



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

1301 State Hwy Bus 121 | Lewisville, TX 75067

Representative Image

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

In Cooperation with Sands Investment Group Austin, LLC - Lic. # 9004706

MATT MONTAGNE

Lic. # 695673

512.920.5120 | DIRECT
mattm@SIGnnn.com

TYLER ELLINGER

Lic. # 690604

512.643.3700 | DIRECT
tyler@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com

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INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,000 SF 7-Eleven Located at 1301 State Hwy Bus 121 in Lewisville, Texas. The Opportunity Includes an Extremely Strong Credit Tenant With a High Brand Recognition in a Great Location, Providing For a Stable Investment.



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OFFERING SUMMARY

PRICE	\$3,863,763
CAP	4.65%
NOI	\$179,665
PRICE PER SF	\$1,288
YEARS REMAINING	15 Years
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1301 State Hwy Bus 121 Lewisville, TX 75067
COUNTY	Denton
BUILDING AREA	3,000 SF
LAND AREA	0.76 AC
BUILT	2019 - New Construction

HIGHLIGHTS



7-Eleven Has Extremely Strong Credit With High Brand Recognition (S&P -AA)



New Construction 15-Year Lease With Access Off Bellaire Blvd and TX-121 BUS – Estimated Delivery Date of October 2019



Strategically Located on a Signalized Corner of Bellaire Blvd and TX 121 With a Combined VPD of Over 73,100 Vehicles



Outparcel to Bellaire Plaza Shopping Center Containing Firestone Complete Auto Care, Taco Bell, Burger King, Subway and Rent-A-Center



Located Within Lewisville Are Several Large Corporations Including: Xerox, SYSCO, TIAA-CREF, Med Fusion Laboratories, Mary Kay, Along With the Bed Bath & Beyond and Kellogg Distribution Centers



TX-121 BUS is a Major North/South Corridor Feeding Into Hwy 183 to Fort Worth and I-35 in Dallas (30 Minutes Each Direction) and a Quick 15 Minutes to the DFW International Airport



Lewisville is a Mid to High-Level Suburb of the Dallas-Fort Worth Metroplex and Has a Population of Over 93,672 Residents Making on Average Household Income of About \$78,732 Within a 3-Mile Radius



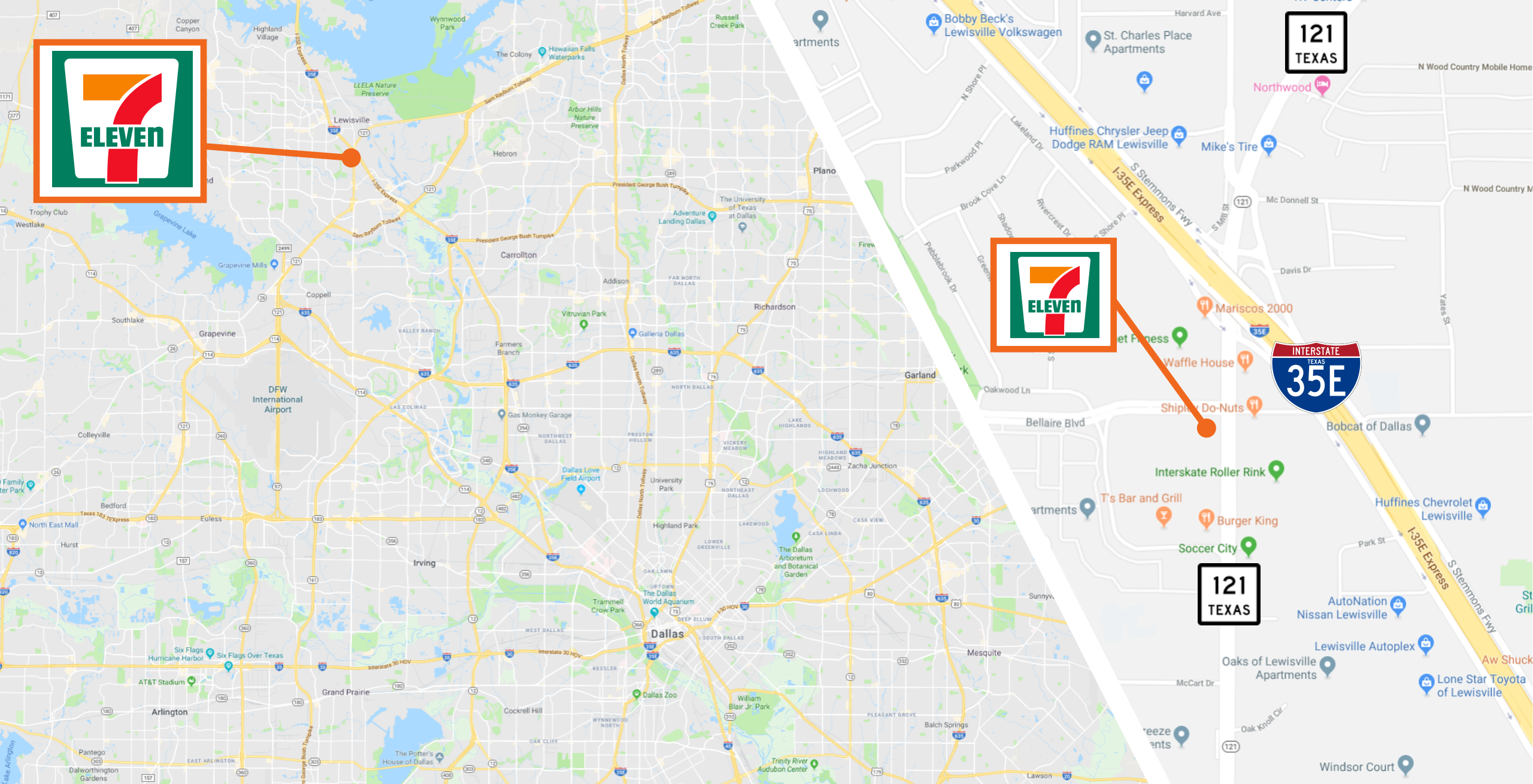
In 2010, Lewisville Was Named One of the Fastest-Growing City Populations in the U.S. and the 33rd Most Populous in Texas



Nearby Lake Lewisville is One of the Largest Lakes in North Texas Spanning 29,000 Acres With 233 Miles of Shoreline. This Recreational Lake Has Numerous Parks and is Great For Fishing, Skiing, Swimming, Camping, Hiking, Golfing, Relaxing Along Several Beaches and Recreational Boating



Nearby Tenants Include: Planet Fitness, Interskate Roller Rink, Waffle House, Church's Chicken, Public Storage, Cash America Pawn, Take 5 Oil Change and Premier Event Center



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Bellaire Blvd



Handy Wash
and Dry



Kwik Trip



bobcat



Five-N-Drive
Auto Sales

AUTO WORLD



Firestone



INTERSKATE
ROLLER RINK



SUBWAY



taxPRO



Cash America



PRECISION COUNTERTOPS

Public Storage

OAK FOREST
BY ARIUM



EUROPEAN
AUTO CARE



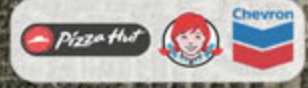
Lewisville
Autoplex



Bellaire Blvd



121 TEXAS



E Round Grove Rd



CITY OVERVIEW

Lewisville | Denton County | Texas

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DENTON COUNTY COURTHOUSE

Lewisville, TX

Lewisville is a city in Denton County in the state of Texas. The city is a northwestern suburb of Dallas. The 2017 estimate population is about 106,021 residents, still making it one of the fastest-growing city populations in the United States and the 33rd most populous in Texas. It occupies 36.4 square miles of land and includes 6.07 square miles of Lewisville Lake. The Area is a component of the Dallas-Forth Worth Combined Statistical Area, which covers a 19-county area. The city is part of the Dallas-Fort Worth Metroplex which has about 7,399,662 residents, making it the largest metropolitan area in the South.



FORT WORTH, TX

Economy

Due to the close proximity, the Dallas-Forth Worth area's economy also affects Lewisville's. The metropolitan area's economy is the 10th largest in the world. The metropolitan job count has increased to 3,558,200 jobs. The area's economy is primarily based on banking, commerce, technology, energy, healthcare and medical research, and transportation and logistics. The city is home to the third-largest concentration of Fortune 500 companies in the nation. Dallas ranks 4th among 10 U.S. cities that are projected to soar the most this year in terms of financial stability, based on population growth, employment, and business opportunities.



HAWAIIAN FALLS WATERPARK

Contemporary Life

Lewisville is home to numerous outdoor and recreational spots. The city includes the Grapevine Lake which is a 8,000-acre reservoir offering fishing, boating (including rentals), hiking & camping plus cabins. Lewisville is home to the Arbor Hills Nature Preserve which is a 200-acre park featuring a trail system, playground and a picnic pavilion for families to enjoy year-round. The city also includes the Lewisville Lake which is a popular destination for fishing being a very large, scenic reservoir with beaches & boat launches. The city is also home to the Hawaiian Falls Waterpark which includes a lazy river, wave pool & an interactive water playground.

LEWISVILLE DEVELOPMENTS

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\$1.5 BILLION LEWISVILLE PROJECT WILL BRING OFFICE, RETAIL AND APARTMENTS TO S.H. 121

The 324-Acre Realm at Castle Hills Project on State Highway 121 West of Josey Lane Will Have Offices, Retail, Restaurants and Apartments. Construction on the First Phase Includes a Nine-Story Office and Retail Building. Another Building With Retail and Apartments is in the Works. The Buildings Will Front a Planned Park.

[Read More Here](#)



LEWISVILLE 2025

Lewisville 2025 is a Strategic Plan With an Implementation Focus; Guiding the Future of the City of Lewisville Over the Next 10-20 Years.

[Read More Here](#)

MARY KAY INC. OPENS 453,000 SF RESEARCH AND DEVELOPMENT FACILITY

Mary Kay Inc. Opened the Doors to Its New Richard R. Rogers Manufacturing and Research and Development Facility in Lewisville. The Beauty Company Invested More Than \$100 Million on the 453,000-Square-Foot Facility Located Near Walmart at 2613 Denton Tap Road in Lewisville. [Read More Here](#)



TOYOTA ADDS TO ITS NORTH TEXAS PRESENCE WITH A DISTRIBUTION CENTER IN LEWISVILLE

Toyota Motor Sales USA LLC — The Sales, Marketing and Distribution Arm of the Giant International Automaker Has Leased a New 121,188-Square-Foot Distribution Center in Lewisville. [Read More Here](#)



ERICSSON OPENS 5G TRAINING CENTER

The Lewisville Center of Excellence, Which is Just Over 26,000 Square Feet, Will Provide Field Services Training and Support For Ericsson Employees and Partners. In September 2018, Ericsson and T-Mobile Announced a Multi-Year, \$3.5 Billion Contract to Support T-Mobile's Nationwide 5G Network Deployment. [Read More Here](#)

DEMOGRAPHICS

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7-Eleven | 1301 State Hwy Bus 121 | Lewisville, TX 75067



Population

1-MILE

17,561

3-MILE

93,672

5-MILE

226,488



Average Household Income

1-MILE

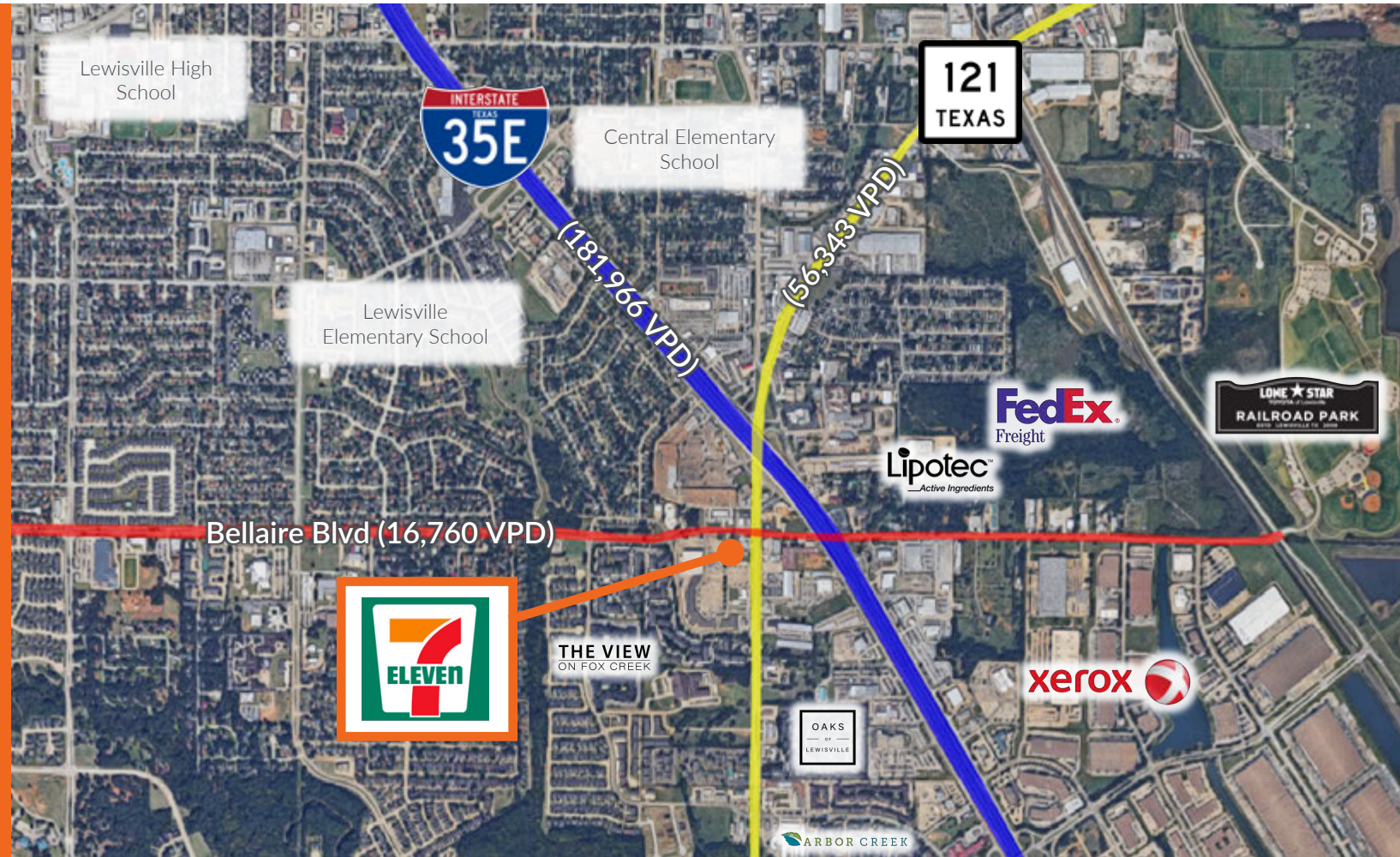
\$58,993

3-MILE

\$78,732

5-MILE

\$106,469



TENANT PROFILE

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7-Eleven Inc. is a Japanese-owned American international chain of convenience stores, headquartered in Dallas, Texas. The chain was known as Tote'm Stores until it was renamed in 1946. 7-Eleven is the world's largest convenience store chain and is a brand that's recognized worldwide. The company has also made a reputable name for themselves in the franchise business, and are consistently ranked as a top-five franchisor. 7-Eleven has a legacy of innovation. The company was the first to provide to-go coffee cups, offer a self-serve soda fountain, operate for 24 hours a day, and yes, they even coined the phrase "BrainFreeze®" in honor of the world's favorite frozen drink.

Then came the innovation of their most popular menu items: the SLURPEE® drink, the BIG GULP® and then the BIG BITE®. Now, the company continues the history of innovation and powers it through digital initiatives. 7-Eleven's parent company since 2005, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 67,480 stores in 17 countries as of December 2018. Seven-Eleven Japan is headquartered in Chiyoda, Tokyo and held by Seven & I Holdings Co., Ltd. 7-Eleven was ranked #1 on Entrepreneur magazine's 2017 Top 500 Franchises List and they were ranked on Fast Company magazine's World's Top 10 Most Innovative Companies in Retail.



COMPANY TYPE
Subsidiary



FOUNDED
1927



OF LOCATIONS
67,480+



HEADQUARTERS
Dallas, TX



WEBSITE
7-eleven.com

LEASE SUMMARY

TENANT	7-Eleven
PREMISES	A Building of Approximately 3,000 SF
LEASE COMMENCEMENT	Upon Commencement
LEASE EXPIRATION	15 Years From Commencement
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	7.5% Every 5 Years
LEASE TYPE	Double Net (NN)
PERMITTED USE	Convenience Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST OFFER	Yes



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RENT ROLL

7-Eleven | 1301 State Hwy Bus 121 | Lewisville, TX 75067



Representative Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
7-Eleven	3,000 SF	\$179,665	\$59.89	7.5%	Every 5 Years	Upon Commencement	15 Years From Commencement	3 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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