



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Valero

2215 TX-361

Port Aransas, TX 78373

EXCLUSIVELY MARKETED BY:



LEA RIZNYK

Lic. # 382221

770.515.8945 | DIRECT
lea@SIGnnn.com



CLIFTON MCCRORY

Lic. # 99847

540.255.5496 | DIRECT
clifton@SIGnnn.com



ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT
andrew@SIGnnn.com



CHRIS SANDS

Lic. # 93103

310.870.3282 | DIRECT
chris@SIGnnn.com

2101 South IH 35, Suite 402
Austin, TX 78741
844.4.SIG.NNN

www.SIGnnn.com

TABLE OF CONTENTS

04

06

07

12

17

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

Demographics
City Overview

TENANT OVERVIEW

Tenant Profile

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,425 SF Valero Located at 2215 TX-361 in Port Aransas, Texas. This Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Provides For a Great Investment Opportunity.

OFFERING SUMMARY

PRICE	\$2,208,110
CAP	6.75%
NOI	\$149,047
GUARANTOR	Strong Guarantor With 40+ Locations

PROPERTY SUMMARY

ADDRESS	2215 TX-361 Port Aransas, TX 78373
COUNTY	Nueces
BUILDING AREA	7,425 SF
LAND AREA	0.97 AC
BUILT	2008



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- 8% Rent Increases Every 5 Years
- Valero is the World's Largest Independent Petroleum Refiner
- Established Operator of Convenience Stores in Texas – Currently Operates Over 40 Locations
- Strong Store Performance - 2.021 x Rent Coverage
- 5.8% Increase in Population Growth Over the Next 5 Years Within a 1-Mile Radius
- Located on Gulf Coast of Texas Along One of the Highest Traffic Areas of Port Aransas
- Over 8,670 Vehicles Travel Along State Highway 361 Daily
- Excellent Visibility and Multiple Points of Access
- Recently Underwent Complete Remodel and Renovation Following Hurricane Harvey
- Located Among Over 20 Hotels, Resorts and Vacation Rentals – Drawing Additional Tourist Traffic to the Site
- Close Proximity Corpus Christi MSA - Population is Over 500,000 Residents and Growth Has Outpaced Any Other City in the U.S.
- Select Nearby Tenants Include: Days Inn, Domino's, Dollar General, Hampton Inn, Ace Hardware, Whataburger, Subway, Red Roof, CVS Pharmacy, Dairy Queen, IGA, Best Western and Holiday Inn Express



LEASE SUMMARY

TENANT	OHK Global, Inc.
PREMISES	A Building of Approximately 7,425 SF
LEASE COMMENCEMENT	March 8, 2019
LEASE EXPIRATION	March 31, 2039
LEASE TERM	19+ Years Remaining
RENEWAL OPTIONS	8% Every 5 Years
RENT INCREASES	Absolute Triple Net (NNN)
LEASE TYPE	Fuel & Convenience Store
PERMITTED USE	Tenant's Responsibility
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE
FOOTAGE

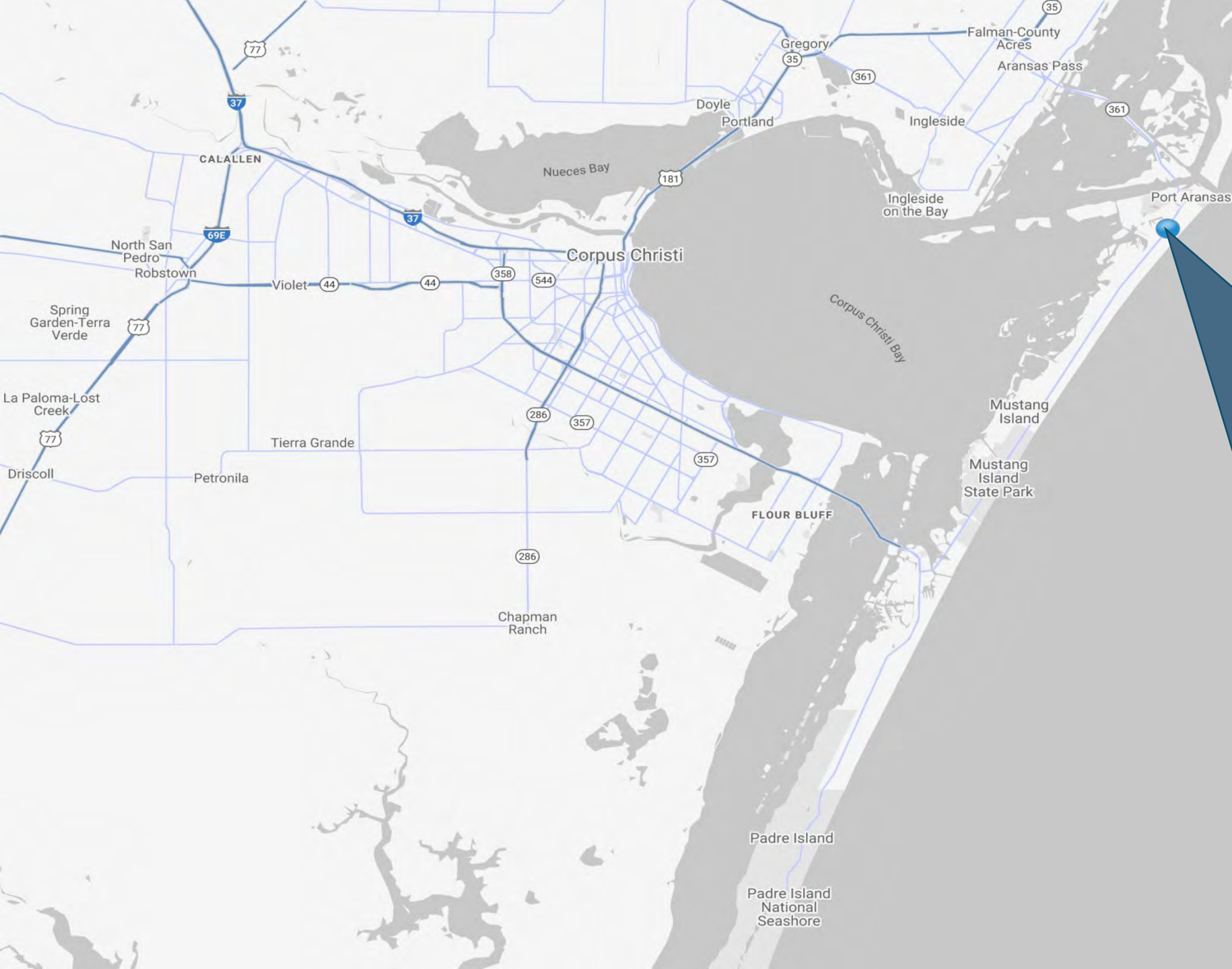
ANNUAL
BASE RENT

7,425 SF

\$149,047



ACTUAL PROPERTY IMAGES





Island Moorings
Yacht Club & Marina



Mustang Beach
Airport

Saltwater Villas



361
TEXAS

S Alister St

Port Aransas
Taxi



Coastal Closet



Pirates Bay
Condos



GULF COPPER

Employee Owned, Customer Driven



The Pelican
COMBO TRAILER
& BEACHHOUSE



DOLLAR GENERAL



361
TEXAS



CHILLA'S STORAGE
& GIFT SHOP



S Alister St



VALERO



	3 MILES	5 MILES	10 MILES
POPULATION	3,787	3,787	23,474
AVERAGE HH INCOME	\$79,417	\$79,417	\$67,357





PORT ARANSAS | NUECES COUNTY | TEXAS

Port Aransas is a city in Nueces County in Texas. Port Aransas is the only established town on Mustang Island. It is located north of Padre Island and is one of the longest barrier islands along the Texas coast. Corpus Christi Bay, the Gulf of Mexico, the Lydia Ann Ship Channel and the Corpus Christi Ship Channel make up the surrounding waters. The city is 25 miles from Corpus Christi. Corpus Christi is a coastal city in the South Texas region. The city is also the county seat of Nueces County, but its area extends into Aransas, Kleberg, and San Patricio Counties. The city's population was estimated to be about 326,554 residents in 2018, making it the eighth-most populous city in Texas. The Corpus Christi metropolitan area has an estimated population of 442,600 residents. The city is home to the Port of Corpus Christi, which is the fifth-largest in the United States.

The majority of the area's residents work in wholesale and retail trades, and government sectors. The Port of Corpus Christi is the fifth-largest U.S. port and deepest inshore port on the Gulf of Mexico; it handles mostly oil and agricultural products. Much of the local economy is driven by tourism and the oil and petrochemicals industry. Corpus Christi is also home to the Naval Air Station Corpus Christi providing 6,200 civilian jobs to the local economy, making it the single largest employer in the city. The city is also home to the Corpus Christi Army Depot, which is the largest helicopter repair facility in the world.

The area is home to the the World War II aircraft carrier, the USS Lexington, which now houses a naval aviation museum. The city is also home to the Harborfront Texas State Aquarium which has touch pools, an aquatic nursery and a shark exhibit. The city is near Padre Island National Seashore, which is home to migratory birds and endangered Kemp's ridley sea turtles. The city is located on the Gulf of Mexico with some of the best beaches, including the Mustang Island State Park that covers 3,954 acres and has a 5-mile beachfront.



CORPUS CHRISTI PORT



PADRE ISLAND NATIONAL SEASHORE

PORT OF CORPUS CHRISTI

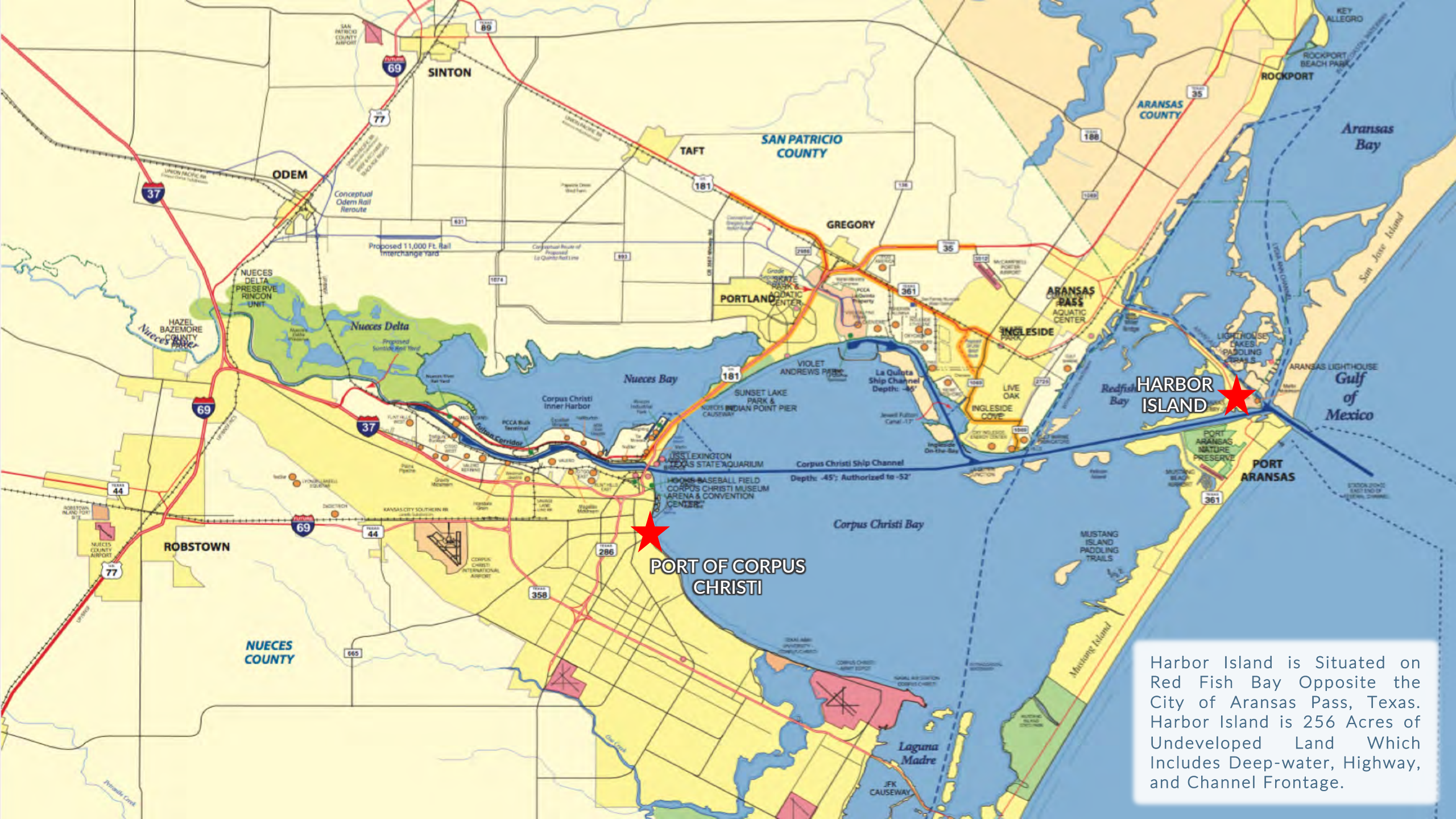
“MOVING AMERICA’S ENERGY”

- Located on the Western Gulf of Mexico, the Port of Corpus Christi is a Major Economic Driver For Not Only the State of Texas, But For the U.S.
- 4th Largest Port in the United States in Total Tonnage
- Leading U.S. Crude Oil Export Port
- With a Straight, 45’ Deep Channel and a Strategic Location, the Port Provides Quick Access to the Gulf of Mexico and the United States Inland Waterway System
- Port is a Leading Gateway to International and Domestic Commerce
- Excellent Railroad and Highway Network Connectivity – Three Railroads and Two Major Interstates



“Corpus Christi is certainly where the incremental barrels want to go as we have deep water, availability of land for development and plenty of capacity to absorb the forecasted U.S. energy production growth in oil and gas. Corpus Christi is open for business.”

– Charlie Zahn
Chairman of the Port of Corpus Christi Commission



Harbor Island is Situated on Red Fish Bay Opposite the City of Aransas Pass, Texas. Harbor Island is 256 Acres of Undeveloped Land Which Includes Deep-water, Highway, and Channel Frontage.

CORPUS CHRISTI ECONOMY

One of the Most Prominent Cities in South Texas, With a Thriving and Diverse Economic Base, a Major Commercial Port and Naval Air Station

-  **ENERGY AND PETROLEUM LEADER**
Among Other Companies, Corpus Christi and the Texas Economy Benefit From Eagle Ford Shale Play – Hotspot For Oil Drilling and One of the Most Productive Oil Basins in the Country Producing Over 1M Barrels of Oil Daily
-  **THRIVING TOURIST INDUSTRY**
Warm Winters, Access to the Beaches of the Gulf of Mexico and Booming Growth Allow For Corpus Christi's Economy to Thrive of Annual Tourism
-  **ACCESS TO WORLD MARKETS**
Port of Corpus Christi Along With the Corpus Christi International Airport and Immediate Access to the Gulf of Mexico Provide Access to Global Markets

Naval Air Station is Corpus Christi's Largest Employer Contributing to Over \$3.5 Billion to the Texas Economy and Employing Over 9,773 People. NAS is Also Home to the Corpus Christ Army Depot, the Primary Aviation Depot Maintenance For Department of Defense and Hope to the Largest Helicopter Repair Facility in the World

OTHER MAJOR EMPLOYERS	# OF EMPLOYEES
Corpus Christi ISD	5,178
CHRISTUS Spohn Health Systems	5,144
HEB	5,000
City of Corpus Christi	3,171
Naval Air Station Corpus Christi	2,822
Bay, LTD	2,100

VALERO

TENANT PROFILE

Valero Energy Corporation is a Fortune 500 international manufacturer and marketer of transportation fuels, other petrochemical products, and power. Valero is the world's largest independent petroleum refiner, and a leading marketer, ethanol producer and corporate citizen. Valero proudly has a workforce of about 10,000 employees and markets products in 43 states in the U.S., six provinces in eastern Canada, the U.K., Ireland and Peru.

Throughout the United States and Canada, the company owns and operates 15 refineries, and one in Wales, with a combined capacity of approximately 3.1 million barrels per day; 14 ethanol plants with a combined production capacity of 17.3 billion gallons per year; and a 50-megawatt wind farm. The petroleum refineries are located in the United States, Canada and the United Kingdom, and the ethanol plants are located in the Mid-Continent region of the U.S. Valero is also a joint venture partner in Diamond Green Diesel, which operates a renewable diesel plant in Norco, Louisiana. Diamond Green Diesel is North America's largest biomass-based diesel plant. Valero sells its products in the wholesale rack or bulk markets in the U.S., Canada, the U.K., Ireland and Latin America. Approximately 7,400 outlets carry Valero's brand names.



COMPANY TYPE
NYSE: VLO



FOUNDED
1980



OF LOCATIONS
4,700+ Retail Stores



HEADQUARTERS
San Antonio, TX



WEBSITE
valero.com

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 sub agency 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.

EXCLUSIVELY MARKETING BY:



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With Sands Investment Group Austin, LLC
Lic. #9004706 - BoR: Max Freedman - Lic. 644481

LEA RIZNYK
Lic. # 382221

770.515.8945 | DIRECT
lea@SIGnnn.com

CLIFTON MCCRORY
Lic. # 99847

540.255.5496 | DIRECT
clifton@SIGnnn.com

ANDREW ACKERMAN
Lic. # 311619

770.626.0445 | DIRECT
andrew@SIGnnn.com

CHRIS SANDS
Lic. # 93103

310.870.3282 | DIRECT
chris@SIGnnn.com



Valero

2215 TX-361

Port Aransas, TX 78373