demand, and long-term stability in a high-traffic corridor.



INVESTMENT HIGHLIGHTS

Leased to **Whataburger**, a rapidly expanding QSR brand with strong Southeast growth

15-year NNN ground lease with three (3) five-year renewal options

Highly visible location fronting Memorial Blvd/US Hwy 41 with $\pm 25,000$ vehicles per day

Situated at a signalized intersection offering strong access and customer circulation

Located in Springfield, a fast-growing Nashville suburb experiencing strong residential and retail growth

KEY LEASE TERMS

RENT COMMENCEMENT	May 13, 2024
PRIMARY TERM EXPIRATION	May 31, 2039
LANDLORD RESPONSIBILITIES	None
RENEWAL	Three (3) 5-Year Options
RENT INCREASE	8% every 5 years through option periods

PROPERTY SUMMARY

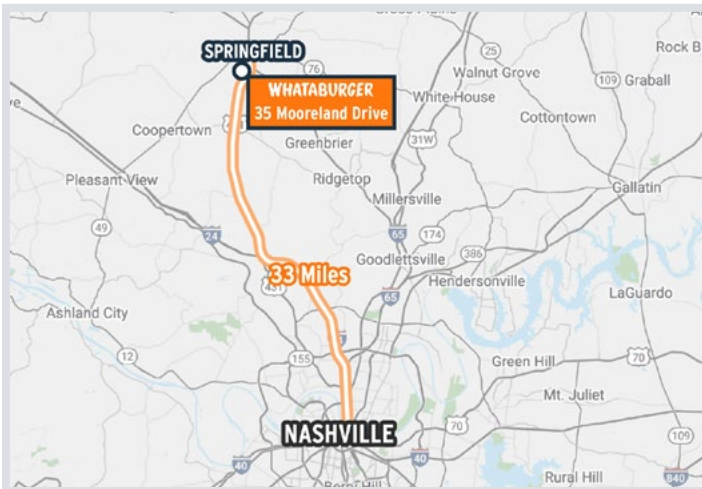
ADDRESS	35 Mooreland Drive, Springfield, TN 37172
SITE SIZE	1.32 Acres
BUILDING SIZE	3,305 SF
OCCUPANCY	100%
ASKING	\$2,400,000
CAP RATE	5.0%



INVESTMENT HIGHLIGHTS

LONG-TERM, PASSIVE NNN LEASE STRUCTURE

Whataburger operates under a new 15-year NNN ground lease that commenced in May 2024, providing investors with nearly the full primary term ahead. The absolute NNN structure minimizes landlord obligations, offering stable, predictable income and truly passive ownership.



LOCATED IN A RAPIDLY GROWING NASHVILLE SUBMARKET

Springfield is experiencing significant residential and commercial growth as part of the expanding Nashville MSA. The surrounding area continues to attract new housing, retailers, and employers, reinforcing the long-term viability of this retail corridor.

NATIONAL QSR TENANT WITH STRONG SOUTHEAST EXPANSION

Whataburger continues to aggressively expand throughout Tennessee and the broader Southeast, driven by strong brand equity and customer loyalty. Their long-term commitment to this location underscores confidence in the site's performance and Springfield's growing trade area.



SIGNALIZED INTERSECTION WITH GREAT ACCESS

Positioned at a full-access signalized intersection, the site offers easy ingress/egress and strong circulation patterns—key attributes for QSR performance. The corner orientation and site layout support high-volume drive-thru activity.

PREMIER FRONTAGE ALONG RETAIL CORRIDOR

With ±25,000 vehicles per day, the property benefits from excellent visibility along Springfield's primary commercial corridor. This high-exposure position supports consistent traffic and enhances long-term tenant success.



PROPERTY OVERVIEW



PROPERTY DETAILS

ADDRESS	35 Mooreland Drive, Springfield, TN 37172
GLA (SF)	3,305
LOT SIZE	1.32 Acres (57,311 SF)
ZONING	Commercial
YEAR BUILT	2024
PARKING	12:1000
SIGNAGE	One Pylon Sign



SPRINGFIELD DEMOGRAPHICS

Springfield, Tennessee is a rapidly growing community positioned just 30 minutes north of Nashville, offering the ideal blend of small-city convenience and big-market momentum. As the county seat of Robertson County and one of the region's fastest-growing suburbs, Springfield continues to attract new residents, employers, and national retailers drawn to its strong demographics, expanding infrastructure, and business-friendly environment. With clear population growth, rising commercial investment, and robust demand for retail and service-oriented uses, Springfield stands out as a high-trajectory submarket within the Nashville MSA.

POPULATION

54,616

Population

20,328

Households

40.4

Median Age



EMPLOYMENT

3.8%

Employment Rate

59.5% White Collar

30.8% Blue Collar

11.4% Services



INCOME

\$67,105

Median Disposable Income

\$80,277

Median Household Income

\$284,113

Median Net Worth



EDUCATION

40.9%

High School Graduate

23.2% Bachelor's/Grad/Prof Degree

26.8% Some College/Associate's Degree

9.2% No High School Diploma



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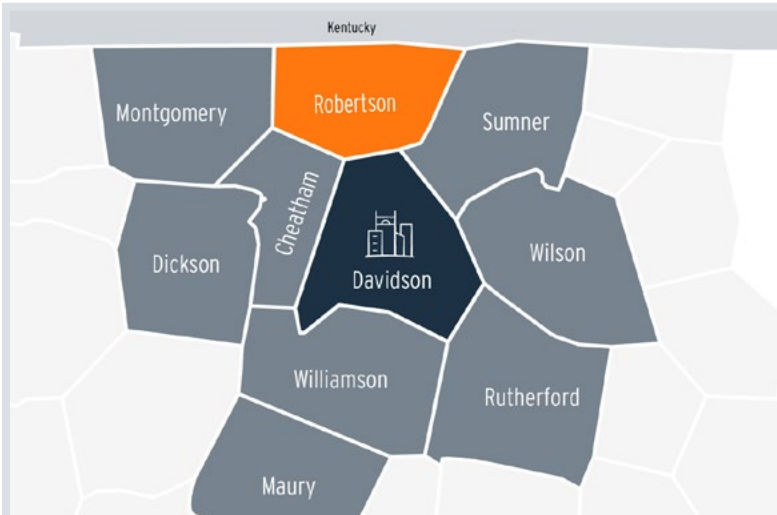
GROWING POPULATION & EXPANDING CONSUMER BASE

Springfield's population has risen to approximately 19,500 residents (2023 estimate), reflecting a steady upward trend over the past decade. This growth drives increasing demand for retail, foodservice, and daily-use services – a robust foundation for QSR and ground-lease investments in the area. [link](#)



BUSINESS-FRIENDLY ENVIRONMENT & GROWTH-ORIENTED INFRASTRUCTURE

Robertson County actively promotes economic development through available commercial and industrial land, public-utility infrastructure, and supportive local government policies. This environment lowers barriers for new retail or service developments and encourages expansion – a favorable backdrop for long-term investors seeking stable ground-lease assets. [link](#)



STRATEGIC LOCATION WITHIN THE NASHVILLE MSA

Located roughly 30 miles (±30-35 minutes drive) north of downtown Nashville, Springfield offers easy access to the economic, employment, and cultural draw of a major metro while maintaining suburban value. This proximity continues to attract new residents and businesses seeking more affordable housing or operations outside the core city – but still within commuting distance.



COUNTY SEAT WITH DIVERSE ECONOMIC AND EMPLOYMENT BASE

As the county seat of Robertson County, Springfield hosts key government, institutional, and service-sector employment, providing baseline stability beyond cyclical retail demand. In addition, the county's manufacturing and distribution footprint – including several large employers – helps support household incomes and everyday consumer needs, enhancing the resilience of local retail trade.



POINTS OF INTEREST

LOOKING SOUTH



SHOPS AT MOORELAND
 100+ Hotel Keys
 96K+ SF Retail including:

planet fitness
 Volunteer BANK
 MEMORIAL BLVD
 TOM AUSTIN HIGHWAY

CENTRE STAGE
 17 Restaurants/Shops
 146K+ SF Retail, including:

TRACTOR SUPPLY CO
 STARBUCKS
 HARBOR FREIGHT
 DG
 SPRINGFIELD INN
 HOTEL AND EXTENDED STAY
35 MOORELAND BLVD

MOORELAND SHOPPING CENTER
 16 Restaurants/Shops
 85K+ SF Retail, including:



POINTS OF INTEREST

LOOKING NORTH

DOWNTOWN SPRINGFIELD



MOORELAND SHOPPING CENTER
 16 Restaurants/Shops
 85K+ SF Retail, including:

DUNKIN'
FAMILY DOLLAR
Jersey Mike's Subs
Auto Zone
bealls OUTLET
BANK OF AMERICA
R&C

CENTRE STAGE
 17 Restaurants/Shops
 146K+ SF Retail, including:

HIBBETT SPORTS
belk
FARMERS HOME FURNITURE
H&R BLOCK
PAPA JOHN'S
randstad
CAFO
goodwill





WHATABURGER

HEADQUARTERS	SAN ANTONIO, TX
FOOTPRINT	1,100+ Restaurants in 17 States
EMPLOYEES	51,000+

Whataburger is a leading quick-service restaurant (QSR) brand with more than 1,100 locations across 17 states, reflecting the company's strong expansion and sustained customer demand. Founded in Texas and headquartered in San Antonio, Whataburger has built a 75-year legacy centered on made-to-order, customizable menu offerings and consistent operational performance. The brand has developed a loyal customer base and continues to grow its footprint throughout the Southeast and beyond.

Whataburger's commitment to quality, service, and community engagement has earned national recognition, including placement on Fast Company's Brands That Matter list, USA Today's 10Best Readers' Choice Awards, and Newsweek's America's Best of the Best. Supported by a strong corporate culture and a focus on guest experience, Whataburger remains one of the most respected and fastest-growing QSR operators in the country.

LEASE ABSTRACT + PRICING

ASKING	\$2,400,000	RENATBLE SF	3,305 SF
CAP RATE	5.0%	OCCUPANCY	100%

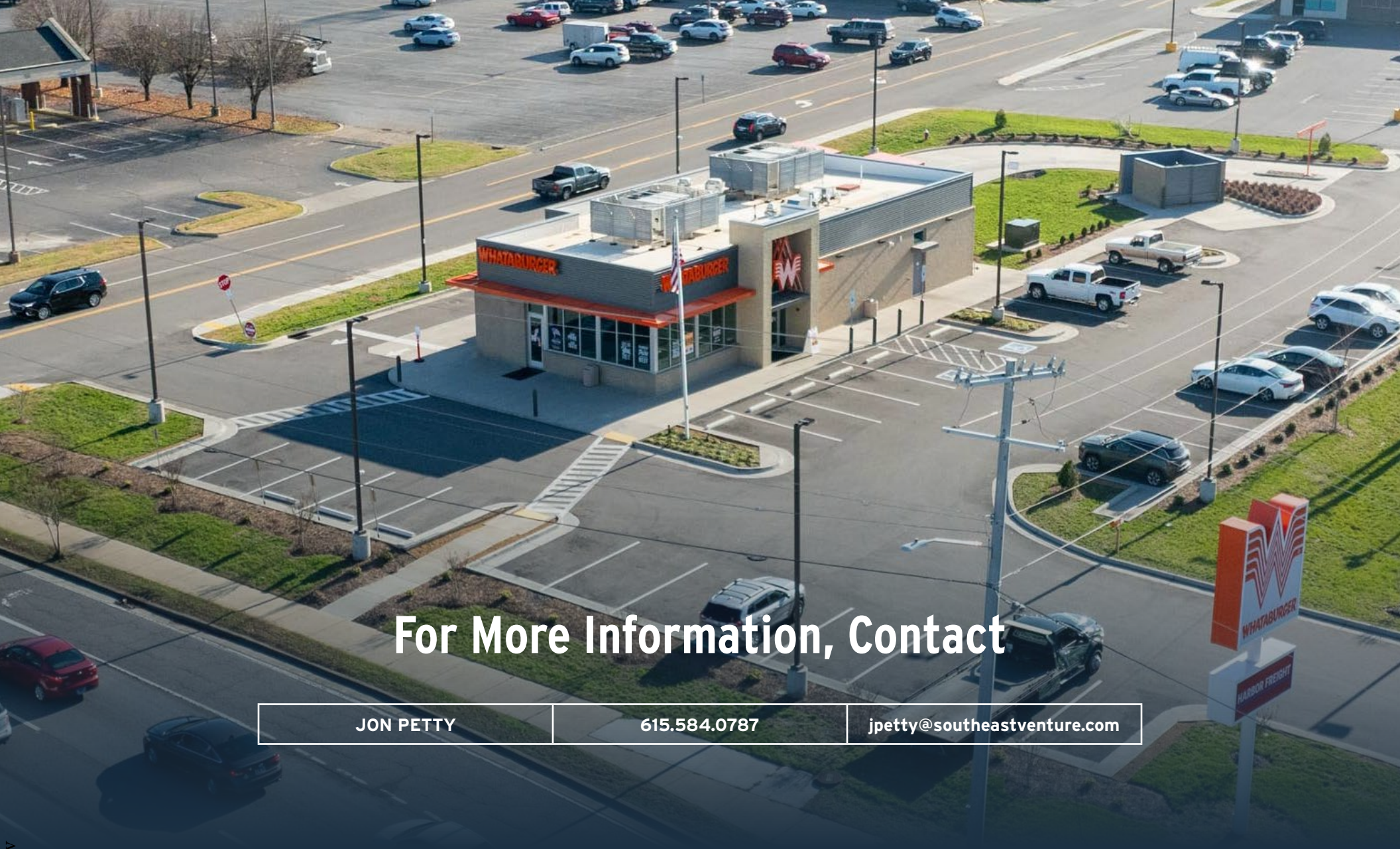
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RENT SCHEDULE

		ANNUAL	PER MONTH
PRIMARY TERM	YEARS 1-5	\$ 120,000.00	\$ 10,000.00
	YEARS 6-10	\$ 129,000.00	\$ 10,800.00
	YEARS 11-15	\$ 139,968.00	\$ 11,664.00
OPTIONS	YEARS 16-20 (OPTION I)	\$ 151,165.44	\$ 12,597.12
	YEARS 21-25 (OPTION II)	\$ 163,258.68	\$ 13,604.89
	YEARS 26-30 (OPTION III)	\$ 176,319.37	\$ 14,693.28





For More Information, Contact

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