

INVESTMENT OFFERING

1315 S BECKHAM AVENUE
TYLER, TEXAS


OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE



10+ Year NN+ | Corporate 7-Eleven Guaranty | 7.5% Bumps Every 5th Year | Medical District

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Benjy Cooke (Primary)

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

Mobile 864-344-1541

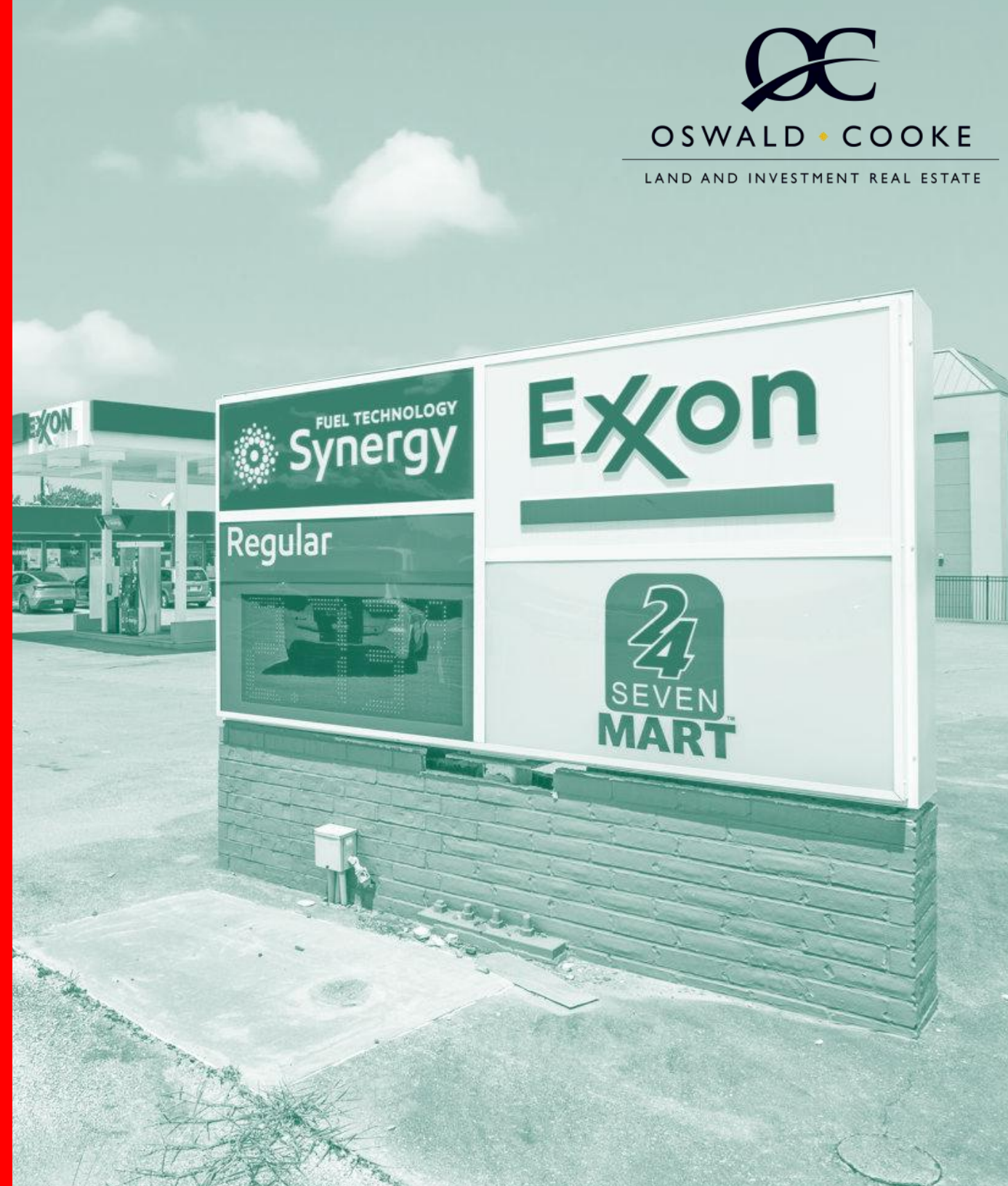
ruthie.godfrey@oswaldcooke.com

Broker of Record

DeWayne Smart

Lic # 0502716

Smart Realty Lic# LSMT01



1315 S BECKHAM STREET TYLER, TX

PRICE	\$4,424,038
CAP RATE	6.5%
NOI	\$287,562.50
NEXT RENT BUMP	November 1, 2030
LEASE TERM	15-Years
LEASE TYPE	NNN
RENT COMMENCEMENT	June 15, 2020
LEASE EXPIRATION	June 20, 2035
RENTAL INCREASES	7.5% Every 5 Years
RENEWAL OPTIONS	(3) 5-Year Options
BUILDING SIZE	1,650 SF
LOT SIZE	0.61 Acres
YEAR BUILT	1990
LANDLORD	None
RESPONSIBILITES	
COUNTY	Smith
ROFR	None
TENANT	7E TX 13, LLC
OPERATOR	24Seven Mart
GUARANTY	Corporate 7-Eleven



Oswald Cooke & Associates is pleased to present a premier investment opportunity: a well-established, convenience store, operating as 24Seven Mart and corporately guaranteed by 7-Eleven, now available for sale to a qualified buyer.

Situated on a 0.61-acre parcel in the heart of Tyler's medical district, this high-visibility location is within walking distance to both the UT Health Tyler campus and Christus Trinity Mother Frances Medical Center. The property benefits from a 15-year absolute NNN lease that began in June 2020, with three (3) five-year renewal options.

The surrounding area boasts strong demographics, including a population of 119,000+ residents and over 90,000 daytime employees within a five-mile radius. The site is also strategically positioned adjacent to the corporate headquarters of Southside Bank, further enhancing its value and foot traffic potential.

7-Eleven Inc., the guarantor, is a globally recognized brand with a Standard & Poor's credit rating of AA-. As the nation's largest convenience store operator, 7-Eleven runs over 13,000 locations across the U.S. and 83,000 worldwide, providing exceptional creditworthiness and brand stability.

AERIAL

 **UTHealth**
East Texas
424 Beds

 **CHRISTUS Health**
518 Beds


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 **Bryan's Cheesecakes**

 **SOUTHSIDE BANK**

 **PROSPERITY BANK**

 **David Beard's CATFISH KING**

 **SOUTHSIDE BANK**

 **Grandy's**

 **McDonald's**

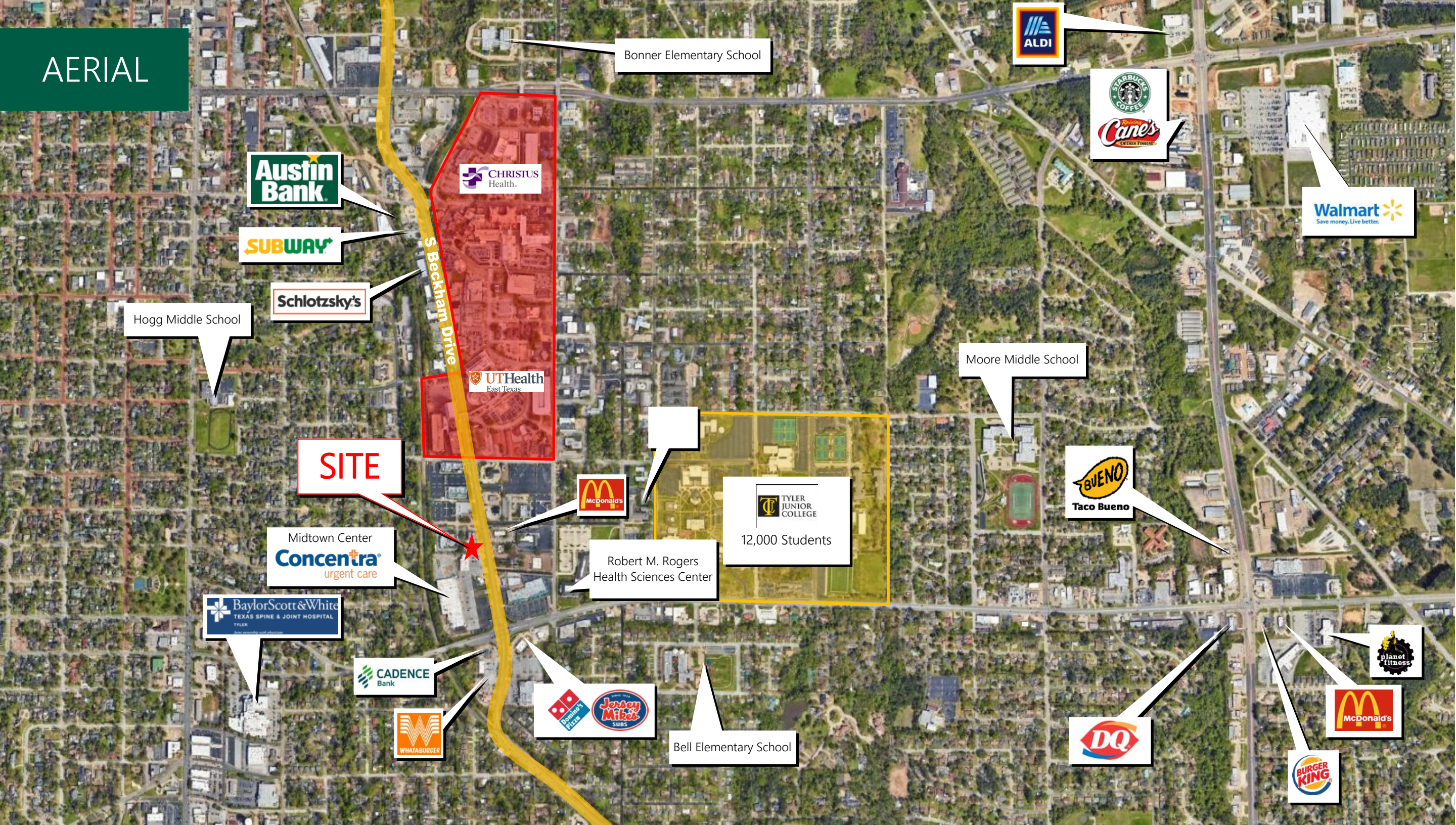
 **FRESENIUS MEDICAL CARE**

SITE

 **SOUTHSIDE BANK**

Beckham Street (23,234 VPD)

AERIAL



Bonner Elementary School



Hogg Middle School



Moore Middle School

SITE



12,000 Students

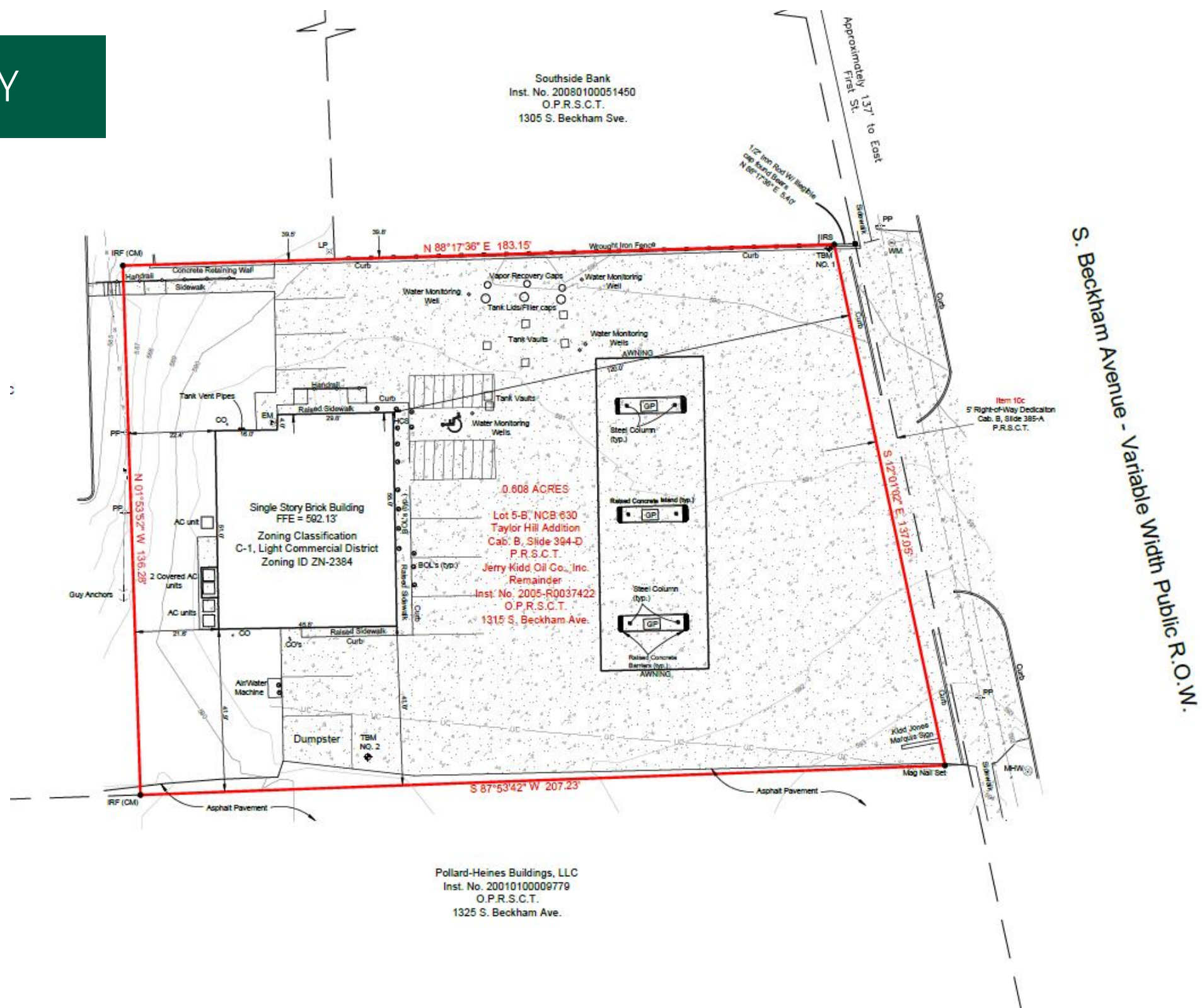
Robert M. Rogers Health Sciences Center



Bell Elementary School



SURVEY



VICINITY

0.3 Miles to UT Health Tyler

0.6 Miles to Tyler Junior College

0.7 Miles to Christus Health

1.6 Miles to Downtown Tyler

96 Miles to Shreveport, LA

97 Miles to Dallas, TX

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	9,576	68,507	118,101
Annual Population Growth Rate (2024-2029)	1.7%	1.8%	1.8%
2024 Average Household Income	\$78,969	\$72,569	\$78,525
Households	3,584	25,839	45,926
Daytime Employees	23,590	65,905	90,927





Seven & I Holdings Co. Ltd. | SVNDF
S&P Credit Rating: A



7-Eleven: Your One-Stop Shop for Everyday

7-Eleven, Inc., headquartered in Irving, Texas, is a leading global convenience store brand with over 83,000 locations in 19 countries. Known for its iconic Slurpee® and Big Gulp® drinks, 7-Eleven offers a wide range of everyday essentials, food, beverages, and fuel services. The company also provides business solutions like 7-Fleet, a fuel card and fleet management program tailored for commercial customers. 7-Fleet offers businesses access to exclusive fuel discounts, streamlined expense tracking, and acceptance at thousands of fueling locations nationwide. Additionally, many 7-Eleven fueling stations feature diesel MPD (multi-product dispensers), allowing fleet drivers to conveniently fill up on diesel alongside other fuel types—enhancing efficiency and accessibility for mixed-fuel fleets.



ABOUT TYLER, TEXAS

"Rose Capital of America"

No. 1 Best City in Texas to live in (USA Today)

#46 on *Forbes'* Best Small Places for Business and Careers

Tyler, Texas—dubbed the "**Rose Capital of America**"—is known for its sprawling 14-acre Municipal Rose Garden, boasting over 38,000 rose bushes and more than 600 varieties. It hosts the annual **Texas Rose Festival**, a vibrant three-day celebration each October that draws crowds with parades, arts and crafts, and the coronation of the Rose Queen.

Tyler's economy thrives on a diversified mix of health care, education, manufacturing, retail, and agribusiness. Its largest employers include:

- **CHRISTUS Trinity Mother Frances Health System** (~5,000 employees)
- **UT Health East Texas** (~3,500 employees)
- **Tyler Independent School District** (~2,550 employees) Other major employers span grocery (Brookshire Grocery Co.), manufacturing (Trane Technologies, Tyler Pipe), education (UT Tyler, Tyler Junior College), and food processing (Sanderson Farms, John Soules Foods)



FOR MORE INFORMATION CONTACT:

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