



NET LEASE INVESTMENT OFFERING



7-Eleven (Investment Grade)

14680 Highway 31 W
Brownsboro, TX (Dallas-Fort Worth CSA)





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased 7-Eleven property positioned within the Dallas-Fort Worth CSA in Brownsboro, Texas. 7-Eleven has been operating at this property since 2020. The current 7-Eleven lease expires in June 2035 and is triple net with no landlord responsibilities. The rent increases by 7.5% every 5 years during the primary term and three 5-year renewal options. 7-Eleven is an investment grade rated tenant (A - Standard & Poor's). Texas is an income tax-free state, a benefit for potential buyers.

7-Eleven is situated on a 1.11-acre lot with a terrific hard-corner location. The site contains a 4,085 square foot 7-Eleven that opened in 2020. The property also features a 4,400 square foot freestanding fuel canopy containing 12 fuel dispensers. The property benefits from its position on Highway 31 W, which experiences 16,039 vehicles per day and leads directly east to Tyler, Texas and west to Athens, Texas. Nearby national retailers include Sonic and Dollar General. The property is also located in proximity to many local establishments and the Brownsboro schools.

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 14,000 stores in the U.S. and Canada and 84,000+ stores worldwide. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp.

Investment Highlights

- » Positioned within the Dallas-Fort Worth CSA – Ranked #6 in the United States for population
- » Eligible for bonus depreciation*
- » Texas is an income tax-free state
- » Investment grade tenant – A rating (Standard & Poor's)
- » Over 11 years remaining on lease
- » 7.5% rent escalations every 5 years during primary term and options periods
- » Three 5-year renewal options
- » NNN lease – no landlord responsibilities
- » Situated on a 1.11-acre lot
- » Hard-Corner location
- » Fuel canopy with 12 Exxon fuel dispensers
- » Located along State Highway 31 W (16,039 VPD)
- » 9,954 people live within a 7-mile radius
- » Average household income within 7 miles is \$86,102

**Consult with your CPA*



Property Overview



PRICE
\$4,099,576



CAP RATE
5.90%



NOI
\$241,875
(July 2025)

RENT COMMENCEMENT DATE:	6/15/2020
RENT EXPIRATION DATE:	6/30/2035
RENEWAL OPTIONS:	Three 5-Year
RENTAL ESCALATION:	7.50% Every 5 Years
LEASE TYPE:	NNN
TENANT:	7-Eleven
YEAR BUILT:	1999
BUILDING SIZE:	4,085 SF
LAND SIZE:	1.11 AC
FUEL DISPENSERS	12

** Pricing based on the July 2025 rental escalation. Seller to credit the rent differential at closing.*



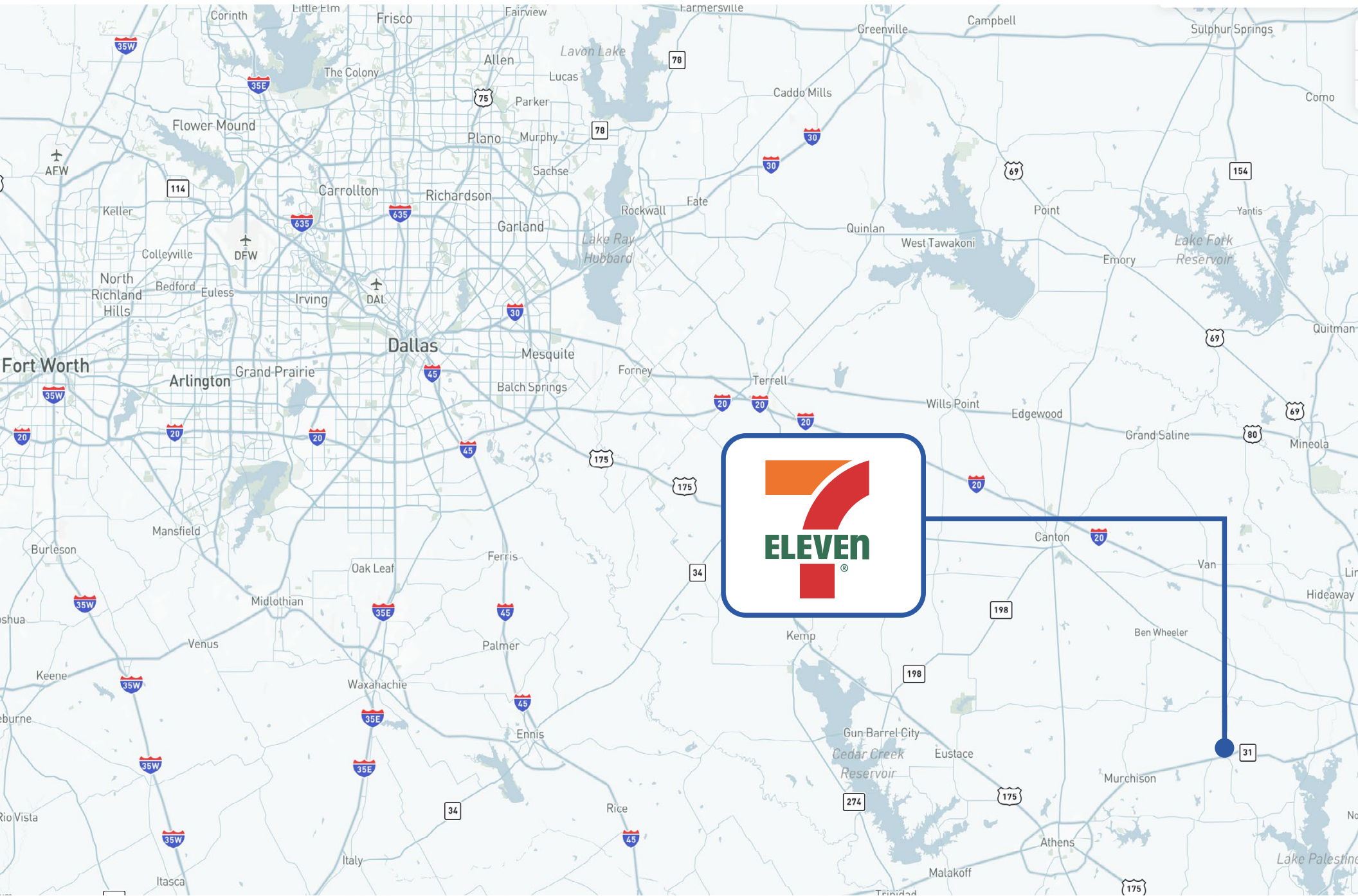
Photographs



Site Plan



Map



Location Overview

BROWNSBORO, TEXAS

Brownsboro is a city located in Henderson County, Texas. The population is 1,212 as of the 2020 census, a 16.7% population increase from 2010. Brownsboro was first settled in 1849 and provides an ideal rural-suburban setting in northeast Texas. Most of Brownsboro is located along Highway 31, a major east-west thoroughfare. It connects the city with Athens, located 16 miles southwest, and with Tyler, located 20 miles east. Brownsboro has its own independent school district and high school, which was rated exceptional by the Texas Education Agency in 2021. Brownsboro is included in the Athens micropolitan statistical area, which is included in the Dallas-Fort Worth combined statistical area.



Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

3-MILE

14,838

5,757

\$53,739

\$72,730

5-MILE

63,601

24,668

\$51,853

\$78,036

7-MILE

122,467

47,836

\$56,306

\$87,377



MSA Overview

DALLAS, TEXAS

The Dallas–Fort Worth metroplex, officially designated Dallas–Fort Worth–Arlington by the U.S. Office of Management and Budget, is a metropolitan statistical area in the U.S. state of Texas encompassing 11 counties. Its core cities are Dallas and Fort Worth. It is the economic and cultural hub of North Texas. Residents of the area also refer to it as DFW (airport code), or the Metroplex. The Dallas–Fort Worth–Arlington metropolitan statistical area’s population was 7,637,387 according to the U.S. Census Bureau’s 2020 census, making it the most populous metropolitan area in both Texas and the Southern United States, the fourth largest in the U.S., and the tenth-largest in the Americas. In 2016, the Dallas–Fort Worth metroplex had the highest annual population growth in the United States.

The metropolitan region’s economy, also referred to as Silicon Prairie, is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation and logistics. As of 2022, Dallas–Fort Worth is home to 23 Fortune 500 companies, the 4th-largest concentration of Fortune 500 companies in the United States behind New York City (62), Chicago (35), and Houston (24). In 2016, the metropolitan economy surpassed Houston to become the fourth largest in the U.S. The Dallas–Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019. In 2015, the metropolitan area would rank as the ninth-largest economy if it were a U.S. state.

The Dallas–Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas. The UT Southwestern Medical Center is home to six Nobel Laureates and was ranked No. 1 in the world among healthcare institutions in biomedical sciences. The Metroplex is also the second most popular metropolis for megachurches in Texas (trailing the Greater Houston metropolitan area), ranked the largest Christian metropolitan statistical area in the U.S., and has one of the largest LGBT communities in Texas since 2005. The Dallas-Fort Worth MSA is home to a multitude of higher learning institutions. Public universities include the University of Texas at Arlington, the University of Texas at Dallas, the University of North Texas, Texas A&M University – Commerce, and Texas Women’s University. Private universities include Southern Methodist University and Texas Christian University, among many others. The Dallas-Fort Worth metroplex is home to ten professional sports teams, including the iconic and polarizing Dallas Cowboys.

The Dallas-Fort Worth Combined Statistical Area had a population of 8,121,108 as of the 2020 census, which made it the 6th most populous CSA in the United States. The population has since increased to 8,449,932 as of the 2022 estimate, which is a 4.05% increase. This is the largest growth rate among the 80 largest Combined Statistical Areas in the US during that time period.

Tenant Overview



7-ELEVEN

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 14,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards loyalty program with more than 50 million members, place an order in the 7NOW® delivery app in over 2,000 cities, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

Website:	www.7-eleven.com
Headquarters:	Irving, TX
Number of Locations:	84,000 (worldwide)
Company Type:	Private
Number of Employees:	140,000 (est)



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

RANDY BLANKSTEIN

President
847-562-0003
randy@bouldergroup.com

JOHN FEENEY

Senior Vice President
847-562-9280
john@bouldergroup.com

Listed in conjunction with:

BANG REALTY - TEXAS INC.:
Brian Brockman
License #701472
513-898-1551
brian@bangrealty.com

CONNECT WITH US



The Boulder Group | 3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091



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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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
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