



# 7-ELEVEN® Ground Lease

5950 South R.L. Thornton Freeway, Dallas, TX 75232



Actual Property

Exclusively offered by:

**JARED MEYERS**

jmeayers@sagecp.com  
Phone: 801.438.0018  
License: UT 5722105-PB00

**JUSTIN WILSON**

jwilson@sagecp.com  
Call or text: 801.201.7466  
License: UT 5497345-SA00

Listed in conjunction with:  
**Congress Realty, Inc.**  
License: TX 563252

# INVESTMENT OVERVIEW AND LEASE SUMMARY

		ASKING PRICE		LOT DETAILS	
TENANT	7 Eleven, Inc. (Corporate)	\$1,476,500		60,941	1.37
PROPERTY ADDRESS	5950 R.L. Thornton Fwy Dallas, TX 75232			Square Feet	Acres
YEAR BUILT	2013	4.25% Cap Rate		2013	NNN
BUILDING SIZE	3,163 Square Feet			Year Built	Corporate Lease
LAND SIZE	1.37 Acres				
NUMBER OF PUMPS	12	RENT SCHEDULE			
PARKING LOT	Concrete	LEASE YEAR	ANNUAL RENT	PERCENTAGE INCREASE	
ANNUAL RENT AMOUNT	\$62,753	1/1/14 - 12/31/18	\$57,048	N/A	
RENT INCREASES	10% every 5 years*	1/1/19 - 12/31/23	\$62,753	10%	
RENT COMMENCEMENT	January 1, 2014	1/1/24 - 12/31/28	\$69,028	10%	
LEASE TYPE	NNN Ground Lease	EXTENDED TERM:			
EXTENSION OPTIONS	4 five year	Year 16	\$37,965		
LANDLORD RESPONSIBILITIES	None	Years 17-20	\$75,931	10%	
TENANT RIGHT OF FIRST REFUSAL	30 Days	Years 21-25	\$83,542	10%	
		Years 26-30	\$91,876	10%	
		Years 31-35	\$101,064	10%	
*With the exception of the first year of the extended term					

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. It is the Buyer’s responsibility to verify the information and the Buyer will bear all risks of any inaccuracies.

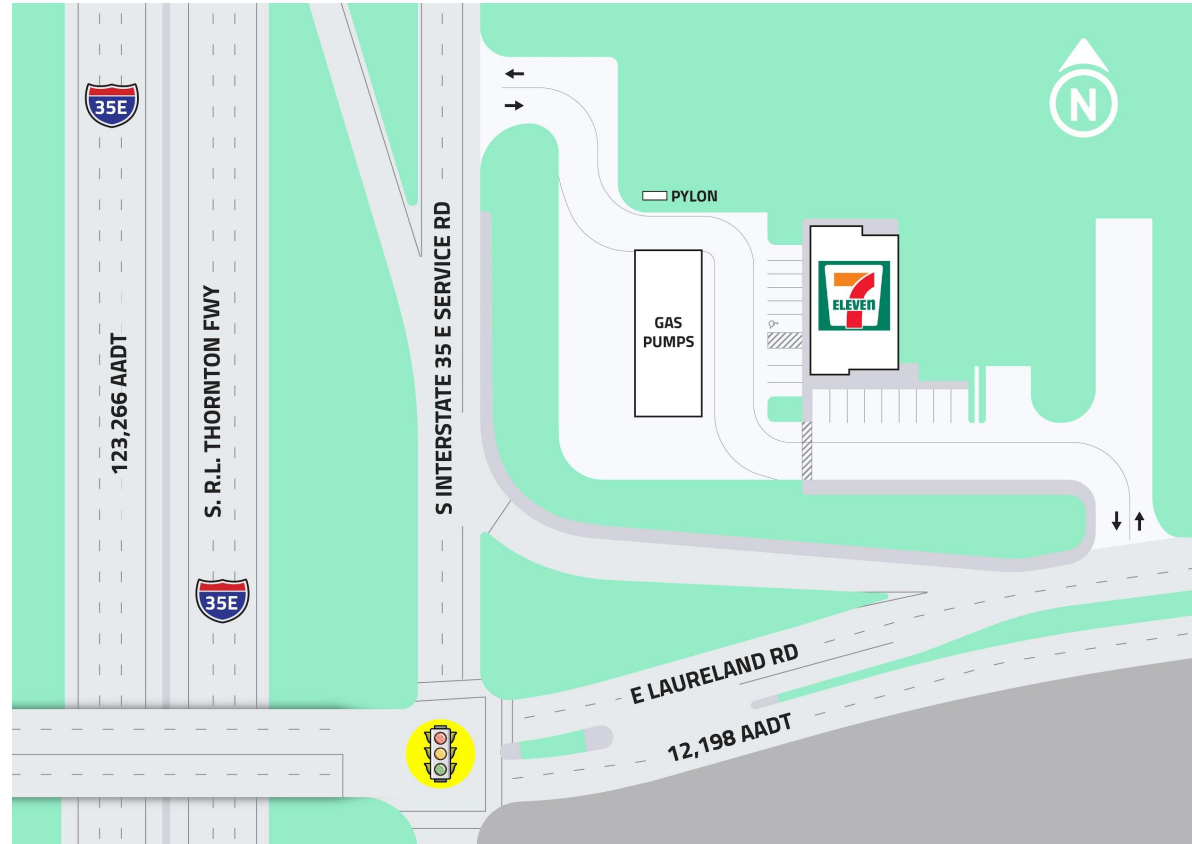






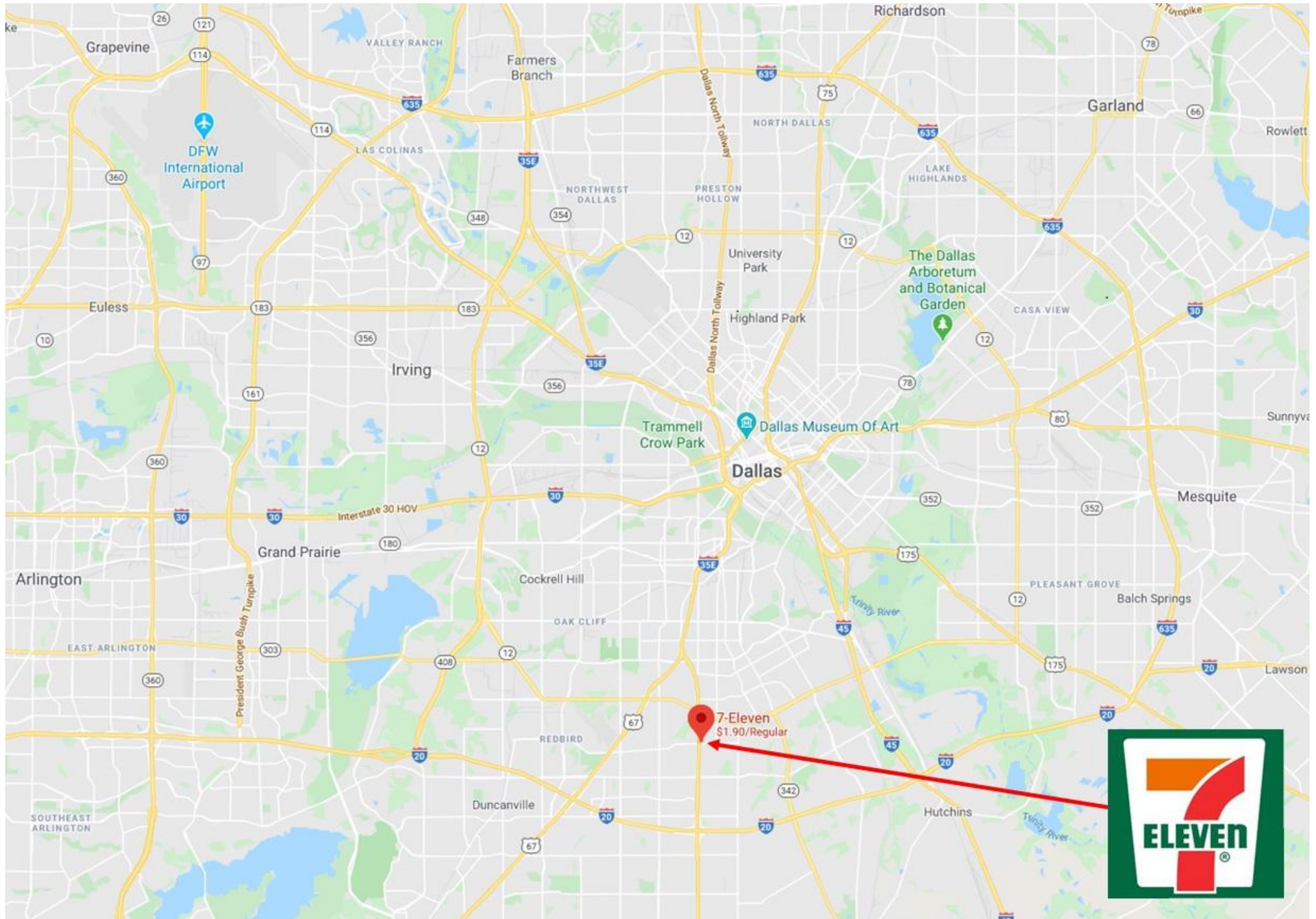
# PROPERTY HIGHLIGHTS & SITE PLAN

- VERY low and sustainable rent
- Corporate 7-Eleven ground lease
- Only 8.5 miles from downtown Dallas
- Excellent freeway location with frontage on I-35E
- AADT of 123,266 on Interstate 35E
- Direct freeway on/off ramp access
- Hard Corner at signalized intersection
- Recently constructed in 2013
- Concrete parking lot
- Over 272,000 residents within 5 miles
- AA- (S&P) credit rated tenant with over 70,000 locations worldwide



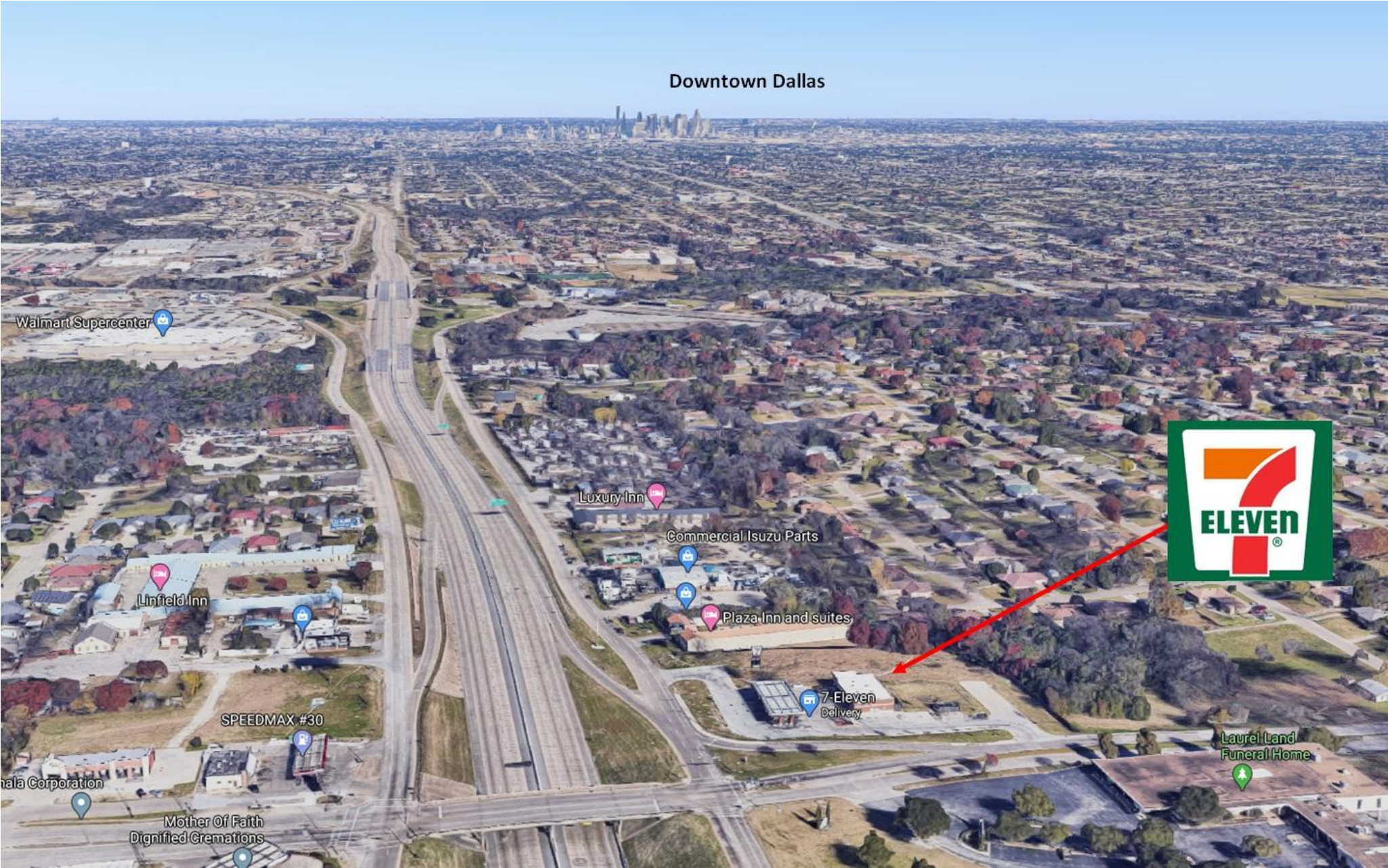


# AERIAL





AERIAL





# SITE PHOTOS





# SITE PHOTOS





# SITE PHOTOS





# SITE PHOTOS



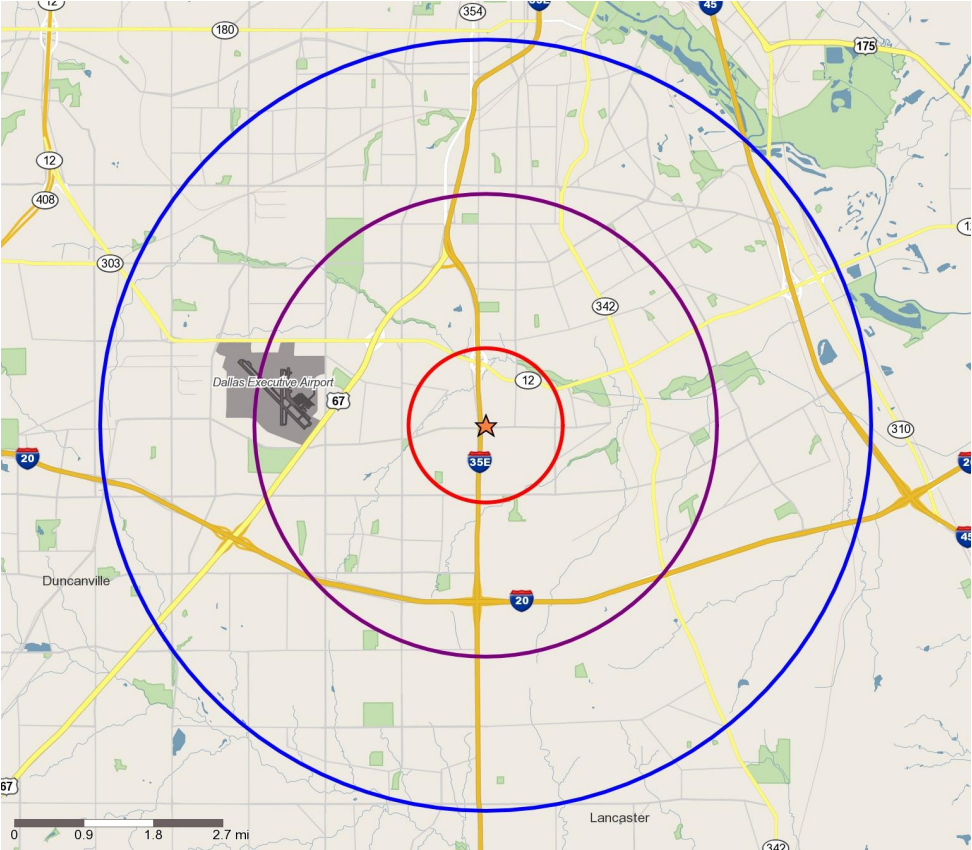


# DEMOGRAPHICS

	1 mile(s)	3 mile(s)	5 mile(s)
Total Population	9,537	98,089	272,589
Female Population	54.40%	52.69%	52.62%
Male Population	45.60%	47.31%	47.38%
Population Median Age	38.4	33.9	32.4
Employed Civilian Population 16+	3,935	40,667	113,125
% White Collar	47.9%	43.7%	43.9%
% Blue Collar	52.1%	56.3%	56.1%
Total Q3 2019 Employees	1,393	21,702	74,927
Population Growth 2000-2010	10.13%	6.00%	6.74%
Population Growth 2019-2024	2.49%	2.83%	2.98%
Average Household Income	\$56,691	\$49,203	\$49,361
Median Household Income	\$46,541	\$37,501	\$36,204
Per Capita Income	\$19,014	\$16,337	\$16,666
Avg Income Growth 2000-2010	-0.85%	4.81%	7.24%
Avg Income Growth 2019-2024	10.89%	10.77%	10.93%
Hhld Growth 2000-2010	8.13%	5.98%	8.13%

## TRAFFIC COUNTS

**VPD**  
On RL Thornton Freeway





# TENANT OVERVIEW

---



7-Eleven is the world's largest retailer. They operate, franchise and license more than 70,000 stores in 18 countries, and are one of the largest independent gasoline retailers in the US. Their stores are almost always located on hard corners with excellent accessibility and visibility.

Founded in 1927, 7-Eleven was the pioneer of the convenience store concept. They strive to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices.

Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele. The company's most iconic products include the Slurpee, Big Gulp soft drinks and fresh-made coffee.



**AA-**

Standard & Poor's Rating

**\$110B+**

2019 Fiscal Year Revenue

**#1**

Entrepreneur's Magazine Top  
Global Franchise List

**70,000**

Number of Locations



# DALLAS, TEXAS

---



Dallas is the 3rd largest city in Texas and the 9th largest in the US. With the advent of the interstate highway system in the 1950's and 1960's, Dallas became an east/west and north/south focal point of the interstate system with the convenience of 4 major interstate highways in the city. Dallas developed a strong industrial and financial sector, and a major inland port, due largely to the presence of the Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world.

Dallas is home to the 3rd largest concentration of Fortune 500 companies in the country and is the economic center of the DFW Metroplex. The DFW Metroplex also contains the largest Information Technology Industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor), due to the large number of corporate IT projects and the presence of numerous electronics, computing and telecom firms. The Telecom Corridor located just north of Dallas in Richardson is home to more than 5,700 companies including Texas Instruments which employs over 10,000 people. HP Enterprises, Dell Services, i2, AT&T, Ericsson and Verizon also have headquarters or major operations in and around Dallas.

Dallas was ranked the #13 out of 500 "Most Innovative Cities in the World" in 2019 by 2thinknow and the #9 "Best Performing City" by Milken Institute in 2020.

**1.35M**

Population

**#1**

Dallas Ft Worth ranked #1 in the  
US for job growth in 2019

**#2**

Dallas Ft Worth was ranked the #2  
"Fastest Growing Economy" by  
Forbes in 2019





## JARED MEYERS

[jmeyers@sagecp.com](mailto:jmeyers@sagecp.com)

Phone: 801.438.0018

License: UT 5722105-PB00

## JUSTIN WILSON

[jwilson@sagecp.com](mailto:jwilson@sagecp.com)

Call or text: 801.201.7466

License: UT 5497345-SA00

Listed in conjunction with:

**Congress Realty, Inc.**

License: TX 563252

