



# EZ PAWN

1707 S. BUCKNER BLVD.  
DALLAS, TX 75217



# CONTACT:

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# TABLE of CONTENTS

- i. Investment Overview
- ii. Financial Summary
- iii. Tenant Overview
- iv. Market Summary





### PROPERTY ADDRESS

1707 S. Buckner Blvd.  
Dallas, TX 75217



### SIZE

Land: .66 Acres / 28,809 SF  
Bldg: 9,947 SF



### YEAR BUILT

2007



### PARKING

64 Surface Spaces  
Ratio of 4.42/1,000 SF

## INVESTMENT HIGHLIGHTS

### 7.02% AVERAGE CAP RATE

over the life of the lease.

### LOW PRICE PER SQ FT.

scheduled 10% increases  
every 5 years.

### EZCORP OPERATES 400 BRANCHES

is publicly traded on the  
NASDAQ with annual revenue of  
\$597,000,000.

### 10 YEAR EARLY LEASE RENEWAL

showing commitment to the site.







Click here for  
property video

## PROPERTY OVERVIEW

- 119,000 residents in 3 mile radius
- Traffic counts over 30,000 on Buckner Blvd
- .66 acre hard corner signaled location
- Expansive visibility and signage
- Area retailers include:

 **DOLLAR TREE**

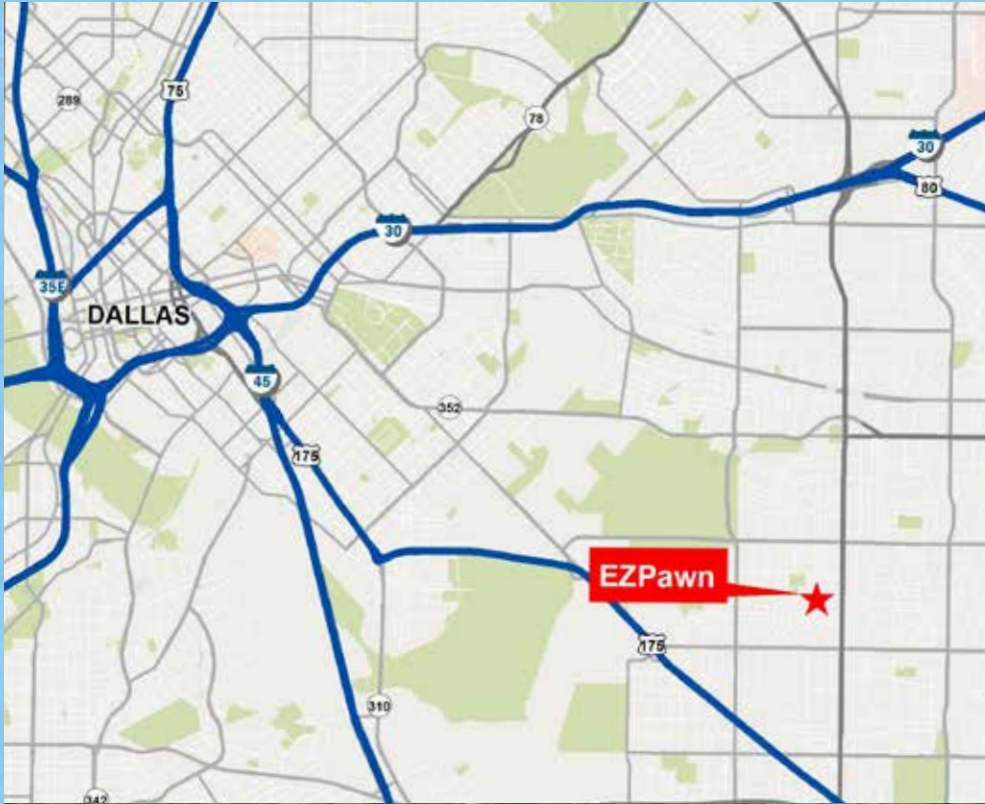
**CONOCO**

  
**Pepp Boys**

**Advance  
Auto Parts**







LEASE TYPE  
NNN

LEASE GUARANTOR  
Texas EZPAWN, L.P.

RENT COMMENCEMENT DATE  
October 1, 2019

LEASE EXPIRATION DATE  
September 30, 2029

TERM REMAINING ON LEASE  
10 Years

OPTIONS  
Three 5 Year

INCREASES  
10% Every 5 Years

PRICE  
\$1,499,999

CAP RATE  
6.00%

PRICE/FT LAND: \$52.07

PRICE/FT BLDG: \$150.80

RENT SCHEDULE

Year	Monthly Rent	Annual Rent
1-5	\$7,500	\$90,000
6-10	\$8,250	\$99,000
Option 1	\$9,075	\$108,900
Option 2	\$9,982	\$119,790
Option 3	\$10,980	\$131,769



NORTH HIGHLANDS



**EZCORP, INC., INCORPORATED ON MAY 18, 1989, IS A PROVIDER OF PAWN LOANS IN THE UNITED STATES AND MEXICO.**

The Company offers pawn loans, which are non-recourse loans collateralized by tangible property. The Company’s segments include U.S. Pawn, Mexico Pawn and Other International. The U.S. Pawn segment includes pawn activities in the United States. The Mexico Pawn segment includes pawn activities in Mexico and other parts of Latin America. The Other International segment includes the Company’s equity interest in the net income of Cash Converters International Limited and consumer finance activities in Canada. The Company sells merchandise, primarily collateral forfeited from pawn lending operations and used merchandise purchased from customers. Cash Converters International Limited franchises and operates a network of over 700 locations around the world that provide pawn loans, short-term unsecured loans and other consumer finance products, and buy and sell second-hand goods, with stores located in Australia and the United Kingdom. The Company operates through approximately 1,400 locations and branches.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population:	17,763	119,580	251,764
2024 Population:	18,221	124,394	263,479
Pop Growth 2019-2024:	2.58%	4.03%	4.65%
Average Age:	32.10	31.90	33.00

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2019 Total Households:	4,452	32,363	77,579
HH Growth 2019-2023	2.07%	3.64%	4.56%
Median HH Income:	\$38,323	\$36,469	\$36,813
Avg. HH Size:	3.90	3.60	3.20
2019 Avg. HH Vehicles:	2.00	2.00	2.00

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value:	\$71,383	\$75,843	\$89,413
Median Year Built:	1957	1969	1971

TRAFFIC COUNTS (2017)



COLLECTION ST.	CROSS ST.	CROSS ST. DIST./ DIR.	TRAFFIC VOLUME	DIST. FROM SUBJECT
Umphress Rd	Buckner Blvkd	0.03 E	2,490	0.02
Umphress Rd	Prichard Ln	0.02 E	2,570	0.25
Buckner Blvd	Grovecrest Dr	0.04 S	30,820	0.28
Pleasant Dr	Foxwood Ln	0.03 S	4,570	0.32
Buckner Blvd	Huttig Ave	0.08 S	31,320	0.36
Eldon Dr	Pleasant Dr	0.03 W	680	0.39
Bohannon Dr	Dorfspring Dr	0.02 W	1,719	0.44







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