



In Association with ParaSell, Inc.
A Licensed Oklahoma Real Estate Broker #183645



Oklahoma City
(El Reno), Oklahoma

20-Year Absolute NNN Lease
Walmart Supercenter Outparcel
Brand-New Construction

2508 S Country Club Rd, El Reno, OK 73036

[View Map](#)

Offering Memorandum



Advisory Team

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Price
\$4,307,692

Cap Rate
6.50%

NOI
\$280,000

Investment Highlights

- 20-year sale-leaseback to established operator
- 8% rent increases every 5 years
- Brand-new construction, opening Feb 2025
- Prime signalized corner at main entrance to Walmart Supercenter

Market Highlights

- Direct visibility and access via Interstate 40
- 20+ national tenants surrounding the property
- Proximity to two major residential communities and five hotels

Tenant Highlights

- Whataburger: Iconic QSR brand strong presence in the Southern USA
- 1,050 locations across 16 states and growing
- Vibe Restaurants - Highly experienced multi-concept operator with 140+ units across 14 states



Investment Summary

Price Cap Rate NOI
\$4,307,692 6.50% \$280,000

Lease Summary

Tenant Name VWB Legacy Holdings, LLC
 Lease Type Absolute NNN
 Guaranty Personal - Inquire with Broker
 Rent Increases 8% every 5 years
 Lease Start Close of Escrow
 Lease End 20 Years After Close of Escrow
 Term Remaining 20 Years
 Options 4, 5-Year

Physical Description

Address 2508 S Country Club Rd El Reno, OK 73036
 Building Size 3,027 SF
 APN: 090029952
 Land Size 0.91 Acres
 Year Built 2025

Rent Schedule

Rent Schedule	Rent / Year	Rent / Month	Rent/SF	Cap Rate
Years 1 - 5	\$280,000	\$23,333	\$7.71	6.50%
Years 6 - 10	\$302,400	\$25,200	\$8.33	7.02%
Years 11 - 15	\$326,592	\$27,216	\$8.99	7.58%
Years 16 - 20	\$352,719	\$29,393	\$9.71	8.19%
Option 1	\$380,937	\$31,745	\$10.49	8.84%
Option 2	\$411,412	\$34,284	\$11.33	9.55%
Option 3	\$444,325	\$37,027	\$12.23	10.31%
Option 4	\$479,871	\$39,989	\$13.21	11.14%

Redlands Community College
2,300 Students



InterBank

Walmart

SUBWAY



Country Club Rd - 11,000 VPD



Subject Property
Under Construction





42,000 VPD



OPEN 24 HOURS



Walmart Main Entrance

Direct Visibility & Access to I-40

Multiple hotels across the street



42,000 VPD



Country Club Rd - 11,000 VPD





About Vibe Restaurants

Vibe Restaurants operates restaurants under the Little Caesars, Wingstop, and Whataburger brands with a people-centric approach. With two decades of experience, Vibe started in 2005 with a single Little Caesars in Nacogdoches, Texas and is now at 76 Little Caesars units across 9 states. Vibe opened its first Wingstop in Roswell, New Mexico in 2020, and now operates 63 Wingstops across 10 states. The company is currently expanding significantly with Whataburger across Oklahoma with 6 locations and counting.

Public/Private	Private
Headquarters	Dallas, Texas
Locations	144 across 14 states
Website	www.viberestaurants.com

About Whataburger

Whataburger, founded in 1950 in Corpus Christi, Texas, is an iconic fast-food chain known for its customizable burgers and 24/7 service. Headquartered in San Antonio since 2009, it boasts over 1,050 locations across 16 states, with Texas hosting the majority. Its signature orange-and-white-striped design and focus on made-to-order meals have earned it a loyal following. Whataburger continues to expand into new markets like Kansas, Tennessee, and Colorado, blending tradition with strategic growth.

Public/Private	Private
Headquarters	San Antonio, Texas
Locations	1,000+
Website	www.whataburger.com

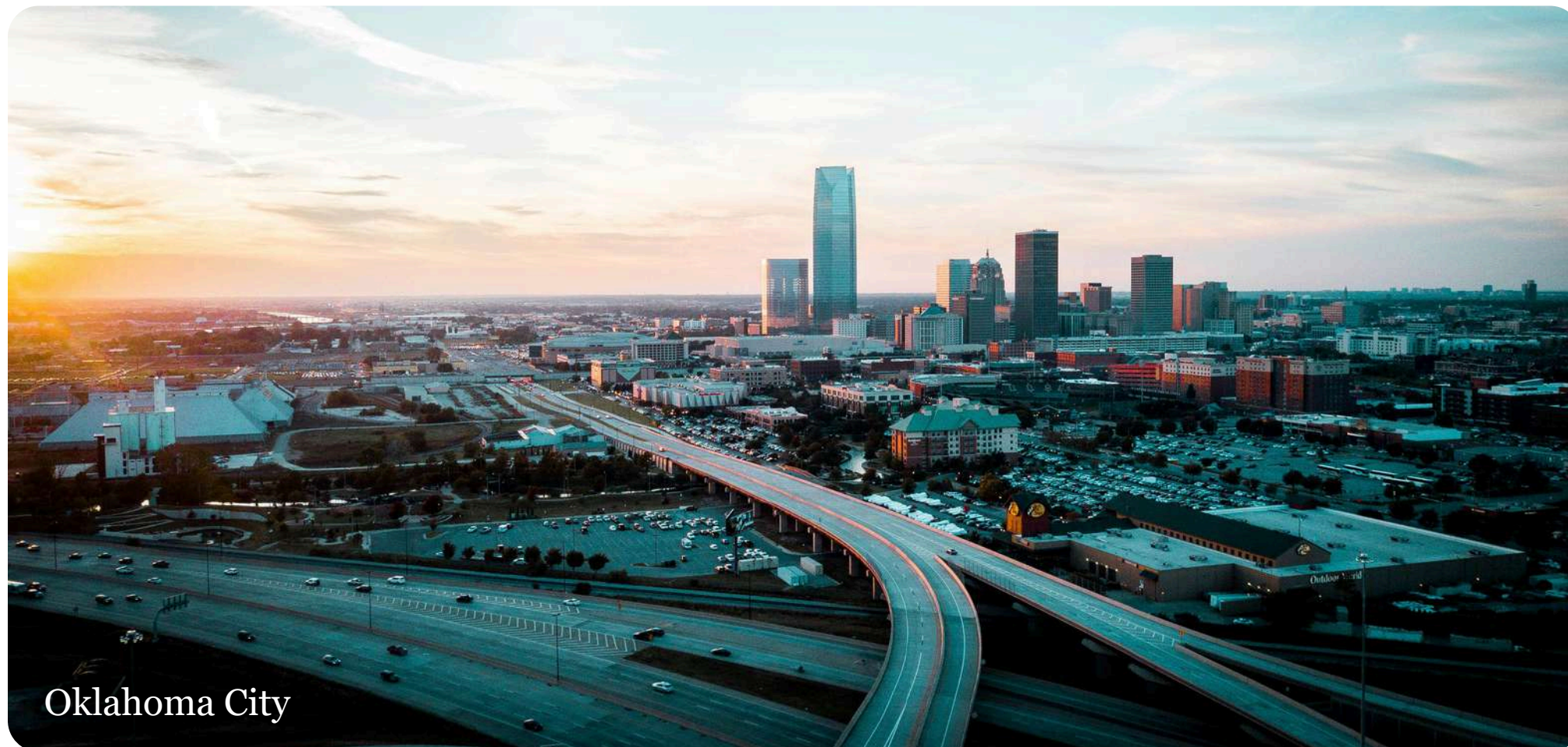


About El Reno, Oklahoma

Established in 1889, El Reno is located in the heart of Oklahoma, where Interstate 40, Route 66 meet. The city is located roughly 30 minutes west of Oklahoma City and is the county seat of Canadian County.

The community is growing exceptionally quickly, and the city population has grown approximately 17% in only 4 years since 2020. It was home to approximately 17,000 residents as of the 2020 census, but recent reports put that number closer to 20,000.

The city's economy is heavily focused on oil, gas, and wind technology. El Reno is a leader in these technologies in Oklahoma, with major plant sites and access to specialized training. With an exceptionally low cost of living 24% below the national average.



Demographic Highlights

+21%

3-Mile Population Growth 2020-2024

\$70,420

1-Mile Income

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	5,125	19,942	20,798
Average Household Income	\$70,420	\$60,968	\$62,181
Households	1,940	7,116	7,431

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