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# 7-ELEVEN

12540 STATE HIGHWAY 155 S, TYLER, TX 75703

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# PROPERTY INFORMATION

## SECTION 1



## PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- 7-Eleven is an Investment Grade Tenant (S&P Rating "A")
- Income Tax Free State
- Located along State Highway 155 - 19,000+ VPD
- 10 Minutes from Downtown Tyler
- Surrounded by Many Commercial and Industrial Businesses

## OFFERING SUMMARY

Sale Price:	\$4,695,652
Lot Size:	97,269 SF
Building Size:	4,800 SF
NOI:	\$290,250.00
Cap Rate:	6.18%

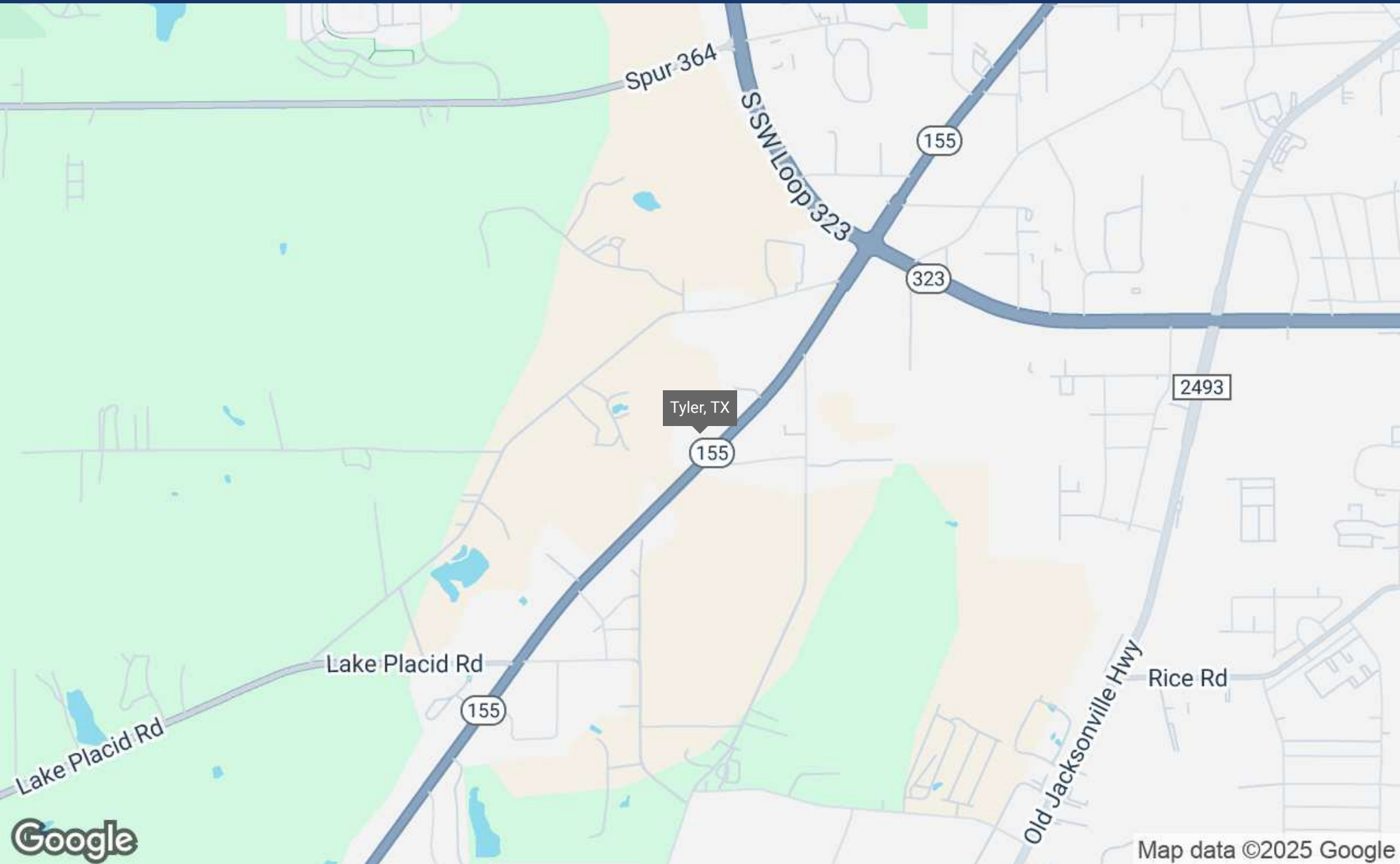


## PROPERTY DESCRIPTION

This is the opportunity to purchase a long term absolute NNN leased 7-Eleven in Tyler, Texas. The lease calls for zero landlord obligations with 7.5% rental increases every 5 years and three, 5 year options to renew. The site benefits from its location along State Highway 155 with exposure to 19,000+ vehicles per day from combined roads. The building is conveniently located 10 minutes from Downtown Tyler and surrounded by many commercial and industrial businesses in the area.

## LOCATION DESCRIPTION

Tyler is a city in the U.S. state of Texas. It is the seat of government of Smith County, and the largest city in Northeast Texas. With a 2020 census population of 105,995, Tyler was the 33rd most populous city in Texas and 299th in the United States. It is the principal city of the Tyler metropolitan statistical area, which is the 198th most populous metropolitan area in the U.S. and 16th in Texas after Waco and the College Station–Bryan areas, with a population of 233,479 in 2020. As Northeast Texas and Smith County's major economic, educational, financial, medical and cultural hub, Tyler is host to more than 20,000 higher-education students; the University of Texas at Tyler; a university health science center; and regional hospital systems. It is also the headquarters for Brookshire Grocery Company, Cavender's, Southside Bank, and Synthesizers.com. Other corporations with major presence within the city and surrounding area include AT&T, T-Mobile US, Cricket Wireless and Metro by T-Mobile, Chase Bank, BBVA, Best Buy, and Walmart. Tyler is also home to the Caldwell Zoo and Broadway Square Mall.





# FINANCIAL ANALYSIS

## SECTION 2

## INVESTMENT OVERVIEW

Price	\$4,695,652
CAP Rate	6.18%
Net Operating Income	\$290,250
Lease Start & End	06/15/2020 - 06/30/2035
Options	Three, 5-Year Options
Increases	7.5% Rental Increases Every 5 Years

## RENT SCHEDULE

2025 - 2030	\$290,250
2030 - 2035	\$312,019
Option 1	\$335,420
Option 2	\$360,576
Option 3	\$387,619



# DEMOGRAPHICS

## SECTION 3

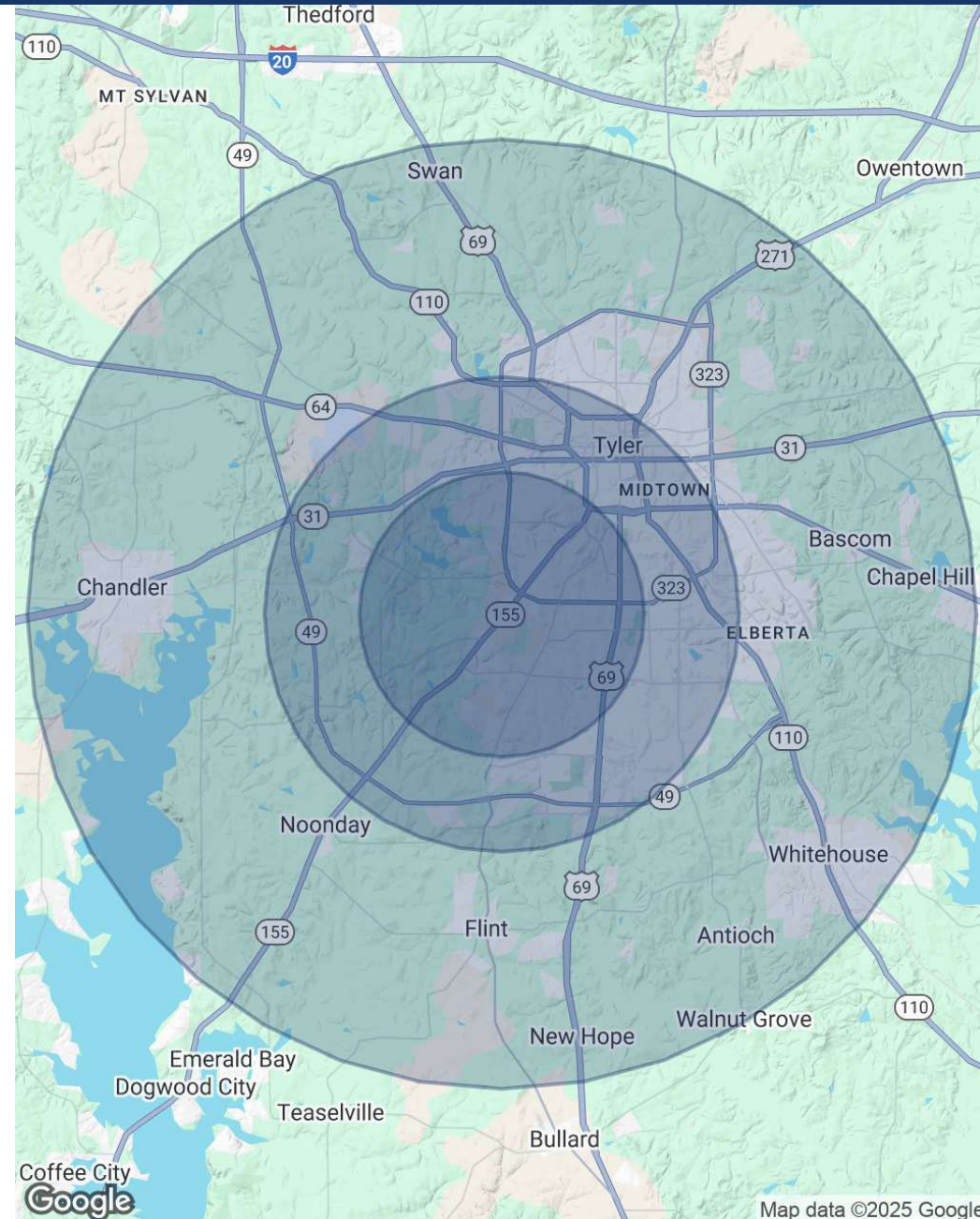
# DEMOGRAPHICS MAP & REPORT

12540 STATE HIGHWAY 155 S  
TYLER, TX 75703

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,089	93,324	167,234
Average Age	41.4	38.2	37.3
Average Age (Male)	41.0	36.7	35.3
Average Age (Female)	42.4	39.4	38.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,938	38,465	66,799
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$73,800	\$68,627	\$67,726
Average House Value	\$206,404	\$180,932	\$172,190

2020 American Community Survey (ACS)



Map data ©2025 Google



# 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.*



**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.

**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.

**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
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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.