



6500 S Broadway Ave | Tyler, TX  
OFFERING MEMORANDUM



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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES







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# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

### LOCATION HIGHLIGHTS: INCREDIBLE RETAIL SYNERGY, NEAR A WALMART SUPERCENTER AND OFF A FOUR-WAY INTERSECTION

- Traffic Counts are amazing because this site is located off the main street in Tyler and is near the Grande and Broadway intersection.
- This street includes the most traffic in Tyler with over 45,000 vehicles daily.
- The city of Tyler is a growing population of 105,729 with over 215,000 surrounding the greater Tyler, Texas area.
- Incredible location – nearby national tenants include a Walmart Supercenter less than a mile away, a Whataburger, Jack In the Box, KFC, Panda Express, Bahama Buck's, McDonald's, Panera Bread, Chick-fil-A, multiple offices, and strip centers nearby.
- Near the Hollytree Country Club, Target, and a UT Health branch
- 6 miles from the University of Texas at Tyler and soon to be Medical school and 12 miles from the Tyler Regional Airport
- On the same freeway as the biggest high schools in Tyler.
- Texas is an income-tax free state providing additional value to investors

### BUSINESS AND OPERATIONS INCLUDED WITH THE REAL ESTATE

- Owner operator opportunity
- Major value-add opportunity for an experienced convenience store operator to take over the business and sale-leaseback the property

### EXPERIENCED OPERATORS WITH DECADES OF SUCCESSFUL BUSINESS

- Strong history of sales available upon request
- Remodeled in 2019
- Property has 8 fueling stations



## SURROUNDING TENANTS







**CORK**  
FOOD + DRINK

S. BROADWAY AVE  
± 43,000 VPD





**\$1,100,000**

LIST PRICE

## BUILDING INFO

Address

6500 S Broadway  
Tyler, TX 75709

Lot Size (AC)

± 0.28 AC

Building Size (SF)

± 1,500 SF





**±7,000**  
LOCATIONS

**SAN ANTONIO, TX**  
HEADQUARTERS

**\$53.9B**  
2019 TOTAL ASSETTS



Valero Energy Corporation, through its subsidiaries, is an international manufacturer and marketer of transportation fuels and other petrochemical products. Valero, a Fortune 50 company based in San Antonio, Texas, with approximately 10,000 employees, is an independent petroleum refiner and ethanol producer, and its assets include 15 petroleum refineries with a combined throughput capacity of approximately 3.2 million barrels per day and 14 ethanol plants with a combined production capacity of approximately 1.73 billion gallons per year. The petroleum refineries are located in the United States, Canada, and the United Kingdom, and the ethanol plants are in the Mid-Continent region of the U.S. In addition, Valero owns the 2 percent general partner interest and a majority limited partner interest in Valero Energy Partners LP, a midstream master limited partnership. Valero sells its products in both the wholesale rack and bulk markets, and approximately 7,000 outlets carry Valero's brand names in the U.S., Canada, the U.K., and Ireland.



# TYLER, TX

Tyler is America’s Rose Capital, home of the annual Texas Rose Festival, and one of Livability.com’s Top 10 Gardens to Inspire. The city is also proud to host a breathtaking Azalea & Spring Flower Trail each year when Spring rolls around.

Located 95 miles east of Dallas, Tyler is the advanced manufacturing, health-care and retail center of East Texas, as well as Texas’ first Certified Retirement City. The city has an impressive youth recreation program, ballet, symphony orchestras, art museums and is also home to several colleges.

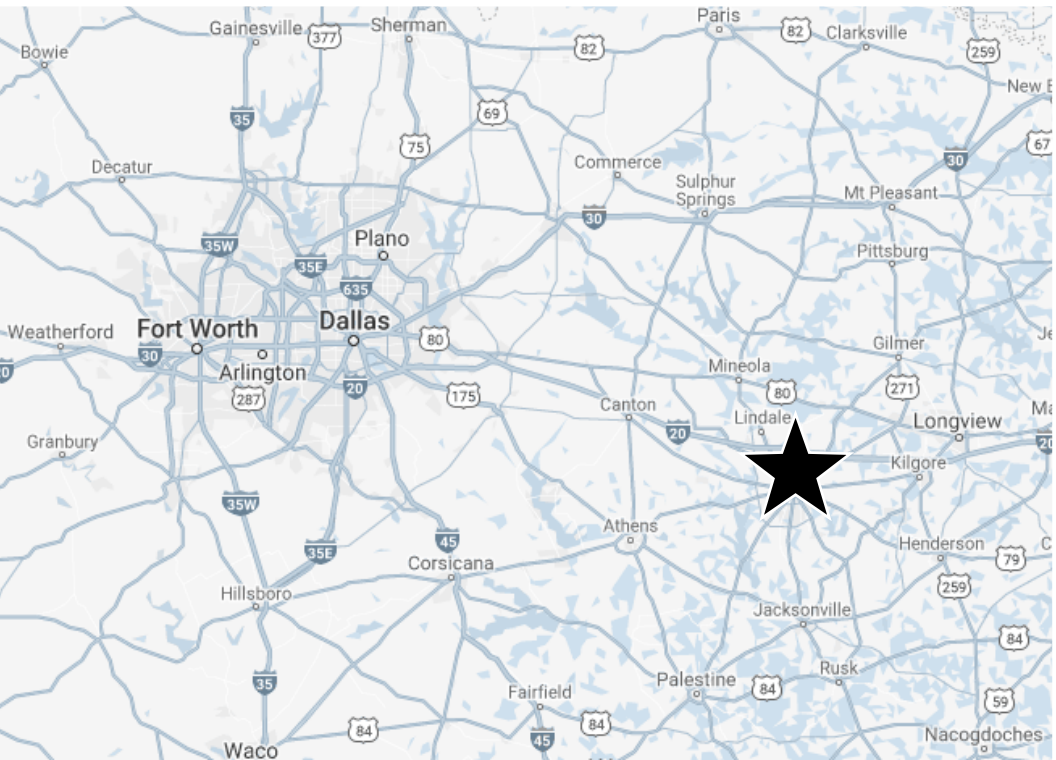
As a regional educational and technology center, Tyler is the host for more than 20,000 higher education students, a College of Engineering, and a University Health Science Center, two regional, billion-dollar hospital systems, and a variety of technology startups. Since 198, the Tyler Economic Development Council assisted in the creation and retention of over 27,000 jobs as well as generated over \$1.26 billion in new investment throughout the Tyler area. Tyler has one of the lowest city property tax rates in the state, a municipal government with no tax-supported debt, in proximity to Interstate 20, and is served by a regional airport with multiple daily connections to Dallas Fort Worth International Airport.

# DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	8,136	49,637	97,326
2020 Estimate	7,868	47,032	92,667
2010 Census	7,562	42,437	84,814
2020-2025 Growth	3.41%	5.54%	5.03%
2010-2020 Growth	4.05%	10.83%	9.26%

HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	3,931	21,557	39,579
2020 Estimate	3,794	20,475	37,730
2010 Census	3,621	18,602	34,638
2020-2025 Growth	3.61%	5.28%	4.90%
2010-2020 Growth	4.78%	10.07%	8.93%

HH INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Est Avg HH Income	\$89,173	\$89,287	\$84,593





**#1 MOST INNOVATIVE ECONOMY IN THE U.S.**

**#2 FASTEST GROWING METRO IN THE U.S.**



## **DALLAS, TX**

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation; where you'd be more likely to come across a world-class exhibit than a broken pair of chaps. Its past and present is rich in culture, an All-American city that was built on legends.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: "Big Things Happen Here."



# SOUTHERN METHODIST UNIVERSITY

Also known as SMU, Southern Methodist University is a private research university located near the heart of Dallas. Its 234-acre University Park/Highland Park campus enjoys a unique urban setting, providing students the opportunities for leadership development hands-on research, community service and experiential learning. Hosting a total enrollment of 11,000 undergraduate and graduate students, SMU offers a strong foundation in the humanities and sciences in its seven schools; There are 106 bachelor's degree programs, 114 master's degree programs and 31 doctoral-research degree programs for students to choose from. SMU continues to gain recognition for its increasing impact on its students, faculty and community, earning it a ranking of #56 on U.S. News and World Report's Best Colleges National Universities list.

Every fall brings about the excitement of football season on campus as students and alumni come together to cheer on the SMU Mustangs, the university's football program which competes in the NCAA FBS in the American Athletic Conference.

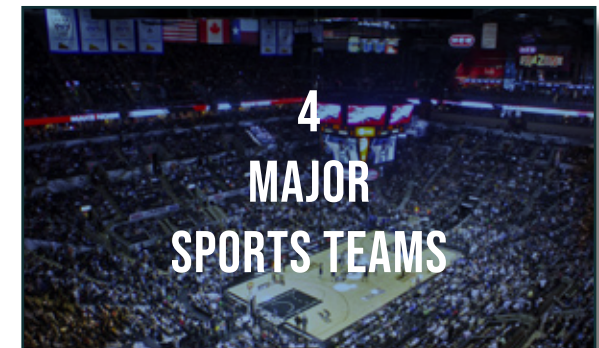
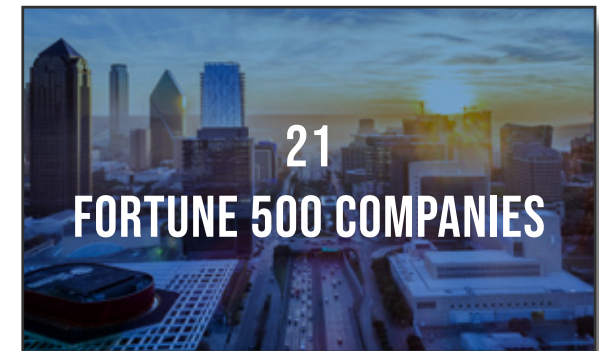






## DALLAS-FORT WORTH MSA

The Dallas-Fort Worth Metroplex is the largest metropolitan area in the South, and fourth largest in the United States. It is a center for sporting events, tourism, and manufacturing. Dallas and its suburbs have one of the highest concentrations of corporate headquarters in the United States. Dallas is a center for corporate America. Because of its central location relative to the rest of the United States, Dallas is a popular convention site and site for many corporate headquarters and home to 21 Fortune 500 companies. Business management and operations is a major part of the economy. The Metroplex also contains the largest Information Technology industry base in the state. On the other end of the business spectrum, and on the other side of the Metroplex, the Texas farming and ranching industry is based in Fort Worth.





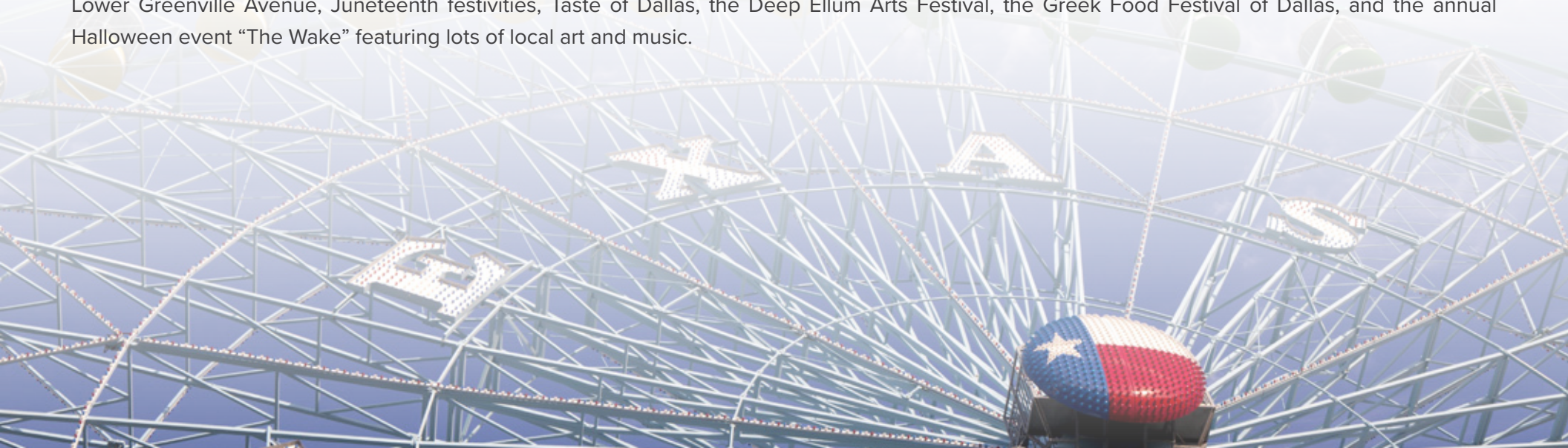
## SPORTS

The City of Dallas and the Dallas metropolitan area is home to teams in six major sports: the Dallas Cowboys (National Football League), Dallas Mavericks (National Basketball Association), Texas Rangers (Major League Baseball), FC Dallas (Major League Soccer), Dallas Stars (National Hockey League), and Dallas Wings (Women's National Basketball Association). Dallas area major college sports programs include Patriots baseball of Dallas Baptist University located in southwest Dallas, and the Mustangs of Southern Methodist University, located in the enclave of University Park. Neighboring cities Fort Worth, Arlington, and Denton are home to the Texas Christian University Horned Frogs, the University of Texas at Arlington Mavericks, and University of North Texas Mean Green, respectively.



## EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Valero** located at **6500 S Broadway Ave, Tyler, TX** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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 interests 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date