



## NET LEASE INVESTMENT OFFERING



### 7-Eleven

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





A photograph of an Exxon gas station with a red and white canopy and several fuel pumps. A black pickup truck is parked at one of the pumps. The station is located next to a road with a double yellow line. In the background, there are green trees and a cloudy sky.

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## Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant net leased 7-Eleven property positioned within the Dallas-Fort Worth MSA in Brownsboro, Texas. 7-Eleven has been operating at this property since 2020. The current 7-Eleven lease runs through 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

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- » Positioned within the Dallas-Fort Worth MSA – Ranked #4 in the United States for population
- » 100% bonus depreciation – Consult with your CPA
- » Texas is an income tax-free state
- » Investment grade tenant – A rating (Standard & Poor's)
- » Long-term lease through June 2035
- » 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)
- » Average household income within 7 miles is \$86,102



## Property Overview



**PRICE**  
\$3,932,926



**CAP RATE**  
6.15%



**NOI**  
\$241,875

**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



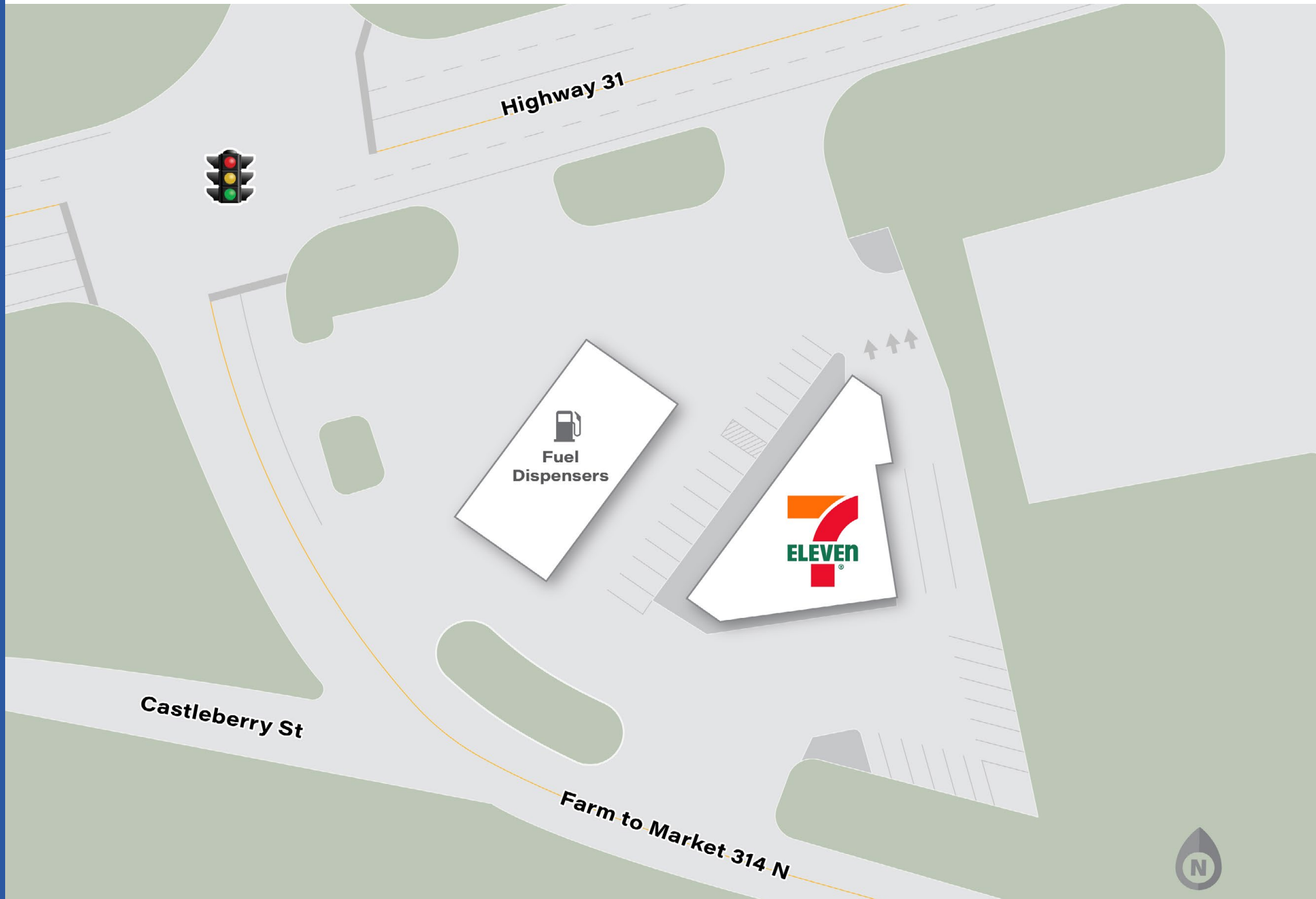


# Photographs

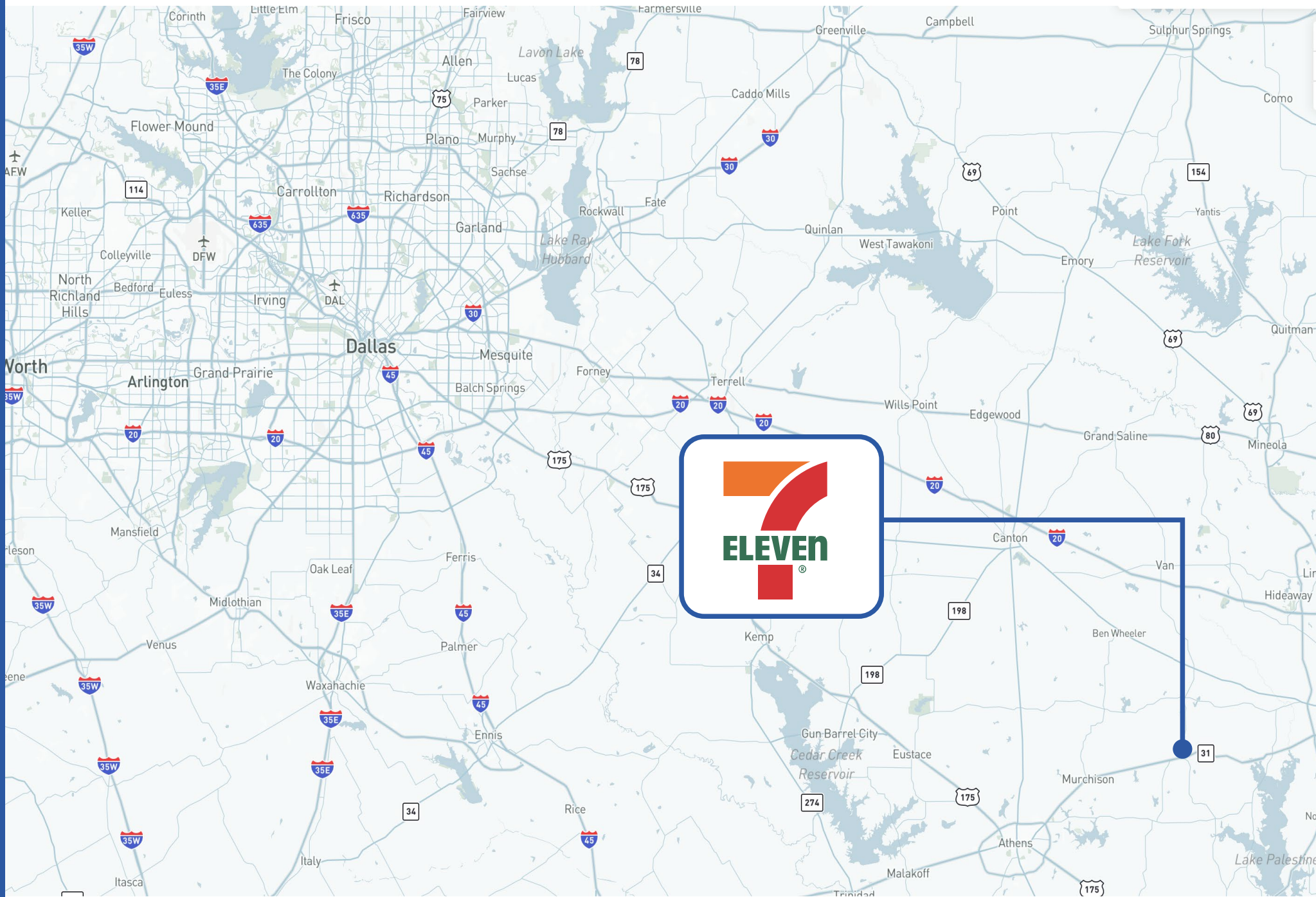




# Site Plan



## Map








# Location Overview

## BROWNSBORO, TEXAS

Brownsboro is a small city in Henderson County, Texas, United States, located along Texas State Highway 31 in the northeastern part of the county. First settled in 1849 by John “Red” Brown, who operated a toll bridge across Kickapoo Creek on the route connecting Jordan’s Saline to Tyler, the community grew with the arrival of the St. Louis Southwestern Railway in 1880, prompting a relocation to its current site near the tracks. Originally near an earlier Norwegian immigrant settlement called Normandy established in 1845 but largely abandoned after hardships, Brownsboro developed into a modest rural town with basic amenities like stores, churches, and services by the late 19th century. As of the 2020 census, its population stood at 1,212, reflecting steady modest growth in recent years, and it remains a quiet East Texas community roughly 19 miles east of Tyler and 16 miles northeast of the county seat of Athens.



# Demographics

				
	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
3-MILE	3,314	1,290	\$65,237	\$86,620
5-MILE	5,666	2,208	\$64,581	\$87,901
7-MILE	9,954	3,961	\$62,706	\$86,102





# MSA Overview

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## **DALLAS-FORT WORTH MSA, TEXAS**

The Dallas–Fort Worth–Arlington metropolitan statistical area (MSA), commonly known as the Dallas-Fort Worth Metroplex or DFW, is the largest metropolitan area in Texas and the Southern United States, officially encompassing 13 counties in North Central Texas with core cities of Dallas and Fort Worth. Spanning approximately 9,300 square miles—larger than several U.S. states combined—it serves as the economic and cultural hub of the region, home to major corporations, two international airports (Dallas/Fort Worth International and Dallas Love Field), professional sports teams including the Dallas Cowboys and Texas Rangers, and diverse industries ranging from aerospace and technology to finance and logistics. According to the U.S. Census Bureau’s July 1, 2024 estimate, the MSA’s population reached 8,344,032, up significantly from 7,637,387 in the 2020 census, marking it as the fourth-largest MSA in the United States and one of the fastest-growing major metros in the nation due to strong domestic migration, job opportunities, and suburban expansion.



# 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:	<a href="http://www.7-eleven.com">www.7-eleven.com</a>
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.



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# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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