

McDonald's Ground Lease

San Antonio, TX





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Demographics

Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- New 20-Year NNN Corporate Ground Lease to McDonald's (NYSE: MCD)
 - 10% Rent Increases Every 5 Years and at Options
- McDonald's USA, LLC Operates Over 13,500 Locations Nationwide
 - Investment Grade Tenant, S&P Rated BBB+
- Brand New Construction with a Double Drive-Thru within New Cottonwood Pointe Retail Center
 - ~12-Acre Shopping Center in Actively Expanding, Family-Oriented Alamo Ranch Trade Area
 - 25k SF of Retail Including Anytime Fitness, Great Clips, Wiseman Family Dentist, & More
- Signalized, Hard Corner Location (33,200 ADT)
 - Excellent Visibility and Prominent Pylon Sign
 - Convenient Access to Texas State Highway Loop 1604 (47,313 ADT)
- Strong Daily Traffic Supported by a High Concentration of Nearby Schools
 - Near William J. Brennan High School (~3k Students) & Harmony School of Science
- 2 Miles from Northwest Vista College (20,060), Part of Alamo Colleges District
- 2.5 Miles from SeaWorld San Antonio & Christus Santa Rosa Hospital - Westover Hills, with New 164k SF Addition
- 3 Miles from Alamo Ranch Shopping Center
 - Dominant, 900k SF Open-Air Shopping Center Anchored by Super Target
- Located in West San Antonio, One of the City's Fastest-Growing Residential and Retail Corridors
- ~19 Miles from Downtown San Antonio
 - Diverse Metro Economy Anchored by Military & Defense, Healthcare & Biosciences, Tourism & Hospitality, Financial Services, & More



Brand New Construction with Double Drive-Thru

within New 25k SF Cottonwood Pointe Center



Signalized, Hard Corner Location with Prominent Signage

33,200 ADT at Wiseman & Cottonwood



Population of 266,892 within 5 Miles

Average Household Income of \$153,230 within 1-Mile



4% Annual Household Growth Rate within 1 Mile

Surrounded by Substantial Residential Development



Adjacent to William J. Brennan High School (~3,000 Students)

& Harmony School of Science



<1 Mile from Westover Hills Baptist Medical Campus

72-Acres w/ Full-Service Hospital





\$2,877,000

3.65% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Years 1-5	(Current)	\$105,000	3.65%
Years 6-10		\$115,500	4.02%
Years 11-15		\$127,050	4.42%
Years 16-20		\$139,755	4.86%
Years 21-25	(Option 1)	\$153,731	5.34%
Years 26-30	(Option 2)	\$169,104	5.88%
Years 31-35	(Option 3)	\$186,014	6.47%
Years 36-40	(Option 4)	\$204,615	7.11%
Years 41-45	(Option 5)	\$225,077	7.82%
Years 46-50	(Option 6)	\$247,585	8.61%
Years 51-55	(Option 7)	\$272,343	9.47%
Years 56-60	(Option 8)	\$299,577	10.41%

LOCATION	5402 Wiseman Blvd, San Antonio, TX 78253
LOT SIZE	±0.94 acres or ±40,968 square feet
IMPROVEMENTS	±3,809 square foot retail building for McDonald's with a double drive-thru component <i>The improvements are built and owned by the Tenant. The improvements are not for sale</i>
YEAR BUILT	2025
PARKING	±38 parking spaces
TENANT	McDonald's USA, LLC
ANNUAL RENT	\$105,000
RENT COMMENCEMENT	November 19, 2025
LEASE EXPIRATION	November 18, 2045
GROUND LEASE TERM	20 years
RENT INCREASES	10% every 5 years
OPTIONS	Eight (8) five-year options
CAM	Tenant Responsible
TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
RIGHT OF FIRST REFUSAL	Tenant shall have the right of first refusal to purchase the property on the same terms and conditions as any bona fide offer within thirty (30) days of receiving notice of such an offer.
LANDLORD RESPONSIBILITIES	None
FINANCING	Delivered free and clear of permanent financing

McDonald's



The World's Largest & Most Iconic Fast Food Restaurant Brand with Over 43,000 Locations in Over 100 Countries

Growth Strategy Focused on Digital Advancements, Restaurant Development, and Drive-Thru

McDonald's (NYSE: MCD) is the world's largest quick service restaurant brand, serving about 70 million customers daily in over 100 countries. Founded in 1940 by Richard and Maurice McDonald (later sold to Ray Kroc), the brand helped define the modern QSR model through innovation, consistency, affordability, and quality. As of December 31, 2025, the system included over 45,000 restaurants, about 95% franchised.

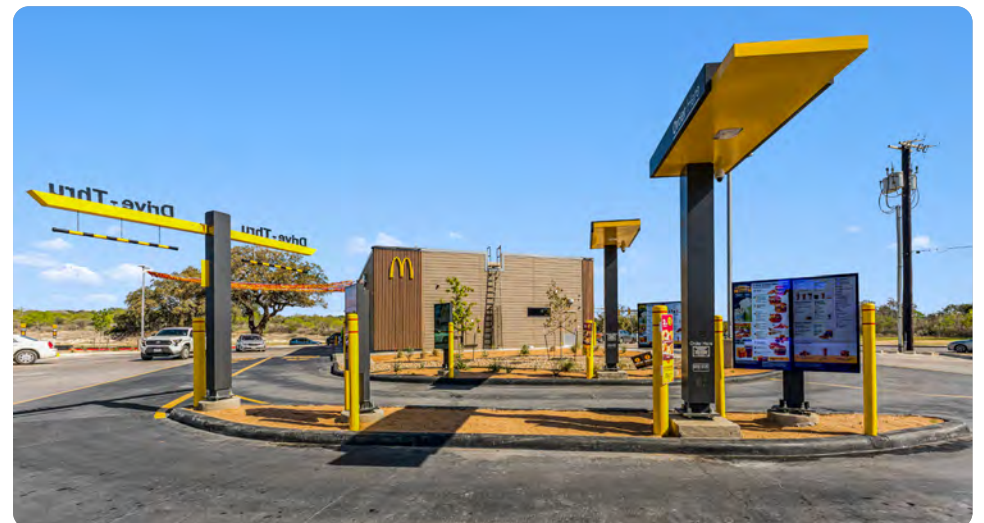
The company continues to set industry standards through technological advancements, menu innovation, and customer-focused strategies under its Accelerating the Arches plan. Growth remains broad-based across Asia, the Middle East, and Europe, while U.S. initiatives emphasize development, digital innovation, and drive-thru optimization.

For fiscal year 2025, McDonald's reported revenue of \$26.9 billion and net income of \$8.563 billion. Global systemwide sales totaled nearly \$140 billion, with more than 210 million 90-day active loyalty users across 70 markets, nearly doubling the system-wide sales generated from loyalty members compared with 2023.

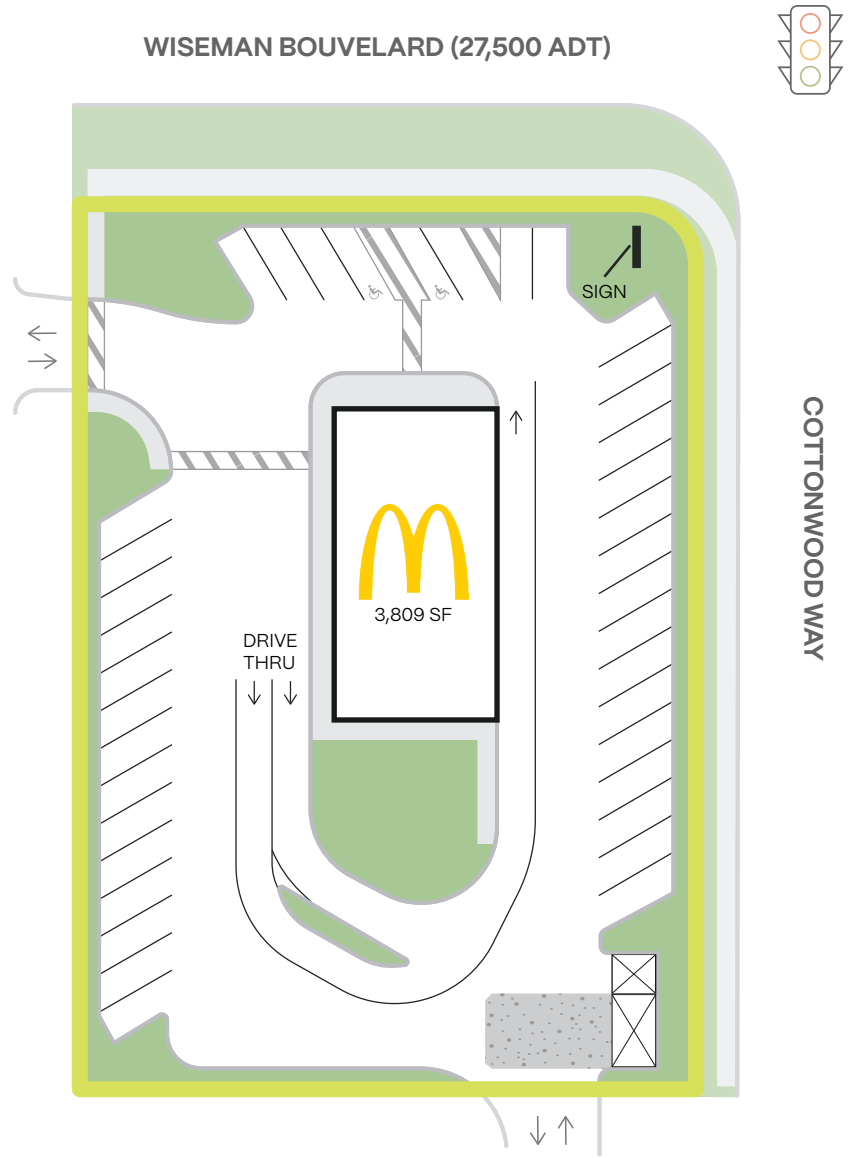
McDonald's is consistently recognized as a leading global brand, ranking #1 on QSR Magazine's Top 50 Fast-Food Chains by Sales (2025), #1 on Brand Finance's World's Most Valuable Restaurant Brand (2025), and earning 15 consecutive years on Fortune's World's Most Admired Companies list.

McDonald's USA, LLC, the entity behind the lease, is a wholly owned subsidiary of McDonald's Corporation.

For more information, visit www.mcdonalds.com.



Cottonwood Pointe
New Retail Center Under Construction





COTTONWOOD POINTE RETAIL CENTER

ANYTIME FITNESS Great Clips
IT'S GONNA BE GREAT

LIQUOR *Bueno* Bryan's Peachwave
MEXICAN GRILL AND BAR

Nail Lounge Wiseman Family Dentists

Fronterra
318-Acre Development
with 1,000+ Lots

Westpointe Oaks
350-Unit Apartment Community

Harmony School of Science
San Antonio Middle/High

Future
Development

CottonwoodPointe

Cottonwood Way

Wiseman Blvd (27,500 ADT)



Rapid expansion is projected within one mile of the site with an annual population growth rate of 3.61% and annual households growth rate of 4.06%.



Gregory Luna Middle School



Edmund Lieck Elementary School

Fronterra 318-Acre Development with 1,000+ Lots

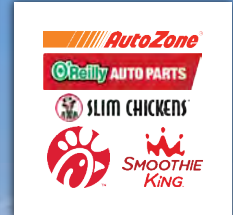
Westpointe Oaks 350-Unit Apartment Community

STEVENS RANCH SHOPPING CENTER

3.9M Annual Visits

Dr Joe J Bernal Middle School

Harmony School of Science San Antonio Middle/High



Langley Elementary School

Future Development

COTTONWOOD POINTE RETAIL CENTER

Cottonwood Way

Wiseman Blvd (27,500 ADT)



Rapid expansion is projected within one mile of the site with an annual population growth rate of 3.61% and annual households growth rate of 4.06%.



SeaWorld
SAN ANTONIO
478,200 Annual Visits

Downtown San Antonio (~19 Miles)

LOOP 1604 (47,313 ADT)

CHRISTUS
Health.

BAPTIST
HEALTH SYSTEM

John Paul Stevens High School

Bob Lewis Elementary School

William J. Brennan High School
3,000+ Students

Fronterra
318-Acre Development
with 1,000+ Lots

THE SHOPPES AT DOVE CREEK
5.1M Annual Visits

Walmart Supercenter **COSTCO** WHOLESALE **Michaels** Where Creativity Happens

ROSS DRESS FOR LESS **Olive Garden** ITALIAN KITCHEN **chili's** **TACO BELL**

Academy SPORTS+OUTDOORS **WHATABURGER**

LAIFITNESS **STARBUCKS**

WING-STOP **FIREHOUSE** SUBS

H-E-B plus! **Wendy's** **Panda Express**

W

Westpointe Oaks
350-Unit Apartment Community

Wiseman Blvd (27,500 ADT)

Cottonwood Way



Future Development

COTTONWOOD POINTE RETAIL CENTER

ANYTIME FITNESS **Great Clips** IT'S GONNA BE GREAT

LIQUOR Events **Bryan's** MEXICAN GRILL AND BAR **peachwave** Frozen Yogurt & Cakes

Nail Lounge **Wiseman Family Dentists**

Rapid expansion is projected within one mile of the site with an annual population growth rate of 3.61% and annual households growth rate of 4.06%.



Jersey Mike's
KFC
Dutch Bros

Walmart
Supercenter

CULEBRA MARKET
THE HOME DEPOT
dd's DISCOUNTS
H-E-B
HOBBY LOBBY
Burlington

Methodist
HEALTHCARE

WELLS FARGO
Home Mortgage
Operations Center

ALAMO COLLEGES DISTRICT
Northwest Vista College

Fairfield
BY MARRIOTT
COURTYARD
OF PARKSLOT

ExtraSpace
Storage

Starbucks

Dolph Briscoe Middle School

Alamo Ranch
4,300+ Lots

LOOP
1604

(47,313 ADT)

ALAMO RANCH
5.8M Annual Visits

TARGET
BEST BUY
DAISO

LOWE'S
JCPenney
Marshalls
SKECHERS
BARNES & NOBLE
VICTORIA'S SECRET

DICK'S ROSS
ULTA
OLD NAVY
PET SMART
five BELOW
Michaels

BAPTIST
HEALTH SYSTEM

COTTONWOOD POINTE RETAIL CENTER

ANYTIME FITNESS
Great Clips
LIQUOR Events
Bryan's
peachwave
Nail Lounge
Wiseman Family Dentists



Future
Development

Wiseman Blvd (27,500 ADT)

Cottonwood Way

Rapid expansion is projected within one mile of the site with an annual population growth rate of 3.61% and annual households growth rate of 4.06%.



Bennie L. Cole Elementary School

M'Lissa M. Chumbley Elementary School

San Geronimo Airpark

John M. Harlan High School

Straus Middle School

Alamo Ranch
4,300+ Lots

COTTONWOOD POINTE RETAIL CENTER

ANYTIME FITNESS Great Clips®
IT'S GONNA BE GREAT™

LIQUOR Bryan's Peachwave
MEXICAN GRILL AND BAR Mexican Grill & Bar

Nail Lounge Wiseman Family Dentists

Future Development

Westpointe Oaks
350-Unit Apartment Community

Cottonwood Way
Wiseman Blvd (27,500 ADT)

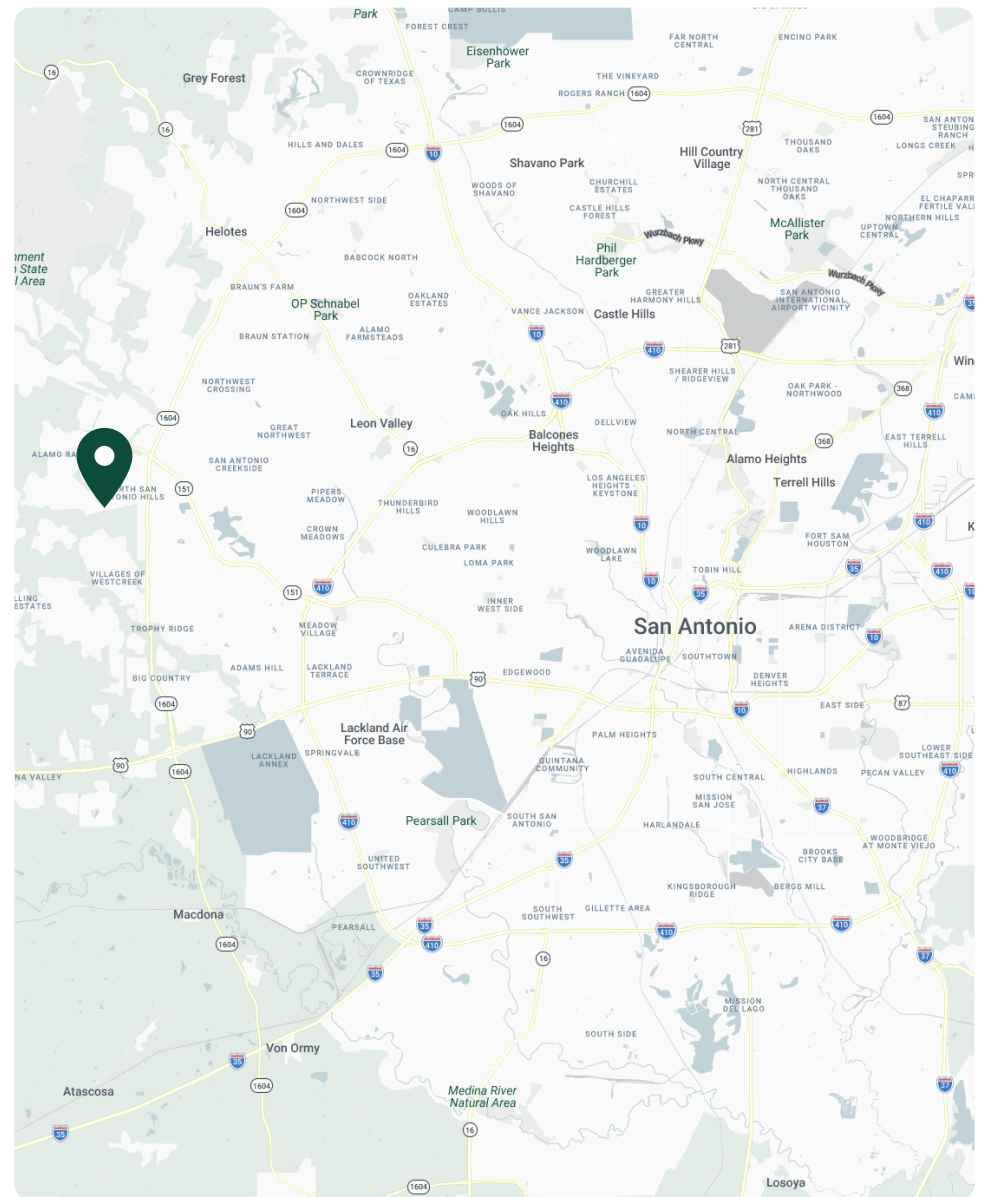


San Antonio (population 1.53 million) is the seventh most populous city in the United States and the second-largest city in the State of Texas. It serves as the seat of Bexar County and is a principal city of the San Antonio–New Braunfels Metropolitan Statistical Area, the third-largest MSA in Texas. Commonly referred to as Greater San Antonio, the MSA now has a population exceeding 2.76 million, up from 1.4 million in 2000. The City of San Antonio maintains a strong financial position, holding a “AAA” general obligation bond rating from all three major rating agencies. The Milken Institute has ranked San Antonio No. 1 on its Best-Performing Cities list. Despite its size, San Antonio enjoys a relatively low cost of living compared to other major cities and ranks 13th (top 0.1%) on the List of Best Places to Live in the World, 5th Best City to Live in the United States, and 3rd Most Livable City in Texas.

San Antonio has a diverse economic base, with a metropolitan Gross Domestic Product (GDP) of approximately \$182.1 billion. Historically strong in oil and gas, military, healthcare, financial services, and tourism, the economy has expanded in recent years to include thriving biotech, IT, cybersecurity, and manufacturing sectors. San Antonio is home to five Fortune 500 companies: Valero Energy, USAA, iHeartMedia, NuStar Energy, and Cullen/Frost Bankers. Other major employers headquartered in the city include H-E-B, the 14th largest private company in the U.S., Rackspace Technology, Carenet Health, Security Service Federal Credit Union, Bill Miller Bar-B-Q, CPS Energy, Toyota Motor Manufacturing Texas, Southwest Research Institute, Harland Clarke, and others. Additionally, numerous companies maintain major regional operations in San Antonio, including Nationwide Mutual Insurance Company, Kohl’s, Allstate, Chase Bank, Philips, Wells Fargo, Toyota, Medtronic, Sysco, Caterpillar Inc., AT&T, West Corporation, Citigroup, Boeing, QVC, and Lockheed Martin.

The South Texas Medical Center, comprising forty-five medically related institutions, five higher educational institutions, twelve hospitals, and five specialty facilities over 900 acres, remains the only major medical research and care provider in the South Texas region. With over 36,000 employees and more than six million patient visits annually, the center now generates an estimated \$37 billion annual impact on the local economy.

San Antonio benefits from a highly educated workforce and is home to 15 colleges and universities serving more than 150,000 students. Leading institutions include Texas State University (enrollment 38,808), the University of Texas at San Antonio (~36,000 students), San Antonio College (~17,000 students), Northwest Vista College (~18,000 students), St. Philip’s College



(~13,000 students), the University of the Incarnate Word (~7,500 students), among others. In addition, San Antonio hosts one of the largest active and retired military populations in the nation, with four major military bases comprising Joint Base San Antonio (JBSA), employing 86,000 personnel.

The subject property is ideally located within the newly developed Cottonwood Pointe retail center, a ~12-acre shopping center in the rapidly expanding, family-oriented Alamo Ranch trade area of West San Antonio. The center includes approximately 25,000 square feet of retail space with tenants such as Anytime Fitness, Great Clips, Wiseman Family Dentistry, and more. The site occupies a signalized, hard corner location with excellent visibility and prominent pylon signage at one of the most trafficked intersections within West Pointe East (33,200 ADT), offering convenient access to Texas State Highway Loop 1604 (47,313 ADT).

The property is surrounded by substantial and ongoing residential development, supporting a strong and growing consumer base. The immediate area is experiencing approximately 4% annual household growth within a 1-mile radius and is surrounded by thousands of new homes and multifamily units, including the 16-acre Westpointe Oaks, a 350-unit apartment community directly behind the subject property. Nearby master-planned communities include Fronterra, a 314-acre development with over 1,000 lots, Alamo Ranch, with more than 4,300 lots, as well as Juniper Pointe, Bison Ridge, Veranda, Hidden Oasis, and numerous additional residential communities driving continued population growth.

The site benefits from strong daily traffic driven by a high concentration of nearby schools, including its position adjacent to William J. Brennan High School, which serves approximately 3,000 students, and Harmony School of Science. Additional nearby schools include Dolph Briscoe Middle School, John Hoffman Elementary, Clarence Galm Elementary, Bennie L. Cole Elementary, and others.

The property is also supported by significant institutional and regional traffic drivers. It is located less than 1 mile from the 72-acre Westover Hills Baptist Medical Campus, a 92-bed full-service acute care hospital with medical office buildings, an ambulatory surgical center, and planned future expansion phases. Northwest Vista College, part of the Alamo Colleges District with approximately 20,060 students, is located just 2 miles away. Additional nearby anchors include SeaWorld San Antonio and CHRISTUS Santa Rosa Hospital – Westover Hills, which is undergoing a new 164,000 square foot expansion, as well as the dominant 900,000 square foot Alamo Ranch Shopping Center anchored by Super Target, located approximately 3 miles from the site.

The property is supported by strong surrounding demographics, including a population of 266,892 within a 5-mile radius and an average household



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Alamo Ranch	5.8M Annual Visits
Target	900,300 Annual Visits, Top 14% Nationwide
Chick-fil-A	426,900 Annual Visits
In-N-Out	424,700 Annual Visits
Lowe's	341,800 Annual Visits
The Shoppes at Dove Creek	5.1M Annual Visits
Walmart	1.4M Annual Visits
Costco	1.3M Annual Visits, Top 15% Nationwide
Ross Dress for Less	284,300 Annual Visits, Top 12% Nationwide
Michaels	199,200 Annual Visits, Top 12% Nationwide
Olive Garden	190,900 Annual Visits, Top 8% Nationwide
Chili's Grill & Bar	147,800 Annual Visits, Top 17% Nationwide
Taco Bell	140,900 Annual Visits, Top 6% Nationwide
Stevens Ranch	3.9M Annual Visits
H-E-B	2.5M Annual Visits
Sea World San Antonio	479,200 Annual Visits

income of \$153,230 within 1 mile, reflecting a high-income, rapidly growing suburban customer base. Located in West San Antonio, one of the city's fastest-growing residential and retail corridors, the site sits less than 20 miles from Downtown San Antonio.

228,234



2025 Total Population

\$425,080



Average Home Value

\$153,230



Average Household Income

📍 5402 Wiseman Blvd, San Antonio, TX 78253



Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	5,991	64,725	228,234
2025 Total Population	9,117	76,397	266,892
2030 Total Population	10,886	87,304	298,976
2025–2030 Annual Population Growth Rate	3.61%	2.70%	2.30%
Household Summary			
2025 Total Households	3,054	26,602	89,264
2025–2030 Annual Households Growth Rate	4.06%	3.23%	2.69%
2025 Average Household Income	\$153,230	\$131,470	\$118,764
2025 Average Home Value	\$425,080	\$376,332	\$334,842

Major Employers in San Antonio	# of Employees
Joint Base San Antonio (JBSA) – Lackland, Fort Sam & Randolph	86,097
H.E.B. Food Stores	20,000
United Services Automobile Association	17,000
City of San Antonio	15,501
Northside Independent School District	13,191
Methodist Healthcare System	12,000
University of Texas Health Science	8,500
North East Independent School District	8,069
San Antonio Independent School District	7,136
Baptist Health Systems	7,024
JP Morgan Chase Bank NA	5,000



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

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.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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 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 opinions or advice 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 that 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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date



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