



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

## Absolute Triple Net (NNN) Lease Investment Opportunity

4817 Ayers Street | Corpus Christi, TX 78415



# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

2101 South IH 35, Suite 402  
Austin, TX 78741  
844.4.SIG.NNN

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

In Cooperation with Sands Investment Group Austin, LLC  
BoR: Max Freedman – Lic. #9004706

**LEA RIZNYK**

Lic. # 382221

770.515.8945 | DIRECT

[lea@SIGnnn.com](mailto:lea@SIGnnn.com)

**CLIFTON MCCRORY**

Lic. # 99847

843.779.8255 | DIRECT

[clifton@SIGnnn.com](mailto:clifton@SIGnnn.com)

**ANDREW ACKERMAN**

Lic. # 311619

770.626.0445 | DIRECT

[andrew@SIGnnn.com](mailto:andrew@SIGnnn.com)

**CHRIS SANDS**

Lic. # 93103

310.870.3282 | DIRECT

[chris@SIGnnn.com](mailto:chris@SIGnnn.com)

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# INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,993 SF Valero Located at 4817 Ayers Street in Corpus Christi, Texas. This Brand New 20 Year Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities and Rent Increases Every Five Years, Provides For a Secure Stable Income Stream. Well Established Guarantor Currently Operating 26 Locations.

Actual Property Image



## OFFERING SUMMARY

PRICE	\$2,722,874
CAP	6.75%
NOI	\$183,794
PRICE PER SF	\$681.91
YEARS REMAINING	20 Years
LEASE GUARANTY	Strong Guarantor With 26 Locations

## PROPERTY SUMMARY

ADDRESS	4817 Ayers Street Corpus Christi, TX 78315
COUNTY	Nueces
BUILDING AREA	3,993 SF
LAND AREA	0.74 AC
BUILT	2008

# HIGHLIGHTS



Brand New 20 Year Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities



8% Rent Increases Every 5 Years



Valero is the World's Largest Independent Petroleum Refiner



1.66% Increase in Population Growth Over the Next 5 Years in a 10-Miles Radius



Established Operator of Convenience Stores in Texas – Currently Operates 26 Locations



Strong Store Performance - 2.021x Rent Coverage



Corpus Christi MSA Population is 500,000+ and Growth Has Outpaced Any Other City in the US



Located in a Densely Populated Area With Strong Demographics – Over 110,531 Residents Within a 3-Mile Radius



Access Off Highway 358 (1.5 Miles) - Which Sees Over 143,000 Vehicles Daily



Ayers Street is Parallel to Highway 286 (Crosstown Expressway) With Average Traffic Counts of 85,000 Daily



Close Proximity to Multiple Schools Including Cunningham Middle School, Garcia Elementary, Moody High School and JFK Elementary - Driving Additional Daytime Traffic to This Location



Nearby Tenants Include: Pizza Hut, Whataburger, Advance Auto Parts, Taco Bell, Walgreens, Aarons, Melrose, Walmart Supercenter, IHOP, Buffalo Wild Wings and AMC Movie Theaters





Valero | 4817 Ayers Street | Corpus Christi, TX 78415



Garcia Elementary School

286  
TEXAS

NavyArmy  
COMMUNITY CREDIT UNION

HOMETOWN  
FINANCE

SUNOCO LP

Nueces County  
Juvenile Department

Walgreens

FOX  
PEST CONTROL

NW New Way  
MS MEDICAL SUPPLY, LLC

DIRECTEK INC.

LOFI  
Motors

Pharaoh Plaza

Hangout Bar

One Stop Market

File-It-Now  
Income Taxes

Big Boy Tires

Lucky Star  
Wholesale

SAMES  
SINCE 1910  
Texas' Oldest Dealership

THRIFT  
FAMILY THRIFT CENTER



Ayer St



**BIG LOTS!** **DOLLAR TREE** **McDonald's**  
**VALERO** **Johnny Carino's** **CITGO** **Dominos**  
**SUBWAY** **cricket** **metroPCS**

**O'Reilly** **peter piper pizza**  
AUTO PARTS

**THE HOME DEPOT**

**AutoZone**  
**McDonald's** **Exxon**

**at home** **HAWTHORN SUITES BY WYNDHAM** **Luby's** **Church's** **DQ** **POPEYES**

**Aaron's**

**Walgreens**

**BEALLS** **CVS pharmacy** **metroPCS** **Little Caesars** **DOLLAR TREE** **SALLY BEAUTY** **SUBWAY** **DOLLAR GENERAL** **R&C**

**Pizza Hut** **Advance Auto Parts** **TACO BELL**

**7 ELEVEN** **Exxon**

286 TEXAS

Ayer St

**VALERO**

358 TEXAS

**Walmart Supercenter** **MURPHY USA** **SALLY BEAUTY** **CATO** **DISCOUNT TIRE**

**W** **T-Mobile** **NTB** **WHATABURGER** **WING STOP** **Metro Self Storage** **cicis**

**BUFFALO WILD WINGS** **TEXAS** **FUDRUCKERS** **ihop** **amc** **HOMEWOOD SUITES BY HILTON**

**CANDLEWOOD SUITES** **MELROSE Family Fashions** **BBVA Compass** **HARBOR FREIGHT TOOLS** **dd's DISCOUNTS**



# CITY OVERVIEW

Corpus Christi | Nueces County | Texas

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CORPUS CHRISTI, TX

## Corpus Christi, TX

Corpus Christi is a coastal city in the South Texas region. The city is also the county seat of Nueces County, but its area extends into Aransas, Kieberg, and San Patricio Counties. The city's population was estimated to be 325,605 in 2017, making it the eighth-most populous city in Texas. The Corpus Christi metropolitan area has an estimated population of 442,600 residents. The city is home to the Port of Corpus Christi, which is the fifth-largest in the United States. The nickname of the city is "Sparkling City by the Sea", due to its location on the gulf of Mexico.



CORPUS CHRISTI'S PORT

## Economy

The majority works in wholesale and retail trades, and government sectors. The Port of Corpus Christi is the fifth-largest U.S. port and deepest inshore port on the Gulf of Mexico; it handles mostly oil and agricultural products. Much of the local economy is driven by tourism and the oil and petrochemicals industry. Corpus Christi is also home to the Naval Air Station Corpus Christi providing 6,200 civilian jobs to the local economy, making it the single largest employer in the city. The city is also home to the Corpus Christi Army Depot, which is the largest helicopter repair facility in the world.



HARBORFRONT TEXAS STATE AQUARIUM

## Contemporary Life

Corpus Christi is home to the the World War II aircraft carrier, the USS Lexington, which now houses a naval aviation museum. The city is also home to the Harborfront Texas State Aquarium which has touch pools, an aquatic nursery and a shark exhibit. The city is also near Padre Island National Seashore, which is home to migratory birds and endangered Kemp's ridley sea turtles. The city is also located on the Gulf of Mexico with some of the best beaches around, including the Mustang Island State Park that covers 3,954 acres and has a 5-mile beachfront.



# PORT OF CORPUS CHRISTI

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## “MOVING AMERICA’S ENERGY”

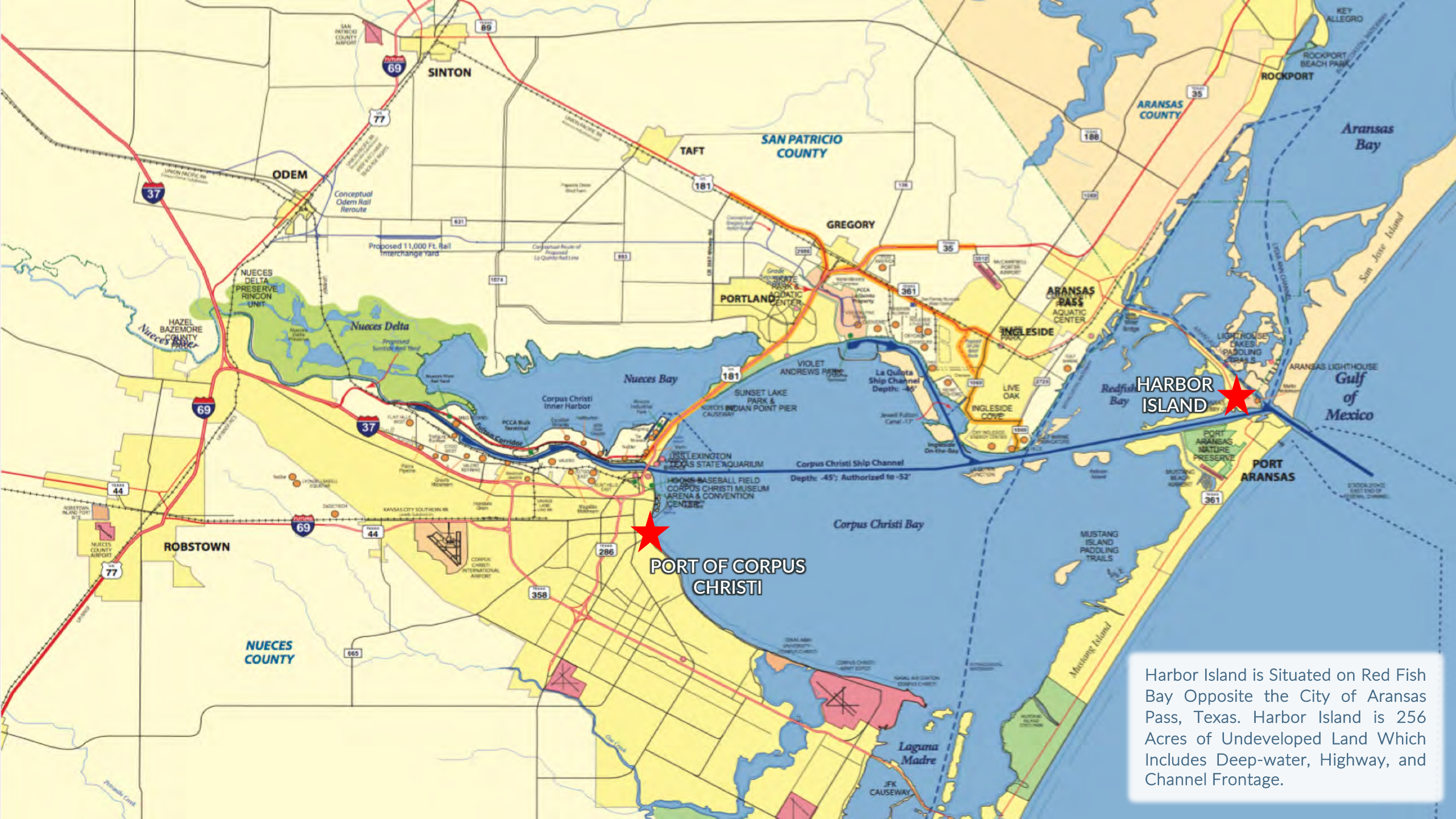
- Located on the Western Gulf of Mexico, the Port of Corpus Christi is a Major Economic Driver For Not Only the State of Texas, But For the U.S.
- 4th Largest Port in the United States in Total Tonnage
- Leading U.S. Crude Oil Export Port
- With a Straight, 45' Deep Channel and a Strategic Location, the Port Provides Quick Access to the Gulf of Mexico and the United States Inland Waterway System
- Port is a Leading Gateway to International and Domestic Commerce
- Excellent Railroad and Highway Network Connectivity – Three Railroads and Two Major Interstates



*“Corpus Christi is certainly where the incremental barrels want to go as we have deep water, availability of land for development and plenty of capacity to absorb the forecasted U.S. energy production growth in oil and gas. Corpus Christi is open for business.”*

– Charlie Zahn  
Chairman of the Port of Corpus Christi Commission





**HARBOR ISLAND** ★

**PORT OF CORPUS CHRISTI** ★

Harbor Island is Situated on Red Fish Bay Opposite the City of Aransas Pass, Texas. Harbor Island is 256 Acres of Undeveloped Land Which Includes Deep-water, Highway, and Channel Frontage.



# CORPUS CHRISTI ECONOMY

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One of the Most Prominent Cities in South Texas, With a Thriving and Diverse Economic Base, a Major Commercial Port and Naval Air Station

- **ENERGY AND PETROLEUM LEADER**  
Among Other Companies, Corpus Christi and the Texas Economy Benefit From Eagle Ford Shale Play – Hotspot For Oil Drilling and One of the Most Productive Oil Basins in the Country Producing Over 1M Barrels of Oil Daily
- **THRIVING TOURIST INDUSTRY**  
Warm Winters, Access to the Beaches of the Gulf of Mexico and Booming Growth Allow For Corpus Christi’s Economy to Thrive of Annual Tourism
- **ACCESS TO WORLD MARKETS**  
Port of Corpus Christi Along With the Corpus Christi International Airport and Immediate Access to the Gulf of Mexico Provide Access to Global Markets

Naval Air Station is Corpus Christi’s largest employer contributing to over \$3.5B to the Texas economy and employing over 9,773 people. NAS is also home to the Corpus Christ Army Depot, the primary aviation depot maintenance for Department of Defense and hope to the largest helicopter repair facility in the world.

OTHER MAJOR EMPLOYERS	# OF EMPLOYEES
Corpus Christi ISD	5,178
CHRISTUS Spohn Health Systems	5,144
HEB	5,000
City of Corpus Christi	3,171
Naval Air Station Corpus Christi	2,822
Bay, LTD.	2,100



# DEMOGRAPHICS

Valero | 4817 Ayers Street | Corpus Christi, TX 78415

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## Population

3-MILE

110,531

5-MILE

201,700

10-MILE

278,963



## Average Household Income

3-MILE

\$58,075

5-MILE

\$64,213

10-MILE

\$70,875





# BRAND PROFILE

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Valero Energy Corporation is a Fortune 500 international manufacturer and marketer of transportation fuels, other petrochemical products, and power. Valero is the world's largest independent petroleum refiner, and a leading marketer, ethanol producer and corporate citizen. Valero proudly has a workforce of about 10,000 employees and markets products in 43 states in the U.S., six provinces in eastern Canada, the U.K., Ireland and Peru.

Throughout the United States and Canada, the company owns and operates 15 refineries, and one in Wales, with a combined capacity of approximately 3.1 million barrels per day; 14 ethanol plants with a combined production capacity of 17.3 billion gallons per year; and a 50-megawatt wind farm. The petroleum refineries are located in the United States, Canada and the United Kingdom, and the ethanol plants are located in the Mid-Continent region of the U.S. Valero is also a joint venture partner in Diamond Green Diesel, which operates a renewable diesel plant in Norco, Louisiana. Diamond Green Diesel is North America's largest biomass-based diesel plant. Valero sells its products in the wholesale rack or bulk markets in the U.S., Canada, the U.K., Ireland and Latin America. Approximately 7,400 outlets carry Valero's brand names.



COMPANY TYPE  
NYSE: VLO



FOUNDED  
1980



# OF LOCATIONS  
4,700+ Retail Sites



HEADQUARTERS  
San Antonio, TX



WEBSITE  
valero.com



# LEASE SUMMARY

TENANT	OHK Global, Inc.
PREMISES	Approximately 3,993 SF
LEASE COMMENCEMENT	March 8, 2019
LEASE EXPIRATION	March 31, 2039
LEASE TERM	20 Years Remaining
RENT INCREASES	8% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Convenience Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
PARKING LOT (STRUCTURE)	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image



# RENT ROLL

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Actual Property Images

TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
OHK Global, Inc.	3,993 SF	100%	\$183,794	\$46.03	8%	Every 5 Years	03/08/2019	03/31/2039	4 x 5 Years



# CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment 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, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.





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Actual Property Image

## EXCLUSIVELY MARKETING BY:

**LEA RIZNYK**

Lic. # 382221

**CLIFTON MCCRORY**

Lic. # 99847

**ANDREW ACKERMAN**

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