



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

REPRESENTATIVE IMAGE



7-Eleven

3940 W 15th St (Coit Rd)

Plano, TX 75075

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,010 SF 7-Eleven at 3940 W 15th Street (Coit Road) in Plano, Texas. This Opportunity Includes a Brand New 2020 Construction With a 15 Year Triple Net (NNN) Lease, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$6,123,655
CAP	4.65%
NOI	\$284,750
PRICE PER SF	\$2,034.44
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3940 W 15th Street (Coit Road) Plano, TX 75075
COUNTY	Collin
BUILDING AREA	3,010 SF
LAND AREA	0.77 AC
BUILT	2020



HIGHLIGHTS

- Brand New 2020 Construction 15 Year Triple Net (NNN) Lease
- Zero Landlord Responsibilities Which Allows an Investor the Opportunity For a Passive Income Stream With Rental Increases Every 5 Years
- Strong Corporate Guarantee - 7-Eleven Has Over 69,000 Locations Worldwide and Boasts a Credit Rating of AA- (S&P Rated)
- Property Sits on the Corner of Coit Road and West 15th Street With Dual Access From Both Roads and a Combined Traffic Count of Over 75,900 VPD
- Affluent Neighborhood With a Population of About 150,676 Residents Making an Average Household Income of \$110,376 Within a 3-Mile Radius
- Minutes From the John Paul II Private College Prep High School and East Sports Complex Serving 786 Students
- Less Than 2-Miles From Preston Park Village, Preston Towne Crossing, Market Street and Preston Park Colonnade, With National Tenants That Include: Nordstrom Rack, Whole Foods Market, Trader Joe's, Ross Dress For Less, Petco, Marshalls, Williams-Sonoma, Panera Bread, Chipotle, Stein Mart, Starbucks, Walgreens, Chick-fil-A and Many More
- 3-Miles to the University of Texas at Dallas Serving Over 29,543 Students and 1,361 Staff
- Plano is Located Just 25 Minutes North of Downtown Dallas
- Dallas-Fort Worth, TX is Ranked as the Fastest Growing City in the U.S. (U.S. Census Bureau); Plano Has Proven to Be the Primary Driver of Economic Expansion Within the Greater Dallas-Fort Worth MSA
- Texas is a State Income Tax Free State
- Nearby Tenants Include: Jiffy Lube, ALDI, CVS, Burger King, Dairy Queen, Walmart Supercenter, Sam's Club, Lowe's, Dunkin', Taco Bell and More



LEASE SUMMARY

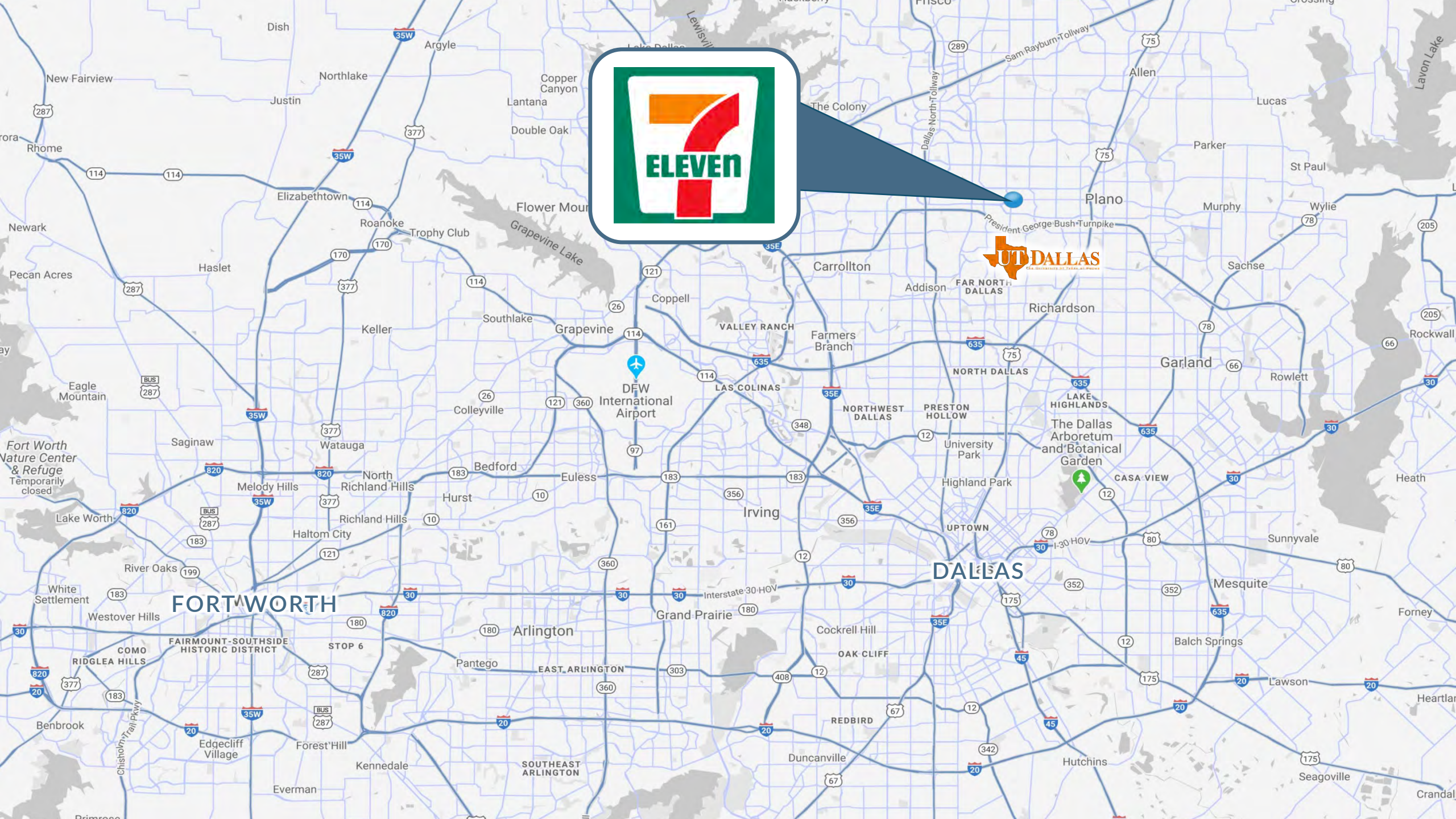
TENANT	7-Eleven
PREMISES	A Building of Approximately 3,010 SF
LEASE COMMENCEMENT	TBD
LEASE EXPIRATION	15 Years From Rent Commencement
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	8% Every 5 Years and At Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Convenience
PROPERTY TAXES	Reimbursed by Tenant
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
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,010 SF

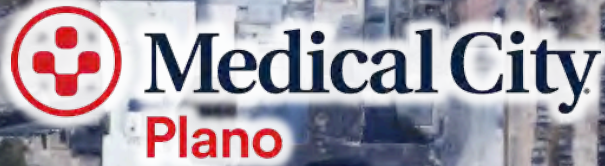
\$284,750

\$94.60





Coit Rd



W 15th St





W 15th St

Coit Rd

President George Bush Turnpike



W 15th St (22,479 VPD)

The Dallas Morning News

(53,519 VPD)

(194,943 VPD)

	2 MILES	3 MILES	5 MILES
POPULATION	64,755	150,676	410,433
AVERAGE HH INCOME	\$107,769	\$110,376	\$110,744

PLANO | COLLIN COUNTY | TEXAS

Plano is a city in the state of Texas, located approximately 20 miles north of downtown Dallas. The city of Plano is a part of the Dallas-Fort Worth metropolitan area. Dallas is a major city in the U.S. state of Texas. It is the most populous city in the Dallas-Fort Worth metroplex, the fourth most populous metropolitan area in the United States. The city's population ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The United States Census Bureau's estimate for the city's population increased to 1,317,929 as of 2018. Dallas has expanded so much, it was recently rated as a "beta plus" world city.

Plano is a hub for many corporate headquarters, but what impacts the city's economy the most is being near Dallas. Dallas is the largest economic center of the 12-county Dallas-Fort Worth metroplex metropolitan area which had a population of about 7,247,000 residents as of 2018. The metropolitan area's economy is the 10th largest in the world. The metropolitan job count has increased to 3,558,200 jobs. The city's economy is primarily based on banking, commerce, telecommunications, 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 (behind New York City and Houston). 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.

The Plano and Dallas area are famous for many things; artistic and commercial, pleasant and poignant, and just for simply being big! Big thinking, big ideas, big success. Dallas is famous for professional sports teams. The Cowboys Stadium in Arlington is home of the Dallas Cowboys and the team's famous cheerleaders; other professional sports teams include the Texas Rangers, Dallas Mavericks, and FC Dallas. To get the most incredible view of Dallas the observation deck of Reunion Tower is the best place to go. NorthPark Center is an impressive venue to shop. It's the second-largest mass of stores in the entire state of Texas and it ranks No. 21 in the US. Dallas has plenty of museums, green spaces, amusement parks, shopping venues and cool events.



MARGARET MCDERMOTT BRIDGE



COWBOYS STADIUM

PLANO ECONOMY

FORTUNE 1000 COMPANIES HEADQUARTERED IN PLANO:

- | | |
|----------------------------|-------------------------|
| ● Cinemark Theaters | ● Pizza Hut/Wing Street |
| ● FedEx Office | ● Rent-A-Center |
| ● Fogo de Chao | ● Toyota Motor |
| ● Frito-Lay | ● Yum China Holdings |
| ● JCPenney | ● Liberty Mutual |
| ● Keurig Dr. Pepper | ● JP Morgan Chase |
| ● Main Event Entertainment | ● Fannie Mae |

MAJOR EMPLOYERS	# OF EMPLOYEES
Capital One	5,500
DXC Technology	4,000
Bank of America Home Loans	3,400
Red Bee Media	3,200
Toyota Motor North America, Inc.	2,900
Frito-Lay	2,500
JCPenney Company, Inc.	2,420
NTT Data Services (Dell Services)	2,250
Texas Health Plano (Texas Health Presbyterian Hospital Plano)	1,680
Medical City Plano (Medical Center of Plano)	1,600

DALLAS ACCOLADES

#1 “POPULATION
GROWTH IN 2018 IN THE
ENTIRE COUNTRY”

Paper City Magazine

#2 “THE BEST PLACE
FOR BUSINESS AND
CAREER”

Forbes

#4 “BEST CITY TO
RELOCATE TO IN
AMERICA”

BestPlaces.net

#10 “MOST SECURE
LARGE CITY IN THE
UNITED STATES”

BestPlaces.net

#10 “BEST PLACES
TO RETIRE IN THE
UNITED STATES”

A World Report : U.S. News

#21 “BEST PLACES
TO LIVE IN THE
UNITED STATES”

Niche

TENANT PROFILE

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 & I Holdings Company, operates, franchises, and licenses 69,000 stores in 17 countries as of March 31, 2019. 7-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
69,000+



HEADQUARTERS
Dallas, TX



WEBSITE
7-eleven.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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