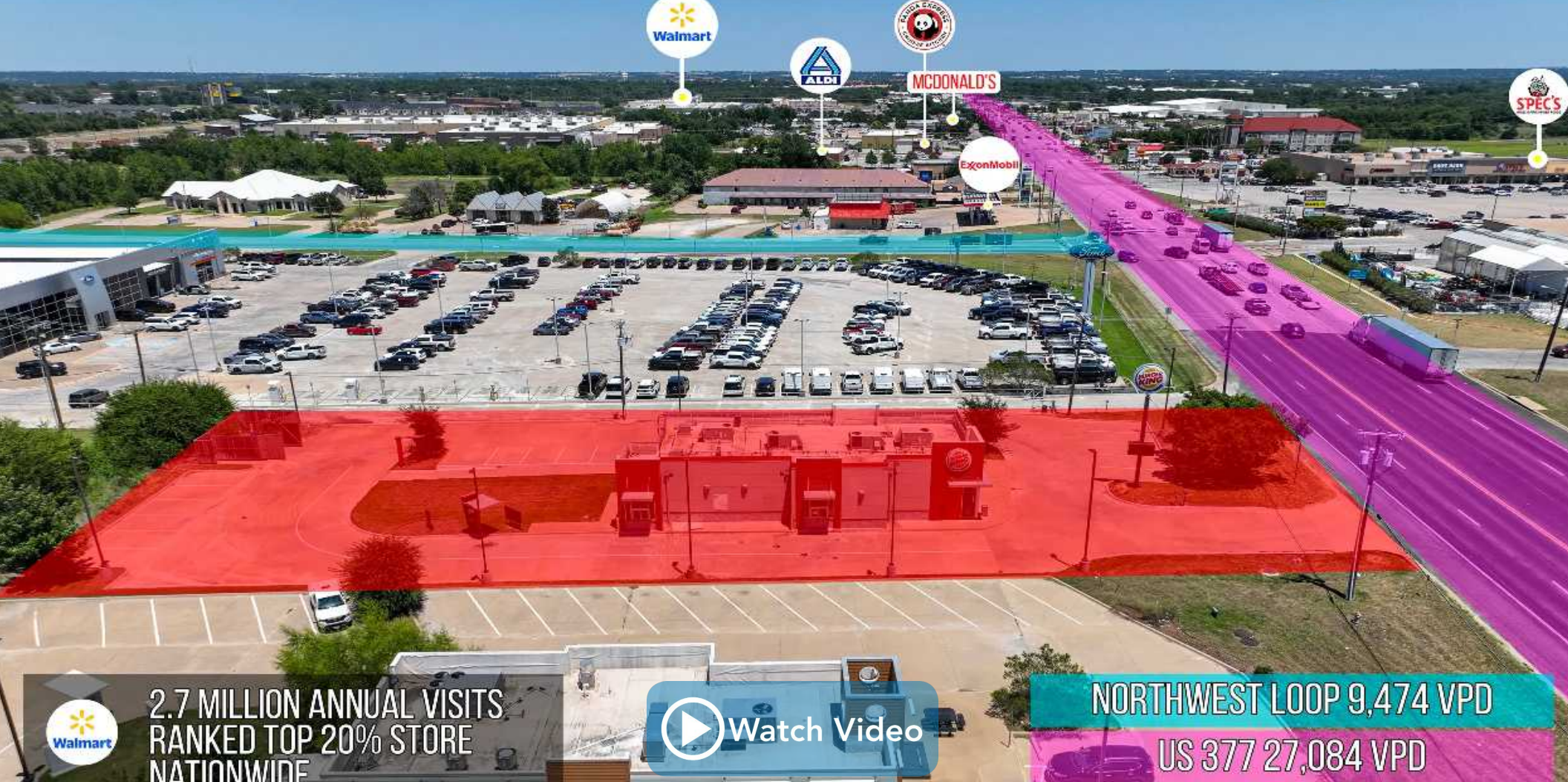




2.7 MILLION ANNUAL VISITS
RANKED TOP 20% STORE
NATIONWIDE



Watch Video

NORTHWEST LOOP 9,474 VPD

US 377 27,084 VPD

NET LEASE PROPERTY FOR SALE

Former Burger King

3011 W WASHINGTON ST, STEPHENVILLE, TX, STEPHENVILLE, TX 76401

Marcus & Millichap
PAINE RESTAURANT GROUP

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P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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Activity ID #ZAH0060455

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PAINE RESTAURANT GROUP

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap
PAINE RESTAURANT GROUP

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MARKET OVERVIEW

**FORMER BURGER
KING**

Marcus & Millichap

Exclusively Listed By

John Paine

Nationwide Restaurant Property Advisor

Dallas

Direct: 972-755-5279

john.paine@marcusmillichap.com

TX #764689

Marcus & Millichap
PAINE RESTAURANT GROUP

Marcus & Millichap

PAINE RESTAURANT GROUP

Nationwide Restaurant Property Advisors

Specialized expertise in facilitating the buying and selling of single-tenant restaurant properties nationwide. By concentrating our efforts on restaurant real estate, we offer in-depth knowledge and insights that are crucial for navigating the dynamics and complexities of restaurants to identify risks or maximize property value.

Advisory Services

- Property Valuation & Sales
- Visits Report & Foot Traffic Rankings
- Local & Chain Rent Comps
- Tenant Sales Performance Evaluation

Team Website
www.painerestaurantgroup.com

LinkedIn
<https://linkedin.com/company/painerestaurantgroup>

Instagram
<https://Instagram.com/painerestaurantgroup>

BRANDS WE WORK WITH

Former Burger King

MCDONALD'S

DAIRY QUEEN



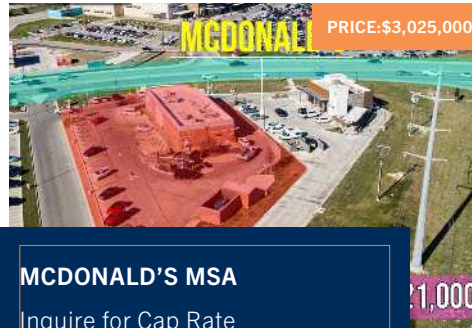
RECENT ACTIVITY CLOSED

Former Burger King



TWIN PEAKS

Inquire for Cap Rate
Irving, TX



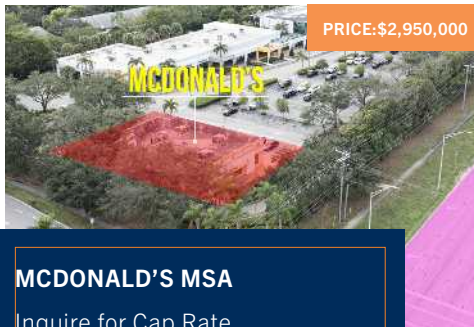
MCDONALD'S MSA

Inquire for Cap Rate
Austin, TX



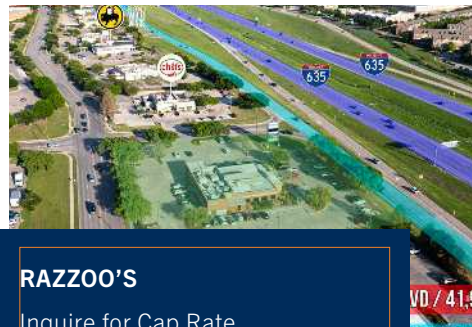
CHILI'S

Inquire for Cap Rate
Pearland, TX



MCDONALD'S MSA

Inquire for Cap Rate
Coconut Creek, FL



RAZZOO'S

Inquire for Cap Rate
Irving, TX



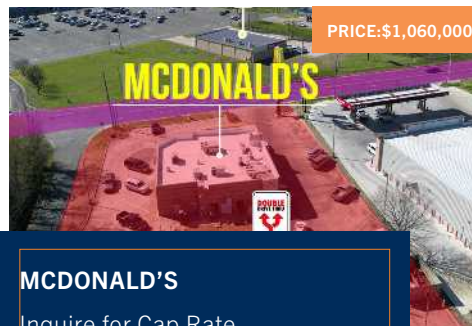
MCDONALD'S

Inquire for Cap Rate
Morrison, IL



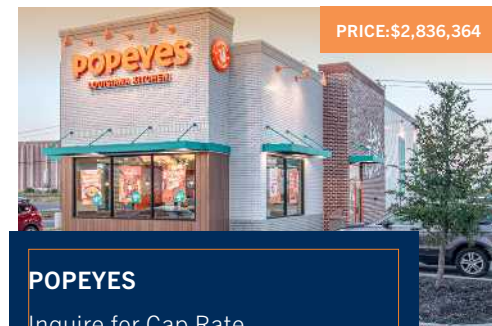
VACANT DRIVE THRU RESTAURANT

Inquire for Cap Rate



MCDONALD'S

Inquire for Cap Rate
Oak Grove, LA



POPEYES

Inquire for Cap Rate
Fort Worth, TX

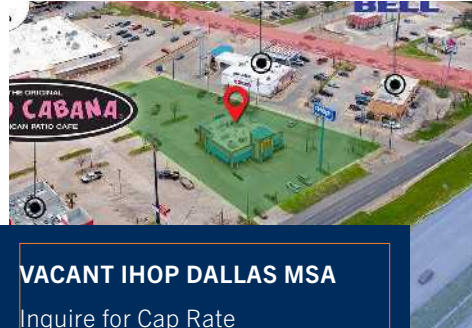
RECENT ACTIVITY CLOSED

Former Burger King



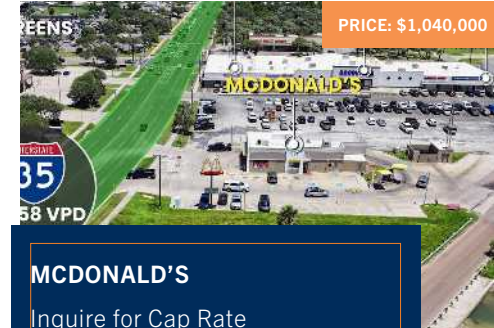
BURGER KING CORPORATE

Inquire for Cap Rate
Stow, OH



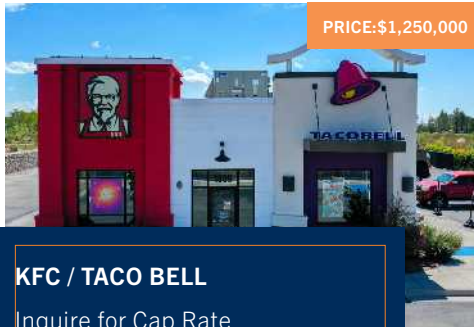
VACANT IHOP DALLAS MSA

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Ennis, TX



MCDONALD'S

Inquire for Cap Rate
Rockport, TX



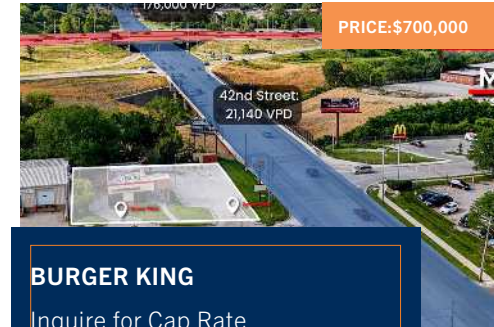
KFC / TACO BELL

Inquire for Cap Rate
Anthony, TX



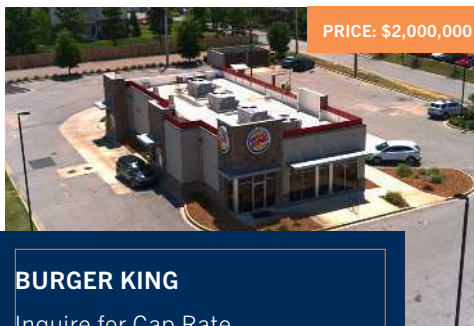
7 BREW COFFEE

Inquire for Cap Rate
Little Rock, AR



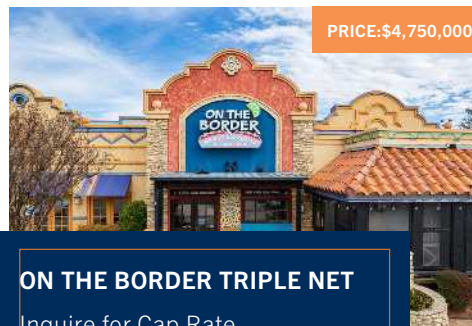
BURGER KING

Inquire for Cap Rate
Omaha, NE



BURGER KING

Inquire for Cap Rate
Memphis, TN



ON THE BORDER TRIPLE NET

Inquire for Cap Rate
Fort Worth, TX

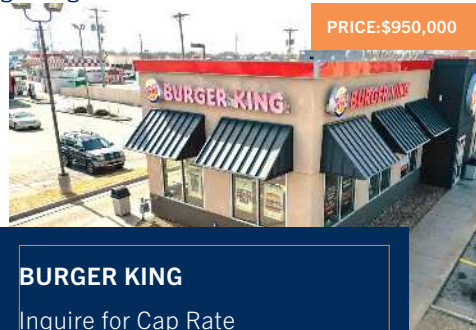


DUTCH BROS

Inquire for Cap Rate
Waxahachie, TX

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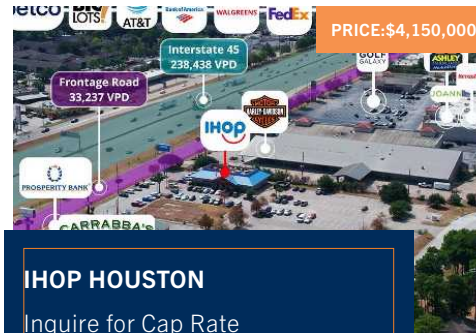
Former Burger King



PRICE:\$950,000

BURGER KING

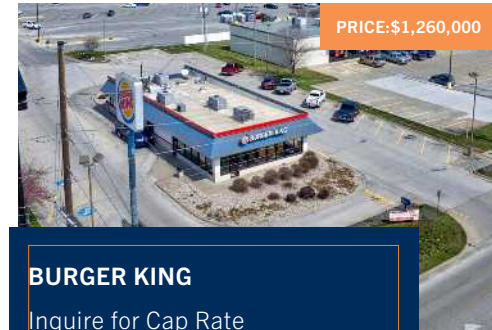
Inquire for Cap Rate
Wichita, KS



PRICE:\$4,150,000

IHOP HOUSTON

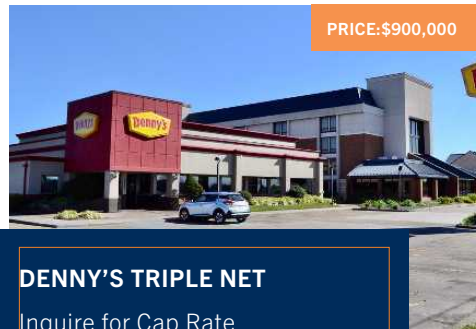
Inquire for Cap Rate
Spring, TX



PRICE:\$1,260,000

BURGER KING

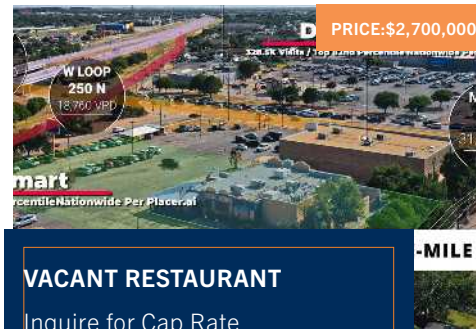
Inquire for Cap Rate
Ottawa, KS



PRICE:\$900,000

DENNY'S TRIPLE NET

Inquire for Cap Rate
Evansville, IN



PRICE:\$2,700,000

VACANT RESTAURANT

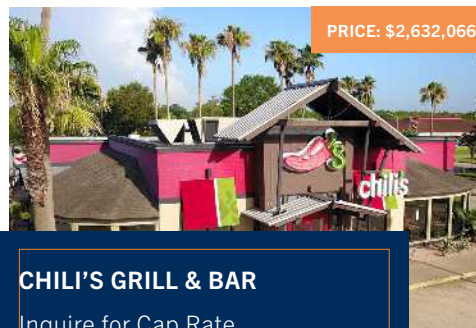
Inquire for Cap Rate
Midland, TX



PRICE:\$3,000,000

APPLEBEE'S

Inquire for Cap Rate
Austin, TX



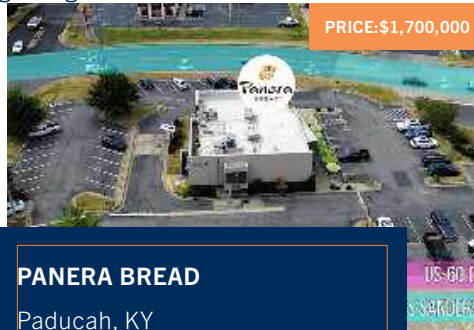
PRICE: \$2,632,066

CHILI'S GRILL & BAR

Inquire for Cap Rate
Beaumont, TX

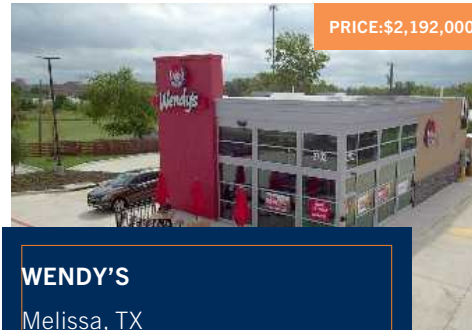
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Former Burger King



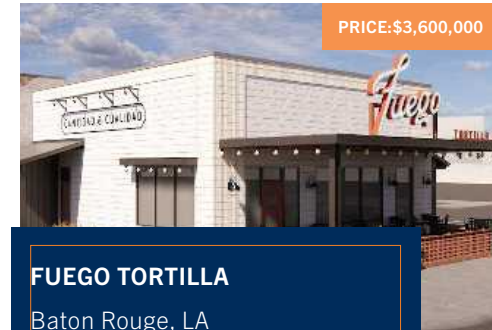
PANERA BREAD

Paducah, KY



WENDY'S

Melissa, TX



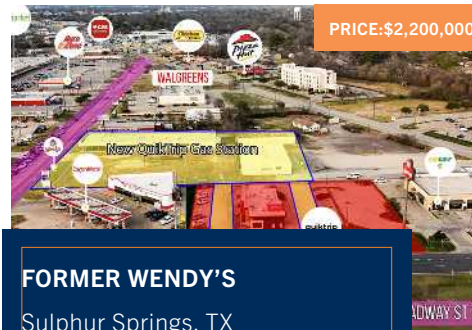
FUEGO TORTILLA

Baton Rouge, LA



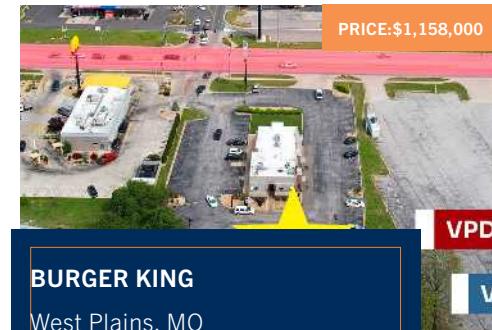
**DENNY'S
TRIPLE NET DFW MSA**

Mesquite, TX



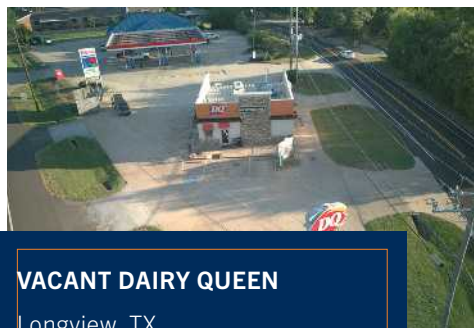
FORMER WENDY'S

Sulphur Springs, TX



BURGER KING

West Plains, MO



VACANT DAIRY QUEEN

Longview, TX

SEC. 1 FORMER BURGER KING

Executive Summary

- Property Highlights/Summary
- Traffic Count

PROPERTY HIGHLIGHTS/SUMMARY

Former Burger King

Price: \$1,500,000

Building Size: 2,896 SF

Year Built: 2017

Marcus & Millichap is pleased to present the exceptional retail investment opportunity located at 3011 W Washington Street in Stephenville, Texas. Positioned along U.S. Highway 377, one of the city's most heavily traveled commercial corridors, this modern retail property was constructed in 2017 and offers approximately 2,896 square feet of well-designed interior space. The building features a highly functional single-story layout with a convenient drive-thru window and a spacious concrete parking lot, creating an ideal setting for a variety of retail and restaurant users. Strategically located on the west side of Stephenville directly across from Sonic, the property enjoys outstanding exposure and benefits from the established customer draw created by nearby national retailers. The surrounding area continues to experience significant residential and commercial expansion, including a planned apartment development across the street that is expected to further increase customer traffic and long-term demand. As Stephenville's primary commercial corridor, U.S. Highway 377 connects the city to surrounding regional markets while capturing visitors associated with Tarleton State University and neighboring communities. Combined with its flexible layout, excellent accessibility, and location within one of Stephenville's fastest-growing commercial corridors, this property offers investors a compelling opportunity for stable occupancy and long-term value appreciation.

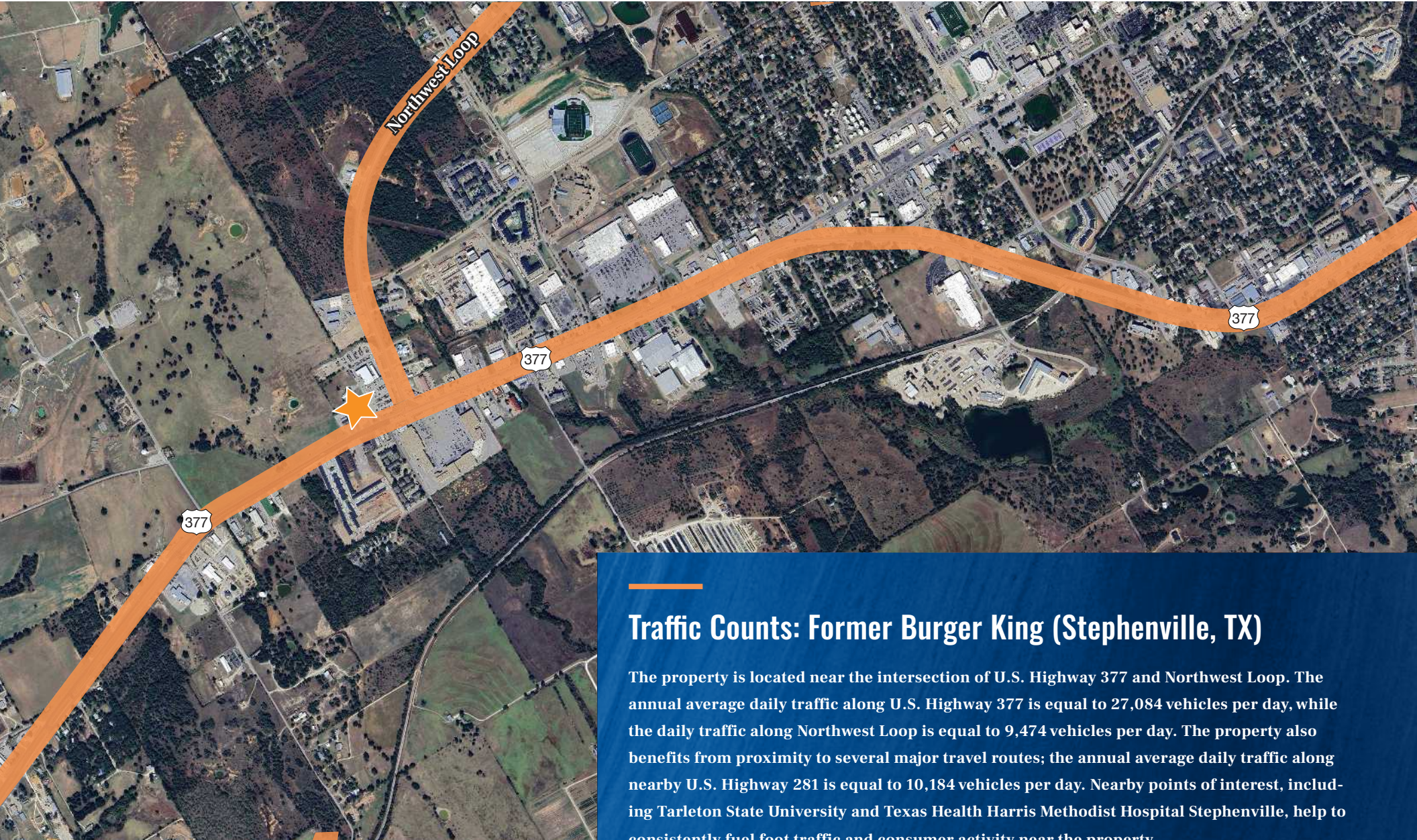


Property Highlights

- 2,896-Square-Foot Drive-Thru Built in 2017 on 0.76-Acre Lot
- Frontage Access on U.S. Highway 377 with Over 27,084 VPD
- Priced Below Replacement Cost at \$517 Per SF
- Near Walmart Super Center with 2.7 Million Annual Visits, Ranked Top 20% Store Nationwide
- 1.5 Miles From Tarleton State University with 21,000 Students

TRAFFIC COUNT

Former Burger King



Traffic Counts: Former Burger King (Stephenville, TX)

The property is located near the intersection of U.S. Highway 377 and Northwest Loop. The annual average daily traffic along U.S. Highway 377 is equal to 27,084 vehicles per day, while the daily traffic along Northwest Loop is equal to 9,474 vehicles per day. The property also benefits from proximity to several major travel routes; the annual average daily traffic along nearby U.S. Highway 281 is equal to 10,184 vehicles per day. Nearby points of interest, including Tarleton State University and Texas Health Harris Methodist Hospital Stephenville, help to consistently fuel foot traffic and consumer activity near the property.

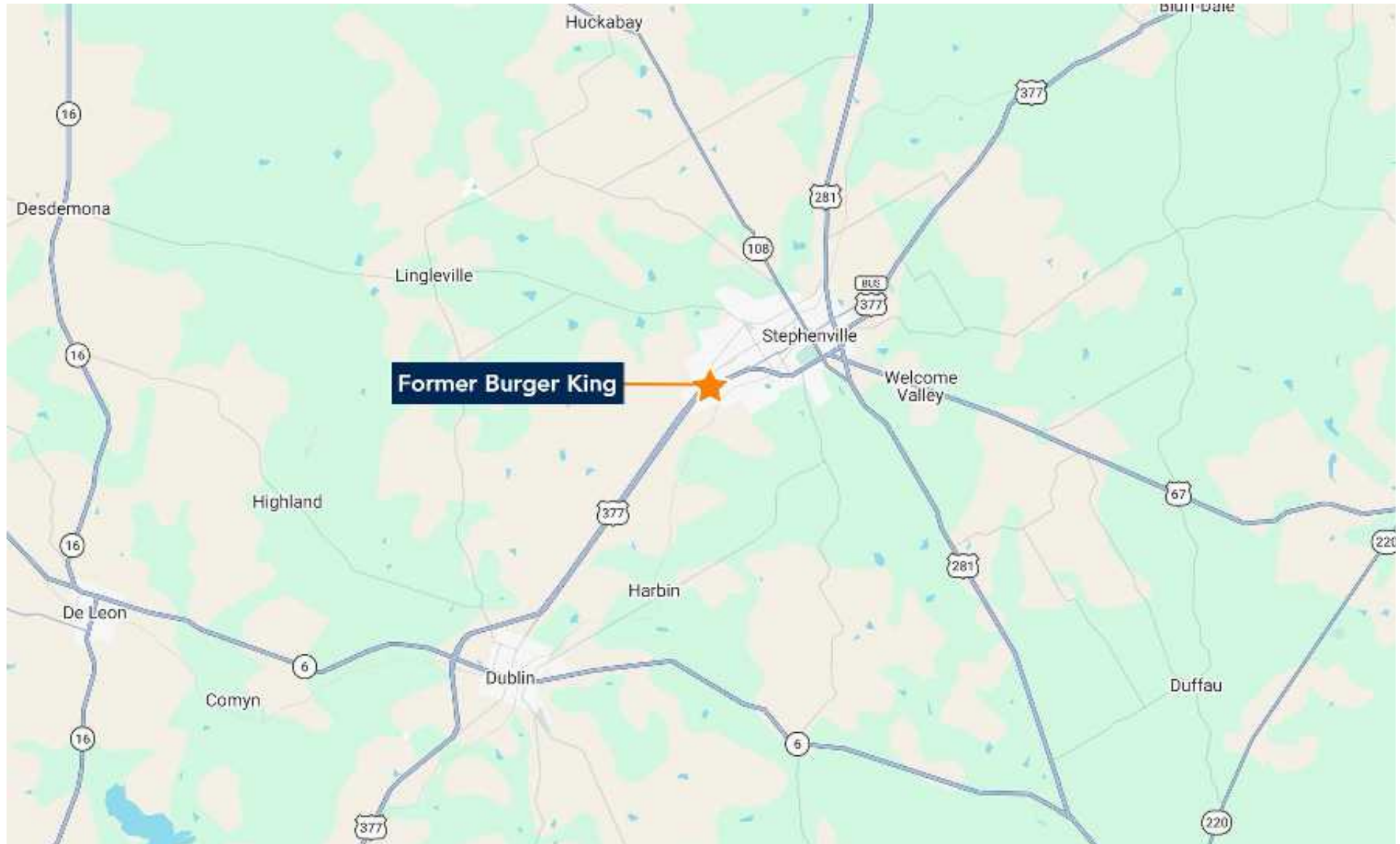
SEC. 2 FORMER BURGER KING

Property Information

- Regional Map
- Retailer Map
- Property Photos

REGIONAL MAP

Former Burger King



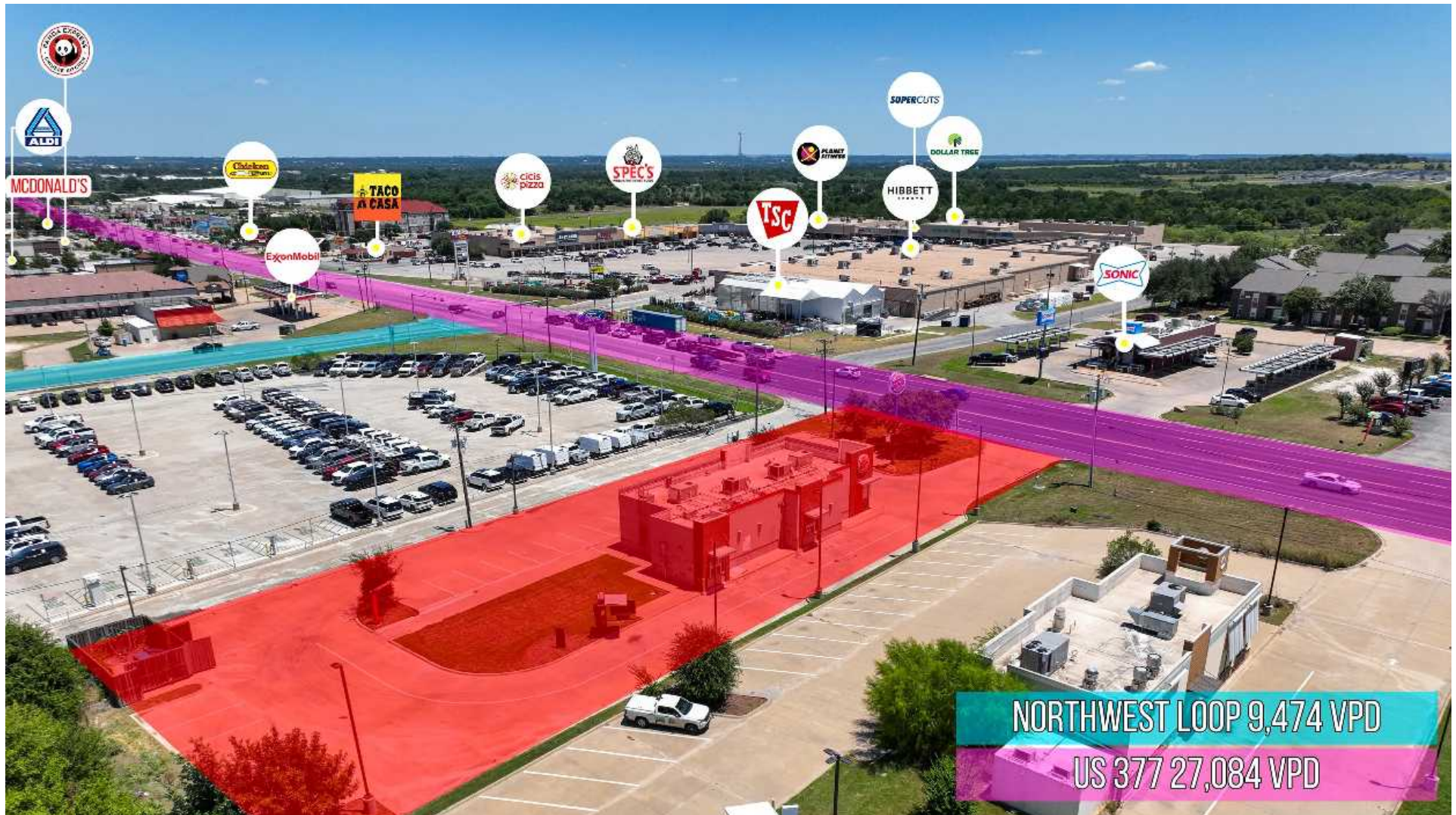
RETAILER MAP

Former Burger King



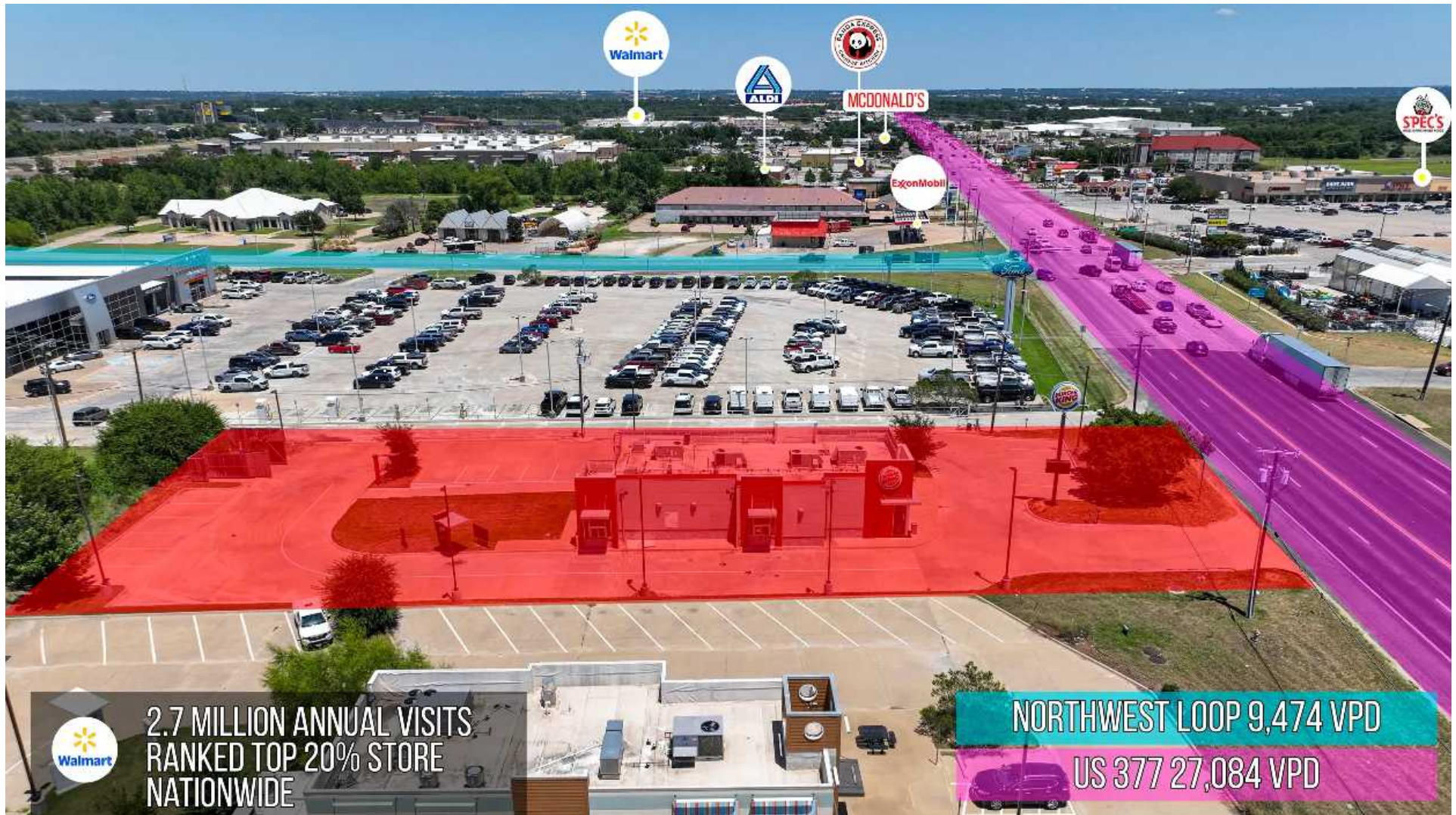
PROPERTY PHOTOS

Former Burger King



PROPERTY PHOTOS

Former Burger King



PROPERTY PHOTOS

Former Burger King



SEC. 3 FORMER BURGER KING

Market Overview

- Market Overview
- Demographics

MARKET OVERVIEW

Former Burger King



STEPHENVILLE, TEXAS

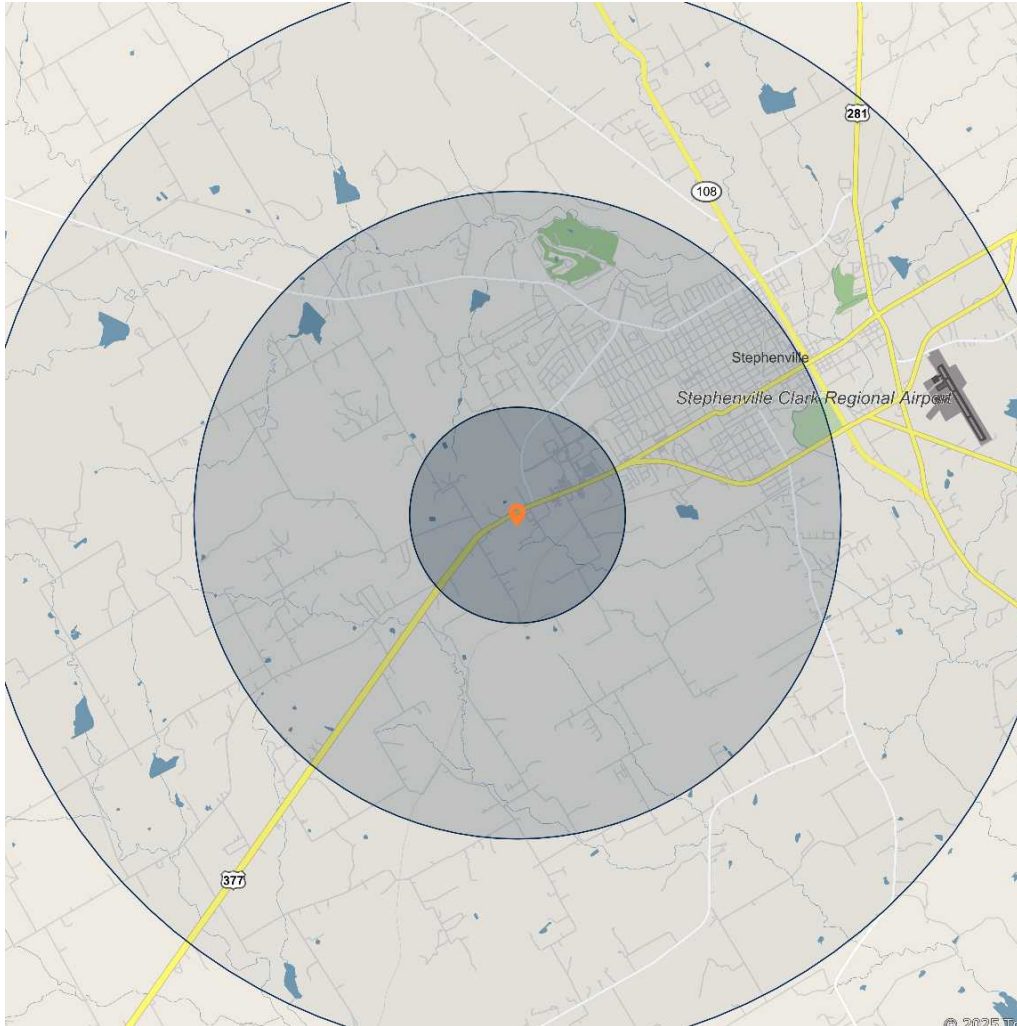
The investment property is in Stephenville, Texas, the seat of Erath County and an appealing retail market for investors thanks to the city's status as an established regional hub for transportation, tourism, retail, education, and healthcare. Stephenville serves as the primary commercial center for Erath County and surrounding rural communities. Conveniently situated along U.S. Highways 281, 377 and 67, Stephenville enjoys excellent regional access to Fort Worth, Dallas, Waco and Abilene. This location enables businesses to serve a broad trade area, extending well beyond the city's permanent population. Tarleton State University is the city's largest employer and generates consistent retail demand driven by students and campus visitors. Similarly, the city is home to Texas Health Harris Methodist Hospital Stephenville, the largest acute care center serving Erath County. The city also attracts visitors through its identity as the "Cowboy Capital of the World," hosting nationally recognized rodeos, equestrian events, and Western heritage festivals. Tarleton State University further contributes year-round visitor activity through NCAA Division I athletics, cultural events and university programs. Supported by a diverse employment base, a growing university, and excellent regional accessibility, Stephenville offers a stable foundation for long-term retail investment.

HIGHLIGHTS

- Regional Retail Hub Serving Erath County and Surrounding Rural Communities
- Tarleton State University Drives Consistent Consumer Traffic and Visitor Activity
- Excellent Visibility and Accessibility via U.S. Highways 281, 377, and 67
- Year-Round Tourism Fueled by Nationally Recognized Rodeos, Equestrian Events, and Western Heritage Festivals

DEMOGRAPHICS

Former Burger King



POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	1,274	19,827	25,596
2025 Estimate	1,266	19,578	25,215
2020 Census	1,285	19,508	24,764
2010 Census	1,146	16,569	20,872

HOUSEHOLD INCOME

Average	\$72,806	\$69,959	\$70,296
Median	\$64,239	\$58,158	\$57,830
Per Capita	\$32,086	\$28,729	\$28,725

HOUSEHOLDS

2030 Projection	637	7,253	9,551
2025 Estimate	630	7,130	9,342
2020 Census	615	6,890	8,936
2010 Census	504	6,473	8,058

HOUSING

Median Home Value	\$204,140	\$209,567	\$218,613
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EMPLOYMENT

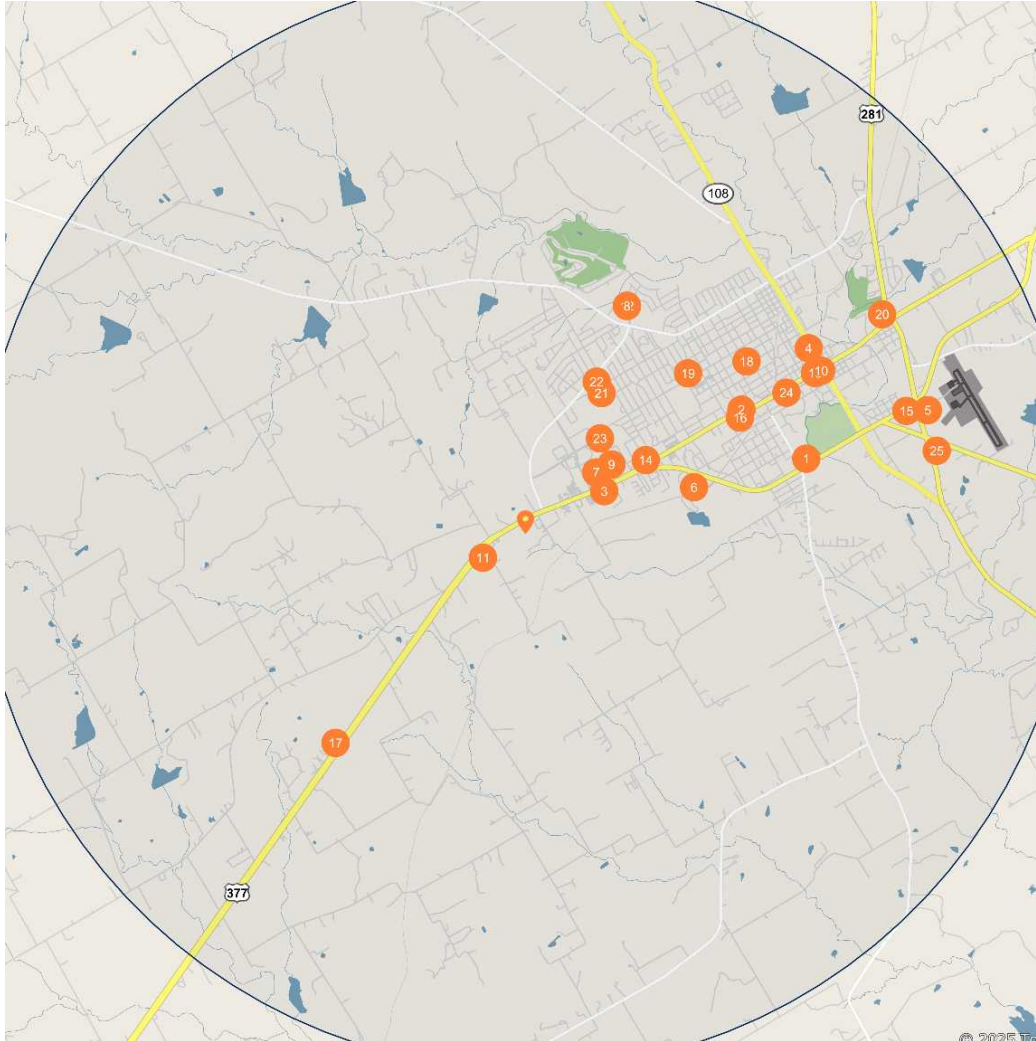
2025 Daytime Population	3,780	31,888	36,648
2025 Unemployment	3.33%	4.13%	3.60%
Average Time Traveled (Minutes)	13	16	17

EDUCATIONAL ATTAINMENT

High School Graduate (12)	0.11%	2.63%	2.46%
Some College (13-15)	39.63%	33.28%	35.01%
Associate Degree Only	14.43%	14.36%	13.42%
Bachelor's Degree Only	5.40%	7.53%	7.78%
Graduate Degree	32.44%	34.25%	32.37%

DEMOGRAPHICS

Former Burger King



Major Employers

Employees

1	Comptroller Pub Accounts Texas-Erath Cnty Appraisal Distict	733
2	Tarleton State University-TEXAS A&M UNIVERSITY	640
3	Saint-Gobain Abrasives Inc-Coated Abrasive Division	600
4	Texas Hlth Hrris Mthdst Hosp S-	292
5	Outlaw Conversions Inc-Emerald Luxury Coaches	190
6	Tejas Tubular Products Inc-	157
7	Walmart Inc-Walmart	155
8	Stephenville Medical Dev Co-Stephenvlle Med Surgical Clinic	150
9	Gay & Son Masonry LP-	150
10	County of Erath-Precinct 1	146
11	Reynolds Nationwide Inc-	127
12	Stephenvlle Med Srgcal Clinic PA-	125
13	City of Stephenville-	114
14	Ticknor Enttps Stephenville LLC-Stephenvlle Nrsing Rhbilitation	70
15	Erath Publishers Inc-Stephenville Empire Tribune	70
16	Montana Restaurant Inc-	65
17	ABF Packing Inc-	63
18	Stephenville Ind Schl Dst-Hook Elementary School	55
19	Stephenville Ind Schl Dst-Chamberlin Elementary School	55
20	Dolgencorp of Texas Inc-Dollar General	55
21	Stephenville Ind Schl Dst-Stephenville High School	55
22	Stephenville Ind Schl Dst-Gilbert Intermediate School	55
23	Stephenville Ind Schl Dst-Henderson Junior High School	55
24	Stephenville Ind Schl Dst-Central Elementary School	55
25	United Electric Coop Svcs Inc-	51



Exclusively Listed By

John Paine

Nationwide Restaurant Property Advisor

Dallas

Direct: 972-755-5279

john.paine@marcusmillichap.com

TX #764689



Information About Brokerage Services

11-03-2025

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- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

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A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
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