

OFFERING
MEMORANDUM



STRIPES CONVENIENCE STORE

WICHITA FALLS, TEXAS

Marcus & Millichap

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Sikes Senter Mall (670,000 SF of Retail)

KOHL'S **HOOTERS** **JCPenney** **Dillard's** **AMC THEATRES** **at home** **OLD NAVY**

ROSS **DRSS FOR LESS** **LES LIES** **HIBBETT SPORTS** **GNC** **rue21** **CHAMP'S** **Bath Works** **SHOE DEPT. ENCORE**

chili's **boost** **BAM!** **Sprint** **PLACE** **claire's** **francesca's**

Chick-fil-ly **ZALES** **KAY JEWELERS** **ON THE BORDER** **Red Robin** **Visionworks** **Foot Locker** **Olive Garden**

Milam Elementary

BEST BUY **RED WING SHOES** **BURGER KING** **stripes**

Taco Bueno **Long John Silver's** **RED LOBSTER** **Comfort Inn & Suites** **TARGET** **SPECS**

Aaron's cricket wireless

Walgreens

TACO BELL

HOBBY LOBBY **El Chico CAFE MEXICAN FOOD** **Dirt Cheap**

Subject Property

stripes

Kemp Blvd 8,750 VPD
Southwest Pkwy 27,490 VPD

WHATABURGER

THE PARKWAY GRILL

CATO

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Marcus & Millichap

Lake Wichita



Kemp Blvd 8,750 VPD

Subject Property



Southwest Pkwy 27,490 VPD



Stripes Convenience Store

2731 Southwest Pkwy, Wichita Falls, TX 76308

Marcus & Millichap is pleased to present the opportunity to acquire a triple-net leased Stripes in Wichita Falls, Texas. The property consists of a 1,404-square foot building that sits on approximately 0.30 acres of land. There are approximately 8.4 years remaining on the current lease term, with 2.5 percent annual rental escalations during the main term, as well as 20 percent rental escalations in the first year of an option.

The property is located at the signalized hard corner of Southwest Parkway and Kemp Boulevard, where combined traffic counts exceed 29,496 vehicles per day. The property is less than a mile from Sikes Senter Mall (670,000 SF of retail). Surrounding retailers in the immediate area include Target, Hobby Lobby, Dirt Cheap, Tractor Supply Co, Taco Bell, Walgreens, McDonald's, Denny's, Taco Bueno, Whataburger and many more.

INVESTMENT HIGHLIGHTS

Strong Commitment to the Site – Stripes Recently Signed a 10-Year Lease Extension in 2018 and has been Operating at this Location for More than 38 Years

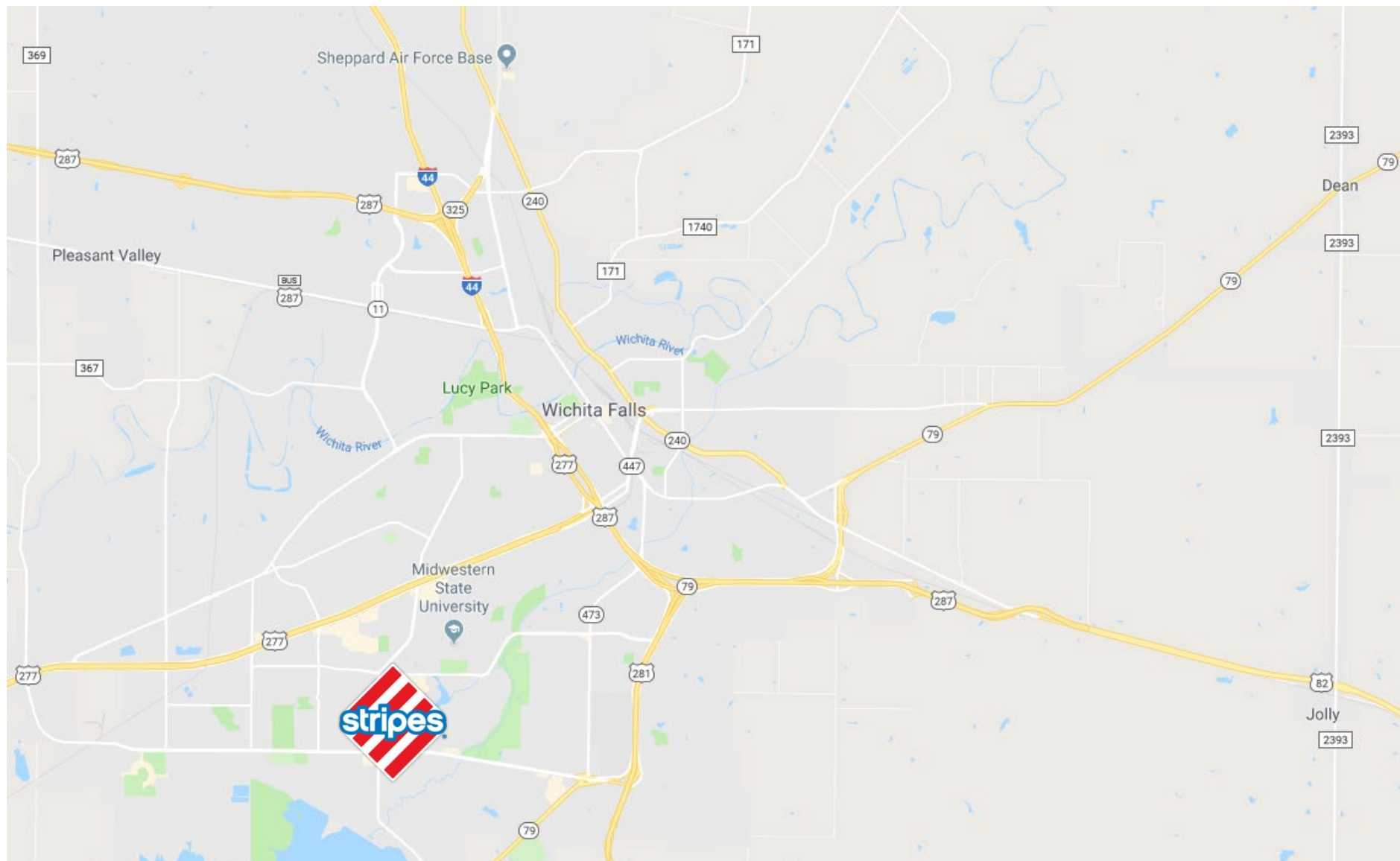
Triple-Net Lease with Approximately 8.4 Years Remaining

Attractive 2.5% Annual Rental Escalations During the Main Term

Signalized Hard Corner Location on Southwest Pkwy and Kemp Blvd; Combined Traffic Counts Exceed 29,496 VPD

Less than a Mile from Sikes Senter Mall (670,000 SF of Retail)

REGIONAL MAP // *Stripes Convenience Store*





PRICING DETAILS // *Stripes Convenience Store*

LOCATION	
2731 Southwest Pkwy, Wichita Falls, TX 76308	
Price	\$1,351,100
Rentable SF	1,404
Price/SF	\$962.32
CAP Rate	6.75%
Year Built	1983
Lot Size	0.30 Acres
Type of Ownership	Fee Simple
LEASE SUMMARY	
Tenant Name	Stripes Convenience Store
Ownership	Private
Tenant	Stripes LLC
Lease Guarantor	Corporate
Lease Type	Triple-Net
Roof and Structure	Tenant*
Lease Term	10 Years
Lease Commencement Date	9/20/1982
Rent Commencement Date	9/1/2018
Lease Expiration Date	8/31/2028
Term Remaining on Lease	8.4 Years
Options	Two, 5-Year
Increases	2.5% Annually & 20% in 1st Year of an Option Period

*Landlord responsible for structure

ANNUALIZED OPERATING INFORMATION		
YEAR	ANNUAL RENT	MONTHLY RENT
Year 1	\$86,800	\$7,233
Year 2	\$88,970	\$7,414
Year 3	\$91,194	\$7,600
Year 4	\$93,474	\$7,790
Year 5	\$95,811	\$7,984
Year 6	\$98,206	\$8,184
Year 7	\$100,661	\$8,388
Year 8	\$103,178	\$8,598
Year 9	\$105,757	\$8,813
Year 10	\$108,401	\$9,033
Year 11 (Option 1)	\$130,082	\$10,840
Year 12	\$133,334	\$11,111
Year 13	\$136,667	\$11,389
Year 14	\$140,084	\$11,674
Year 15	\$143,586	\$11,966
Year 16 (Option 2)	\$172,303	\$14,359
Year 17	\$176,611	\$14,718
Year 18	\$181,026	\$15,085
Year 19	\$185,551	\$15,463
Year 20	\$190,190	\$15,849
Base Rent (\$64.95/SF)		\$91,194
Net Operating Income		\$91,194
Total Return		6.75% / \$91,194

TENANT OVERVIEW // *Stripes Convenience Store*



Stripes LLC has been operating convenience stores since it was founded in 2000 in Dallas, TX. The Company offers meals, beverages, tacos, chocolates, dry nuts, and salad products. The company operates more than 525 convenience stores in Texas and Louisiana.

LEASE SUMMARY

Tenant Name	Stripes LLC
Ownership	Private
Options to Terminate	No
Options to Purchase	No
First Right of Refusal	No
No. of Locations	525+
Headquartered	Dallas, TX
Web Site	stripesstores.com
Years in the Business	20



WICHITA FALLS MSA

POPULATION
151,306

City Of WICHITA FALLS

The city of Wichita Falls is nestled in the Panhandle/Plains area of North Texas, a regional hub and focal point for the area. It is conveniently located approximately two hours from two major metropolitan areas, Dallas-Fort Worth and Oklahoma City, each with populations exceeding one million people. Wichita Falls is the proud home of Sheppard Air Force Base, which has a strong international presence. SAFB is the Air Force's fourth busiest airfield and operates a joint-use airfield with the Wichita Falls Municipal Airport. The base is the area's largest employer, creating approximately 15,000 civilian and military jobs and is responsible for roughly 20 percent of the local economy.



DEMOGRAPHIC SUMMARY

POPULATION	1 Mile	3 Miles	5 Miles
2000 Population	7,869	50,564	74,312
2010 Population	8,423	54,488	77,816
2018 Population	8,434	55,256	78,648
2023 Population	8,337	55,344	78,705
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2000 Households	3,425	21,025	30,184
2010 Households	3,785	22,929	31,668
2018 Households	3,755	23,061	31,745
2023 Households	3,759	23,290	31,972
2018 Average HH Size	2.20	2.35	2.40
2018 Daytime Population	9,612	55,395	85,482
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Median HH Income	\$46,995	\$49,699	\$46,152
Per Capita Income	\$30,462	\$28,989	\$26,441
Average HH Income	\$68,171	\$68,642	\$64,445

POPULATION

In 2018, the population in your selected geography is 78,648. The population has changed by 5.83% since 2000. It is estimated that the population in your area will be 78,705 five years from now, which represents a change of 0.07% from the current year. The current population is 48.86% male and 51.14% female. The median age of the population in your area is 35.6, compare this to the entire US average which is 38.1. The population density in your area is 1,001.27 people per square mile.

HOUSEHOLDS

There are currently 31,745 households in your selected geography. The number of households has changed by 5.17% since 2000. It is estimated that the number of households in your area will be 31,972 five years from now, which represents a change of 0.71% from the current year. The average household size in your area is 2.40 persons.

INCOME

In 2018, the median household income for your selected geography is \$46,152, compare this to the entire US average which is currently \$60,811. The median household income for your area has changed by 34.32% since 2000. It is estimated that the median household income in your area will be \$52,644 five years from now, which represents a change of 14.07% from the current year. The current year per capita income in your area is \$26,441, compare this to the entire US average, which is \$33,623. The current year average household income in your area is \$64,445, compare this to the entire US average which is \$87,636.

RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 77.21% White, 7.89% Black, 0.09% Native American and 2.39% Asian/Pacific Islander. Compare these to entire US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 22.21% of the current year population in your selected area. Compare this to the entire US average of 18.17%.

HOUSING

In 2000, there were 18,358 owner occupied housing units in your area and there were 11,826 renter occupied housing units in your area. The median rent at the time was \$417.

EMPLOYMENT

In 2018, there are 36,659 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 57.89% of employees are employed in white-collar occupations in this geography, and 42.11% are employed in blue-collar occupations. In 2018, unemployment in this area is 4.16%. In 2000, the average time traveled to work was 16.3 minutes.



WHATABURGER
24 HOURS

YOUR AD HERE
254-744-3230

PARKWAY PLAZA

HOBBY LOBBY

HOBBY LOBBY



INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o That the owner will accept a price less than the written asking price;
 - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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