



CIRCLE K

**4150 STATE HWY 72 W
CUERO, TX**



VIEW PROPERTY VIDEO



DETAILS

YEAR BUILT



2014

SQ FOOTAGE



6,252

PARCEL SIZE



6 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 Cuero, Texas. This is 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 6,252 square foot building with 12 gas pumps for cars and 4 for large trucks and sits on a 6 acre parcel. The

subject property is ideally located at the intersection of Hwy 72 and Hwy 87 with combined traffic counts of 5,500 vehicles per day. This is one of a few gas stations at this highway location, making it a go to site for commuters and large trucks passing by.



LIST PRICE
\$6,970,000



CAP RATE
6.00%



TOTAL NOI
\$418,200

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 6 gas dispensers for cars, another 4 dispensers for tractor-trailers and 6,252 square foot c-store all located on 6 acres

Strategically located at the intersection of Hwy 72 and Hwy 87 with no competition within a 4 mile radius, making this the go-to gas/convenience store for commuters and truck drivers passing by

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

Affluent market with the average household income exceeding \$79,000 within 1 mile of the site and \$74,000 within 3 miles

Massive 6+ acre parcel allows for numerous redevelopment opportunities in the future if necessary

YEAR BUILT:	2014
BUILDING SQUARE FOOTAGE:	6,252
LOT SIZE:	6 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

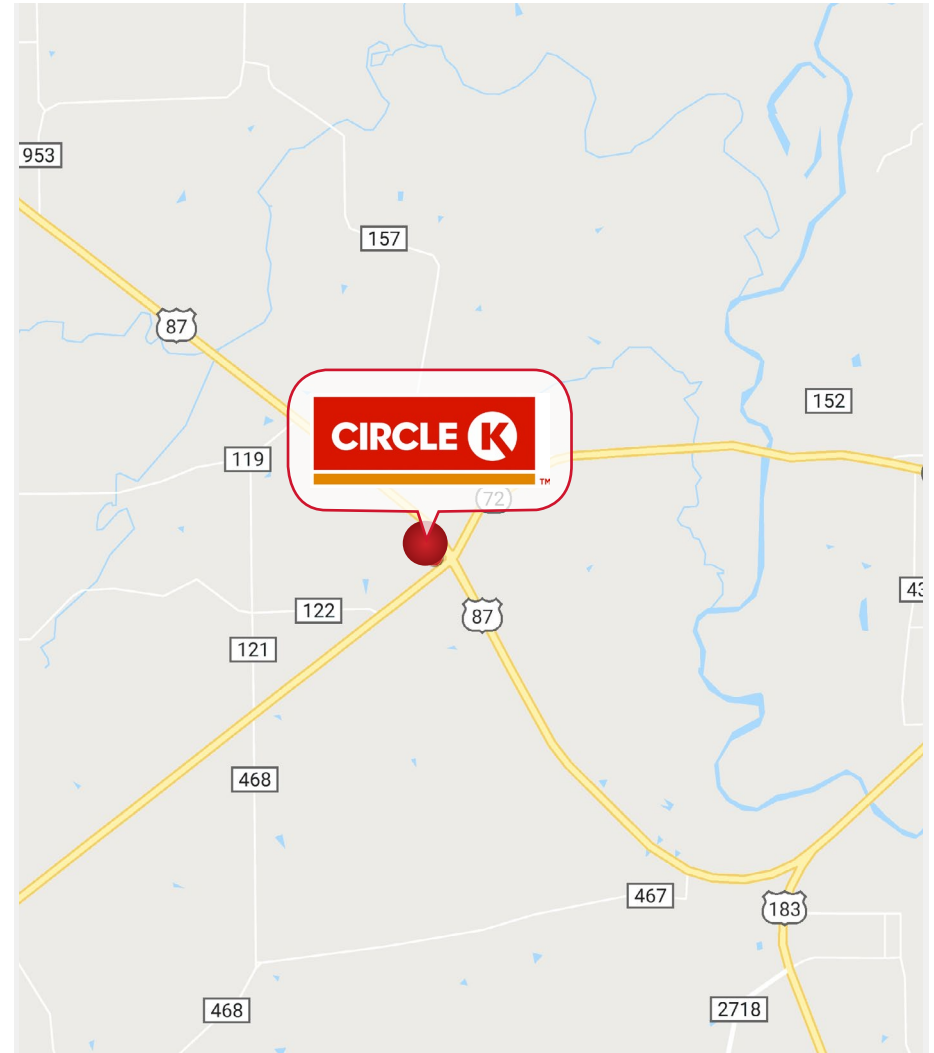
ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current - 6/30/2025	\$418,200.00	\$34,850.00
Option 1 (6/30/2025 - 6/29/2030)	\$460,020.00	\$38,335.00
Option 2 (6/30/2030 - 6/29/2035)	\$482,021.00	\$40,168.00
NET OPERATING INCOME:		\$418,200.00

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 is ideally situated at signalized intersection of State Highway 71 and State Highway 87 in Cuero, TX. It has excellent visibility at this intersection with over 5,500 vehicles passing by daily and is the only gas station within a 5 mile radius making this the go-to gas station for commuters. It is located on a large +/- 6 acre parcel with 3 different points of entry—2 from Highway 72 and one from Highway 87. Cuero is an affluent area with an average household income of over \$79,300 within the 1 mile ring and an average household income of over \$74,000 within the 3 mile ring.

The city of Cuero is the county seat of DeWitt County, TX. Agriculture is the primary industry in the region and Cuero is considered one of the top cattle producers and shippers in Texas.







STATE HWY 87- 2,400 V.P.D.

STATE HWY 72 - 3,000 V.P.D.

POPULATION

	1 MILE	3 MILES	5 MILES
2010 POPULATION	35	461	7,276
2018 POPULATION	39	480	7,471
PROJECTED POPULATION (2023)	41	491	7,571

HISTORICAL ANNUAL GROWTH

2010-2018	1.32%	0.49%	0.32%
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PROJECTED ANNUAL GROWTH

2018-2023	1.01%	0.45%	0.27%
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HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	13	186	2,779
2018 HOUSEHOLDS	14	193	2,861
PROJECTED HOUSEHOLDS (2023)	15	197	2,907

HISTORICAL ANNUAL GROWTH

2010-2018	0.90%	0.45%	0.35%
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PROJECTED ANNUAL GROWTH

2018-2023	1.39%	0.41%	0.32%
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HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2018 AVERAGE	\$79,359	\$74,148	\$61,164
2018 MEDIAN	\$50,000	\$47,902	\$40,917

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	84.6%	80.4%	68.7%
AFRICAN AMERICAN POPULATION	2.6%	7.9%	13.9%
ASIAN POPULATION	2.6%	0.4%	0.4%
PACIFIC ISLANDER POPULATION	0.0%	0.6%	0.7%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	7.7%	8.1%	13.2%
TWO OR MORE RACES POPULATION	2.6%	2.3%	3.1%

HISPANIC OR LATINO POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	20.5%	29.2%	39.2%
WHITE NON-HISPANIC	74.4%	61.7%	45.4%

2018 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	45.0/52.5	44.8/48.0	40.1/43.6

TRAFFIC COUNTS

STATE HWY 72

3,000

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