



NET LEASE INVESTMENT OFFERING



7-Eleven (Investment Grade)

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





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Executive Summary

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

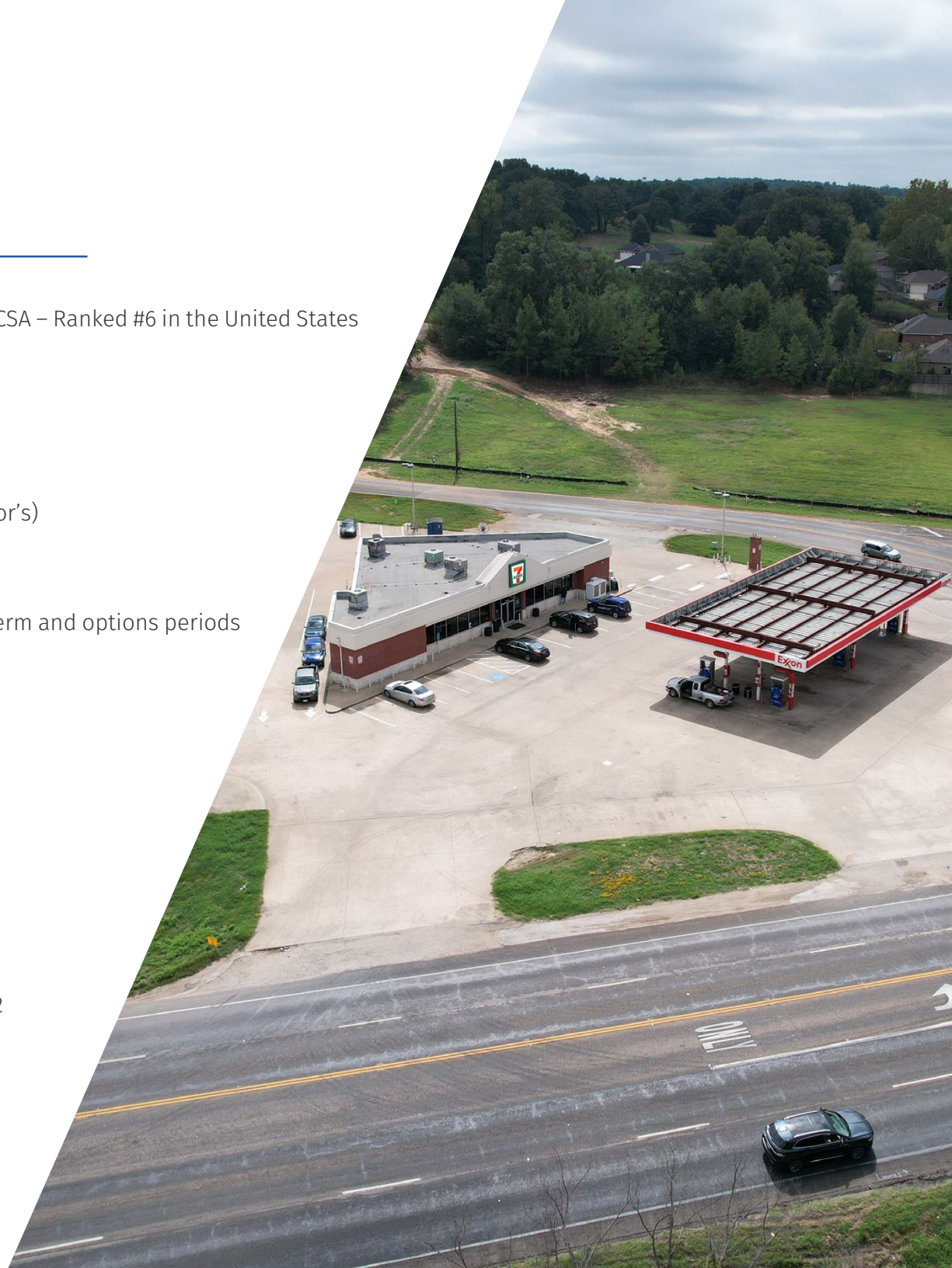
7-Eleven is situated on a 1.11-acre lot with a terrific hard-corner location. The site contains a 4,085 square foot 7-Eleven that opened in 2020. The property also features a 4,400 square foot freestanding fuel canopy containing 12 fuel dispensers. The property benefits from its position on Highway 31 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

- » Positioned within the Dallas-Fort Worth CSA – Ranked #6 in the United States for population
- » Eligible for 100% bonus depreciation*
- » Texas is an income tax-free state
- » Investment grade tenant – A rating (Standard & Poor's)
- » Over 9 years remaining on lease
- » 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

**Consult with your CPA*



Property Overview



PRICE
\$4,099,576



CAP RATE
5.90%



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



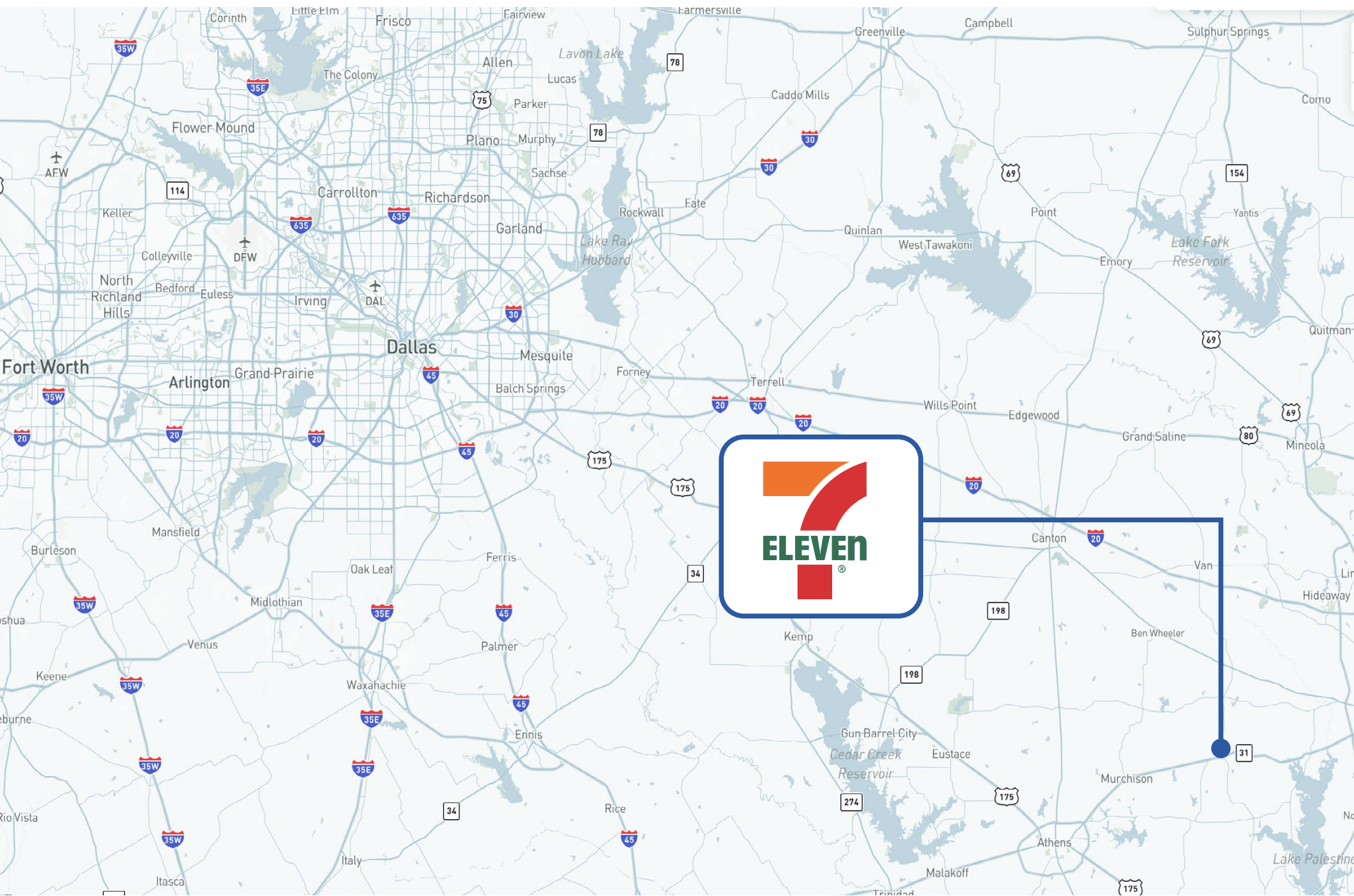
Photographs



Site Plan



Map



Location Overview

BROWNSBORO, TEXAS

Brownsboro is a city located in Henderson County, Texas. The population is 1,212 as of the 2020 census, a 16.7% population increase from 2010. Brownsboro was first settled in 1849 and provides an ideal rural-suburban setting in northeast Texas. Most of Brownsboro is located along Highway 31, a major east-west thoroughfare. It connects the city with Athens, located 16 miles southwest, and with Tyler, located 20 miles east. Brownsboro has its own independent school district and high school, which was rated exceptional by the Texas Education Agency in 2021. Brownsboro is included in the Athens micropolitan statistical area, which is included in the Dallas-Fort Worth combined statistical area.



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

DALLAS, TEXAS

The Dallas–Fort Worth metroplex, officially designated Dallas–Fort Worth–Arlington by the U.S. Office of Management and Budget, is a metropolitan statistical area in the U.S. state of Texas encompassing 11 counties. Its core cities are Dallas and Fort Worth. It is the economic and cultural hub of North Texas. Residents of the area also refer to it as DFW (airport code), or the Metroplex. The Dallas–Fort Worth–Arlington metropolitan statistical area's population was 7,637,387 according to the U.S. Census Bureau's 2020 census, making it the most populous metropolitan area in both Texas and the Southern United States, the fourth largest in the U.S., and the tenth-largest in the Americas. In 2016, the Dallas–Fort Worth metroplex had the highest annual population growth in the United States.

The metropolitan region's economy, also referred to as Silicon Prairie, is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation and logistics. As of 2022, Dallas–Fort Worth is home to 23 Fortune 500 companies, the 4th-largest concentration of Fortune 500 companies in the United States behind New York City (62), Chicago (35), and Houston (24). In 2016, the metropolitan economy surpassed Houston to become the fourth largest in the U.S. The Dallas–Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019. In 2015, the metropolitan area would rank as the ninth-largest economy if it were a U.S. state.

The Dallas–Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas. The UT Southwestern Medical Center is home to six Nobel Laureates and was ranked No. 1 in the world among healthcare institutions in biomedical sciences. The Metroplex is also the second most popular metropolis for megachurches in Texas (trailing the Greater Houston metropolitan area), ranked the largest Christian metropolitan statistical area in the U.S., and has one of the largest LGBT communities in Texas since 2005. The Dallas-Fort Worth MSA is home to a multitude of higher learning institutions. Public universities include the University of Texas at Arlington, the University of Texas at Dallas, the University of North Texas, Texas A&M University – Commerce, and Texas Women's University. Private universities include Southern Methodist University and Texas Christian University, among many others. The Dallas-Fort Worth metroplex is home to ten professional sports teams, including the iconic and polarizing Dallas Cowboys.

The Dallas-Fort Worth Combined Statistical Area had a population of 8,121,108 as of the 2020 census, which made it the 6th most populous CSA in the United States. The population has since increased to 8,449,932 as of the 2022 estimate, which is a 4.05% increase. This is the largest growth rate among the 80 largest Combined Statistical Areas in the US during that time period.

Tenant Overview



7-ELEVEN

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Website:	www.7-eleven.com
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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