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7-ELEVEN
ABSOLUTE NNN LEASE
3401 South Broadway Avenue, Tyler, TX



PROPERTY SUMMARY

The Kase Group is pleased to present the opportunity to acquire a single-7-Eleven in Tyler, Texas, secured by a corporate-guaranteed Absolute NNN Lease. There are no landlord obligations and the lease features scheduled 7.5% rent increases every five years, ensuring steady income growth throughout the term.

The site boasts a strategic location along South Broadway Avenue, with excellent visibility and 41,435 vehicles per day. The site is just 0.5 miles from Loop 323 and minutes from Broadway Square Mall, providing seamless connectivity to the entire metro area of Tyler.

PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- Scheduled Increases
- Corporate Guarantee; S&P A Rating
- US Hwy 69 Frontage; 41,435 VPD
- Dense Retail Trade Area
- Income Tax-Free State
- Neighboring Retailers including Taco Bell, AutoZone, Arby's, IHOP, and more



OTO

FINANCIAL SUMMARY



OFFERING SUMMARY

Price	\$4,652,175
CAP Rate	6.18%
Net Operating Income	\$287,563
Square Footage	2,340
Options	Three, 5-Year Options
Increases	7.5% Increases Every 5 Years
Lease Start	6/15/2020
Lease Expiration	6/30/2035

RENT SCHEDULE

2025-2030	\$287,563
2030-2035	\$309,130
Option 1	\$332,314
Option 2	\$357,238
Option 3	\$384,031

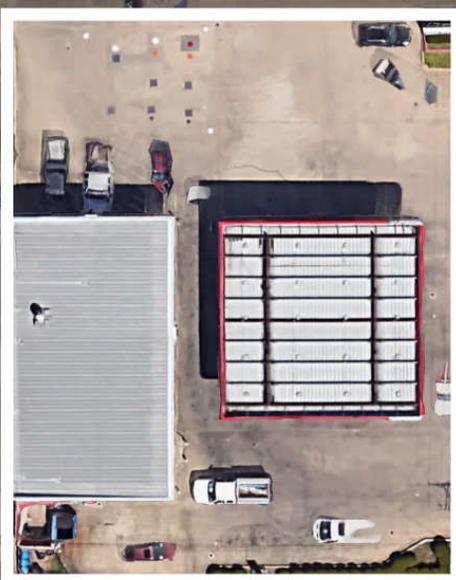




3401 S BROADWAY AVE
TYLER, TX

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LOCATION DESCRIPTION

The South Broadway Avenue corridor serves as the undisputed commercial spine of Tyler, functioning as the region's primary economic engine and retail destination. Anchored by a daily traffic volume exceeding 41,000 vehicles, this submarket demonstrates exceptional resilience with an occupancy rate of nearly 90 percent across its substantial inventory. As the city's most desirable retail node, the corridor generates over \$20 million in annual sales tax revenue, significantly outperforming neighboring municipalities.

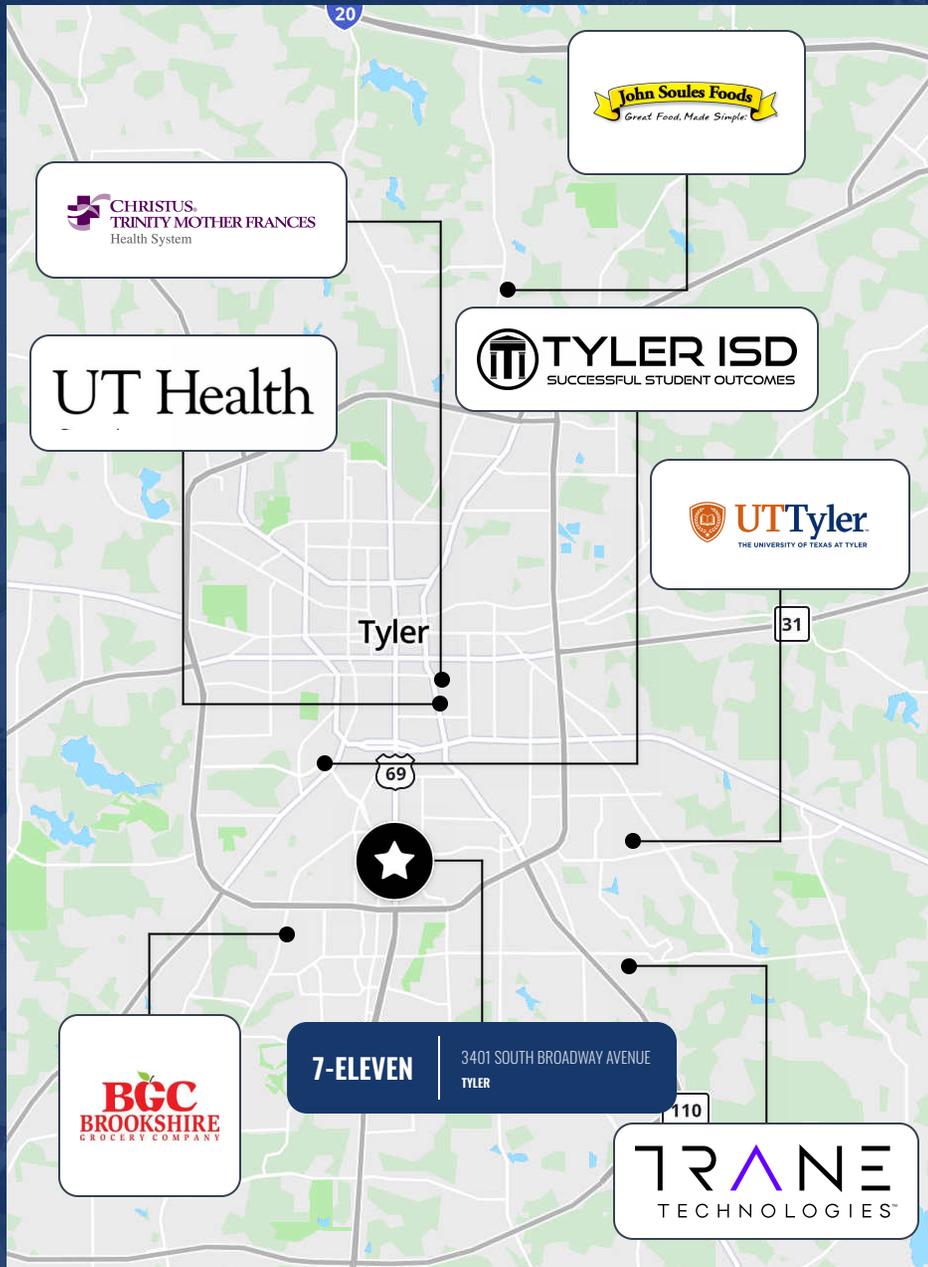
The area's fundamentals remain robust, supported by a stabilized competitive environment where premium properties command strong demand, and limited new supply ensures that vacancy rates remain tight despite minor market fluctuations.

Strategic connectivity defines this location, situated just south of the critical Loop 323 interchange which provides seamless access across the entire metropolitan area. The surrounding neighborhood operates as a dense retail and medical powerhouse, featuring the regional draw of Broadway Square Mall and the employment density of major healthcare institutions like UT Health East Texas and CHRISTUS Mother Frances Hospital.

AREA MAP



MAJOR EMPLOYERS



The Tyler area showcases a resilient and diversified economic landscape, providing a stable foundation for investment. The market is prominently anchored by the recession-resistant healthcare and education sectors, featuring major employers such as UT Health Tyler, CHRISTUS Mother Frances Hospital, The University of Texas at Tyler, and the Tyler ISD. This institutional stability is further enhanced by a strong corporate and industrial presence, including the headquarters and distribution operations for Brookshire Grocery Company, and significant manufacturing facilities for Trane Technologies and John Soules Foods. This blend of essential services and robust industry insulates the local economy from cyclical downturns and supports sustained demand drivers for commercial assets.

Employer	Industry	Employees	Distance
UT Health Tyler	Healthcare	4,000	2.5 mi
CHRISTUS Trinity Mother Frances Health System	Healthcare	4,000	3.0 mi
Tyler Independent School District	Education	2,500	1.8 mi
Brookshire Grocery Company	Retail	2,000	2.3 mi
Trane Technologies	Manufacturing	1,500	4.2 mi
The University of Texas at Tyler	Education	1,200	4.0 mi
John Soules Foods	Food Processing	1,000	7.6 mi



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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.

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