

## OFFERING MEMORANDUM

# 15-YEAR SINGLE TENANT GAS STATION

TYLER, TEXAS

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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## LISTED BY:

**RAHUL CHHAJED**  
SENIOR ASSOCIATE

DIR: (949) 432-4513  
MOB: (818) 434-1106  
[rahul.chhajed@matthews.com](mailto:rahul.chhajed@matthews.com)  
LIC NO: 01986299 (CA)

**MICHAEL MORENO**  
SENIOR ASSOCIATE

DIR: (949) 432-4511  
MOB: (818) 522-4497  
[michael.moreno@matthews.com](mailto:michael.moreno@matthews.com)  
LIC NO: 01982943 (CA)

## BROKER OF RECORD

**KYLE MATTHEWS**  
LIC NO: 9005919 (TX)



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# EXECUTIVE OVERVIEW



15-YEAR SINGLE TENANT GAS STATION

**1204 W Gentry Pkwy**

TYLER, TX 75702



**\$525,000**

LIST PRICE



**8.00%**

CAP RATE



**\$42,000**

ANNUAL RENT

## INVESTMENT HIGHLIGHTS

- » **Long-Term Absolute NNN Lease** - This investment features a 15-year lease that will provide an owner with long-term passive cash flow
- » **Accelerated Depreciation** - An owner will have the opportunity to shelter income taxes through utilizing a 15 year accelerated depreciation schedule (\*please verify with CPA\*)
- » **Zero Income Tax** - Texas is an income tax-free state
- » **Rental Escalations** - Rent increases 5% every 5 years and provides a hedge against inflation throughout the lease term
- » **Great Visibility & Access** - Property sits right off of Estes Pkwy
- » **Phenomenal Cap Rate** - This deal is being offered at an 8.00% cap rate!
- » **Small Price Point** - This offering is just \$525,000!
- » **Opportunity Zone** - This property offers major tax incentives for an investor as it is located in an opportunity zone. An opportunity zone is a community where new investments, under certain conditions, may be eligible for preferential tax treatment.

# FINANCIAL OVERVIEW

## PARCEL MAP



15-YEAR SINGLE TENANT GAS STATION

**1204 W Gentry Pkwy**

TYLER, TX 75702



±2,028 SF

GLA



±0.56 AC

LOT SIZE



1960

YEAR BUILT

## LEASE SUMMARY

<b>TENANT</b>	Single Tenant Gas Station
<b>LEASE TYPE</b>	NNN
<b>TYPE OF OWNERSHIP</b>	Fee Simple
<b>LEASE GUARANTOR</b>	Private Operator
<b>GUARANTY</b>	Personal
<b>ROOF AND STRUCTURE</b>	Tenant Responsible
<b>ORIGINAL LEASE TERM (YEARS)</b>	15 Years
<b>LEASE COMMENCEMENT DATE</b>	Close of Escrow
<b>RENT COMMENCEMENT DATE</b>	Close of Escrow
<b>LEASE EXPIRATION DATE</b>	15 Years After Close of Escrow
<b>TERM REMAINING ON LEASE</b>	15 Years
<b>INCREASES</b>	5% Increases Every 5 Years
<b>OPTIONS</b>	Two (2), Five (5) Year Options

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	CAP RATE
Years 1-5	\$42,000.00	\$3,500.00	8.00%
Years 6-10	\$44,100.00	\$3,675.00	8.40%
Years 11-15	\$46,305.00	\$3,858.75	8.82%
Option 1	\$48,620.25	\$4,051.69	9.26%
Option 2	\$51,051.26	\$4,254.27	9.72%

# SURROUNDING AREA



Downtown  
Tyler



# AREA OVERVIEW



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2023 Projection	10,101	50,721	100,236
2018 Estimate	9,633	48,374	95,385
2010 Census	9,145	45,936	89,366
Growth 2018-2023	4.86%	4.85%	5.09%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Projection	3,163	16,624	36,823
2018 Estimate	3,023	15,886	35,094
2010 Census	2,909	15,299	33,226
Growth 2018-2023	4.63%	4.65%	4.93%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$39,513	\$51,102	\$59,399

## TYLER, TEXAS

The city of Tyler, Texas sits about half-way between Dallas and Shreveport. Tyler is considered the largest retail, medical, and business center in East Texas. The largest industries in Tyler include Mining, Quarrying, Oil, Gas Extraction Healthcare and Social Assistance; and information.

With a growing population of 101,946, Tyler provides three higher educational opportunities between Tyler Junior College, The University of Texas at Tyler, and Texas College. As the Rose Capital of America, Tyler visitors and locals can explore the Tyler Rose Garden, the nation's largest municipal rose garden.

## TYLER ROSE GARDEN

The Rose Garden offers more than 1,000 acres of parkland comprised of 27 parks throughout Tyler. These parks provide playgrounds, athletic fields, walking trails, an amphitheater, tennis courts, multi-purpose courts and landscapes that enhance the beauty and tranquility within a busy urban environment.

The Rose Garden Center can be rented for special events and serves as the gateway to the Tyler Municipal Rose Garden with free admission. Guests can also explore the Tyler Rose Museum and witness the history of the Texas Rose Festival. The Museum offers interactive exhibits, an "Attic of Memories" and a unique gift shop to gather memorable souvenirs.

## TYLER STATE PARK

The Tyler State Park features 64 acres of a spring-fed lakes, 100-foot tall trees, and historic structures. Visitors are able to swim, boat, and fish in the lake or hike, mountain bike, picnic and camp on the grounds. Visitors also have the option to stay overnight and take advantage of the cabins, screened shelters and group facilities on the camp.

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **15-Year Single Tenant Gas Station** located in **1204 W Gentry Pkwy, Tyler, TX 75702** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

# 15-Year Single Tenant Gas Station

## TYLER, TEXAS

### LISTED BY:

**RAHUL CHHAJED**  
SENIOR ASSOCIATE

DIR: (949) 432-4513  
MOB: (818) 434-1106  
[rahul.chhajed@matthews.com](mailto:rahul.chhajed@matthews.com)  
LIC NO: 01986299 (CA)

**MICHAEL MORENO**  
SENIOR ASSOCIATE

DIR: (949) 432-4511  
MOB: (818) 522-4497  
[michael.moreno@matthews.com](mailto:michael.moreno@matthews.com)  
LIC NO: 01982943 (CA)

**BROKER OF RECORD**  
**KYLE MATTHEWS**  
LIC NO: 9005919 (TX)



## 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.

Kyle Matthews/Matthews Retail Group Inc.	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kyle Matthews</b>	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
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