

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



**2425 WEST DIVISION STREET | ARLINGTON, TX 76012**

*OFFERING MEMORANDUM*





2425 WEST DIVISION STREET | ARLINGTON, TX 76012  
OFFERING MEMORANDUM

## EXCLUSIVELY LISTED BY:



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*Broker of Record*

License No. 9005919 (TX)

Nick Seltzer & Patrick Forkin (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)



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# PROPERTY OVERVIEW

QUIKTRIP | ARLINGTON, TX



# INVESTMENT HIGHLIGHTS

 **PRICE**  
**\$3,006,000**

 **CAP RATE**  
**5.00%**

 **NOI**  
**\$150,300**

 **TERM REMAINING**  
**±9.1 YEARS**

 **GLA**  
**±4,847 SF**

## ABSOLUTE NNN LEASE

There are zero landlord responsibilities as the tenant is directly responsible for all CAM, taxes, insurance, as well as roof and structure. This provides a hands-off, passive investment opportunity to an investor.

## CORPORATE GUARANTEE

The lease is backed by QuikTrip Corporation (\$11B), Strong Credit Tenancy with ±1,085 locations Nationwide.

## LONG-TERM LEASE

There are ±9 years remaining on the initial lease term. The lease features Ten (10) Five-Year options to extend, with attractive rental increases to hedge against inflation in the option periods.

## SIGNALIZED INTERSECTION

This asset is strategically positioned on the corner of W Division St (±21,000 VPD) & N Bowen Rd (±15,000 VPD).

## MAJOR MSA

Situated Three Miles east of AT&T Stadium, home to the Dallas Cowboys, Globe Life Field, where the Texas Rangers play, and Texas Live! which sees upwards of 3 million visitors annually.

## POTENTIAL 60% BONUS DEPRECIATION

Fee Simple Ownership of subject property may allow the landlord to use the Accelerated Bonus Depreciation Model (Consult your CPA).





 WATERCHASE GOLF CLUB

 LAMAR HIGH SCHOOL  
3,125 STUDENTS

**Walmart**  
Neighborhood Market



 SHACKELFORD JUNIOR HIGH SCHOOL  
729 STUDENTS

**Walgreens**

**WHOLE FOODS**  
MARKET

 **± 129,800 VPD**

**BMW**

 SERENA VISTA  
120 UNITS

**FedEx**  
Ship Center  
**Pet Super market**  
**DOLLAR GENERAL**

**LINCOLN SQUARE MALL**  
**Burlington PET SMART**  
**ULTA** Bath & Body Works  
**ROSS** Davita  
DRESS FOR LESS **STUDIO**  
**Michaels** MOVIE GRILL

**Walmart**  
Supercenter

**AT&T**  
STADIUM

**A-1 Auto Sales**

**QT**

 Texas Masonic Retirement Community  
of the Grand Royal Arch of Texas

**Jack**  
in the box

 **Globe Life Field**

**U-HAUL**

**W DIVISION ST ± 20,900 VPD**

**Public Storage**

**Kroger** **FAMILY DOLLAR**

 THE UNIVERSITY OF TEXAS AT ARLINGTON  
29,300 STUDENTS

 ARLINGTON DOWNS TOWNHOUSES  
HOMES

 MEADOWBROOK GOLF COURSE









# FINANCIAL OVERVIEW

QUIKTRIP | ARLINGTON, TX



## INVESTMENT SUMMARY

Price	\$3,006,000
NOI	\$150,300
Cap Rate	5.00%

## LEASE ABSTRACT

Tenant Trade Name	QuikTrip
Type of Ownership	Fee Simple
Lease Guarantor	QuikTrip Corporation
Lease Type	Absolute NNN
Landlords Responsibilities	None
Lot Size	±1.46 AC
Original Lease Term	15 Years
Rent Commencement Date	11/01/2018
Lease Expiration Date	10/31/2033
Term Remaining on Lease	±9.1 Years
Increases	\$6,264/Options
Options	Ten, 5 Year Options







**BUILDING SIZE**  
**±4,847 SF**



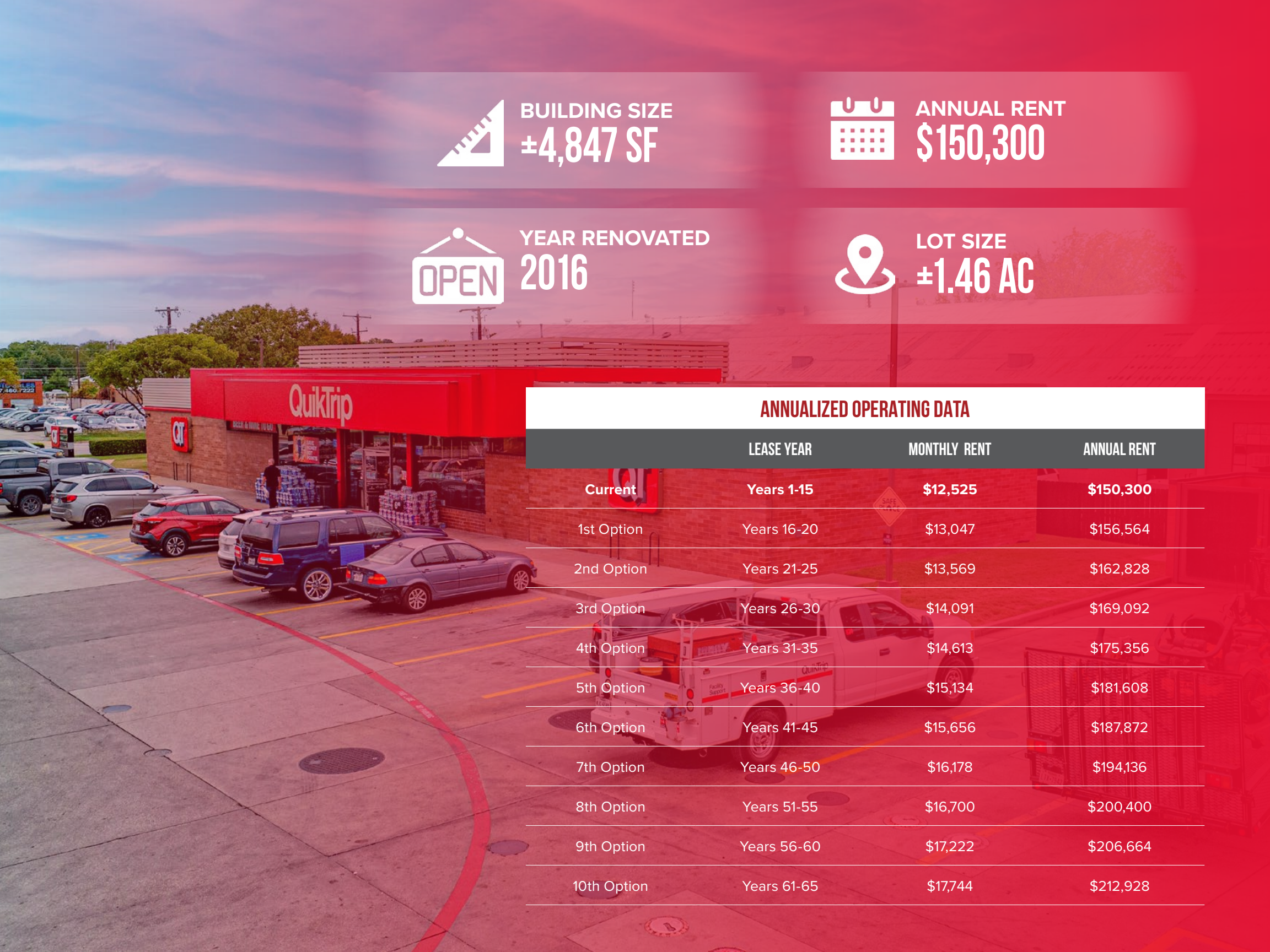
**ANNUAL RENT**  
**\$150,300**



**YEAR RENOVATED**  
**2016**



**LOT SIZE**  
**±1.46 AC**



**ANNUALIZED OPERATING DATA**

	LEASE YEAR	MONTHLY RENT	ANNUAL RENT
<b>Current</b>	<b>Years 1-15</b>	<b>\$12,525</b>	<b>\$150,300</b>
1st Option	Years 16-20	\$13,047	\$156,564
2nd Option	Years 21-25	\$13,569	\$162,828
3rd Option	Years 26-30	\$14,091	\$169,092
4th Option	Years 31-35	\$14,613	\$175,356
5th Option	Years 36-40	\$15,134	\$181,608
6th Option	Years 41-45	\$15,656	\$187,872
7th Option	Years 46-50	\$16,178	\$194,136
8th Option	Years 51-55	\$16,700	\$200,400
9th Option	Years 56-60	\$17,222	\$206,664
10th Option	Years 61-65	\$17,744	\$212,928





# TENANT OVERVIEW

QUIKTRIP | ARLINGTON, TX





QuikTrip (QT) is a prominent chain of convenience stores and gas stations based in the United States. Founded in 1958 in Tulsa, Oklahoma, QuikTrip has grown to over 1,000 locations across multiple states, primarily in the Midwest, South, and Southeast regions. The company's mission is to provide high-quality products and exceptional customer service, which has earned it a strong reputation and a loyal customer base. QuikTrip is known for its clean and well-maintained stores, friendly staff, and a wide variety of products, including fresh food, beverages, and essential household items.

» COMPANY NAME	QuikTrip
» OWNERSHIP	Private
» YEAR FOUNDED	1958
» INDUSTRY	Gas Station
» HEADQUARTERS	Tulsa, Oklahoma
» WEBSITE	<a href="http://quiktrip.com">quiktrip.com</a>





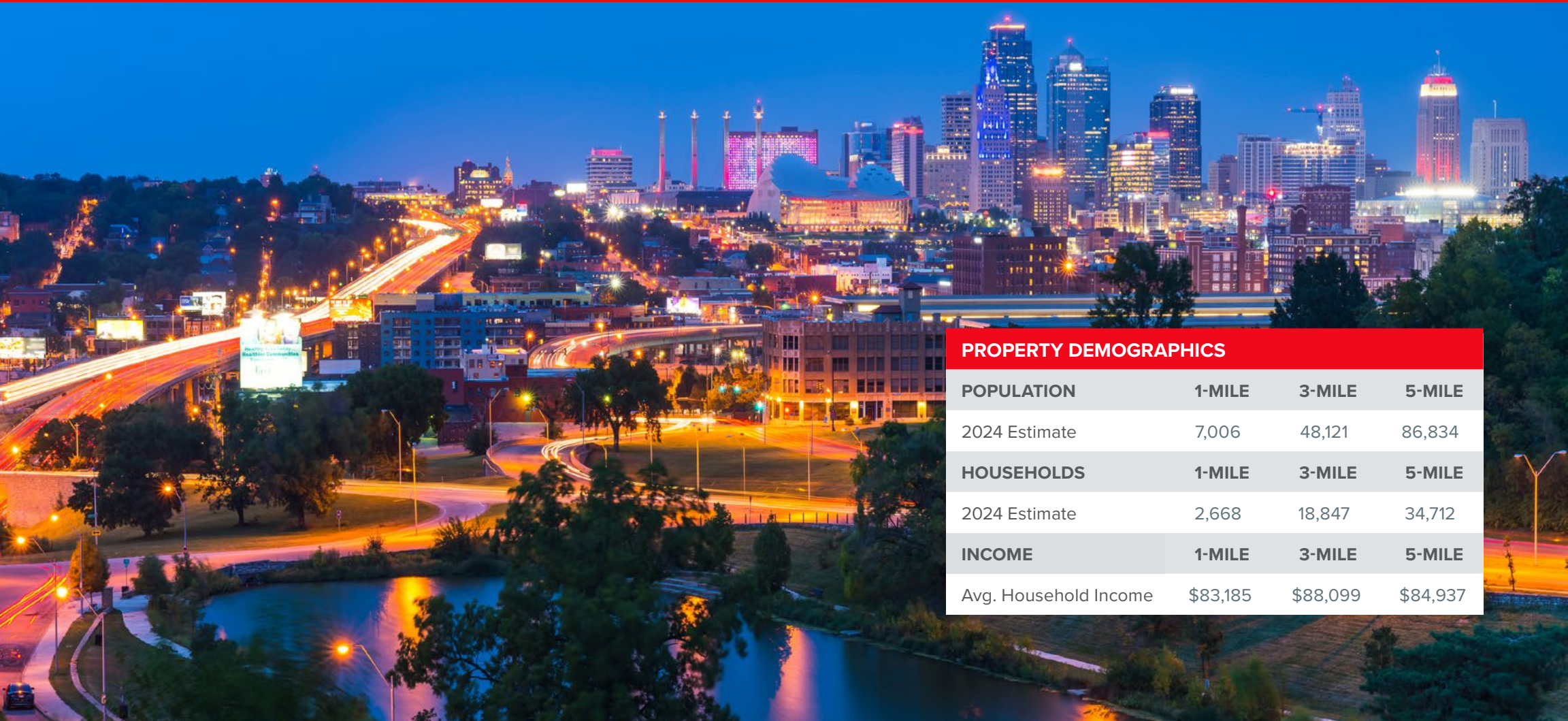
# AREA OVERVIEW

QUIKTRIP | ARLINGTON, TX



## ARLINGTON, TX

Located in Tarrant County and sitting directly in between the cities of Dallas and Fort Worth, Arlington is the third-largest municipality in the DFW Metropolitan Area as it has a population of almost 400,000 residents. Dallas-Fort Worth is a thriving metropolis of over 7.6 million people that spans in every direction and Arlington is in the center of the action, allowing businesses to enjoy convenient access to both cities. Arlington has a thriving economy with major sectors including construction and manufacturing. The city is also home to the University of Texas at Arlington, which provides highly-skilled workers into the workforce. Positioned along Union Pacific Railroad's main transcontinental route, intersected by two major interstates, and within proximity to multiple major air cargo facilities, logistically, Arlington is an obvious choice for national and international businesses. Arlington is only 8 miles from DFW International Airport, providing access to non-stop flights to over 250 destinations. Arlington is also home to the Arlington Municipal Airport, one of DFW's major reliever airports. Arlington also has a variety of attractions, events, and shopping destinations to keep locals and tourists entertained. The city is also home to the Texas Rangers and the Dallas Cowboys. With its central location in the Dallas-Fort Worth region, its strong economy, and the multitude of things to do, Arlington is the ideal place to be as it provides a high quality of living.



### PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	7,006	48,121	86,834
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	2,668	18,847	34,712
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$83,185	\$88,099	\$84,937



An aerial photograph of the Arlington, Texas skyline, featuring several prominent skyscrapers. The image is overlaid with a semi-transparent red filter. The sky is a vibrant blue with scattered white clouds. The buildings are silhouetted against the sky, with some showing architectural details like windows and spires.

## ECONOMY

Arlington, Texas, is a dynamic city known for its robust economy driven by a diverse range of industries. Located between Dallas and Fort Worth, Arlington benefits from its strategic position within the DFW Metroplex, attracting businesses and talent. Key sectors include manufacturing, retail, healthcare, and education, with major employers such as General Motors and the University of Texas at Arlington fueling growth. The city is also a major hub for tourism and entertainment, home to attractions like AT&T Stadium and Six Flags Over Texas, which contribute to its strong service and hospitality sectors. Arlington's economic development initiatives focus on fostering innovation, supporting small businesses, and attracting investment, making it a vibrant environment for business growth.

## TOURISM

Arlington attracts North Texas visitors with a \$250 million entertainment complex that includes sports teams, theme parks, shopping, hotels, and restaurants. Home of the Dallas Cowboys, the Texas Rangers, Six Flags Over Texas Theme Park, Texas Live!, and a host of other attractions, Arlington is the entertainment capital of North Texas, seeing over 48.9 million visitors annually. North Texas tourists create an estimated economic impact of \$1.65 billion. In recent years, Arlington has hosted the Super Bowl, NBA Final Four, College Football National Championship, and The Country Music Awards. Arlington is also home to the University of Texas at Arlington, the largest university in North Texas. UT Arlington is a growing research powerhouse, conducting cutting-edge research in aerospace, manufacturing, medical sciences, and general engineering with over 41,000 students. UTA cultivates talent and invests in research and development and has an estimated annual economic impact of \$13 billion to the state of Texas.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2425 West Division Street, Arlington, TX 76012** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.





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**PATRICK GRAHAM**

*Broker of Record*

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**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES





## 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.

11-2-2015



### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date