



7-ELEVEN STRIP CENTER W/ GAS

2502 ROYAL LN
DALLAS, TX 75229



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INVESTMENT HIGHLIGHTS

- » **Passive Lease Structure** – Attractive NNN Lease structure for each tenant
- » **Premium Construction** – Renovated with **significant improvements in 2014**
- » **Top MSA** - The subject property is in the heart of Dallas Fort Worth MSA (**4th largest** in the country)
- » **Extremely populated suburb of Dallas** - There are over 100,968 – 236,000 residents within the 1-mile and 5-mile radius with 6% – 8% growth expected over the next 5 years!
- » **Hard Corner Location** - Located on the main corridor of Royal LN (VPD: **26,690**) & Harry Hines Blvd (VPD: **32,000**) just off of Interstate 35 (VPD: **212,422**)
- » **Major Retail Corridor** – Royal Ln is one of the premier retail corridors in Dallas Texas that features McDonald's, Wendy's, Jack in the Box, Denny's, Burger King and H-Mart.
- » Two Major Airports within 10 Miles - DFW International Airport **#4 Busiest Airport in The World** & Dallas Love Field is ranked as the nation's fastest growing airport in the past 10 years.
- » **H-Mart Mixed-Use Development** – Situated on the corner of the shopping center that will include two **9,000 square feet** buildings. Also included in the shopping center will be a **two-story** mixed-use building for restaurants, office, and retail and a single-story retail building. the new development will be able to house about 100 small businesses of all sorts. **6-story 157-unit condo** is also included in the plan, adjacent to the H Mart building.
- » **Accelerated Depreciation** – Sites that sell fuel typically allow for investors to depreciate improvements over an accelerated, 15-year schedule. This provides for major after-tax cash flow benefits and increases an investor's overall return. *verify with CPA*



H MART DEVELOPMENT

[Click here to read this Asia in Dallas Article](#)

H Mart announced its plan for a mixed-use development in the heart of Korea Town in Dallas. According to Paul Kwon, Texas regional director for H Mart, the plan calls for a complete reconstruction of the El Royal Shopping Center, located at 2534 Royal Lane, Dallas. Current buildings will be demolished and the new shopping center will be built from ground up.

El Royal Shopping Center sits on a 9-acre land. H Mart will anchor the development in a 45,675 square feet building, The shopping center will include two 9,000 square feet buildings, which will be occupied by a major Korean BBQ restaurant and a Japanese restaurant. Also included in the shopping center will be a two-story mixed-use building for restaurants, office, and retail and a single-story retail building. 6-story 157-unit condo is also included in the plan, adjacent to the H Mart building. The new development will be able to house about 100 small businesses of all sorts.





H MART



VALERO

SEXUAL GARDEN

SAFE-LOC
SELF STORAGE
872-241-0101

FINANCIAL OVERVIEW



• PROPERTY ADDRESS	2502 Royal Ln Dallas, TX 75229
• LIST PRICE	\$2,916,923
• CAP RATE	5.88%
• LOT (ACRES)	±0.62
• YEAR BUILT	1990/Renovated 2014
• APN	0065620A000010000
• PARKING SPACES	32
• LEASE TYPE	NNN
• TYPE OF OWNERSHIP	Fee Simple
• LEASE GUARANTOR	Personal
• ROOF AND STRUCTURE RESPONSIBLE	Tenant Responsible





LEASE SUMMARY: 7- ELEVEN

Tenant	7-Eleven
GLA	±3,000 SF
Original Lease Term (Years)	15 Years
Lease Commencement Date	7/1/2013
Rent Commencement Date	7/1/2013
Lease Expiration Date	6/30/2028
Term Remaining on Lease	±9 Years
Increases	7.5%
Options	Four (4) Five (5) yrs Options
Annual Rent	\$51,600

ANNUALIZED OPERATING DATA: 7- ELEVEN

Lease Commence	Monthly Rent	Annual Rent	Rent PSF
Current: 6/30/2023	\$4,300.00	\$51,600.00	\$17.20
Increase: 6/30/2023 - 7/1/2028	\$4,622.50	\$55,470.00	\$18.49
Option 1: 7/1/2028 - 6/30/2033	\$5,250.00	\$63,000.00	\$21.00
Option 2: 7/1/2033 - 6/30/2038	\$5,750.00	\$69,000.00	\$23.00
Option 3: 7/1/2038 - 6/30/2043	\$6,250.00	\$75,000.00	\$25.00
Option 4: 7/1/2043 - 6/30/2048	\$6,750.00	\$81,000.00	\$27.00

LEASE SUMMARY: SEOUL GARDEN

Tenant	Seoul Garden
GLA	±3,837 SF
Original Lease Term (Years)	10 Years
Lease Commencement Date	3/1/2015
Rent Commencement Date	3/1/2015
Lease Expiration Date	2/28/2025
Term Remaining on Lease	±6 Years
Increases	No Increases
Options	1 Option
Annual Rent	\$120,000

ANNUALIZED OPERATING DATA: SEOUL GARDEN

Lease Commence	Monthly Rent	Annual Rent	Rent PSF
Current - 2/28/2025	\$10,000.00	\$120,000.00	\$31.27
Option 1: 2/28/2025 - 2/28/2030	\$10,000.00	\$120,000.00	\$31.27





PROPERTY OVERVIEW



THE OFFERING

PROPERTY NAME	7-Eleven
Property Address	2502 Royal Ln Dallas, TX 34759

SITE DESCRIPTION

Number of Stories	One
Year Built	1990/Renovated 2014
GLA	± 8,107 SF
Lot Size	±0.62 AC
Type of Ownership	Fee Simple

TENANT OVERVIEW

» Company Name	» Year Founded	» Headquarters
7-Eleven	1927	Irving, TX
» Ownership	» Industry	» Website
Private	Convenience Store	www.7-eleven.com

AA-
Credit Rating (S&P)

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

#1

Entrepreneur's
Magazine Top Global
Franchises List

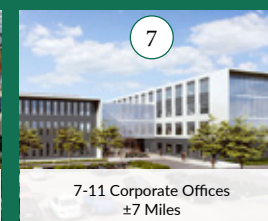
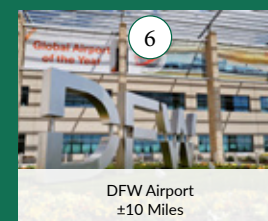
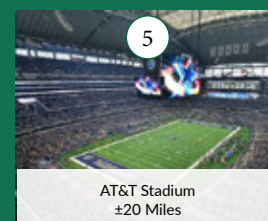
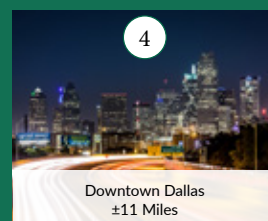
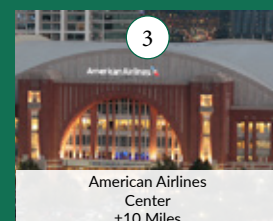
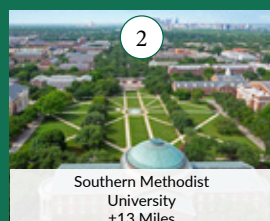
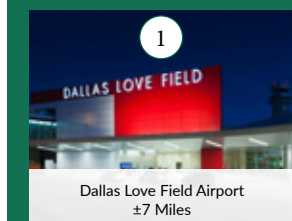
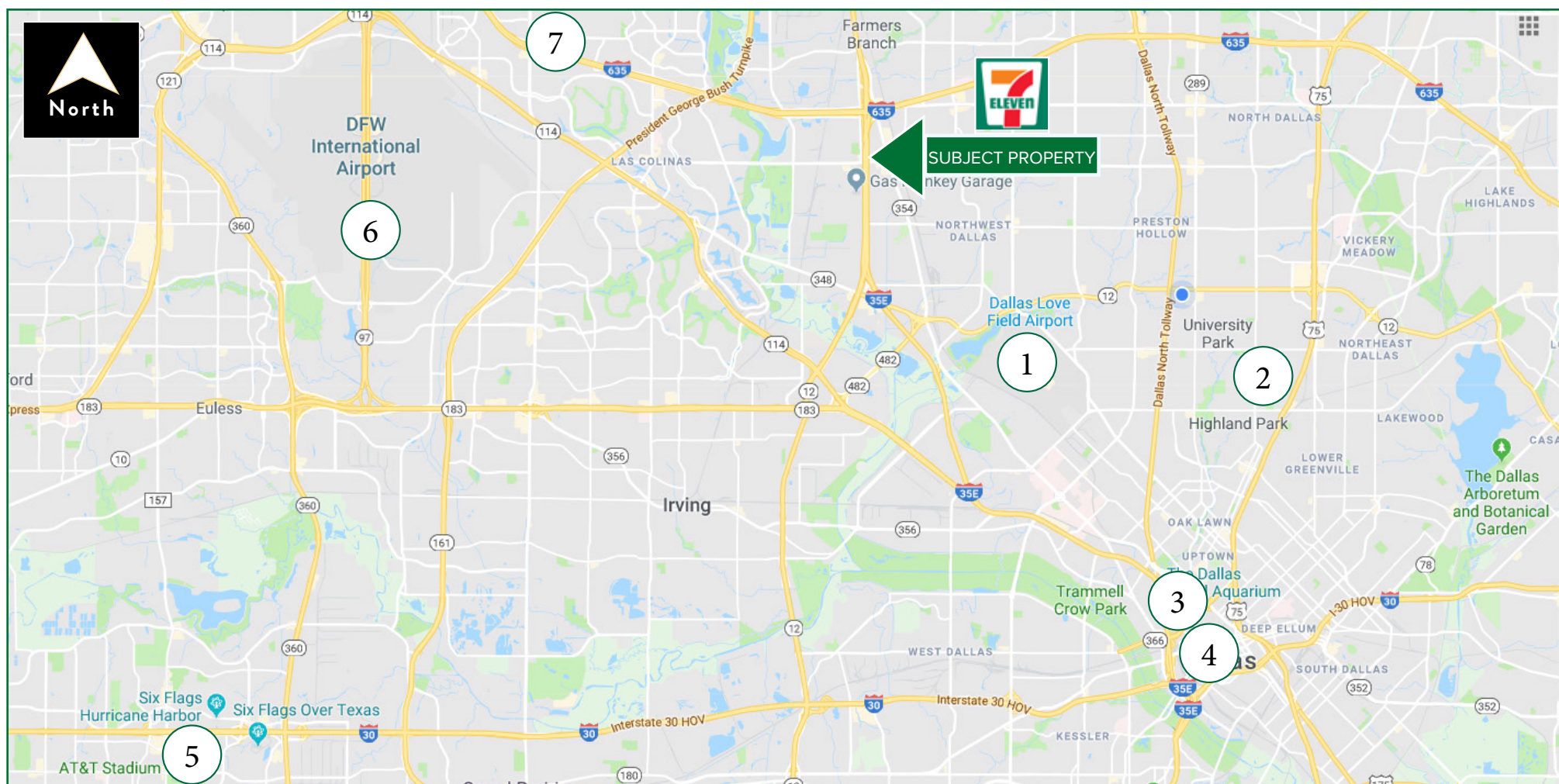
TOP C-STORE

Team Members

#3

Forbes' Top 20 Franchises
to Start







DALLAS, TX

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation; where you'd be more likely to come across a world-class exhibit than a broken pair of chaps. Its past and present is rich in culture, an All-American city that was built on legends.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others. In 2015, Forbes reported that Dallas is “the best place for business and careers” in Texas. It's the perfect blend of big city living and rustic southern charm.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: “Big Things Happen Here.”

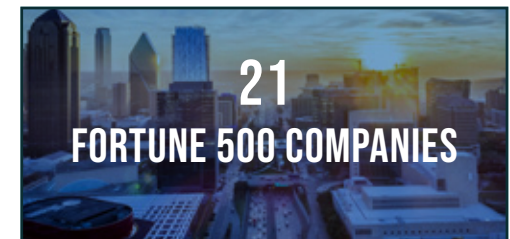
DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Projection	5,920	80,273	216,626
2019 Estimate	6,380	92,808	246,116
2010 Census	6,739	98,375	261,578
Growth 2019-2024	7.77%	15.62%	13.61%
Growth 2010-2019	5.63%	6.00%	6.28%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2024 Projection	1,797	28,358	82,379
2019 Estimate	1,921	34,193	94,758
2010 Census	2,024	36,315	100,665
Growth 2019-2024	6.90%	20.58%	15.03%
Growth 2010-2019	5.36%	6.21%	6.23%
INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$56,707	\$91,997	\$108,003



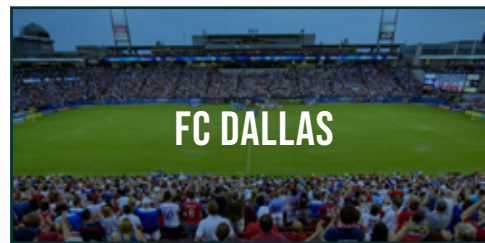
DALLAS-FORT WORTH MSA

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.



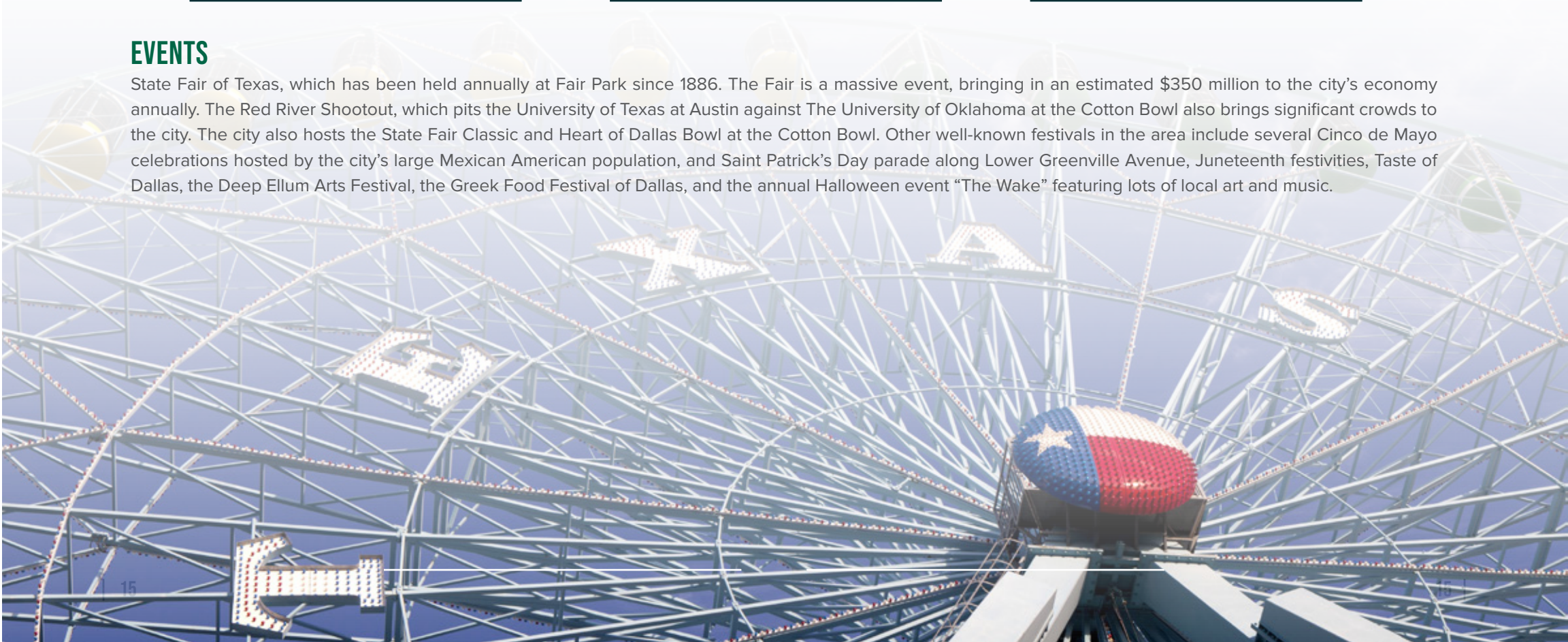
SPORTS

The City of Dallas and the Dallas metropolitan area is home to teams in six major sports: the Dallas Cowboys (National Football League), Dallas Mavericks (National Basketball Association), Texas Rangers (Major League Baseball), FC Dallas (Major League Soccer), Dallas Stars (National Hockey League), and Dallas Wings (Women's National Basketball Association). Dallas area major college sports programs include Patriots baseball of Dallas Baptist University located in southwest Dallas, and the Mustangs of Southern Methodist University, located in the enclave of University Park. Neighboring cities Fort Worth, Arlington, and Denton are home to the Texas Christian University Horned Frogs, the University of Texas at Arlington Mavericks, and University of North Texas Mean Green, respectively.



EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **2502 Royal Ln, Dallas, TX 75229** ("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:

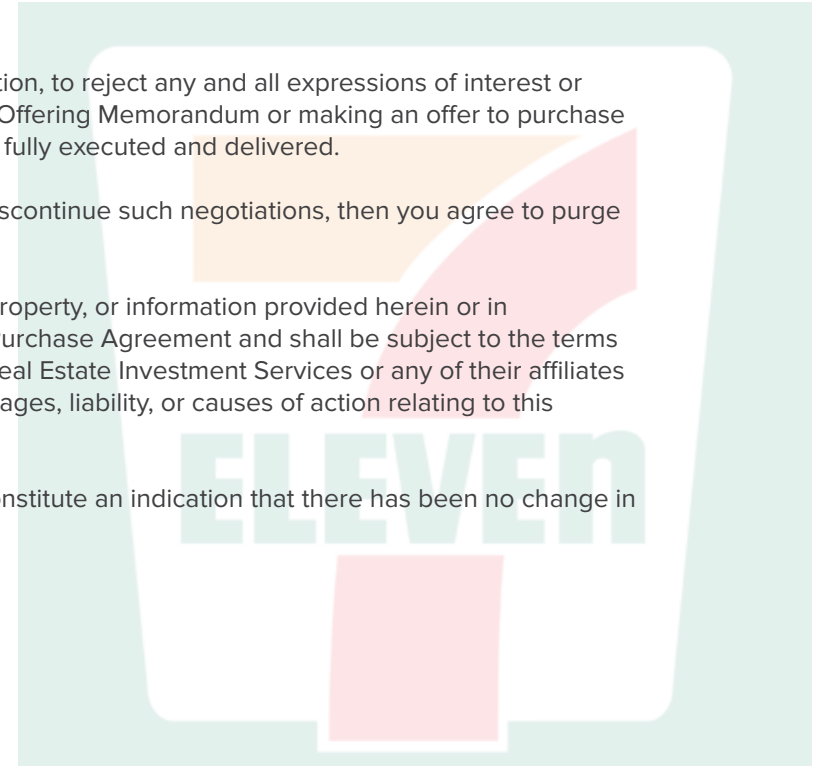
1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest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



7-ELEVEN STRIP CENTER W/ GAS

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DALLAS, TX 34759

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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.

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_____ 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