ABSOLUTE NNN LEASE

7-ELEVEN

534 East Garland Street, Grand Saline, TX

The Kase Group
Real Estate Investment Services

PROPERTY INFORMATION

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PROPERTY SUMMARY

This is the opportunity to acquire a well-established 7-Eleven convenience store in Grand Saline, Texas, secured by an Absolute NNN Lease. The lease commenced June 15, 2020 on a 15-year initial term expiring June 14, 2035, and includes attractive 7.5% rent increases every five years that continue through three additional five-year renewal options. The site features a 3,324 SF building delivered in 2020 on a 0.79-acre lot.

This offering features an Absolute NNN Lease structure with zero landlord responsibilities, backed by a corporate guaranty from 7-Eleven. Combined with its location in income tax–free Texas and its U.S. Highway 80 frontage adjacent to Grand Saline City Park, this asset provides investors with a stable, passive income stream in a pro-business environment.

PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Scheduled Increases in Rent
- Corporate Guaranty
- Income Tax-Free State

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PROPERTY SUMMARY

OFFERING SUMMARY	
Address	534 East Garland Street, Grand Saline, TX
Sale Price	$3,142,307
Net Operating Income	$204,250
CAP Rate	6.50%
Lease Expiration	6/14/2035
Options	Three, 5 Year Options
Increases	7.5% Increases Every 5 Years
Lease Type	Absolute NNN
Square Footage	3,324

PHOTOS

LOCATION DESCRIPTION

GRAND SALINE, TX

Grand Saline and the broader Van Zandt County region serve as a stable economic pocket in East Texas, anchored by its rich natural resources and historic industrial base. Widely known as "The Salt Capital of Texas" due to its massive underground salt deposits, the city's economy is deeply rooted in local industry, highlighted by the longstanding Morton Salt Mine, which taps into a 250-million-year-old salt dome. Within a 10-mile radius of the property, the market supports a population of over 17,500 residents with an average household income of $60,149.

Strategically located approximately one hour east of Dallas, the local market leverages its positioning for direct access to one of the largest and fastest-growing metropolitan economies in the country. This connectivity is driven by the property's prime placement at the intersection of Historic U.S. Highway 80, Texas Highway 17, and Texas Highway 110. The logistical advantage is further enhanced by its proximity just 15 miles north of Interstate 20, a major national freight and commuter corridor. For investors, this highway infrastructure ensures a steady, high-volume flow of local and transient consumer traffic directly past the site.

Investment appeal is reinforced by a steady local consumer base and stable community anchors. The subject property benefits from high daily visibility on U.S. Highway 80 and is situated immediately adjacent to Grand Saline City Park, an ideal position for capturing consistent localized traffic. Supported by a core city population of 3,107 residents and operating within an income tax-free state, Grand Saline’s unique blend of industrial heritage, non-cyclical local employment, and strategic highway access offers a compelling case for long-term retail investment stability.

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AREA MAP

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MAJOR EMPLOYERS

The subject property benefits from a resilient and multifaceted employment landscape, anchored by both entrenched local industry and its strategic proximity to the Tyler metropolitan area's diverse economic base. Grand Saline's own economy is historically stabilized by the Morton Salt mining and production facility, a cornerstone employer that provides long-term operational continuity in the community known as the Salt Capital of Texas. This is complemented by essential public sector employers, including the Grand Saline Independent School District, which lend further stability to the local market. Crucially, the property is located roughly 45 miles from Tyler, a major regional hub offering a wide spectrum of employment opportunities. This allows area residents to access a deep pool of major employers, including leaders in healthcare such as UT Health East Texas and CHRISTUS Trinity Mother Frances Health System, the corporate headquarters for retail giant Brookshire Grocery Company, and significant manufacturing operations like Trane Technologies and Sanderson Farms. This blend of local and accessible regional employment drivers supports durable daily consumer traffic at the site, reinforcing the long-term income profile of this absolute NNN, single-tenant 7-Eleven on U.S. Highway 80.

Employer	Industry	Employees	Distance
UT Health East Texas	Healthcare	4,000	44.3 mi
CHRISTUS Trinity Mother Frances Health System	Healthcare	4,000	41.4 mi
Tyler Independent School District	Education	2,500	48.2 mi
Brookshire Grocery Company	Corporate Headquarters / Retail	2,000	45.7 mi
Trane Technologies	Manufacturing	1,500	56.0 mi
Sanderson Farms	Food Processing	1,500	39.5 mi

11-2-2015

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.

TKG Net Lease	9006301	kase@thekasegroup.com	925-348-1844
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kase Abusharkh	708586	kase@thekasegroup.com	925-348-1844
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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The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel the lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.
This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

KASE ABUSHARKH
Founding Principal
925-348-1844
kase@thekasegroup.com
Lic #: TX #708586