



REPRESENTATIVE PHOTO

NET LEASE INVESTMENT OFFERING



## 7-Eleven (Investment Grade)

12440 Hwy 31 W  
Tyler, TX 75709





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## Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant net leased 7-Eleven property located in Tyler, Texas. 7-Eleven has been operating at this location 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 five years throughout the primary term and three 5-year renewal options. The subject property contains 8 fuel dispensers on a large 3.62-acre site. The lease features a corporate guaranty from 7-Eleven, an investment grade rated tenant (Standard & Poor's: A). Texas is also an income tax free state, an added benefit for investors.

The 3,000 square-foot building benefits from its along State Highway 31 W which experiences 15,681 vehicles per day. The property is a two-minute drive from State Highway 323 SW (35,620 VPD), which travels around the entire downtown of Tyler, Texas. There are over 122,000 people living within a seven-mile radius with an average household income in excess of \$87,000. Nearby tenants that aid to the daily traffic flow include Dollar General, Grease Monkey, ABC Supply Co, Caterpillar, & The Scotts Company. 7-Eleven is also less than a ten-minute drive from the Tyler Pounds Regional Airport.

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

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- » Investment grade tenant – Standard & Poor’s: A
- » Texas is an income tax free state
- » Eligible for bonus depreciation\*
- » NNN – No landlord responsibilities
- » Over 11 years remain on the primary lease term
- » 7.5% rental escalations every five years
- » 8 fuel dispensers on a large 3.62-acre lot
- » Located along State Highway 31 W (15,681 VPD)
- » Proximity to State Highway 323 SW (35,620 VPD)
- » 122,467 people live within a seven-mile radius
- » Average household income within seven miles is in excess of \$87,000
- » Nearby tenants include Dollar General, Grease Monkey, ABC Supply Co, Caterpillar, & The Scotts Company
- » Less than a 10-minute drive to the Tyler Pounds Regional Airport

*\*Consult with your CPA.*



# Property Overview



**PRICE**  
\$4,485,981



**CAP RATE**  
5.35%



**NOI**  
\$240,000

<b>LEASE COMMENCEMENT DATE:</b>	7/1/2020
<b>LEASE EXPIRATION DATE:</b>	6/30/2035
<b>RENEWAL OPTIONS:</b>	Three 5-year
<b>RENTAL ESCALATION:</b>	7.5% every 5 years
<b>LEASE TYPE:</b>	NNN
<b>TENANT:</b>	7-Eleven
<b>GUARANTY:</b>	Corporate
<b>BUILDING SIZE:</b>	3,000 SF
<b>LAND SIZE:</b>	3.62 AC

# Aerial



TYLER POUNDS  
REGIONAL AIRPORT

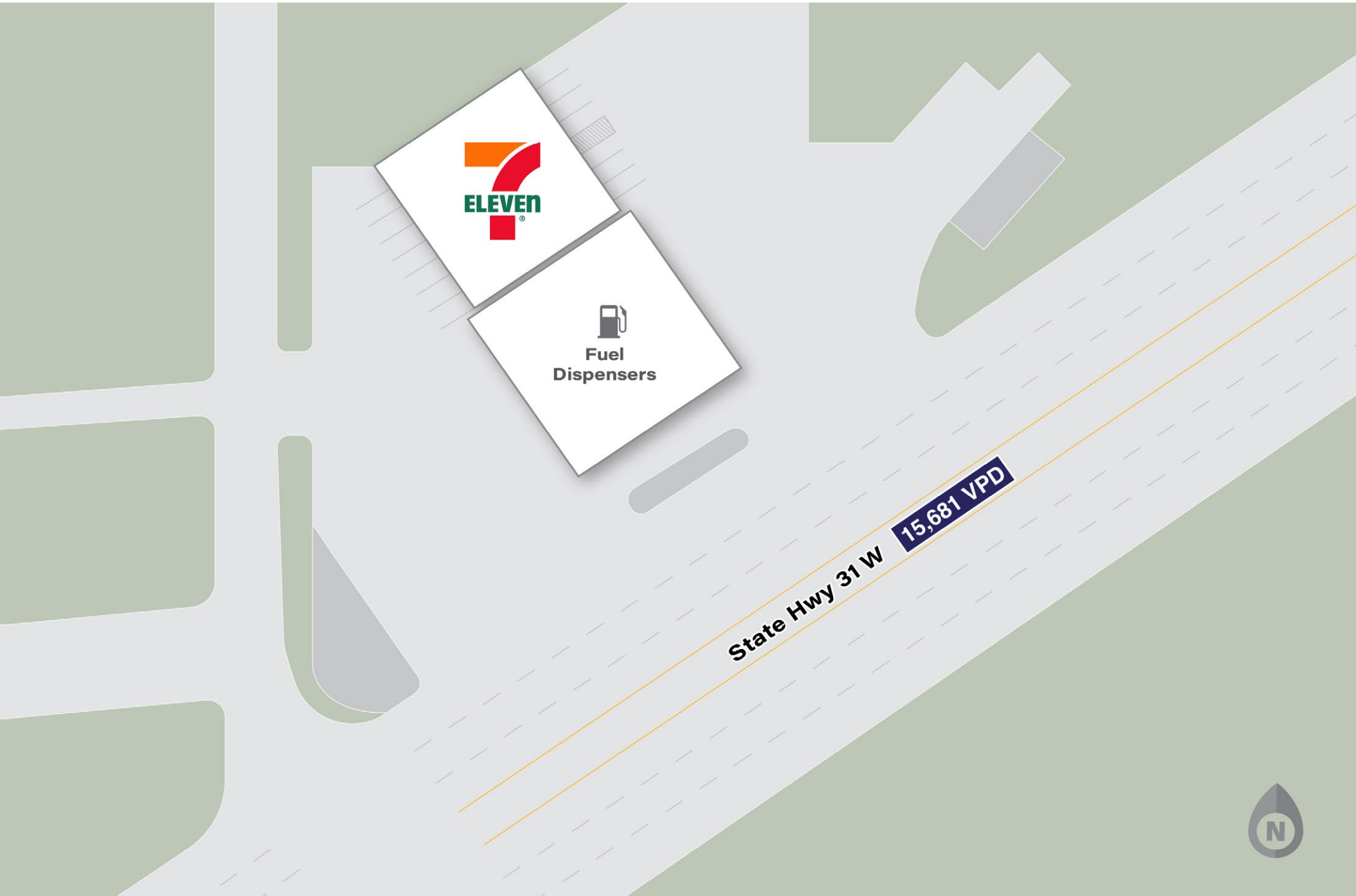


15,681 VPD

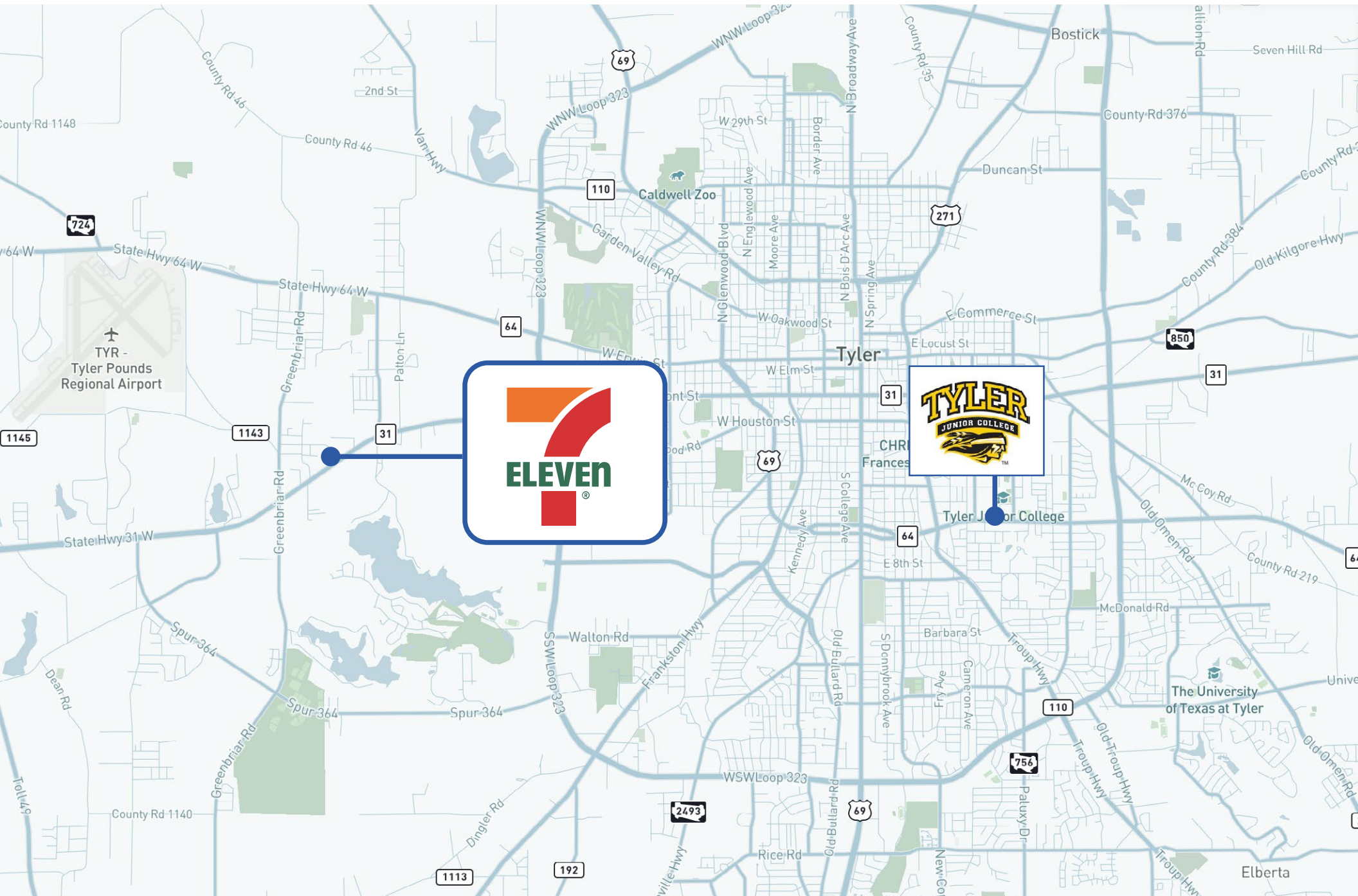
State Hwy 31 W



# Site Plan



# Map





# Location Overview

## TYLER, TEXAS

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.

The city is named for John Tyler, the tenth President of the United States. In 1985, the international Adopt-a-Highway movement began in Tyler. After appeals from local Texas Department of Transportation officials, the local Civitan International chapter adopted a two-mile (three kilometer) stretch of U.S. Route 69 to maintain. Drivers and other motorists traveling on this segment of U.S. 69 (between Tyler and nearby Lindale) will see brown road signs that read “First Adopt-A-Highway in the World”.

Tyler is known as the “Rose Capital of America” (also the “Rose City” and the “Rose Capital of the World”), a nickname it earned from a long history of rose production, cultivation, and processing. It is home to the largest rose garden in the United States, a 14-acre public garden complex that has over 38,000 rose bushes of at least 500 different varieties. The Tyler Rose Garden Center is also home to the annual Texas Rose Festival which attracts thousands of tourists each October.

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.

## Demographics



### POPULATION



### HOUSEHOLDS



### MEDIAN INCOME

### AVERAGE INCOME

3-MILE

14,838

5,757

\$53,739

\$72,730

5-MILE

63,601

24,668

\$51,853

\$78,036

7-MILE

122,467

47,836

\$56,306

\$87,377

# Tenant Overview



## 7-ELEVEN

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. 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, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards loyalty program with more than 50 million members, place an order in the 7NOW® delivery app in over 2,000 cities, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

Website:	<a href="http://www.7-eleven.com">www.7-eleven.com</a>
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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# 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.

11-2-2015



## 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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date