

7-ELEVEN

2920 N WESTMORELAND RD / DALLAS, TX 75212



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I | PROPERTY INFORMATION

ACRE INVESTMENT REAL ESTATE SERVICES

11236 EL CAMINO REAL SUITE 100 | SAN DIEGO, CA 92130
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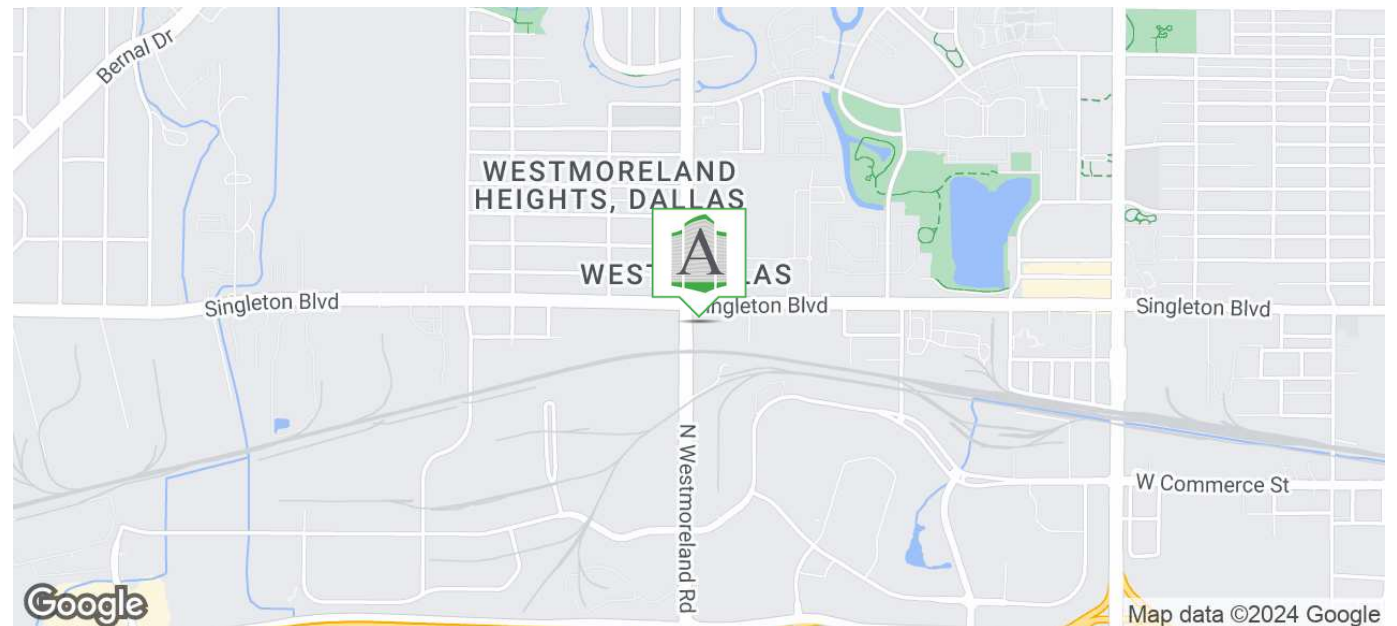
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$4,556,329
Price / Unit:	\$4,556,329
Price / SF:	\$1,489.00
Cap Rate:	5.34%
Building Size:	3,060
Lot Size:	1.02 Acres
Year Built:	2020
Market:	Dallas





PROPERTY OVERVIEW

ACRE Investment Real Estate Services is proud to present this Absolute NNN investment occupied by a corporate-leased 7-Eleven.

The lease terms are 15 years starting in January 2020, with 10% rent increases every 5 years and four 5-year option periods. The 3,060 SF free-standing building is located in the thriving Dallas area. The starting CAP rate was 4.85%, increasing to 5.3% in January 2025.

Lease Overview

Initial Lease Term	15 Years
Rent Commencement	January 2020
Lease Expiration	January 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, Including Option Periods
Annual Rent Years 1-5	\$220,982
Annual Rent Years 6-10	\$243,080
Annual Rent Years 11-15	\$267,388
Option 1	\$294,127
Option 2	\$323,540
Option 3	\$355,894
Option 4	\$391,484

INVESTMENT HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- 15-Year Absolute NNN Lease - 11 Years Remaining
- 10% Rent Increase Every 5 Years
- High Traffic Counts
- 5 Miles from Downtown Dallas
- Dense Infill Location
-



PROPERTY PHOTOS

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II | PROPERTY DESCRIPTION

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PROPERTY DETAILS

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SALE PRICE

\$4,556,329

LOCATION INFORMATION

BUILDING NAME 7 Eleven
STREET ADDRESS 2920 N Westmoreland Rd
CITY, STATE, ZIP Dallas, TX 75212
COUNTY Dallas
MARKET Dallas

BUILDING INFORMATION

BUILDING SIZE 3,060 SF
NOI \$243,080

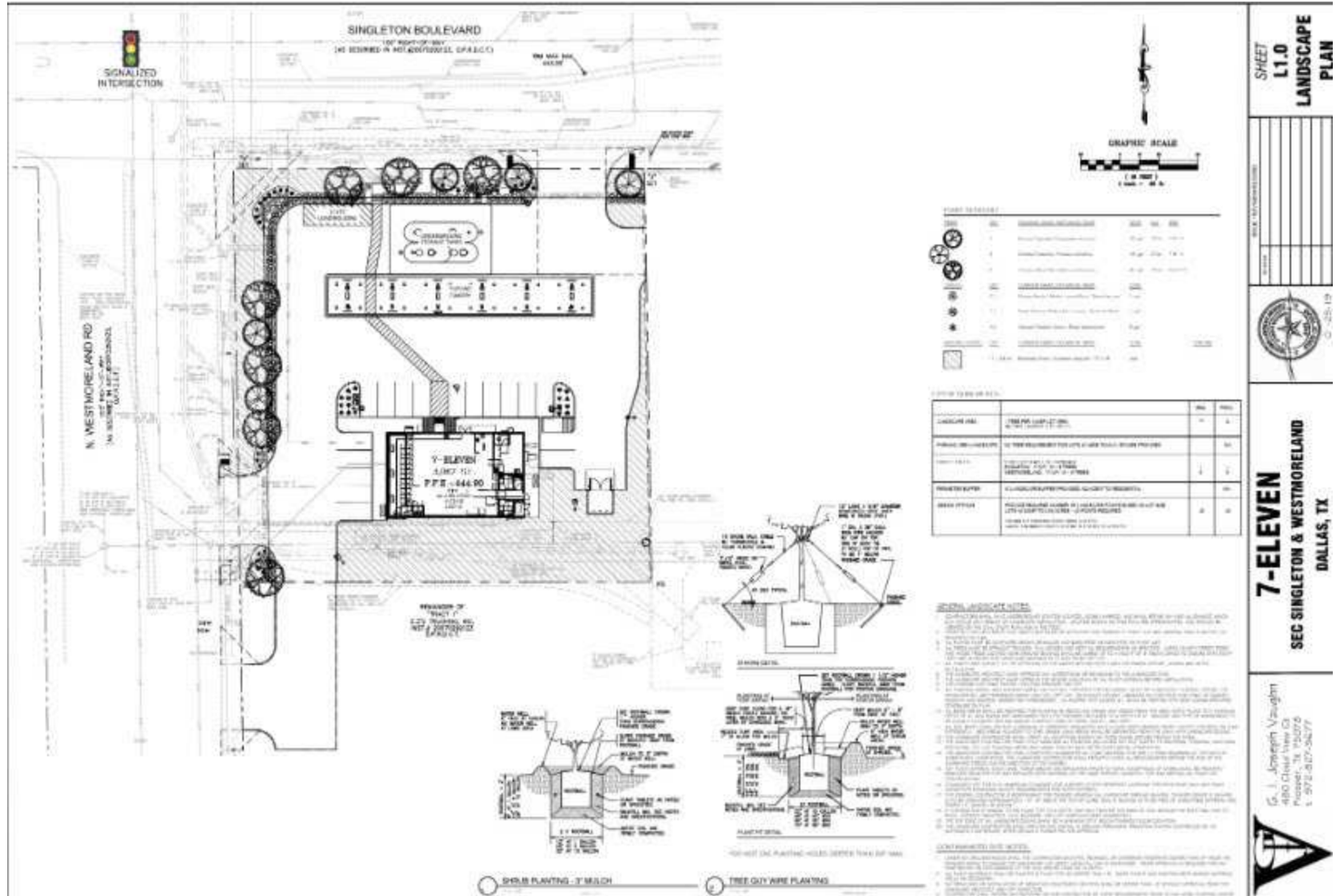
PROPERTY INFORMATION

PROPERTY TYPE Retail
PROPERTY SUBTYPE Free Standing Building
ZONING Commercial
LOT SIZE 1.02 Acres
APN # 9921020927000000



SITE PLANS

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III | LOCATION INFORMATION

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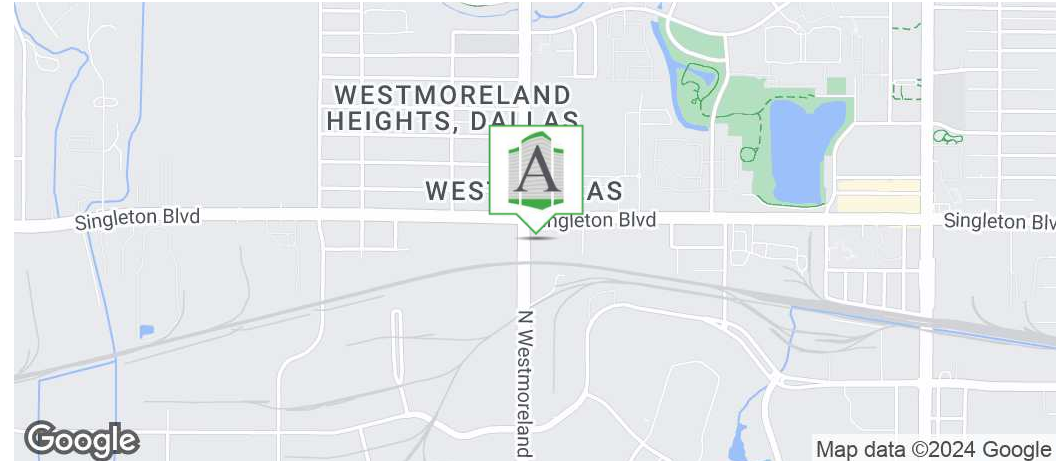
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LOCATION OVERVIEW

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LOCATION OVERVIEW

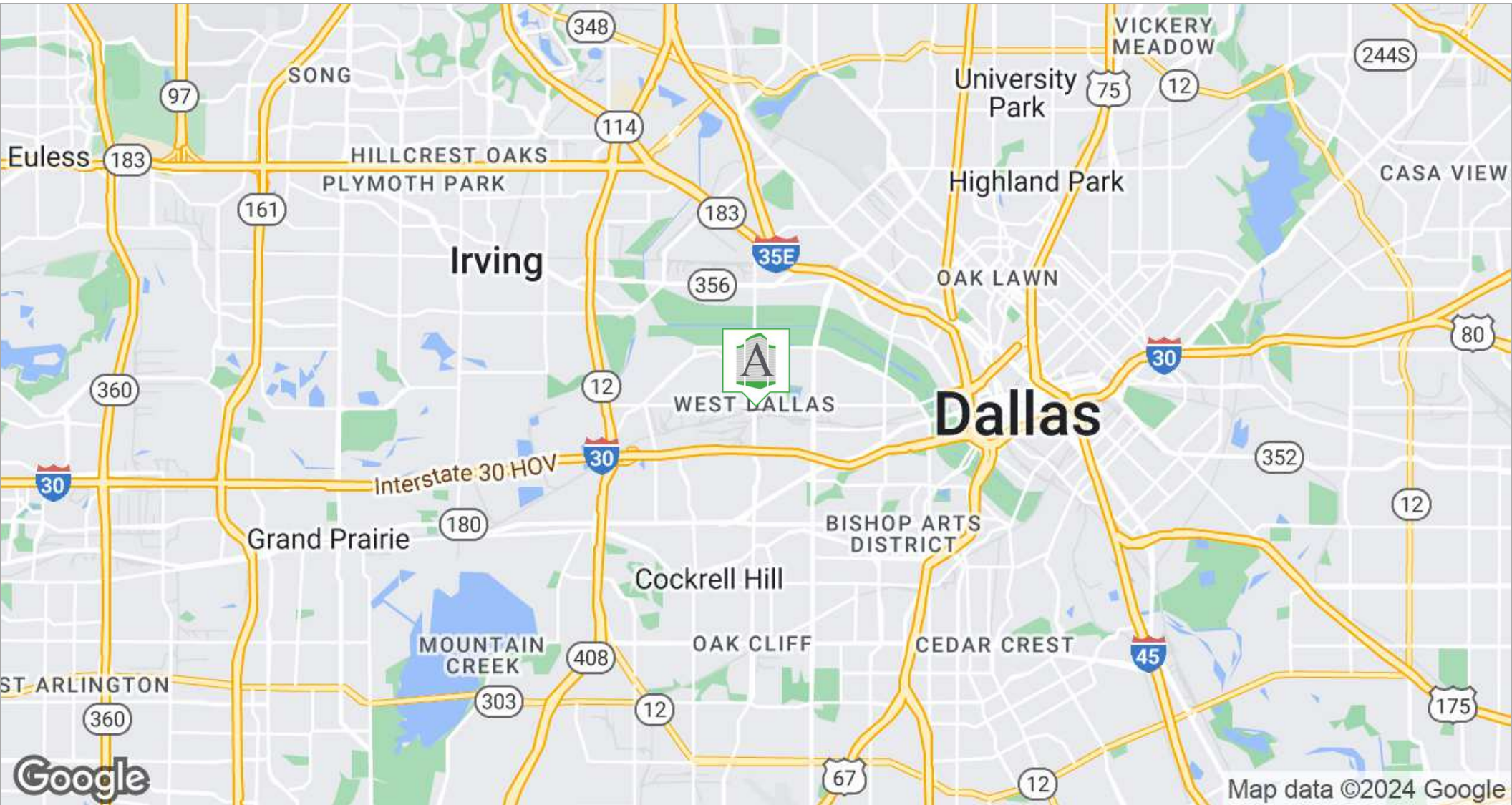
Discover the vibrant surroundings of this prime Dallas location, surrounded by a dynamic mix of business and leisure amenities. Minutes away from the Design District, this area boasts a thriving art scene, upscale dining options, and unique retail offerings. Nearby, the Dallas Market Center offers a central hub for trade events and merchandise mart, attracting a steady stream of business professionals. With easy access to major highways and downtown Dallas, the area provides a strategic advantage for office investors seeking a prime location with abundant amenities and growth potential.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,506	127,920	474,919
Total Population	7,487	297,610	1,139,471
Average HH Income	\$37,519	\$78,648	\$85,713

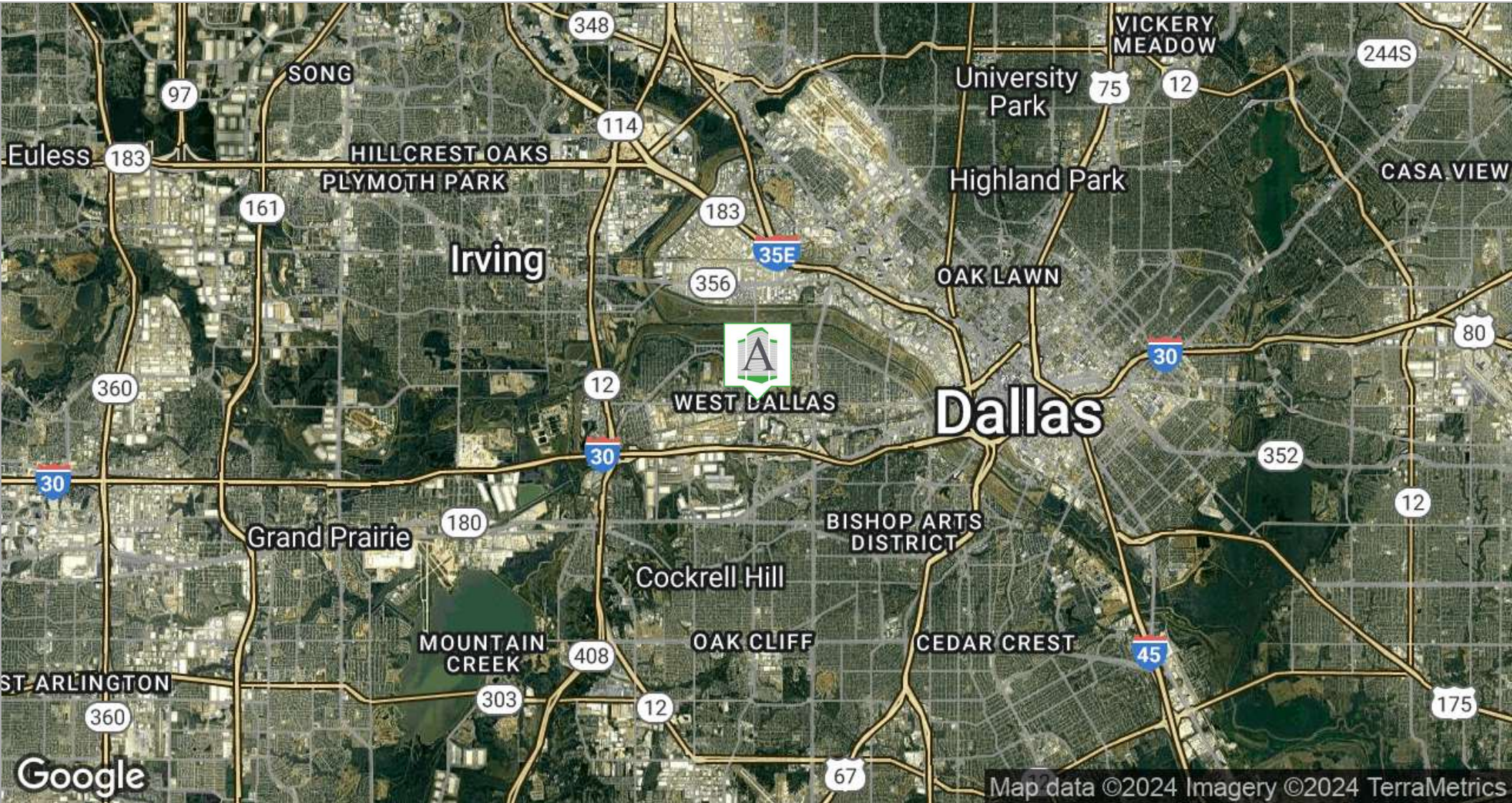
REGIONAL MAP

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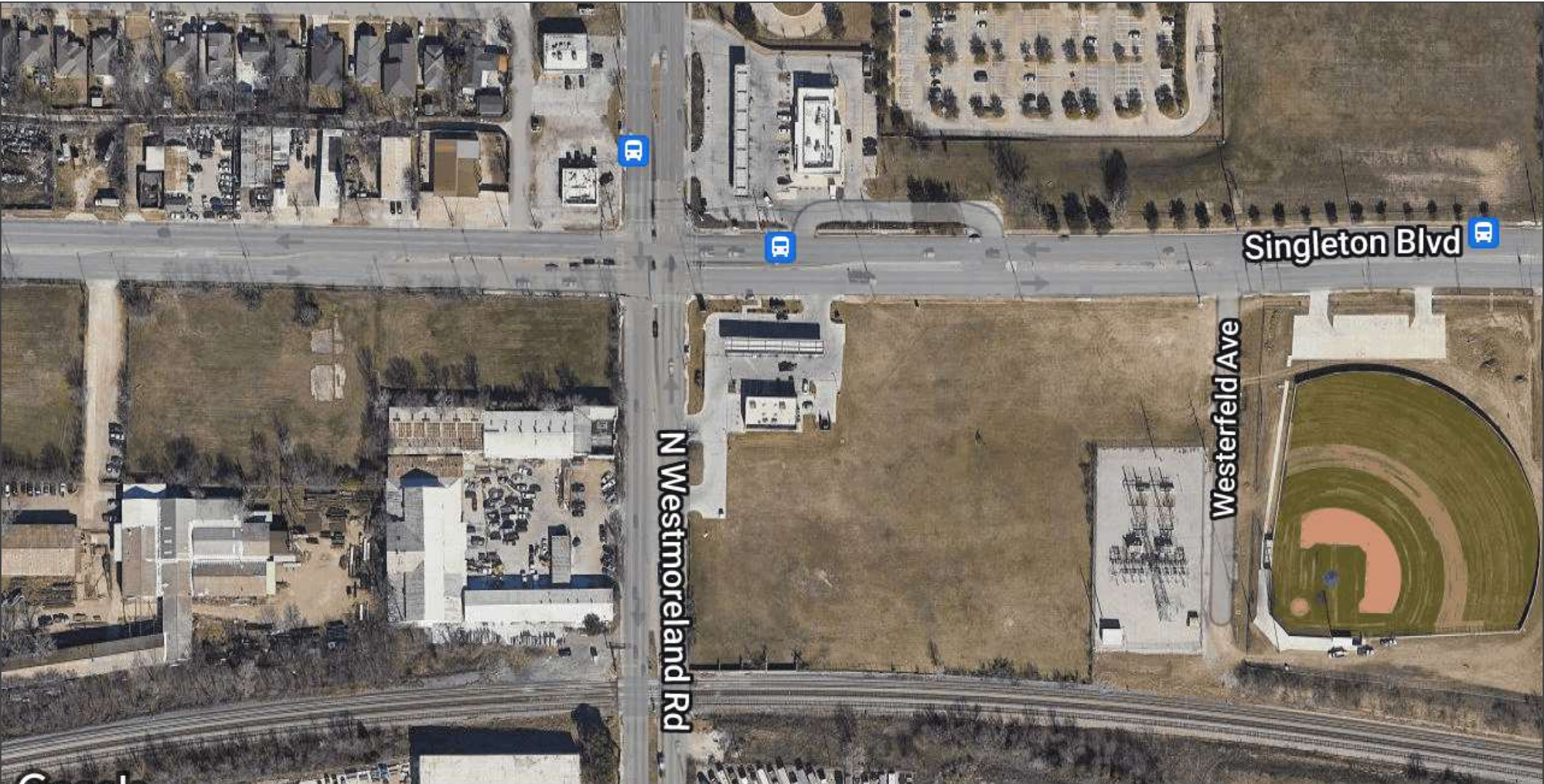
LOCATION MAPS

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AERIAL MAP

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Singleton Blvd

Westerfeld Ave

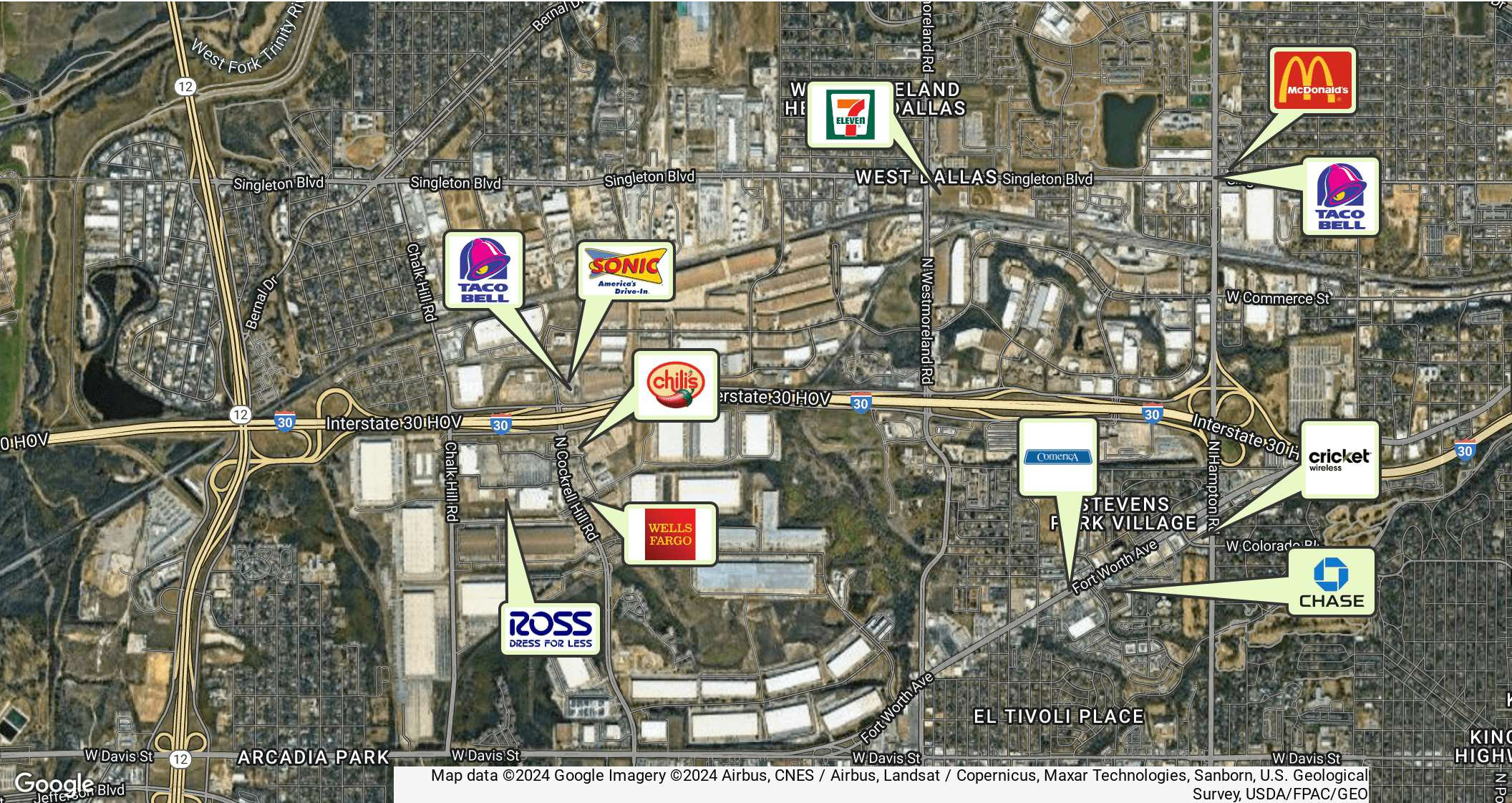
N Westmoreland Rd

Google

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RETAILER MAP

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IV | TENANT PROFILE

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TENANT PROFILES

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TENANT HIGHLIGHTS

- Largest Chain Store Operator
- 70,000 Locations Worldwide
- 11,000 Stores in the U.S.
- Ranked #1 Top Franchise
- Top 10 Most Popular Retail Company

TENANT OVERVIEW

COMPANY:	- 7-Eleven Corporation
FOUNDED:	- 1927
LOCATIONS:	- 70,000+
TOTAL REVENUE:	- \$82 Billion
NET INCOME:	- \$1.8 Billion
HEADQUARTERS:	- Dallas, Texas
WEBSITE:	- 7-Eleven.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP
- 2020-2024	- \$220,982	- 10%
- 2025-2030	- \$243,080	- 10%
- 2031-2035	- \$267,388	- 10%
- 2036-2040	- \$294,127	- 10%
- 2041-2045	- \$323,540	- 10%
- 2046-2050	- \$355,894	- 10%
- 2051-2055	- \$391,484	- 10%



V | DEMOGRAPHICS

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DEMOGRAPHICS REPORT

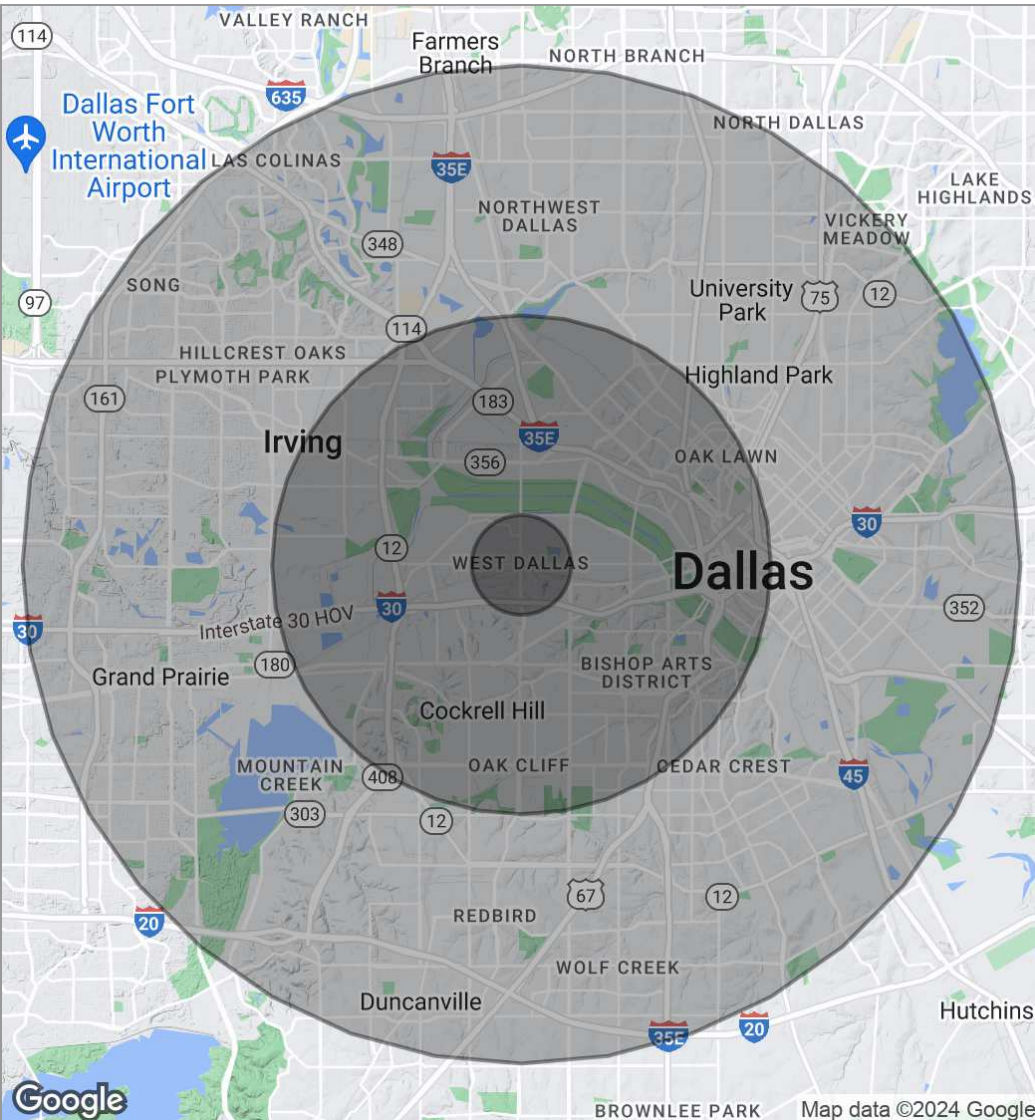
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	1 MILE	5 MILES	10 MILES
Total population	7,487	297,610	1,139,471
Median age	27.2	32.8	34.0
Median age (male)	22.7	32.9	33.2
Median age (female)	27.9	32.6	34.8
Total households	2,506	127,920	474,919
Total persons per HH	3.0	2.3	2.4
Average HH income	\$37,519	\$78,648	\$85,713
Average house value	\$48,750	\$228,086	\$253,866
Total Population - White	3,038	201,784	672,042
% White	40.6%	67.8%	59.0%
Total Population - Black	3,181	39,796	234,271
% Black	42.5%	13.4%	20.6%
Total Population - Asian	195	8,640	58,093
% Asian	2.6%	2.9%	5.1%
Total Population - Hawaiian	0	110	408
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	27	1,584	4,018
% American Indian	0.4%	0.5%	0.4%
Total Population - Other	125	24,097	99,501
% Other	1.7%	8.1%	8.7%
Total Population - Hispanic	3,668	170,177	507,941
% Hispanic	49.0%	57.2%	44.6%

DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	7,487	297,610	1,139,471
Median age	27.2	32.8	34.0
Median age (male)	22.7	32.9	33.2
Median age (Female)	27.9	32.6	34.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,506	127,920	474,919
# of persons per HH	3.0	2.3	2.4
Average HH income	\$37,519	\$78,648	\$85,713
Average house value	\$48,750	\$228,086	\$253,866
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	49.0%	57.2%	44.6%
RACE (%)	1 MILE	5 MILES	10 MILES
White	40.6%	67.8%	59.0%
Black	42.5%	13.4%	20.6%
Asian	2.6%	2.9%	5.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.5%	0.4%
Other	1.7%	8.1%	8.7%

* Demographic data derived from 2020 ACS - US Census

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