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7-ELEVEN
ABSOLUTE NNN LEASE
730 Texas 31, Chandler, TX



7-Eleven

730 TX-31, Chandler, TX 75758

PROPERTY INFORMATION

PROPERTY SUMMARY

This is a unique opportunity to acquire a long-term, absolute NNN leased 7-Eleven located in Chandler, Texas. The property is corporately guaranteed by 7-Eleven. The lease agreement is structured with zero landlord obligations and features 7.5% rental increases every 5 years. Additionally, the lease includes three, 5-year options to renew, ensuring a stable income stream over the long term.

The property benefits from its prime location along State Highway 31, a major thoroughfare that further enhances its visibility and access. In addition to the strong national tenant presence, the site's strategic positioning in a high-traffic area ensures long-term potential for growth and stability in rental income.

This property is offered at a price of \$4,165,217, with a cap rate of 6.18% based on a Net Operating Income (NOI) of \$257,462.50. It offers investors a secure, long-term investment in a high-demand retail location.

PROPERTY HIGHLIGHTS

- **Absolute NNN Lease with Zero Landlord Responsibilities**
- **7.5% Rental Increases Every 5 Years - Throughout the Primary Term and Option Periods**
- **Corporate Guarantee - Backed by 7-Eleven Corporate (S&P: AA-)**
- **15 Years of Firm Term Remaining**
- **Located in Strong Texas Market - Income Tax Free State**
- **Freestanding Location - Along State Highway 31**





OFFERING SUMMARY

Property Name	7-Eleven
Property Address	730 TX-31Chandler, TX 75758
Price	\$4,165,217
Cap Rate	6.18%
Net Operating Income	\$257,462
Lease Type	Absolute NNN
Options	Three, 5-Year
Lease Start Date	6/15/2020
Lease Expiration Date	6/30/2035
Increases	7.50% Every 5 Years

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RENT SUMMARY

Years 1-5	\$257,462
Years 6-10	\$276,772
Years 11-15	\$297,530
Option 1	\$319,844
Option 2	\$343,833
Option 3	\$369,620

7-ELEVEN
730 TEXAS 31
CHANDLER, TX

This is an aerial photograph of a commercial district. A blue callout box with a white border highlights a specific building. The callout box contains the 7-Eleven logo and the address '730 TEXAS 31 CHANDLER, TX'. The surrounding area includes several other commercial buildings, large parking lots filled with cars, and a multi-lane highway. A road sign for '31' is visible on the highway. The terrain is a mix of paved areas, grass, and some trees.



SANMILL RD

31



LOCATION DESCRIPTION

The Tyler MSA is a primary East Texas economic hub, with a 2023 population of 241,922 and a GDP growth rate of 4.2%, exceeding the national average. Its economy is driven by healthcare, manufacturing, and retail, with institutional anchors like CHRISTUS and UT Health employing over 8,000 and The University of Texas at Tyler enrolling 10,000 students. Major corporate operations for Brookshire Grocery Company and Target solidify the region's stable employment base, directly fueling demand for single-tenant retail.

Strategically positioned as a regional hub, Tyler's location south of Interstate 20 offers a direct logistics corridor to Dallas-Fort Worth and Shreveport. A network of key highways, including US 69 and State Highway 31, expands the consumer draw, while Tyler Pounds Regional Airport (TYR) provides daily flights to DFW and Union Pacific offers robust rail service. This comprehensive infrastructure supports a daily influx of 290,000 people for work, shopping, and healthcare, generating consistent traffic for retail assets.

For single-tenant retail investors, the Tyler MSA presents a compelling opportunity rooted in a large, non-cyclical healthcare sector that ensures a stable consumer base. The local retail real estate market is valued at over \$3.3 billion, supported by a cost of living 6.2% below the national average that enhances disposable income. Strong demographic fundamentals, including a 4.16% median household income increase in 2023, combine with proactive city planning like the Master Street Plan to position the market for continued appreciation.

AREA MAP



7-Eleven
730 Texas 31, Chandler, TX

MAJOR EMPLOYERS



The subject property is strategically positioned within the economic orbit of the robust Tyler metropolitan area, which serves as a primary employment hub for the surrounding region, including Chandler. The local economy is exceptionally well-anchored by the recession-resistant healthcare and education sectors, which provide a consistent and stable employment base. Dominant institutions such as CHRISTUS Mother Frances Hospital and UT Health Tyler are among the largest employers, collectively providing thousands of jobs and driving significant economic activity. This is complemented by major educational employers like The University of Texas at Tyler and Tyler Junior College, which further solidify the area's economic foundation. The employment landscape is also diversified by the strong corporate presence of Brookshire Grocery Company, which maintains its headquarters in Tyler, and a significant manufacturing sector that includes key employers like John Soules Foods and Tyler Pipe & Coupling. This diverse mix of major employers across multiple industries underpins a resilient local economy, ensuring sustained demand and supporting long-term investment stability for the asset.

Employer	Industry	Employees	Distance
CHRISTUS Trinity Mother Frances Health System	Healthcare	4,500	11.3 mi
UT Health East Texas	Healthcare	4,000	11.4 mi
University of Texas at Tyler	Education	3,000	14.6 mi
Brookshire Grocery Company	Retail & Corporate	2,500	10.3 mi
Tyler Junior College	Education	1,500	12.5 mi
John Soules Foods	Food Manufacturing	1,000	15.6 mi
Tyler Pipe	Manufacturing	500	15.3 mi
Southside Bank	Finance	500	11.6 mi

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