



Offering Memorandum

Corp. 7-Eleven w/ Gas Station | Absolute Net Ground Lease

Strong Central Location | Hard
Corner | Recent 15-Year Lease
Extension | Direct Access off
Interstate 75

Dallas-Fort Worth MSA

*1501 N Central Expy,
Plano, TX 75075*



Actual Site

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Marcus & Millichap



Investment Highlights

Plano is approximately 18 miles north of Dallas in Collin County and ranks as the ninth most populous city in the state of Texas. It is home to several Fortune 1000 corporations, global companies and over 10,000 businesses such as Toyota Motors USA, Siemens PLM, Rent-A-Center, Frito-Lay, Ericsson, Dr Pepper Snapple Group, HP Enterprise Services, PepsiCo, Capital One, Alliance Data, Bank of America Home Loans, Huawei Technologies, Intel Security, Pizza Hut/Yum! Restaurants International, Med Assets, Golden Living, USAA and Tyler Technologies. Its central location and excellent transportation infrastructure provide access to a large labor pool of 3 million people.



*Recent 15 Year Lease Extension
Demonstrating a Strong Commitment to
the Location. Absolute Net Ground Lease
Featuring Favorable Increases in 2024, 2025,
2029 and 2030 of the Initial Term and Above
10% Increases at Each Option.*



**\$102k+
HHI**



**312k+
POPULATION**

*Affluent and Densely Populated Area:
Features an Average Household Income
of more than \$102k and 312k+ People
Residing within a 5-Mile Radius.*



*Features Easy Access and Excellent
Visibility at a Prime Hard Corner to Combined
Daily Traffic Counts Exceeding 55k+ Vehicles.
Direct Access off Interstate 75 (209k+VPD).*



*Ranked #167 on Fortune 500 List.
S&P Investment Grade Credit
Rating of "AA-".*

COLLIN CREEK

*Located Across from Collin Creek Mall -
A Two-Level Regional Shopping Center
w/ an Approved \$1B Plan to Redevelop
the Mall into a Mixed-Use Project w/
Housing, Entertainment & Office Space.*



*Surrounded by Numerous National
Retailers such as The Home Depot, Big
Lots, Starbucks, Dollar Tree, Marshalls,
and many more.*

Offering Summary

PRICE
\$2,501,053

GROSS LEASABLE AREA
3,000 SF

LOT SIZE
0.67 Acres +/-

YEAR BUILT | RENOVATED
1985 | 2008

CAP RATE

4.75%

AVERAGE CAP RATE OVER INITIAL TERM

5.12%

1501 N Central Expy,
Plano, TX 75075

Lease Summary

LEASE TYPE	ABSOLUTE NET GROUND LEASE
ROOF & STRUCTURE	TENANT
INITIAL LEASE TERM	21 YEARS
RENT COMMENCEMENT	AUG. 1, 2008
EXPIRATION DATE	DEC. 31, 2031
INCREASES	SEE RENT SCHEDULE
TAXES	TENANT PAYS
INSURANCE	TENANT PAYS
UTILITIES	TENANT PAYS
TENANT ROFR	YES W/ 20 DAY WRITTEN NOTICE
MOTIVA ROFR	YES W/ 30 DAY WRITTEN NOTICE

*TENANT EXTENDED AN ADDITIONAL 15 YEARS IN 2017.

Brand Covenant Agreement with Motiva.

Motiva requires the assets remain branded Shell through December 31, 2022. Additionally, the agreements require that any successor or purchaser to these agreements abide by such brand covenant and execute an assignment and assumption agreement.

Motor Fuel Agreement.

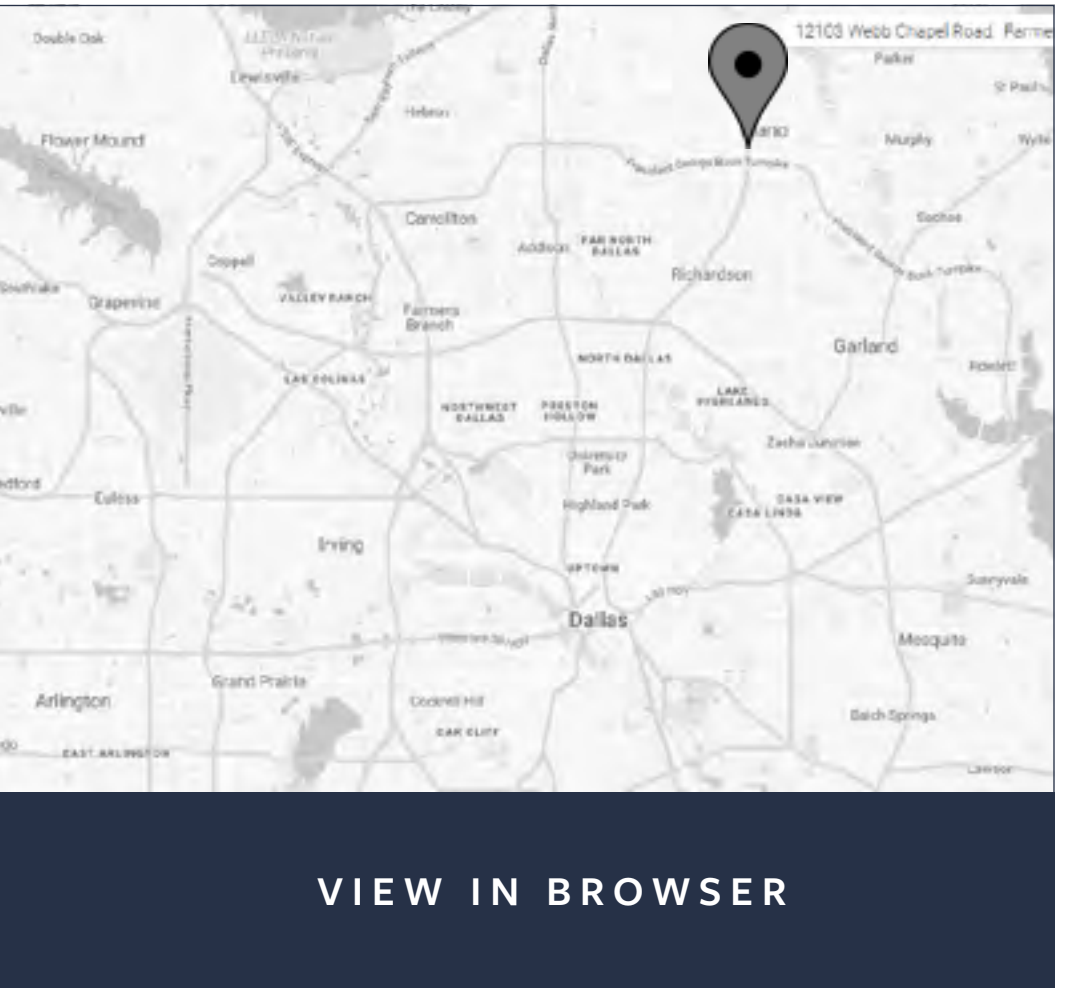
According to a Fuel Supply and Marketing Agreement affecting the Property originally entered into between Quik-Way Retail Associates II, Ltd., a Texas limited partnership (“Quick-Way”) and Tenant, Quick-Way supplies Shell branded motor fuel to the Property through March 2023. As part of any sale of the Property, Quick-Way will retain any and all rights under such agreement and Quick-Way shall remain the exclusive supplier of motor fuel products to the Property through March 2023.

Rent Schedule

	ANNUAL RENT	RENT INCREASES
CURRENT - 12/31/2023	\$118,800	
1/1/2024 - 12/31/2024	\$124,740	5.00%
1/1/2025 - 12/31/2028	\$130,680	4.76%
1/1/2029 - 12/31/2029	\$135,907	4.00%
1/1/2030 - 12/31/2031	\$141,134	3.85%
OPTION 1 (5 YEARS)	\$155,248	10.00%
OPTION 2 (5 YEARS)	\$170,773	10.00%
OPTION 3 (5 YEARS)	\$187,850	10.00%
OPTION 4 (5 YEARS)	\$206,635	10.00%

Regional Demographics

POPULATION	1-MILE	3-MILES	5-MILES
2019	14,456	121,032	312,939
2024	16,510	136,500	347,953
INCOME	1-MILE	3-MILES	5-MILES
2019 AVERAGE	\$72,382	\$94,429	\$102,817



VIEW IN BROWSER



Actual Site

Tenant Summary

7-Eleven is the World’s Largest and most Recognizable Convenience Retailer. It is the Go-To Store for Food, Snacks, Beverages, Gas and more. It has been Ranked #1 in Entrepreneur’s 2017 Franchise 500

PARENT COMPANY

Seven & I Holdings Co.

TENANT ON LEASE

7-Eleven, Inc.

HEADQUARTERS

Irving, TX

LOCATIONS

64,315+

DATE FOUNDED

1927

PARENT COMPANY - NYSE

SVNDY

7-eleven.com



Parent Company Billion in Annual Revenue in 2017

Parent Company Ranked # 167

S&P Credit Rating: “AA-”



7-Eleven, Inc. is privately held and became a wholly owned subsidiary of Seven-Eleven Japan Co., Ltd. in Tokyo, Japan. Of the close to 7,800 stores the company operates and franchises in the United States, more than 6,400 are franchised. It offers breakfast sandwiches, fresh fruits and salads fresh-brewed coffees, frozen beverages, fountain drinks, baked goods, hot pizzas, grocery items, donuts, cold beers, gas and more. Today there are more than 64k 7-Eleven C-Stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, the Philippines, Indonesia, Norway, Sweden, Denmark and United Arab Emirates.



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Actual Site



COLLIN CREEK

\$1 BILLION MIXED-USE RE-DEVELOPMENT PLAN. RE-DEVELOPMENT WILL HAVE NEW RETAIL & ENTERTAINMENT VENUES, LUXURY HOTEL AND 2,300 UNIT APARTMENTS.

Low Aerial

COLLIN CREEK MALL

\$1 BILLION MIXED-USE RE-DEVELOPMENT PLAN. RE-DEVELOPMENT WILL HAVE NEW RETAIL & ENTERTAINMENT VENUES, LUXURY HOTEL AND 2,300 UNIT APARTMENTS.

BIG LOTS!

Payless
SHOESOURCE

BARNES & NOBLE

BED BATH & BEYOND



POTBELLY
T-Mobile

MATTRESS FIRM

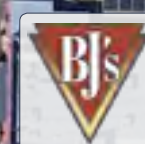
Ashley
HOMESTORE

COST PLUS
WORLD MARKET

OfficeMax



CHIPOTLE



Jack
in the box

WELLS FARGO

ON THE BORDER

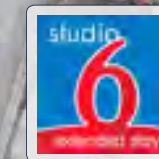
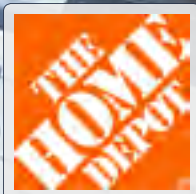
OUTBACK
STEAKHOUSE

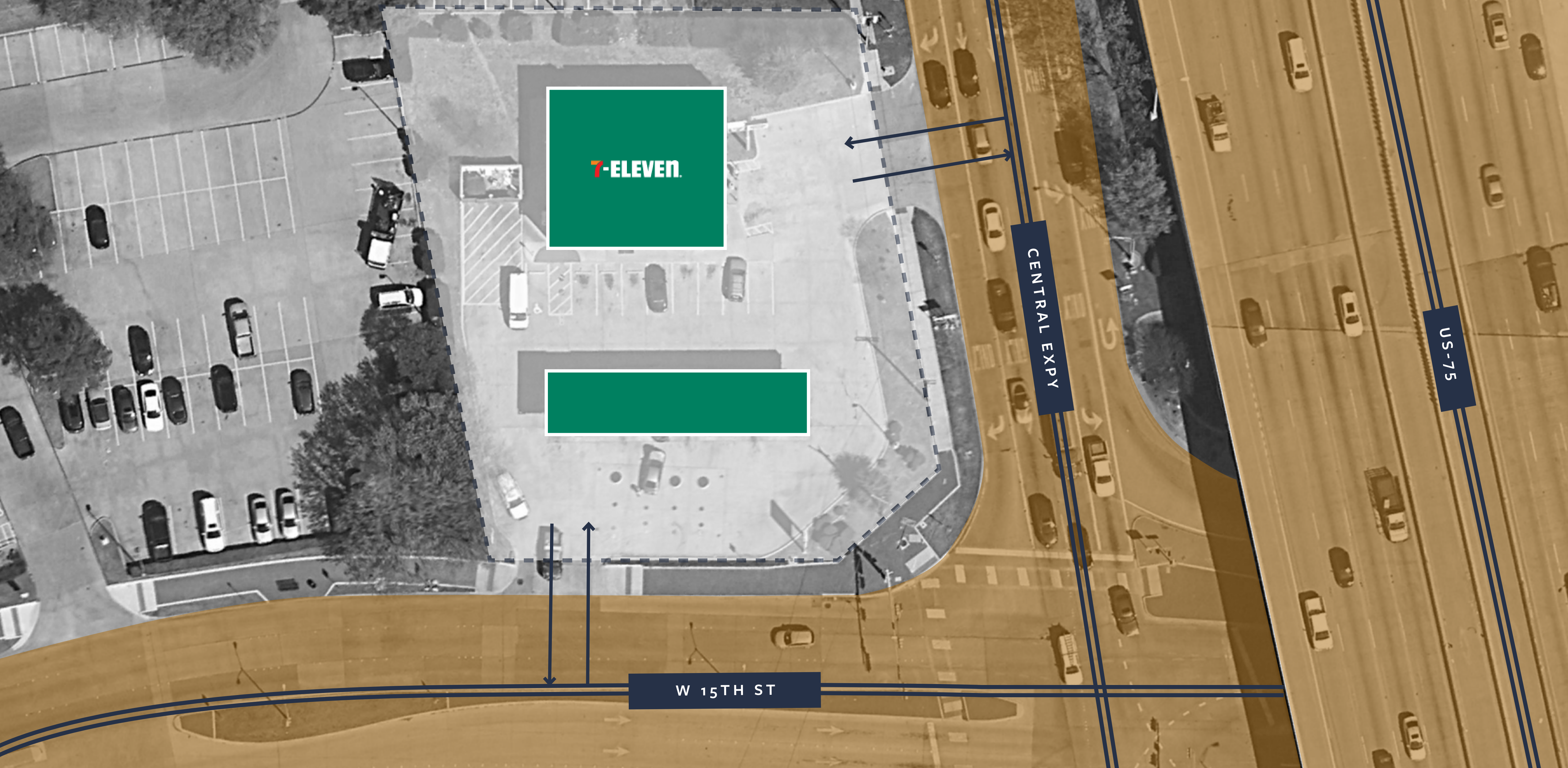


W 15th St (34,370+ VPD)

Central Expy (21,295+ VPD)

US-75 (209,805+ VPD)





Site Map

SQUARE FOOTAGE
3,000 SQ. FT.

LOT SIZE
0.67 ACRES +/-

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BY ACCEPTING THIS MARKETING BROCHURE YOU AGREE TO RELEASE MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

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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.