



CIRCLE K

1000 W. STAN
SCHLUETER LOOP
KILLEEN, TX



VIEW PROPERTY VIDEO



KILLEEN, TX

PROPERTY ADDRESS:

1000 W. STAN SCHLUETER LOOP | KILLEEN, TX

DETAILS

YEAR BUILT



2014

SQ FOOTAGE



5,000

PARCEL SIZE



3 Acres

LEASE TYPE



NNN

TERM



6 Years

INCREASES



10% in Options

OPTIONS



2x5 Years

LEASE GUARANTEE



CST Brands

EXECUTIVE SUMMARY

CBRE is pleased to present for sale this Circle K gas/convenience property in Killeen, Texas. This is a NNN lease with 6 years remaining in the initial 10 year lease term. There are also 10% rental increases in each of the two, five year options to renew. The lease is corporately guaranteed by CST Brands, which is owned and controlled by Circle K/Couche Tard. This is a 5,000 square foot building with a car wash, 16 gas pumps for cars, 3 pumps for large trucks, and sits on a 3

acre parcel. The subject property is ideally located on W Stan Schlueter Loop with excellent access and visibility and traffic counts exceeding 29,000 vehicles passing by daily. This is a densely populated market with 8,848 people within 1 mile, 83,643 people within 3 miles and 155,975 people within 5 miles.



LIST PRICE
\$6,550,000



CAP RATE
6.00%



TOTAL NOI
\$393,000

PROPERTY HIGHLIGHTS

The lease is corporately guaranteed by CST Brands, which is owned and controlled by Circle K/Couche Tard

A completely passive NNN lease structure with zero landlord responsibilities or expenses

Fee simple build-to-suit structure gas distribution property qualifies for 15-yr accelerated depreciation creating superior after tax returns

Newer construction modern c-store/gas station/truck stop prototype with 8 gas dispensers for cars, another 3 dispensers for tractor-trailers, car wash and 5,000 square foot c-store all located on 3 acres

Strategically located at the signalized intersection of W Stan Schlueter Loop and the on/off ramps of Hwy 195 with combined traffic counts over 39,000 vehicles per day

Densely populated market with 8,848 people within 1 mile, 83,643 people within 3 miles and 155,975 people within 5 miles

Strong population growth in all three rings in the last 5yrs which is projected to continue through 2023

Large 3+ acre parcel allows for numerous redevelopment opportunities in the future if necessary

Located 0.5 miles from Reeces Creek Elementary School with over 900 students enrolled

YEAR BUILT:	2014
BUILDING SQUARE FOOTAGE:	5,000
LOT SIZE:	3 Acres
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	Circle K/Couche Tard
LEASE GUARANTOR:	CST Brands Inc
LEASE TYPE:	NNN
INITIAL LEASE TERM:	10 Years
ROOF AND STRUCTURE:	Tenant Responsible
RENT COMMENCEMENT:	7/1/2015
LEASE EXPIRATION:	6/30/2025
TERM REMAINING ON LEASE:	6 Years
INCREASES:	10% In the Options
OPTIONS:	2x5 Years
ROFR:	20 Days

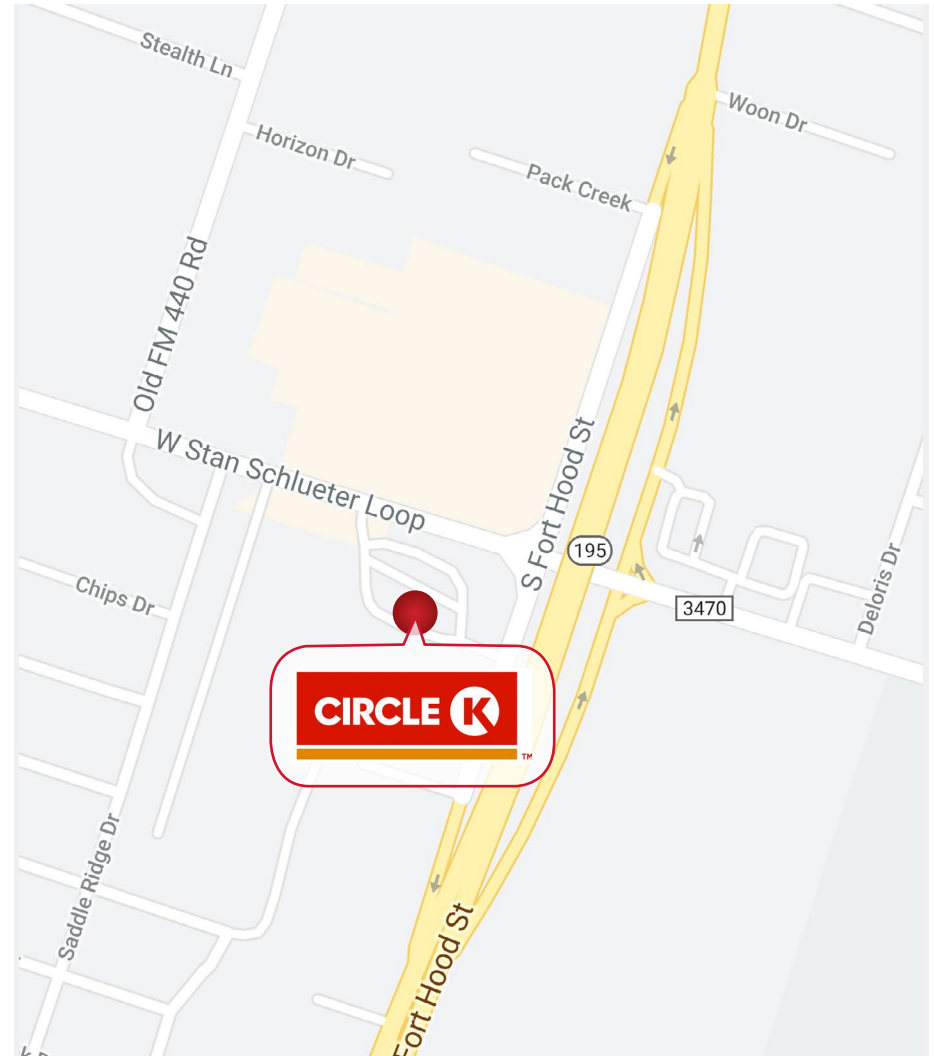
ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current - 6/30/2025	\$393,000.00	\$32,750.00
Option 1 (6/30/2025 - 6/29/2030)	\$432,300.00	\$36,025.00
Option 2 (6/30/2030 - 6/29/2035)	\$453,915.00	\$37,826.25
NET OPERATING INCOME:		\$393,000.00

This lease may be terminated by Tenant or canceled by Landlord for any reason upon 180 days written notice to the other

LOCATION OVERVIEW

This Circle K sits on 3 acres at the signalized intersection of W Stan Schlueter Loop and the on/off ramps of Highway 195 in Killeen, TX. It sees excellent visibility at this intersection with combined traffic counts of over 39,000 vehicles per day. Circle K is surrounded by numerous national tenants including Taco Bell, Papa John's, McDonald's, and Starbucks. Over the last 5 years, this area of Killeen, TX has seen strong population growth in the 1, 3, and 5 mile rings which is expected to continue through 2023. It is a densely populated market with 8,848 people within 1 mile, 83,643 people within 3 miles, and 155,975 people within 5 miles. The average household income in the 1 and 3 mile rings is over \$62,000.

Killeen is a city in Bell County, Texas situated directly adjacent to the main cantonment of Fort Hood. The military base is one of the largest in the world and a main contributing factor to the city's consistent growth from the influx of soldiers and their families stationed there.







W STAN SCHLUETER LOOP - 29,940 V.P.D.

S FORT HOOD ST - 20,000 V.P.D.





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POPULATION

	1 MILE	3 MILES	5 MILES
2010 POPULATION	7,598	71,882	135,633
2018 POPULATION	8,848	83,643	155,975
PROJECTED POPULATION (2023)	9,835	90,780	168,408

HISTORICAL ANNUAL GROWTH

2010-2018	1.86%	1.85%	1.71%
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PROJECTED ANNUAL GROWTH

2018-2023	2.14%	1.65%	1.55%
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HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	2,710	26,163	47,381
2018 HOUSEHOLDS	3,081	30,079	53,942
PROJECTED HOUSEHOLDS (2023)	3,396	32,480	58,099

HISTORICAL ANNUAL GROWTH

2010-2018	1.57%	1.71%	1.58%
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PROJECTED ANNUAL GROWTH

2018-2023	1.97%	1.55%	1.50%
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HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2018 AVERAGE	\$62,209	\$62,200	\$61,697
2018 MEDIAN	\$50,308	\$51,399	\$50,338

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	37.8%	41.7%	44.7%
AFRICAN AMERICAN POPULATION	40.5%	35.2%	32.8%
ASIAN POPULATION	4.6%	4.4%	4.1%
PACIFIC ISLANDER POPULATION	0.8%	0.8%	0.9%
AMERICAN INDIAN AND ALASKA NATIVE	1.0%	1.3%	1.3%
OTHER RACE POPULATION	8.0%	8.6%	8.9%
TWO OR MORE RACES POPULATION	7.3%	7.8%	7.5%

HISPANIC OR LATINO POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	23.8%	25.4%	25.4%
WHITE NON-HISPANIC	26.7%	29.9%	32.8%

2018 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	27.0/28.1	27.8/28.8	26.9/28.5

TRAFFIC COUNTS

W STAN SCHLEUTER LOOP

29,940

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