



TEXACO



DALLAS TEXAS

INVESTMENT OFFERING



**PARTNER
XTEAM**
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DALLAS TEXAS

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STATEMENT OF CONFIDENTIALITY & DISCLAIMER

Faris Lee Investments ("FLI") has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of the property known as Texaco, City of Dallas, County of Dallas, State of Texas. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

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, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or FLI. The material is based in part upon information supplied by the Seller and in part upon financial information obtained

by FLI from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

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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 FLI 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.

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THE OFFERING

Faris Lee Investments is pleased to offer for sale, the rare opportunity to acquire the business and real estate of an ideally located and high performing Texaco gas station in Dallas, TX. The property is in prime position on the highly trafficked Ferguson Road (39,900 VPD) and directly off Interstate 635 (191,500 VPD), the main freeway that loops around all of Dallas. Texaco is a high performing site with great inside sales volume and strong gas volume to support a high-functioning business for any operator. The current owner recently signed a lease with Tacos Taqueria paying the owner \$3,500/mo on top of inside sales, gas sales, and lotto.

The subject property is situated on Ferguson Road and is the closest location next to the on ramp for the I-635 (191,500 VPD) making this an ideal location for a gas station. The site is surrounded by several national credit retailers such as WinCo Foods, Walmart Supercenter, McDonald's, Starbucks, Chase Bank, and ALDI. Texaco's strong positioning off I-635 and surrounding major retailers provides consistent consumer draw and longevity for future success at the property.

Texaco is able to benefit from its close proximity to several neighborhoods and apartments that rely on Texaco's business to support their everyday needs. Outstanding demographics make this location ideal for a business that relies on volume to thrive. There are over 333,824 residents and over 110,000 employees within a 5 mile radius of the subject property. The AHHI exceeds \$78,000 within a 5 mile radius surrounding Texaco.

PRICING:

\$3,400,000

SPECIFICATIONS:

GLA: 3,988 SF

Land Area: 0.60 Acres; 26,136 SF

CREDIT TENANT:

Texaco

LOCATION:

**11770 Ferguson Road
Dallas, TX 75228**

PROPERTY SPECIFICATIONS

11770 Ferguson Road, Dallas, TX 75228



Land Area

0.60 Acres (26,136 SF)



Rentable Area

3,988 SF



Ownership

Fee Simple (Land & Building)



Access

There are two (2) access points, (2) along Ferguson Road.



Parking

There are approximately 14 dedicated parking stalls on the owned parcel. The parking ratio is approximately 0 parking stalls per 1,000 SF of leasable area.



Traffic Counts (Regis 2019)

Ferguson Road: 39,900 VPD
I-635: 191,500 VPD



Year Built

1998

PARCEL MAP



PARCEL	ACRES	SQ. FT
00000	0.60	26,136

PROPERTY HIGHLIGHTS



Prime Location – Located on Highly Trafficked Ferguson Road & I-635

- Ferguson Road features nearly 40,000 VPD
- Texaco is the first property next to the on-ramp of the I-635 (191,500 VPD)
- Excellent visibility and frontage on Ferguson Road & I-635



Excellent Business Opportunity w/ Gas & C-Store

- Ideal gas station / C-Store opportunity to take over an established business
- 3 total access points on Ferguson Road
- In addition, part of the gas station is a C-Store which allows the business operator the ability to maximize sales revenue and appeal to customer demand



Multiple Sources of Income for the Owner

- Tacos Taqueria is currently on a 5 year lease and pays the owner \$3,500/mo and features annual rental increases
- The Tire Shop experiences strong sales and pays the owner \$1,800/mo and is on a month by month lease



Major Retail Corridor with Several National Credit Tenants

- The site is surrounded by several national credit retailers: WinCo Foods, Walmart Supercenter, Ross Dress for Less, McDonald's, Chase Bank, AutoZone Auto Parts, Office Depot, Starbucks, etc.
- Further enhances customer draw to Ferguson Road
- Shows that this is a strong trade area



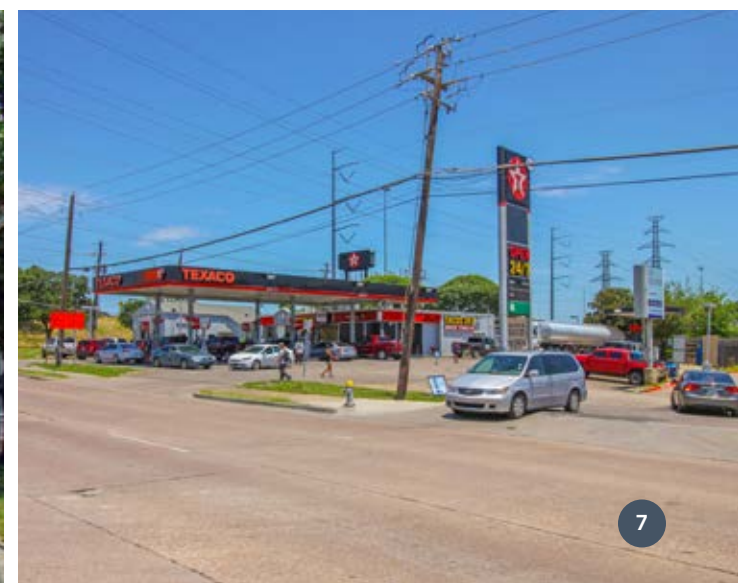
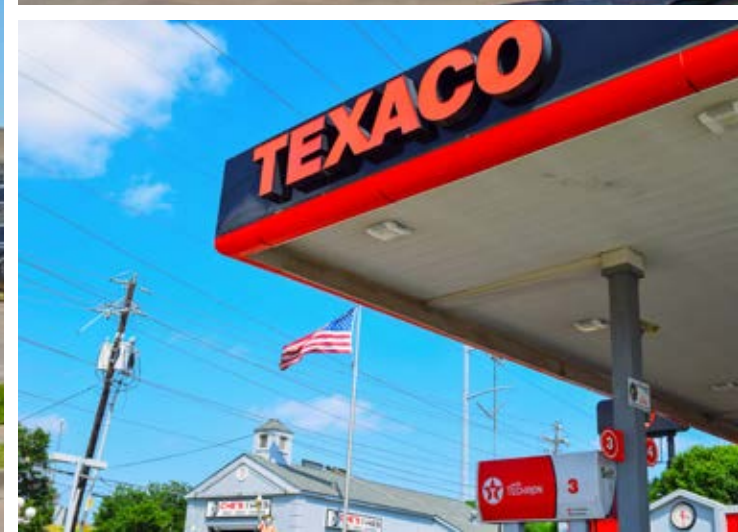
Upside Through New Business Operator

- Current expenses based on passive ownership
- Potential for upside through decreased labor costs / expenses

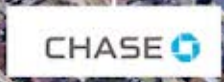


Open to New Financing

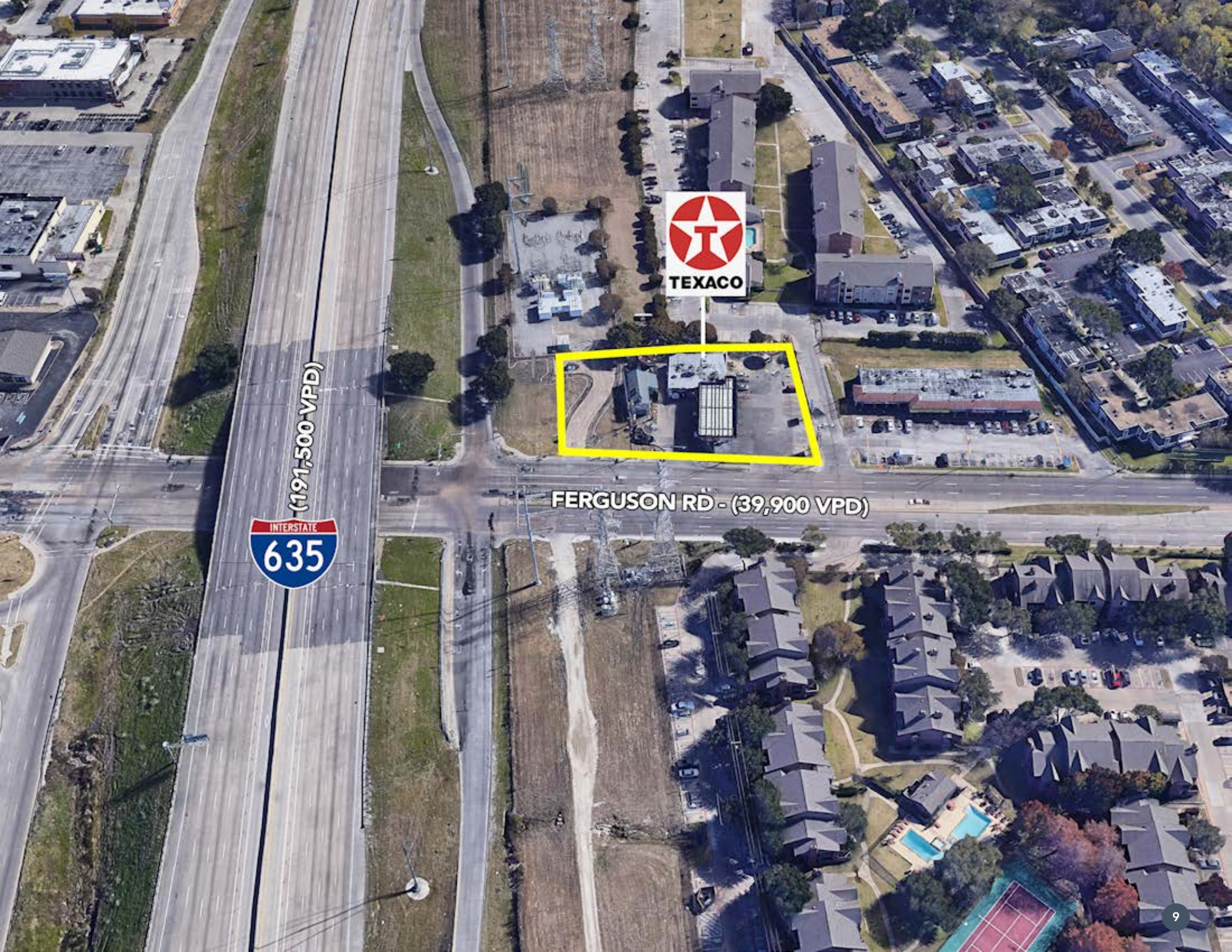
- Rare opportunity to take advantage of today's low interest rates
- Several attractive financing options available to new owner: Contact listing agents for more details



FERGUSON RD - (39,900 VPD)



DALLAS ATHLETIC CLUB



INTERSTATE
635

(191,500 VPD)

FERGUSON RD - (39,900 VPD)



MARKET INSIGHT

DISTANCE FROM DALLAS



9 Miles

Downtown Dallas



20 Miles

DFW International Airport



35 Miles

Fort Worth



200 Miles

Houston



9.5%

Population growth since 2010



45%

Predicted job growth over the next 10 years



3.3%

Recent job growth



11%

Home appreciation in the last 10 years



150,188

Estimated population in 3 mile radius



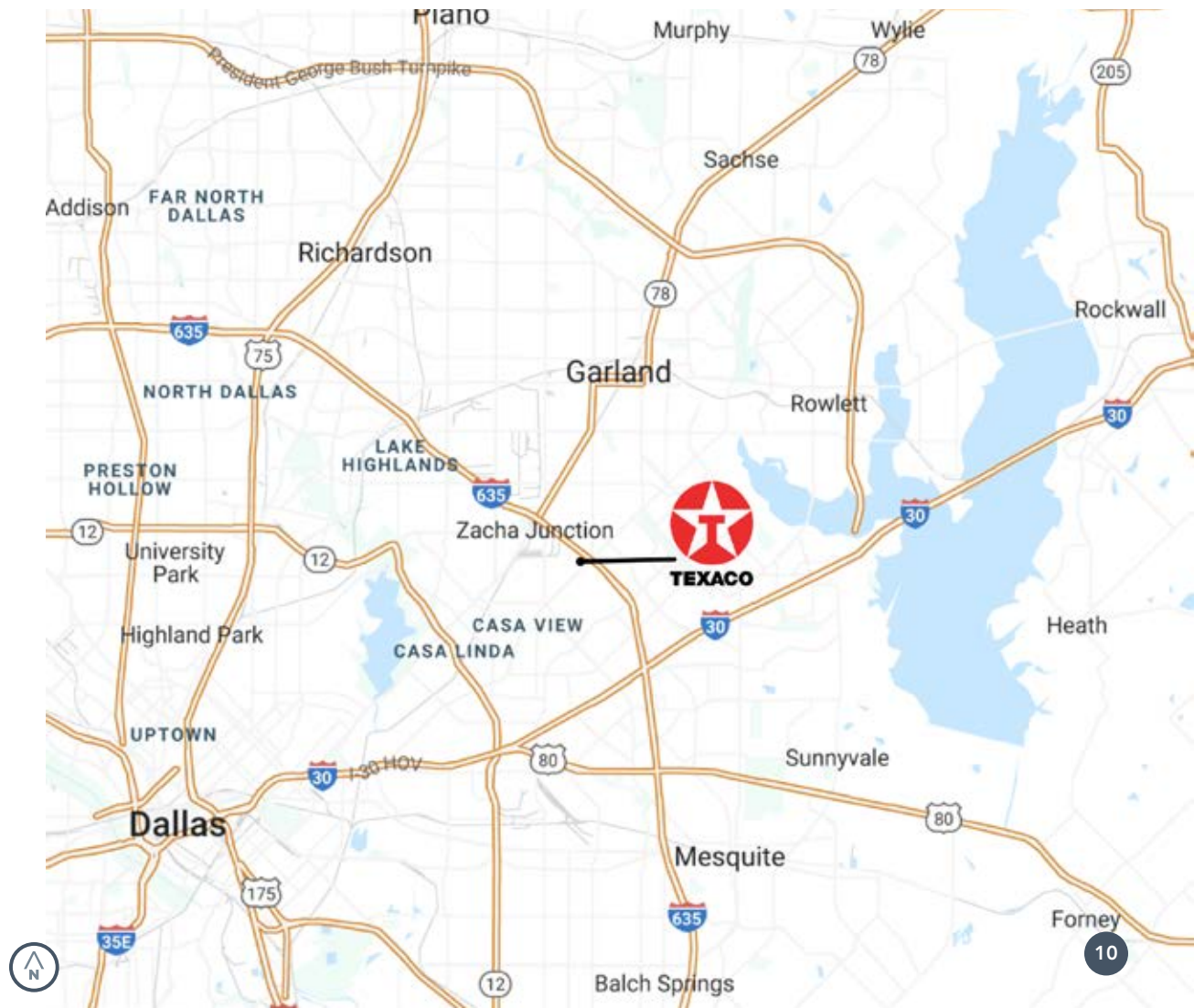
\$78,652

Average household income in 5 mile radius



26 Minutes

Average commute time



DEMOGRAPHICS



Population

Dallas, TX (REGis 2019)	1 Mile	3 Mile	5 Mile
2020 Estimated Population	20,100	150,188	333,824
2025 Projected Population	20,616	152,917	340,719
2010 Census Population	18,395	142,437	312,880
2000 Census Population	20,479	138,540	304,458
Projected Annual Growth 2020 to 2025	0.5%	0.4%	0.4%
Historical Annual Growth 2000 to 2020	-	0.4%	0.5%
2020 Median Age	31.2	33.1	33.7



Income

2020 Estimated Households	7,311	53,778	122,708
2025 Projected Households	7,633	55,738	127,366
2010 Census Households	6,478	49,601	111,696
2000 Census Households	7,897	51,195	111,966
Projected Annual Growth 2020 to 2025	0.9%	0.7%	0.8%
Historical Annual Growth 2000 to 2020	-0.4%	0.3%	0.5%

Households



2020 Estimated Average Household Income	\$65,304	\$68,689	\$78,652
2020 Estimated White	47.7%	55.5%	55.1%
2020 Estimated Black or African American	21.3%	15.7%	18.0%
2020 Estimated Asian or Pacific Islander	6.7%	3.8%	5.3%
2020 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.8%
2020 Estimated Other Races	23.5%	24.1%	20.8%

Ethnicity



Business

2020 Estimated Hispanic	50.9%	51.2%	44.2%
2020 Estimated Total Businesses	530	4,065	11,867
2020 Estimated Total Employees	4,353	33,366	110,888

SITE PLAN



SITE PLAN NOT TO SCALE



On Ramp

Ferguson Road



TEXACO

TIRE CENTER

FERGUSON
FOOD MART

Monument
Sign

Drive-Thru



Texaco

www.texaco.com

Texaco, Inc. is an American oil subsidiary of Chevron Corporation. Its flagship product is its fuel "Texaco with Techron". It also owns the Havoline motor oil brand. Texaco was an independent company until its refining operations merged into Chevron Corporation in 2001, at which time most of its station franchises were divested to the Shell Oil Company. It began as the Texas Fuel Company, founded in 1902 in Beaumont, Texas. For many years, Texaco was the only company selling gasoline under the same brand name in all 50 US states, as well as Canada, making it the most truly national brand among its competitors. The company was formerly known as ChevronTexaco Corporation and changed its name to Chevron Corporation in 2005. Chevron Corporation was founded in 1879 and is headquartered in San Ramon, California. The Texaco brand is strong in the U.S., Latin America and West Africa.

Company Type:	Subsidiary	2019 Net Income:	\$2.924 Billion
Parent:	Chevron Corporation	2019 Total Assets:	\$237 Billion
Locations:	2,000+		
2019 Net Revenue:	\$139 Billion		





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