



236 E Spring Valley Road | Richardson, TX 75081

Offering Memorandum

Exclusively Listed By



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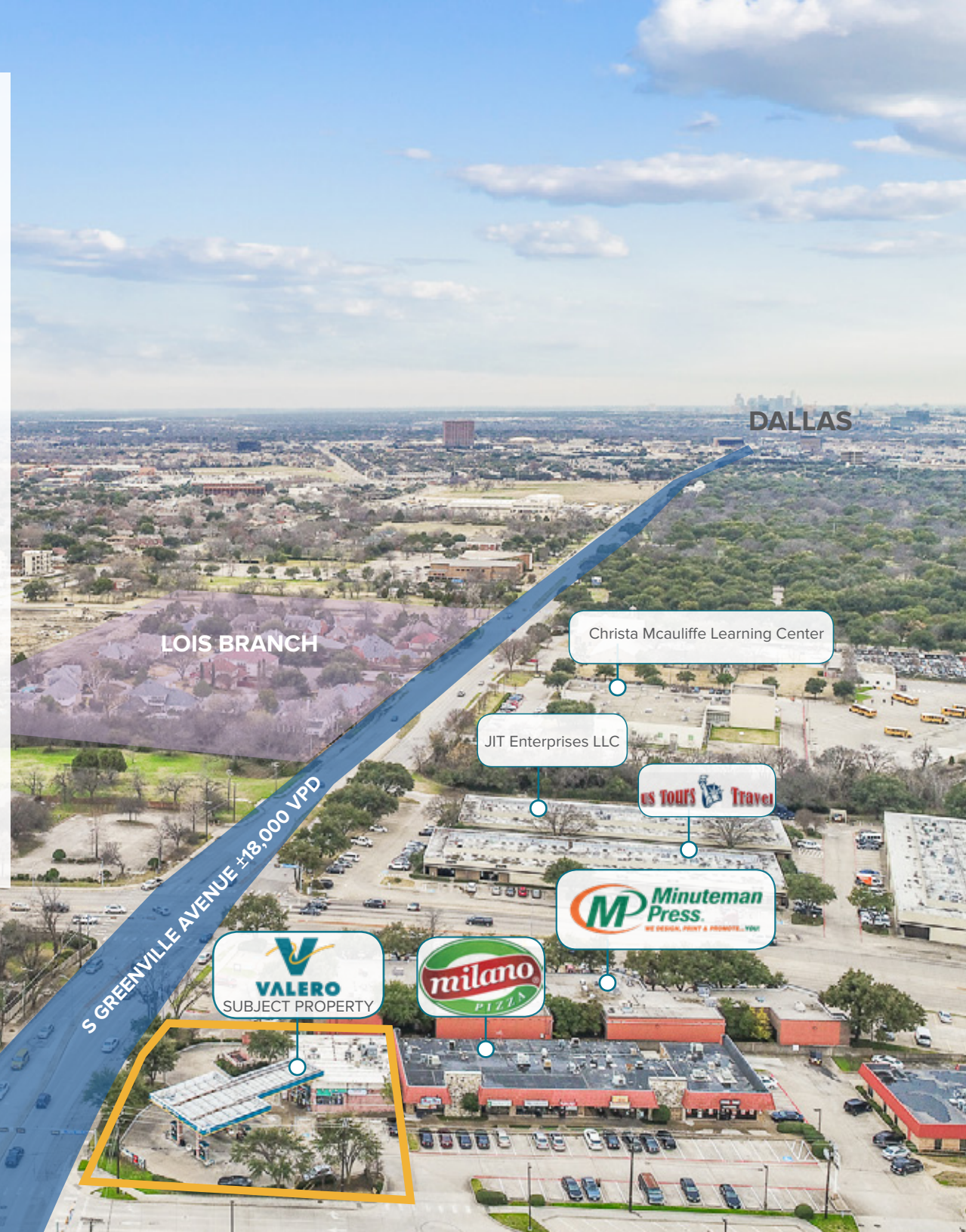
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KYLE MATTHEWS

BROKER OF RECORD

LIC # 9005919 (TX)



Executive Summary

INVESTMENT HIGHLIGHTS

- Absolute NNN lease, no landlord maintenance or expense responsibilities
- Dense Dallas Infill Location - Over 400,000 residents in a 5-mile radius.
- Dallas-Fort Worth-Arlington metropolitan statistical area was the fastest-growing metro area in the U.S. in 2017, with a combined population of 7.4 million residents, according to the U.S. Census Bureau
- Average Household Income within a 5-Mile radius \$92,910
- Highly Desirable location - The Valero is strategically situated along Spring Valley Rd & S Greenville Ave, which sees a combined 60,000 vehicles per day.
- The subject property is located adjacent to new 80-unit townhome development which will house over 160 residents at an average sale price of \$375,000.
- In addition to the new residential development, the location is surrounded by a new upcoming mixed-use development.
- The retail, office and residential project would surround the Comerica Bank building at the northeast corner of U.S. Highway 75 and Spring Valley Road.
- The largest of the planned additions to the property would be a 14-story retail, parking and apartment tower. The proposed tower would have 15,000 square feet of retail space, 509 parking spaces and 160 apartments.
- Complementary Retail - CVS, Kroger, McDonald's, Bank of America, Sonic, Wendy's, and Chili's
- 1.8 Miles from Richland Community College serving over 20,000 students and staff on 155 Acres in the Lake Highlands Area

City Demographics

POPULATION	1-Mile	3-Mile	5-Mile
2010 Census	12,246	149,282	359,657
2019 Estimate	14,464	162,350	400,000
2024 Projection	15,458	171,480	418,154
Growth 2019-2024	6.87%	5.62%	5.88%
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2010 Census	5,079	58,496	145,432
2019 Estimate	6,058	63,511	159,568
2024 Projection	6,454	66,997	168,796
Growth 2019-2024	6.54%	5.49%	5.78%
INCOME	1-Mile	3-Mile	5-Mile
2019 Est. Average Household Income	\$80,076	\$80,491	\$92,910



Financial Overview

FINANCIAL HIGHLIGHTS

List Price	\$1,056,000
Valero Rent	\$3,500
Deli-Shop Rent	\$2,000
Total Monthly Rent	\$5,500
Total Annual Rent	\$66,000
Gross Leasable Area	±3,012 SF
Cap Rate	6.25%
Year Built	1998
Lot Size	±0.48 Acres

TENANT SUMMARY

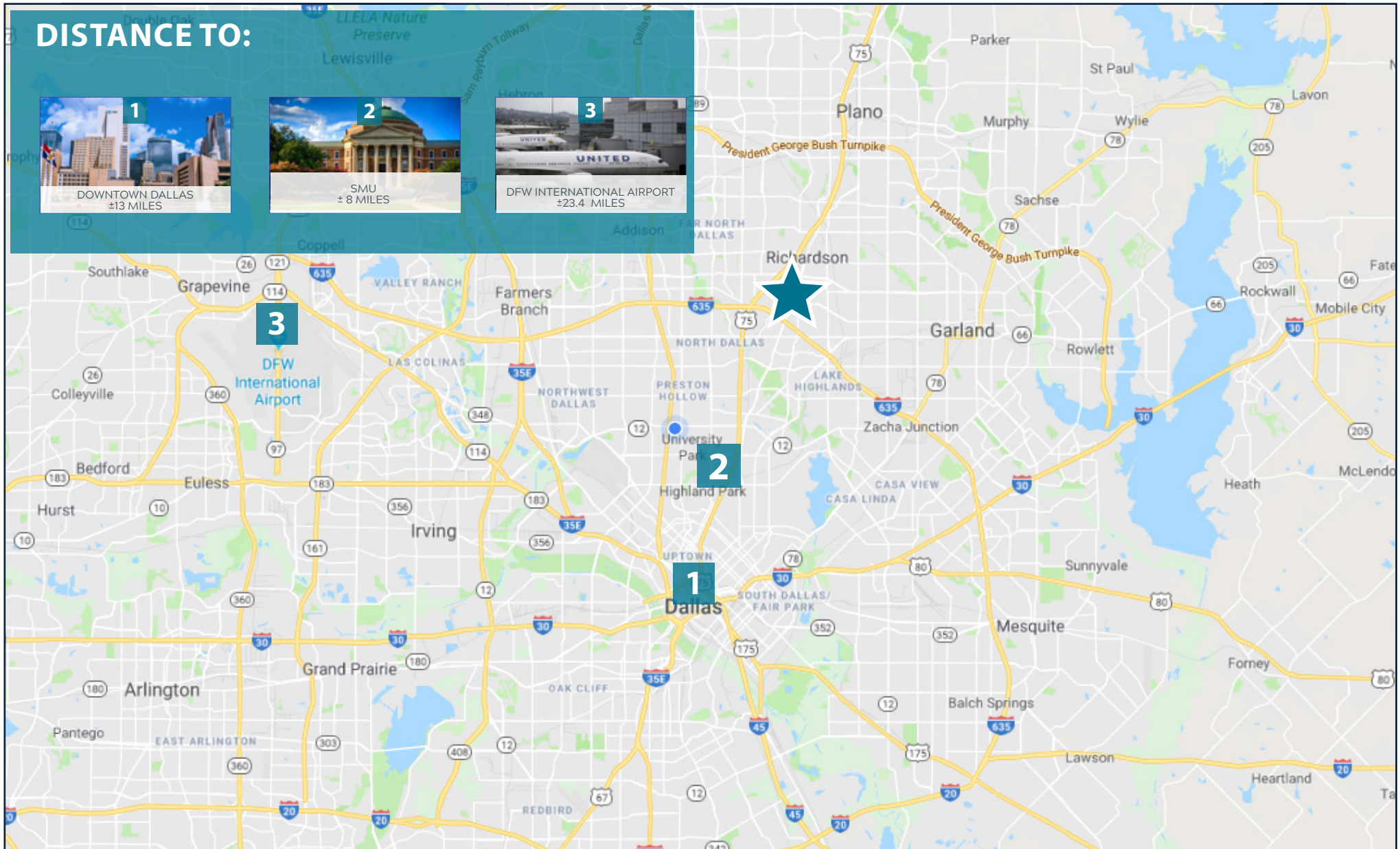
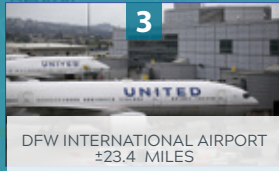
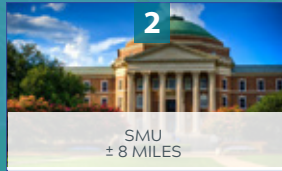
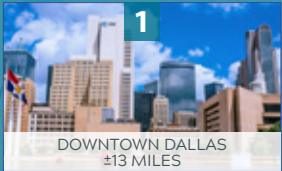
Tenant Trade Name	Valero
Type of Ownership	Fee Simple
Lease Guarantor	Personal
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	5 Years
Lease Commencement	1/1/16
Rent Commencemnt	1/1/16
Lease Expiration Date	12/31/20
Term Remaining	1.80 Years
Options	Two, 5-Year Options

Surrounding Tenants



Regional Map

DISTANCE TO:







Richardson, Texas

Richardson is one of the most conveniently located communities in the Metroplex, with access to points in all directions via both major roadways and the DART rail system. The City of Richardson has been recognized for its economic stability and strong fiscal management by credit rating agencies, with both Standard and Poor's and Moody's giving the City their highest ratings.

The north and southbound Central Expressway (US75), the main artery of the City of Dallas, transverses the City. Interstate 635, also called LBJ Freeway, is to its immediate south and the Bush Turnpike spans the northern border of the City, giving Richardson residents easy access to points east and west. Richardson hosts four DART light rail stations: at Spring Valley, Arapaho, Galatyn Park and Bush Turnpike.

Though an inner ring suburb, Richardson continues to be a vibrant community, kept current by the Richardson City Council's emphasis on economic development and neighborhood integrity. Voter-approved bond programs in 2006 and 2010 have contributed to the maintenance and improvement of the City's infrastructure as well as its quality of life.



Attractions

Wildflower! Arts & Music Festival

Over the years, Wildflower! has grown to become one of the most recognized and anticipated musical events in North Texas. What began as a small springtime community event to celebrate the wildflowers planted throughout the city quickly "blossomed" after only the second year when national headlining entertainers were added. The festival boasts six performance stages, four outdoor and two inside the Eisemann Center, where more than 80 musical acts are showcased.



Southern Methodist University

A nationally ranked private university located near the heart of Dallas, SMU is a distinguished center for global research with a liberal arts tradition. SMU's nearly 12,000 diverse, high-achieving students come from all 50 states and 90 countries to take advantage of the University's small classes, hands-on research opportunities, leadership development, community service, international study and innovative programs. The University offers a strong foundation in the humanities and sciences and undergraduate, graduate and professional degree programs through seven schools.

Now in its second century of achievement, SMU is increasingly recognized for the ways it supports students, faculty and alumni as they become ethical leaders in their professions and communities. The University's entrepreneurial spirit lives in people from every academic discipline who see opportunities to create something new in the world - and work hard to bring their innovations to life.

| DALLAS-FT WORTH MSA

The Dallas-Fort Worth Metroplex is the largest metropolitan area in the South, and fourth largest in the United States. It is a center for sporting events, tourism, and manufacturing. Dallas and its suburbs have one of the highest concentrations of corporate headquarters in the United States. Dallas is a center for corporate America. Because of its central location relative to the rest of the United States, Dallas is a popular convention site and site for many corporate headquarters and home to 21 Fortune 500 companies. Business management and operations is a major part of the economy. The Metroplex also contains the largest Information Technology industry base in the state. On the other end of the business spectrum, and on the other side of the Metroplex, the Texas farming and ranching industry is based in Fort Worth.





Tenant Overview



HEADQUARTERED

San Antonio, Texas



YEAR FOUNDED

1980



WEBSITE

www.valero.com

Valero Energy Corporation, through its subsidiaries, is an international manufacturer and marketer of transportation fuels and other petrochemical products. Valero, a Fortune 50 company based in San Antonio, Texas, with approximately 10,000 employees, is an independent petroleum refiner and ethanol producer, and its assets include 15 petroleum refineries with a combined throughput capacity of approximately 3.1 million barrels per day and 11 ethanol plants with a combined production capacity of approximately 1.45 billion gallons per year. The petroleum refineries are located in the United States, Canada and the United Kingdom, and the ethanol plants are in the Mid-Continent region of the U.S. In addition, Valero owns the 2 percent general partner interest and a majority limited partner interest in Valero Energy Partners LP, a midstream master limited partnership. Valero sells its products in both the wholesale rack and bulk markets, and approximately 7,400 outlets carry Valero's brand names in the U.S., Canada, the U.K. and Ireland.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Valero** located at **236 E Spring Valley Road | Richardson, TX 75081** (“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.



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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.

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