



**K** **The Kase Group**  
Real Estate Investment Services

**KASE ABUSHARKH**

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

**JACOB ABUSHARKH**

Managing Principal  
650-315-2112  
jacob@thekasegroup.com  
Lic #: CA 01385529

**7-ELEVEN**  
**ABSOLUTE NNN LEASE**  
**12440 Highway 31 W Tyler, TX**



# PROPERTY SUMMARY

This is the opportunity to acquire a high-performing 7-Eleven location in Tyler, Texas, secured by an Absolute NNN Lease. The lease term includes three 5-year renewal options, providing long-term stability, and the lease is set to expire on June 30, 2035. The lease features 7.5% rent increases every five years, ensuring rent growth and providing investors with consistent returns over time.

The property is positioned along State Highway 31 West, a major east-west corridor through Tyler, with strong daily vehicle exposure of approximately 15,681 vehicles per day and enhanced visibility from nearby Highway 323 SW, which carries an additional estimated 35,620 vehicles per day, supporting significant retail traffic and customer draw. Tyler serves as the commercial and cultural center of East Texas, offering a growing population base, access to multiple major highways including US-69, US-271, and Interstate-20, and convenient proximity to Tyler Pounds Regional Airport — all contributing to a robust regional consumer market.

With an Absolute NNN Lease structure, there are no landlord responsibilities, providing a passive and hands-off investment. Coupled with Texas' pro-business environment and absence of state income tax, this asset presents a compelling opportunity for investors seeking stable, long-term income.

**7-Eleven**  
12440 Highway 31 W Tyler, TX

## PROPERTY HIGHLIGHTS

- **15 Year Absolute NNN Lease**
- **Zero Landlord Obligations**
- **Corporate Guarantee: Investment Grade Credit**
- **7-Eleven Corporate (S&P: AA-)**
- **Located in Strong Texas Market**
- **Income Tax Free State**



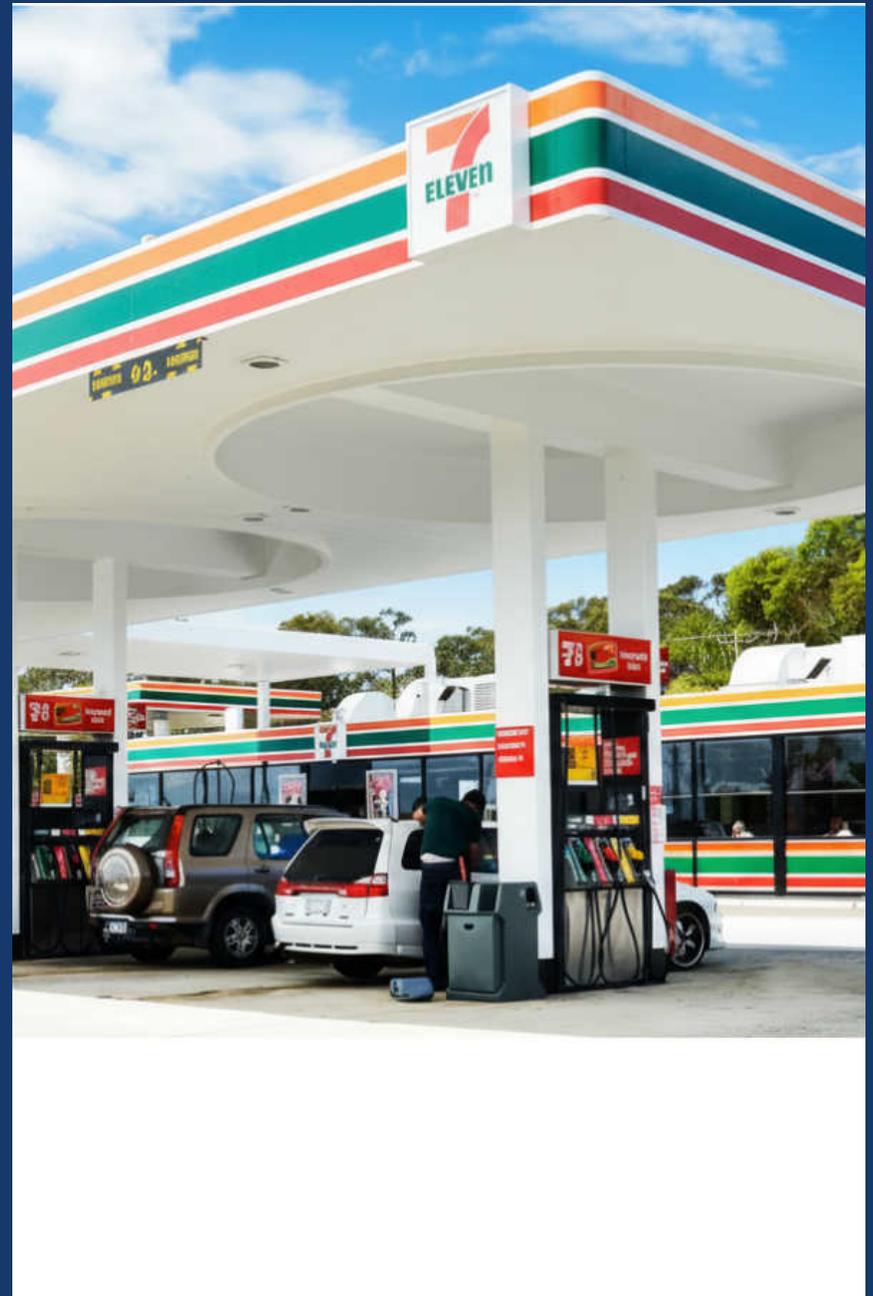


## OFFERING SUMMARY

|                       |                                  |
|-----------------------|----------------------------------|
| Property Name         | 7-Eleven                         |
| Property Address      | 12440 Highway 31 West, Tyler, TX |
| Price                 | \$4,174,757                      |
| Cap Rate              | 6.18%                            |
| Net Operating Income  | \$258,000                        |
| Square Footage        | 3,000 SF                         |
| Type of Ownership     | Fee Simple                       |
| Lease Type            | Absolute NNN                     |
| Options               | Three, 5-Year Options            |
| Lease Expiration Date | 6/30/2035                        |
| Increases             | 7.5% Increases Every 5 Years     |

### 7-Eleven

12440 Highway 31 W Tyler, TX





## LOCATION DESCRIPTION

The Tyler MSA, a primary East Texas economic hub with a 2023 population over 245,000, posted 4.2% GDP growth in 2023. The economy is anchored by a healthcare sector employing over 28,000, led by major systems like CHRISTUS Health and UT Health East Texas. Economic diversity is provided by leading employers in retail (Brookshire Grocery Co.), manufacturing (Trane), and education, complementing a cost of living significantly below the national average.

Strategically positioned in East Texas, the Tyler area offers superior logistics via Interstate 20, providing direct access to Dallas-Fort Worth (2 hours) and Shreveport. This connectivity, enhanced by highways like US 69 and US 271, supports a daily commuter traffic flow of over 290,000 people. The robust infrastructure includes Tyler Pounds Regional Airport (TYR) and Union Pacific rail, supporting major distribution for firms like Target and underpinning the area's appeal to retailers.

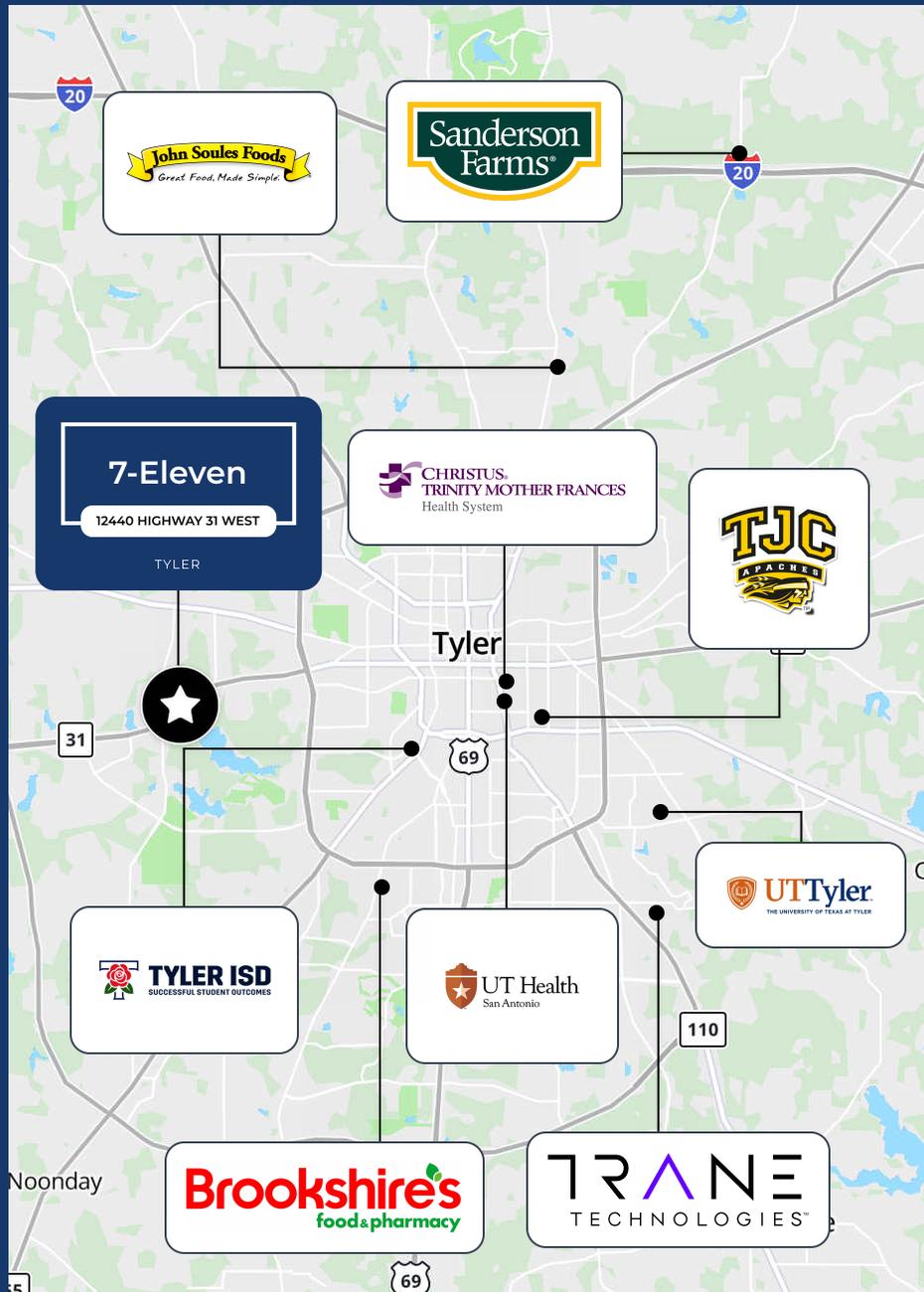
The region's demographic profile supports retail investment, with the MSA population growing 1.43% from 2022-2023 and private sector employment nearing 100,000 jobs. Higher education institutions, including The University of Texas at Tyler and Tyler Junior College, enroll over 20,000 students, adding to a vibrant consumer base and talent pipeline. This creates a reliable customer base with growing household incomes for investors in a market positioned for long-term expansion.

# AREA MAP



**7-Eleven**  
12440 Highway 31 W Tyler, TX

# MAJOR EMPLOYERS



**7-Eleven**  
12440 Highway 31 W Tyler, TX

The Tyler, TX region surrounding 12440 Hwy 31 W features a diverse and stable employment landscape anchored by key sectors including healthcare, education, food processing, and manufacturing. Prominent employers such as UT Health Tyler and CHRISTUS Mother Frances Hospital—two of the city's largest medical centers—drive significant demand in healthcare, employing thousands and serving as critical healthcare providers for East Texas. The educational sector is robust, with Tyler ISD Administration Complex, The University of Texas at Tyler, and Tyler Junior College collectively supporting a large workforce and student population, providing both employment stability and workforce development. Major private-sector employers like BGC - Brookshire Grocery Company Distribution Center, Trane Technologies, Sanderson Farms, and John Soules Foods Inc further underpin the local economy through activity in food distribution, advanced manufacturing, and food processing. Tyler's connectivity via Hwy 31 and proximity to State Highway 155 and U.S. 69 enhance employee mobility while facilitating business logistics. This varied employer base—combining essential services, industrial operations, and higher education—supports resilient job growth and economic continuity, making the area attractive to both property buyers and tenants seeking long-term market strength.

| Employer                          | Industry        | Employees | Distance |
|-----------------------------------|-----------------|-----------|----------|
| UT Health East Texas              | Healthcare      | 6,000     | 5.4 mi   |
| CHRISTUS Trinity Mother Frances   | Healthcare      | 4,500     | 5.4 mi   |
| Tyler Independent School District | Education       | 2,500     | 5.4 mi   |
| Brookshire Grocery Company        | Retail          | 2,500     | 6.1 mi   |
| Trane Technologies                | Manufacturing   | 1,750     | 10.6 mi  |
| Sanderson Farms                   | Food Processing | 1,700     | 14.2 mi  |
| The University of Texas at Tyler  | Education       | 1,500     | 10.4 mi  |
| Tyler Junior College              | Education       | 1,200     | 6.5 mi   |
| John Soules Foods                 | Food Processing | 1,000     | 9.6 mi   |



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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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