



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Valero

701 E Avenue J  
Robstown, TX 78380

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# 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

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 995 SF Valero Located at 6323 701 E Avenue J in Robstown, Texas. This Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Provides For a Great Investment Opportunity.

## OFFERING SUMMARY

PRICE	\$751,775
CAP	6.75%
NOI	\$50,745
GUARANTOR	Strong Guarantor With 40+ Locations

## PROPERTY SUMMARY

ADDRESS	701 E Avenue J Robstown, TX 78380
COUNTY	Nueces
BUILDING AREA	995 SF
LAND AREA	0.23 AC
BUILT	2007



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Brand 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 and Currently Operates 40+ Locations
- Strong Store Performance - 2.021 x Rent Coverage
- 1.7% Increase in Population Growth Over the Next 5 Years Within a 3-Mile Radius
- Located 15-Miles From Downtown Corpus Christi and Less Than 10-Miles From Corpus Christi's Industrial Hub and Port of Corpus Christi
- Corpus Christi MSA Population is Over 500,000 People and Growth Has Outpaced Any Other City in the U.S.
- Access From Interstate 69E/US 77 Which is Currently Undergoing Expansion and Bypass Additions (Through 2021)
- Signalized Hard Corner With Excellent Visibility and Multiple Points of Access
- Close Proximity to Nueces County Regional Fairgrounds, The Outlets at Corpus Christi Bay (50 Acre Shopping Complex) and Cotton Pickers Baseball Field - Drawing Additional Traffic to the Site
- Nearby Tenants Include: Family Dollar, Dollar General, Pizza Hut, Dairy Queen, H&M, Nike, Express, CVS Pharmacy, Whataburger, Wells Fargo and More





# LEASE SUMMARY

TENANT	OHK Global, Inc.
PREMISES	A Building of Approximately 995 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	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
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995 SF

\$50,745









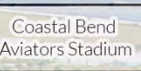




The High Chaparral  
Dance Hall



**BEALLS**  
BeallsFlorida.com



Fermin's Mexican  
Restaurant







Hattie Martin Elementary

ROBSTOWN INDEPENDENT SCHOOL DISTRICT

ORTIZ INTERMEDIATE SCHOOL

SEALE JUNIOR HIGH

First United  
Methodist Church



Rosie's Tamales

E Ave J



ROBSTOWN EARLY COLLEGE HIGH SCHOOL



Fuente Church



Bauer Road Park

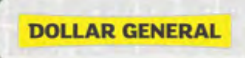
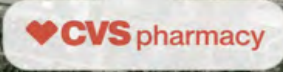
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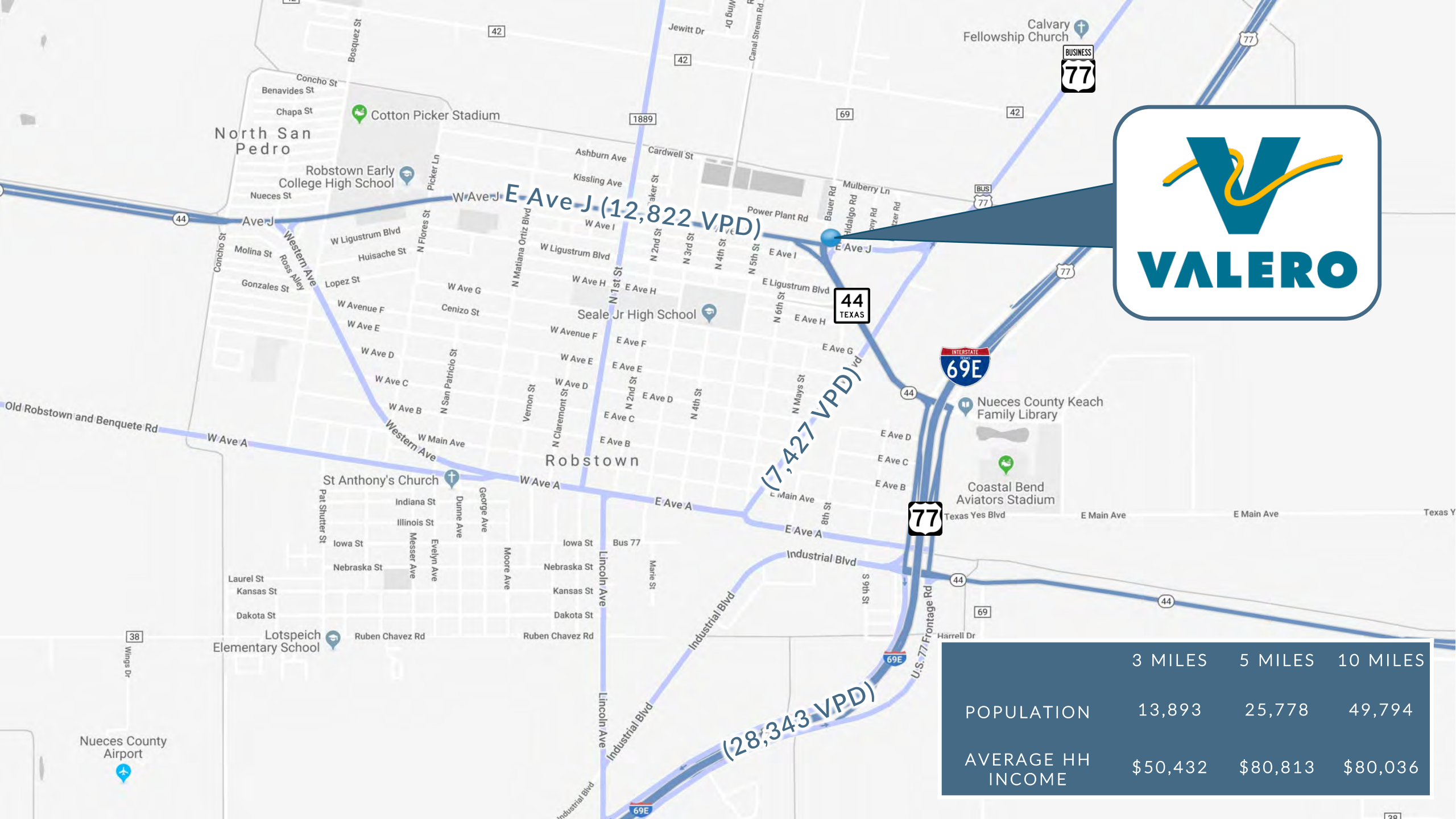




E Ave J







E Ave J (12,822 VPD)

(7,427 VPD)

(28,343 VPD)





## ROBSTOWN | NUECES COUNTY | TEXAS

Robstown is a city in Nueces County in the state of Texas. The population was about 17,284 residents according to the 2018 estimate census. The city is a western suburb of Corpus Christi and is located about 18 miles to Corpus Christi's downtown area. Corpus Christi is a coastal city in the South Texas region. The city is also the county seat of Nueces County, but it's 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 nickname of the city is "Sparkling City by the Sea", due to its location on the Gulf of Mexico.

Due to the cities close proximity, Corpus Christi's economy affects Robstown's. The majority of the city'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.

Robstown is 20 minutes away from Corpus Christi, which is the perfect place to spend the day. Corpus Christi 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



NUECES COUNTY COURTHOUSE



# PORT OF CORPUS CHRISTI

## “MOVING AMERICA’S ENERGY”

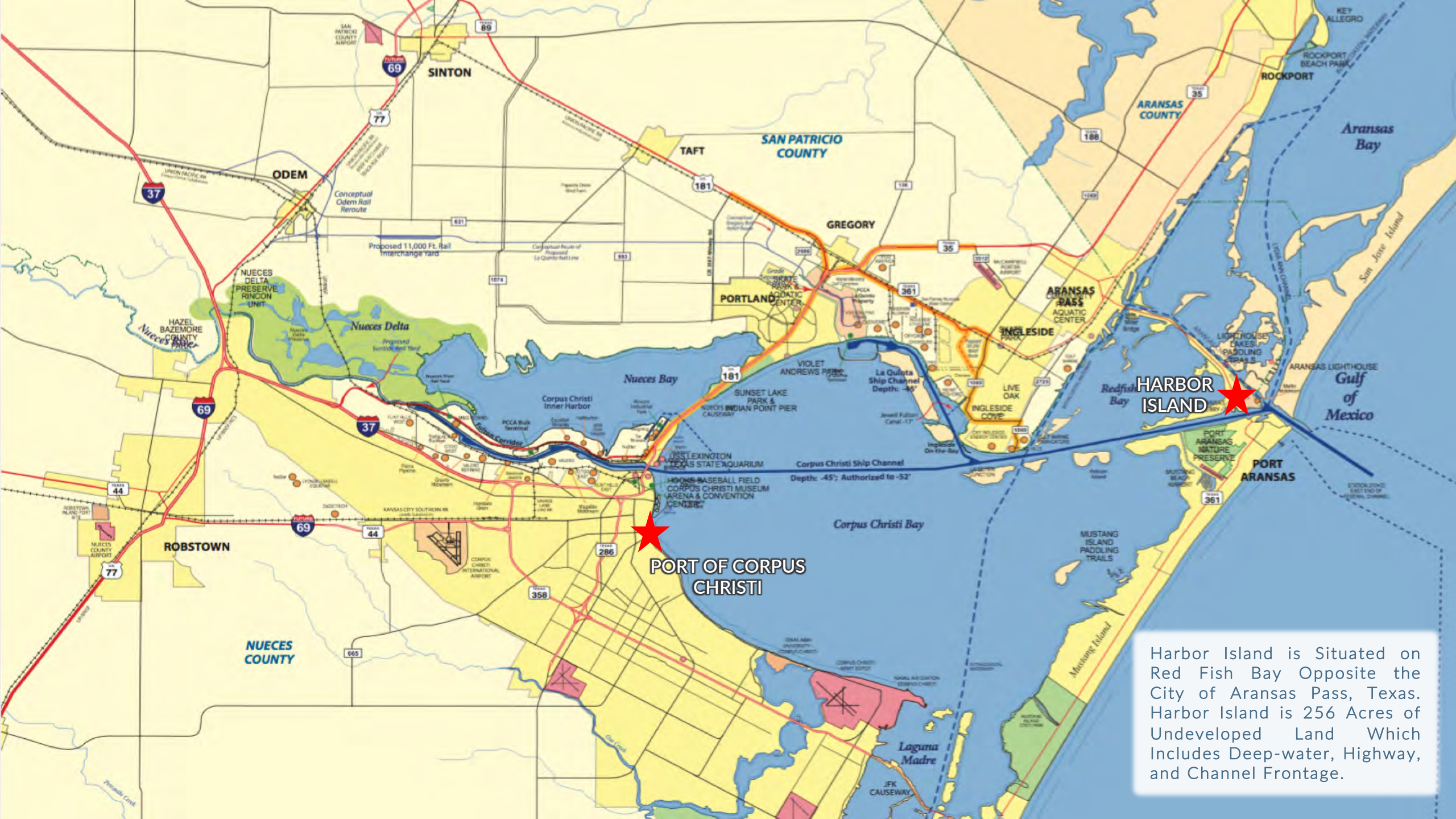
- Located on the Western Gulf of Mexico, the Port of Corpus Christi is a Major Economic Driver For Not Only the State of Texas, But For the U.S.
- 4th Largest Port in the United States in Total Tonnage
- Leading U.S. Crude Oil Export Port
- With a Straight, 45’ Deep Channel and a Strategic Location, 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.



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