



FRONTAGE ON ADAMS AVENUE (30,959 VPD) DIRECTLY ACROSS FROM WALMART SUPERCENTER

BURGER KING

6934 West Adams Avenue
Temple, Texas 76502

- » **Absolute-Net Lease:** Burger King has 13.5 Years Remaining with Four, 5 Year Options & 7.5% Increases Every 5 Years.
- » **Amplifier Group is #22 Largest Franchise Operator in the Country with 150 Burger Kings, 100 Little Caesars, 97 Taco Bells, and 92 Church's Chickens.**
- » **Surrounded by Schools:** North Belton Middle School (1,031 Students); Lake Belton Middle School (917 Students); Joe M. Pirtle Elementary School (787 Students); Tarver Elementary School (668 Students); Holy Trinity Catholic High School (103 Students).



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SUBJECT PROPERTY

SEE PAGE 4 FOR ZOOMED IN AERIAL

TEXAS 317 (21,571 VPD)

WEST ADAMS AVE. (30,959 VPD)

INTERSTATE 35

Temple High School
2,292 Students

DOWNTOWN TEMPLE, TX

Belton High School
2,884 Students

TARGET BEST BUY THE HOME DEPOT
 PETSMART Michaels CVS pharmacy
 Starbucks BJ's COCA-COLA
 IHOP Rocker Perrol Olive Garden

Baylor Scott & White Medical Center
636 Staffed Beds

VA Hospital
189 Staffed Beds

Walmart H-E-B TACO BELL
 DOLLAR TREE verizon AT&T

Temple College
5,966 Student Enrollment

University of Mary Harden Baylor
3,575 Student Enrollment

CINEMARK LONGHORN STEAKHOUSE CROWN

LOOP 363 (44,638 VPD)

STAPLES HOBBY LOBBY Marshalls
 ROSS petco McALISTER'S DELI
 five BELOW Bath & Body Works SHOE CARNIVAL

DOWNTOWN BELTON, TX

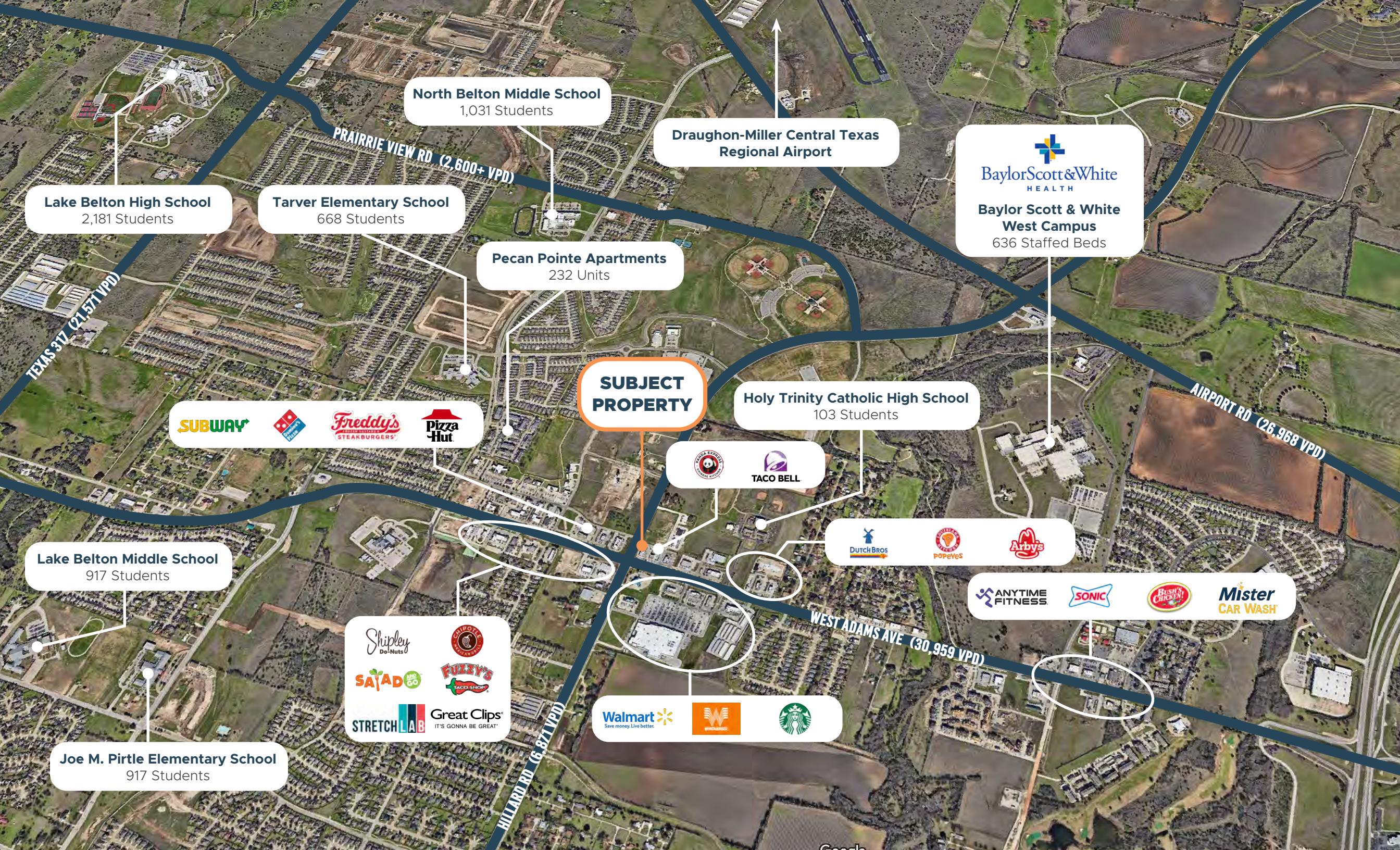
INTERSTATE 35

Baylor Scott & White Children's Medical Center
115 Staffed Beds

Walmart Lowe's
 sam's club Academy SPORTS+OUTDOORS

Temple Mall
550,400 SF
5 Anchor Tenants / 60 Stores

H-E-B TACO BELL Starbucks



North Belton Middle School
1,031 Students

Draughon-Miller Central Texas Regional Airport


Baylor Scott & White
HEALTH
Baylor Scott & White West Campus
636 Staffed Beds

Lake Belton High School
2,181 Students

Tarver Elementary School
668 Students


Pecan Pointe Apartments
232 Units

TEXAS 377 (21,571 VPD)

SUBJECT PROPERTY

Holy Trinity Catholic High School
103 Students

AIRPORT RD (26,968 VPD)

Lake Belton Middle School
917 Students

Joe M. Pirtle Elementary School
917 Students

HILLARD RD (6,871 VPD)

WEST ADAMS AVE (30,959 VPD)

BURGER KING

Address:	6934 West Adams Avenue Temple, Texas 76502
Price:	\$2,892,727
CAP:	5.50%
NOI:	\$159,100

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2017
Building Area:	2,937 SF
Land Area:	39,552 SF
Vehicles Per Day:	30,959 (W Adams Ave)



HIGHLIGHTS

- » **Absolute-Net Lease:** Burger King has 13.5 Years Remaining with Four, 5 Year Options & 7.5% Increases Every 5 Years.
- » **Amplifier Group is #22 Largest Franchise Operator in the Country with 150 Burger Kings, 100 Little Caesars, 97 Taco Bells, and 92 Church's Chickens**
- » **Strategic Retail Location:** Excellent Visibility & Frontage Along West Adams Avenue which Oversees 30,959 Vehicles Per Day.
- » **Surrounded by Schools:** North Belton Middle School (1,031 Students); Lake Belton Middle School (917 Students); Joe M. Pirtle Elementary School (787 Students); Tarver Elementary School (668 Students); Holy Trinity Catholic High School (103 Students).
- » **Excellent Demographics:** In a 10 Mile Radius the Population Exceeds 131,000; Households 50,000+ and an Average Household Income of \$76,700.
- » **Nearby National Tenants:** Walmart Supercenter, Freddy's Frozen Custard & Steakhouse, Popeyes, Sonic, Bush's Chicken, Starbucks, Dutch Bros Coffee, Whataburger, Blaze Pizza, Panda Express, Jersey Mikes, Shipley Donuts, Fuzzy's Taco Shop, and Domino's.



ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Current - Aug 31, 2028	\$159,100	\$13,258.33
Sep 1, 2028 - Aug 31, 2033	\$171,033	\$14,252.71
Sep 1, 2033 - Dec 26, 2037	\$183,860	\$15,321.66
Dec 27, 2037 - Dec 26, 2042 (Option 1)	\$197,649	\$16,470.79
Dec 27, 2042 - Dec 26, 2047 (Option 2)	\$212,473	\$17,706.10
Dec 27, 2047 - Dec 26, 2052 (Option 3)	\$228,409	\$19,034.05
Dec 27, 2052 - Dec 25, 2057 (Option 4)	\$245,539	\$20,461.61

TENANT SUMMARY

Tenant:	Burger King
Guaranty:	Ampler Burgers LLC
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Sep 1, 2018
Lease Expiration:	Dec 26, 2037
Term Remaining:	13.5 Years
Increases:	7.5% Every 5 Years
Options:	Four, 5 Year



BURGER KING OVERVIEW

Every day, more than 11 million guests visit Burger King restaurants around the world. And they do so because our restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. The original Home of the Whopper, our commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined our brand for more than 50 successful years.

Tenant:	Burger King
Traded as:	NYSE: BKC
Website:	bk.com
Headquarters:	Miami-Dade County, FL
Year Founded:	1953
Number of Locations:	19,200+
Number of Employees::	34,000+

AMPLER BURGERS LLC

Ampler was founded in 2017 as a franchisee of quick service restaurants. Ampler is a proud franchisee of 4 iconic quick service brands: Burger King, Taco Bell, Church’s Chicken and Little Caesars Pizza. With over 439 restaurants, Ampler is one of the fastest growing franchisees in the quick service restaurant industry. Ampler Group is currently #22 largest franchisee operator in the country.

REGIONAL MAP



Subject Property

Temple, Texas

7 Miles

Belton, TX

22 Miles

Killeen, TX

38 Miles

Waco, TX

66 Miles

Austin, TX

145 Miles

San Antonio, TX

126 Miles

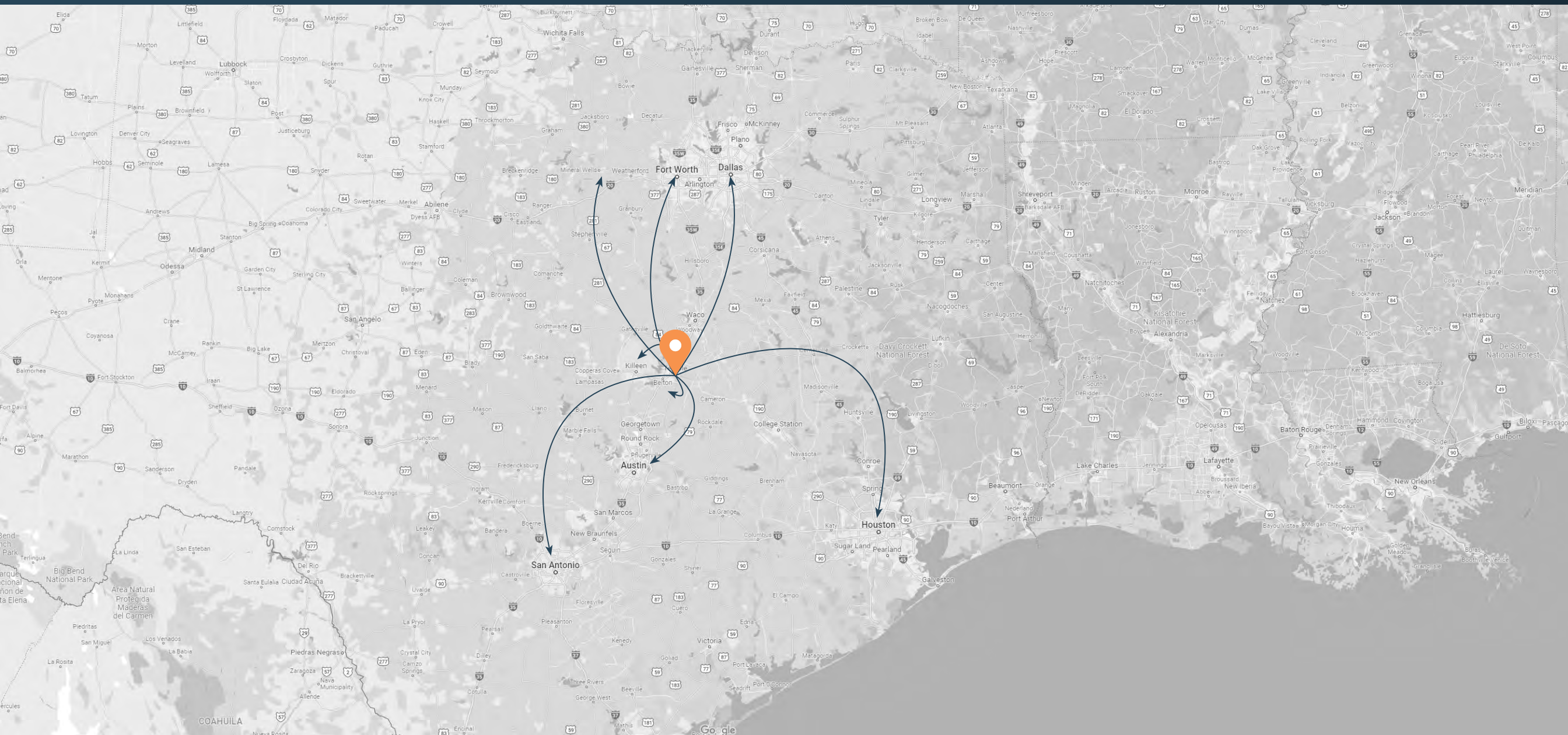
Fort Worth, TX

132 Miles

Dallas, TX

172 Miles

Houston, TX





TEMPLE-KILLEEN METRO

Situated roughly 70 miles north of Austin and 130 miles south of Dallas-Fort Worth, the Temple-Killeen metro encompasses Bell, Lampasas and Coryell counties. Killeen is the largest city in the metro, with nearly 155,000 residents, followed by Temple, with about 94,000. Fort Hood, one of the nation’s most notable military bases, is in Killeen. Military personnel make up a large portion of the population in the area, and are the reason for the median age being well below the national average.

ECONOMY

- » In addition to distribution and Fort Hood, other economic drivers include health and life sciences, security and intelligence, education and advanced manufacturing.
- » The metro is well known for its medical sector. Baylor Scott & White Medical Center, Seton Medical Center and the Central Texas Veterans Healthcare System represent notable local facilities.
- » The Temple-Killeen area is home to Central Texas University, and has a branch of the Texas A&M University system as well. Between the universities and public schools, the education sector is a top employer for the metro.
- » Area manufacturers produce transportation equipment, fabricated metal, machinery, computers and electronic components.



DISTRIBUTION INDUSTRY

Temple-Killeen’s location between Austin and Dallas-Fort Worth and access to Interstate 35 is efficient for the distribution of goods.



FORT HOOD

Fort Hood is one of the country’s top military installations. It houses more than 40,000 military personnel and their family members.



POPULATION GROWTH

The metro is projected to grow at a rate more than four times the national average, and should add roughly 35,000 new residents over the next five years.

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