



**4833 TROUP HWY TYLER, TX**

**BUSINESS & REAL ESTATE SALE  
OWNER/OPERATOR OPPORTUNITY**

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

## Investment Overview – Valero Business/Real Estate Acquisition

To All Qualified Investors:

Store financials are available upon request and NDA.

These are the prototypical acquisitions for investors involved with the convenience and gas station industry by taking over a successful location and/or for experienced operators/investors actively pursuing a successful store.

### Acquisition + Sale-Leaseback Strategy

An acquisition strategy that is utilized by many franchisees who look to rapidly add to their portfolio of businesses but who also have a need for liquid capital is to acquire locations and then immediately structure sale-leasebacks after the acquisition. The goal is to acquire businesses with accompanying real estate, sell the real estate to an outside investor and simultaneously sign a NNN lease that is leased back to the operator. Usually, the sale of the real estate can cover the entire up-front purchase or even allow the operator to make a profit on the sale. The resulting liquidity can be used to fund more acquisitions, pay down debt, or re-invest money back into the existing operations. To receive more information on how sale-leasebacks work, please reach out to the agents on the deal.

# CONTENT

05 EXECUTIVE SUMMARY

07 TENANT OVERVIEW

09 AREA OVERVIEW

## EXCLUSIVELY LISTED BY



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### BROKER OF RECORD

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LIC # 9005919 (TX)





## INVESTMENT HIGHLIGHTS - TYLER, TX

- **Great Visibility & Access** – Located on a hard, signalized corner on one of the city's main roads
- The City of Tyler has a growing population of 104,000 with over 215,000 surrounding the greater Tyler Area
- **Strong Traffic Counts** – The property sees over 25,000 VPD From Troup Hwy & Thistle Dr
- **Adjacent to Three Car Dealership** – Crown Kia, Fairway Auto Center, Tyler Car & Truck Center
- The subject property is located adjacent to **120-unit** Class B Chelsea Creek Apartments & **140-Unit** Class C The Abby Apartments
- **Complementary Retail** – Whataburger, Chase Bank, Great Clips, Walmart Supercenter, Texas National Bank, Texas Bank, Express 3 Minute Car Wash, Domino's Pizza, Shipley's Do-Nuts, Ingersoll Rand, Family Dollar, Slims Chicken, Taco Bell and Chick Fil A
- 2 Miles from The University of Texas at Tyler serving over 10,500 students
- **Major value-add opportunity** for an experience convenience store operator to take over the business and sale-leaseback the property

Representative Photo

4833 TROUP HWY  
TYLER, TX 75703



EXECUTIVE SUMMARY

Property Name	Valero
Address	4833 Troup Hwy Tyler, TX 75703
Year Built	1988
GLA	±1,300 SF
Lot Size	±0.55 Acres

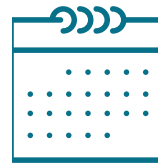
# TENANT MAP





### HEADQUARTERED

San Antonio, Texas



### YEAR FOUNDED

1980



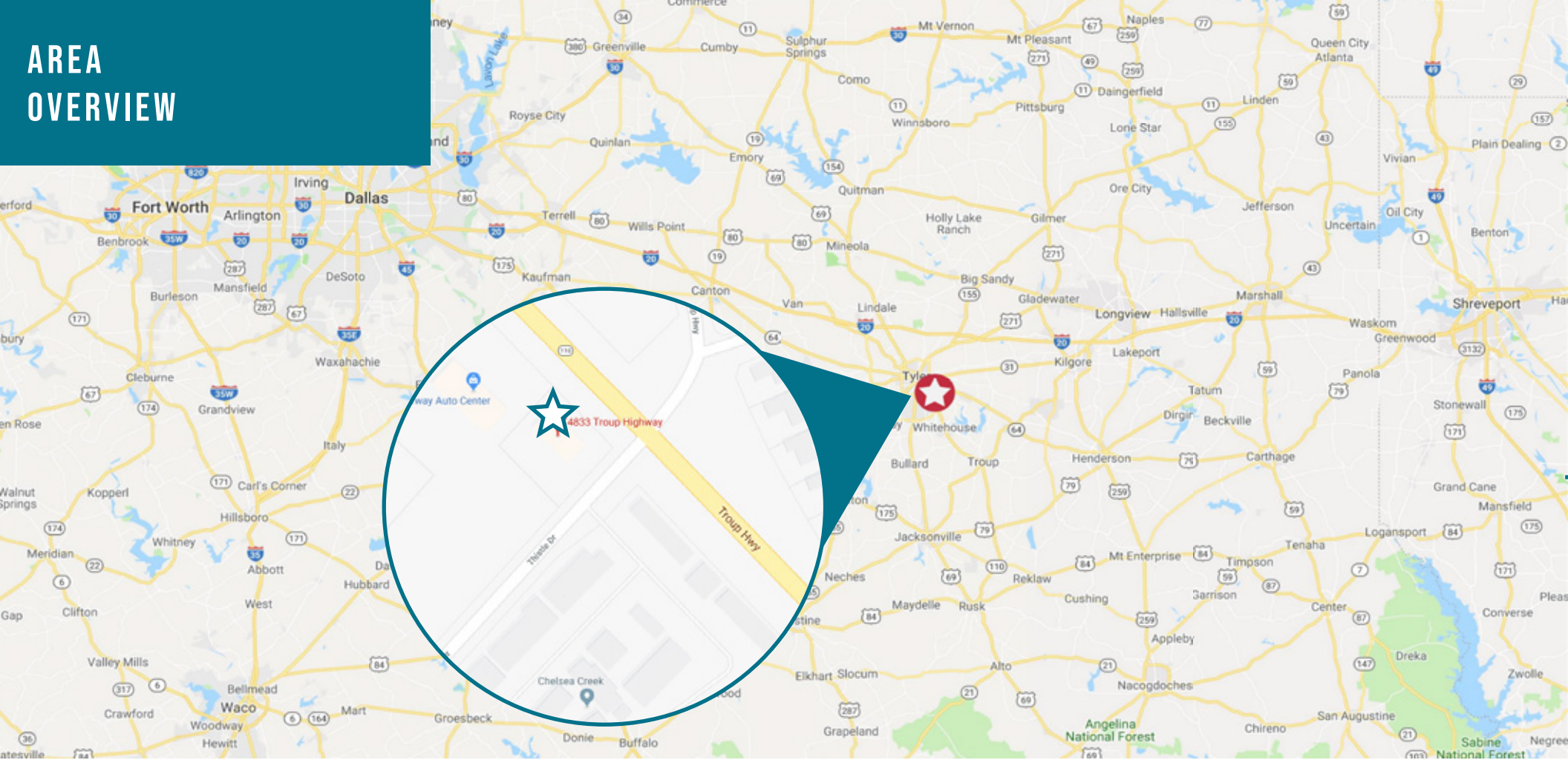
### WEBSITE

[www.valero.com](http://www.valero.com)

## VALERO

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.

# AREA OVERVIEW



## 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.

## AREA DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2018 Estimate	7,344	39,677	91,789
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2018 Estimate	2,974	15,473	36,120
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$76,011	\$68,353	\$69,061



### 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 & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Valero | 4333 Troup Hwy, Tyler, TX 75703 (“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.



# VALERO

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**BROKER OF RECORD**

**Kyle Matthews**  
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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.	<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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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