

weitzman®

7-ELEVEN®



9230 SKILLMAN STREET

DALLAS, TEXAS





# 9230 SKILLMAN STREET

Dallas, Texas 75243

9320 Skillman Street is a well-located two-tenant convenience center with fuel station located at a visible and accessible site in a dense Northeast Dallas neighborhood. Tenancy in the center includes a high-traffic corporately owned 7-Eleven store.

The location benefits from its key position in a dense trade area with approximately 32,000 resident within a one-mile radius and approximately 140,000 residents within a three-mile radius of the site.

Due to its location adjacent to the IH-635/LBJ Freeway commercial corridor, the daytime population within the three-mile radius is more than 160,000. Daytime population totals are important to retailers because they help drive traffic throughout the day.



160,253

3 Mile Daytime  
Population



59,803

3 Mile Total  
Households 2019



\$124,343,442

3 Mile Spending  
Apparel & Services

# PROPERTY OVERVIEW



GLA  
**4,148 SF**



YEAR BUILT  
**1995**



ASKING PRICE  
**\$2,214,901**



NOI  
**\$112,960**



CAP RATE  
**5.10%**

ADDRESS	9230 Skillman St, Dallas, TX 75243
LOCATION	NEQ of Skillman St and IH-635
PROPERTY TYPE	Retail
FUEL STATION	12 Exxon fuel pumps
TRAFFIC COUNTS	IH-635 – 216,064 VPD Skillman St – 40,339 VPD
PERCENT LEASED	100%
LOT SIZE	45,789 SF

# LEASE SUMMARY



GLA	3,000 SF
INITIAL LEASE TERM	10 years
RENT COMMENCEMENT	Sept 1, 2010
LEASE EXPIRATION	July 31, 2025
OPTIONS	Three (3) Five Year Options with 10% increases
LEASE TYPE	NNN
ROOF REPLACEMENT & STRUCTURE	Landlord Responsibility
LEASE GUARANTOR	Corporate Guarantee

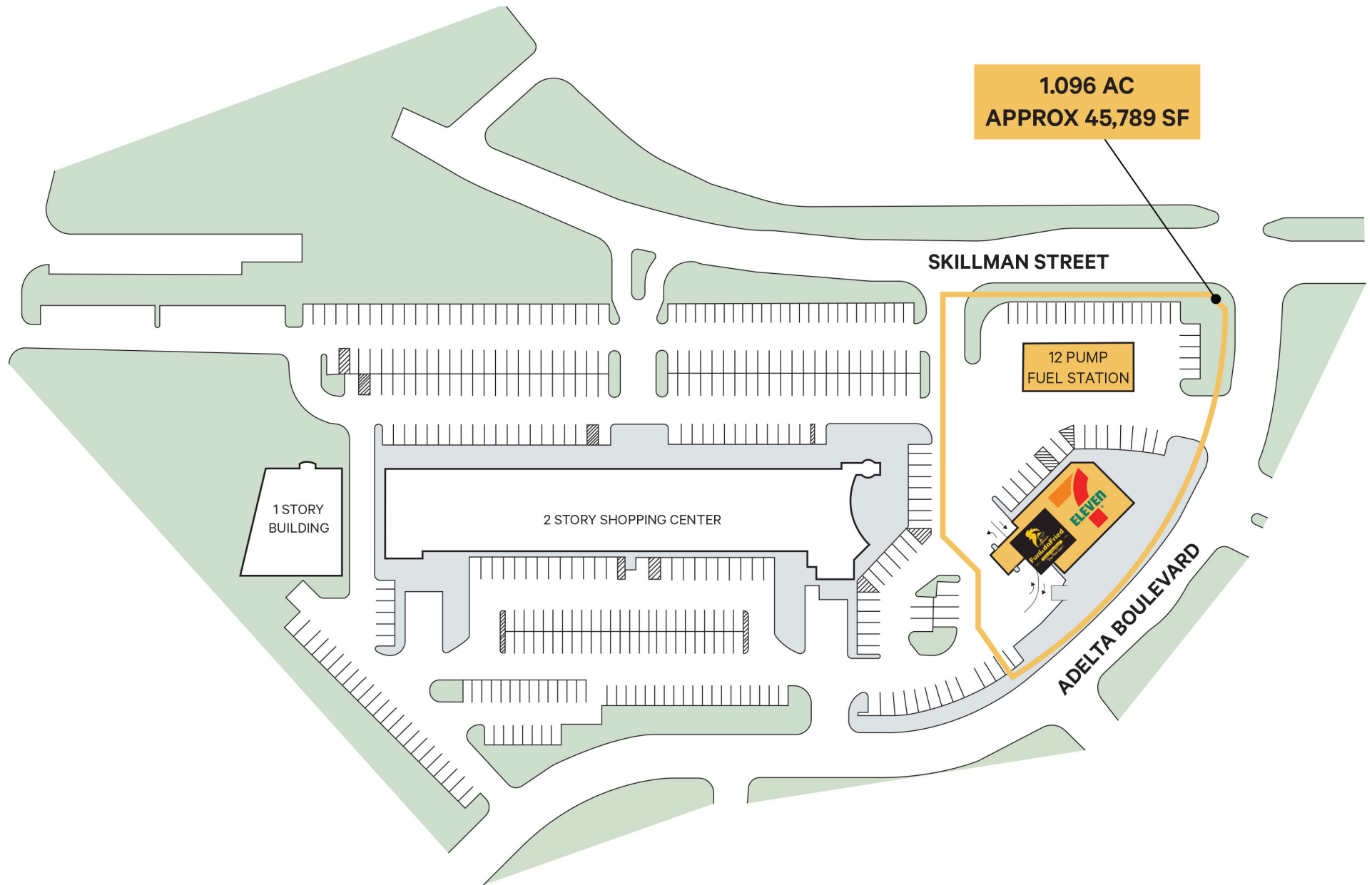
LEASE YEAR	COMMENCEMENT	MONTHLY RENT	ANNUAL RENT
Option 1: Years 11-15	Aug - 2020	\$7,500.00	\$90,000.00
Option 2: Years 16-20	Aug - 2025	\$8,400.00	\$100,800.00
Option 3: Years 21-25	Aug - 2030	\$9,408.00	\$112,896.00
Option 4: Years 26-30	Aug - 2035	\$10,536.96	\$126,443.52



GLA	1,148 SF
INITIAL LEASE TERM	5 years & 4 months
RENT COMMENCEMENT	Feb 1, 2017
LEASE EXPIRATION	July 31, 2022
OPTIONS	One (5) Year Option
LEASE TYPE	NNN
ROOF REPLACEMENT & STRUCTURE	Landlord Responsibility
LEASE GUARANTOR	Personal Guarantee

LEASE YEAR	COMMENCEMENT	MONTHLY RENT	ANNUAL RENT
Years 1-5	Feb -2017	\$1,913.33	\$22,959.96
Option 1: Years 6-10	March - 2022	\$2,391.67	\$28,700.04

# SITE PLAN





# TENANT HIGHLIGHTS

Founded:	1927
Headquarters:	Dallas, TX
Locations:	60,000+
Employees:	45,000
Tenant:	Corporate
S&P Rated Credit:	AA-



The 7-Eleven brand is known and loved around the world, and their iconic products are a big part of the American culture. And although they've grown significantly over the years, their focus stays fixed on making life easier for customers. This simple idea is the reason they're the marketplace leader. It's also why their customers, employees, Franchisees and community leaders are proud to be part of the 7-Eleven story.

7-Eleven has a legacy of innovation. They were 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 some of their most popular menu items: the SLURPEE® drink, the BIG GULP® and then the BIG BITE®. Now, they continue their history of innovation and power it through digital initiatives.

7-Eleven is a brand that's recognized worldwide. They've also made a reputable name for themselves in the franchise business, and are consistently ranked as a top-five franchisor. A turnkey business model, world-class training, ongoing corporate support and special financing programs are available to increase the success rates of our Franchisees.

With 60,000 stores – and counting – located around the globe, they're more determined than ever to continue innovating and delivering "what the customers want, when and where they want it."

*Source: [www.7-eleven.com](http://www.7-eleven.com)*

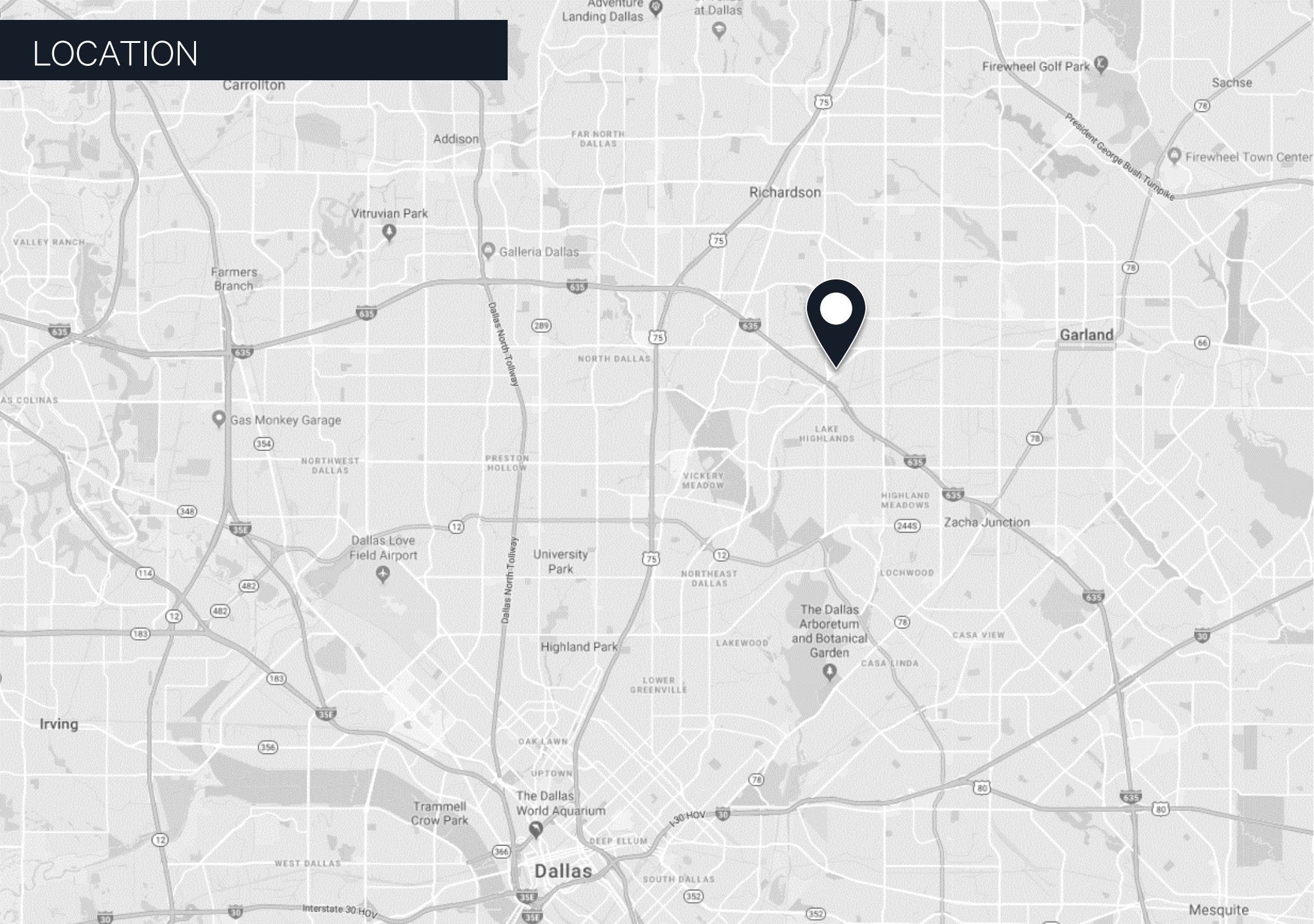


# PROPERTY PHOTOS



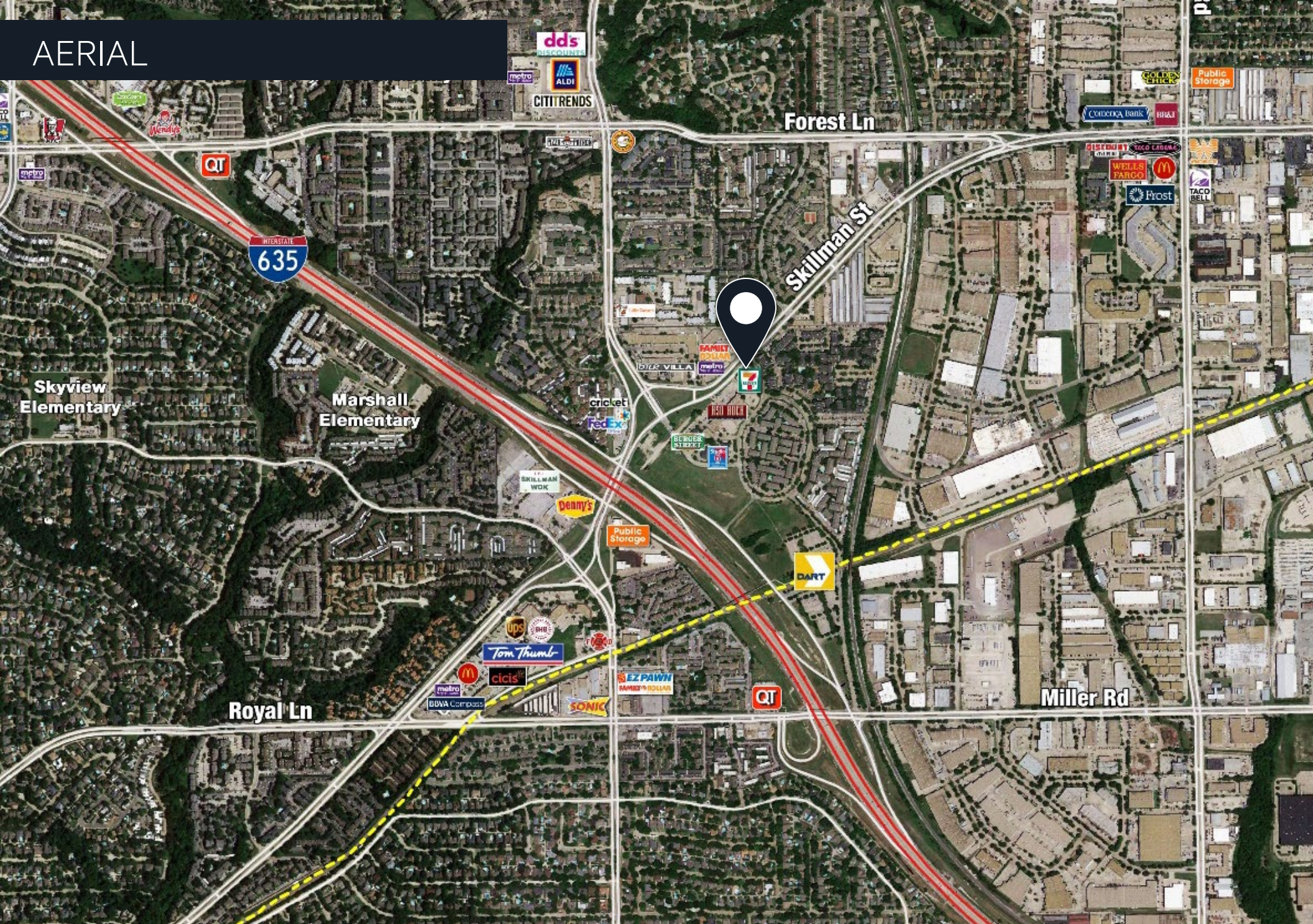


# LOCATION





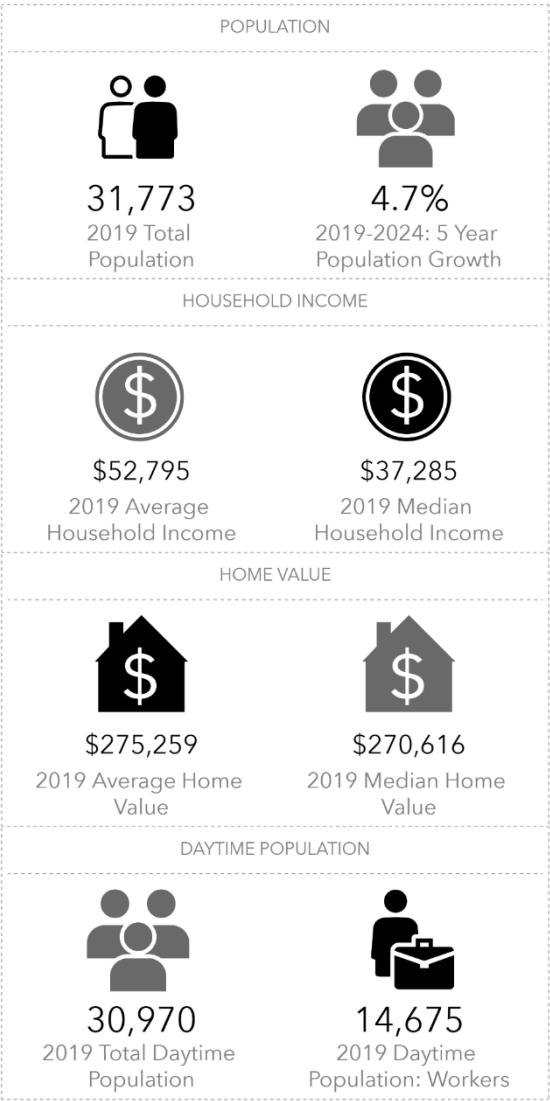
AERIAL



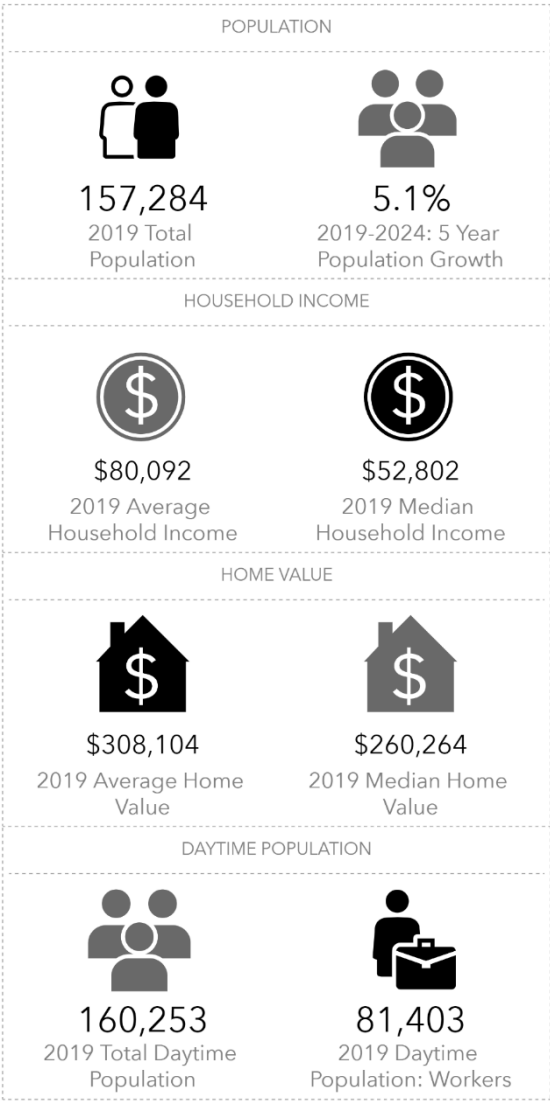


# DEMOGRAPHICS

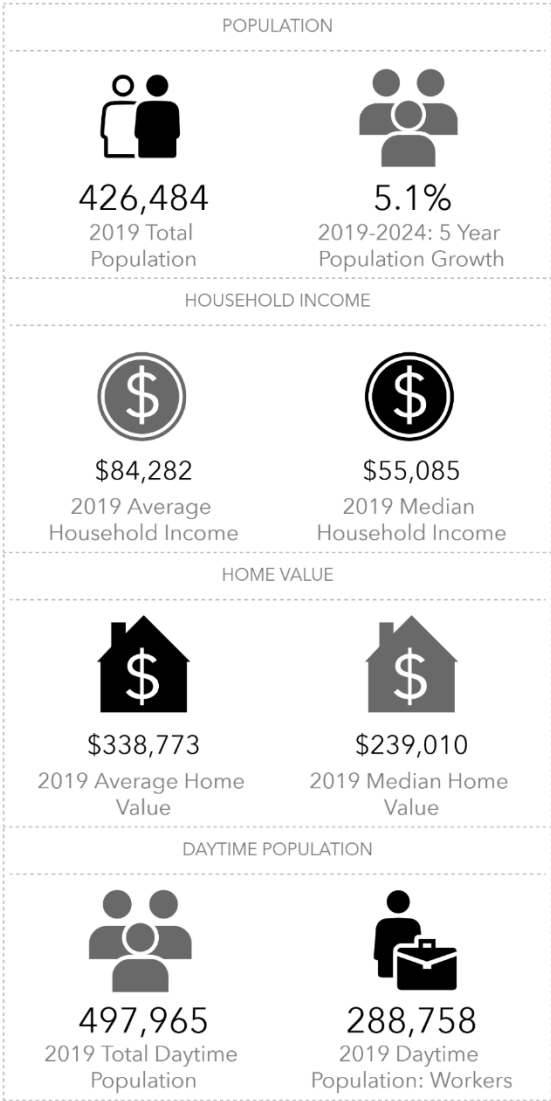
## 1 MILE



## 3 MILE



## 5 MILE





# DFW OVERVIEW

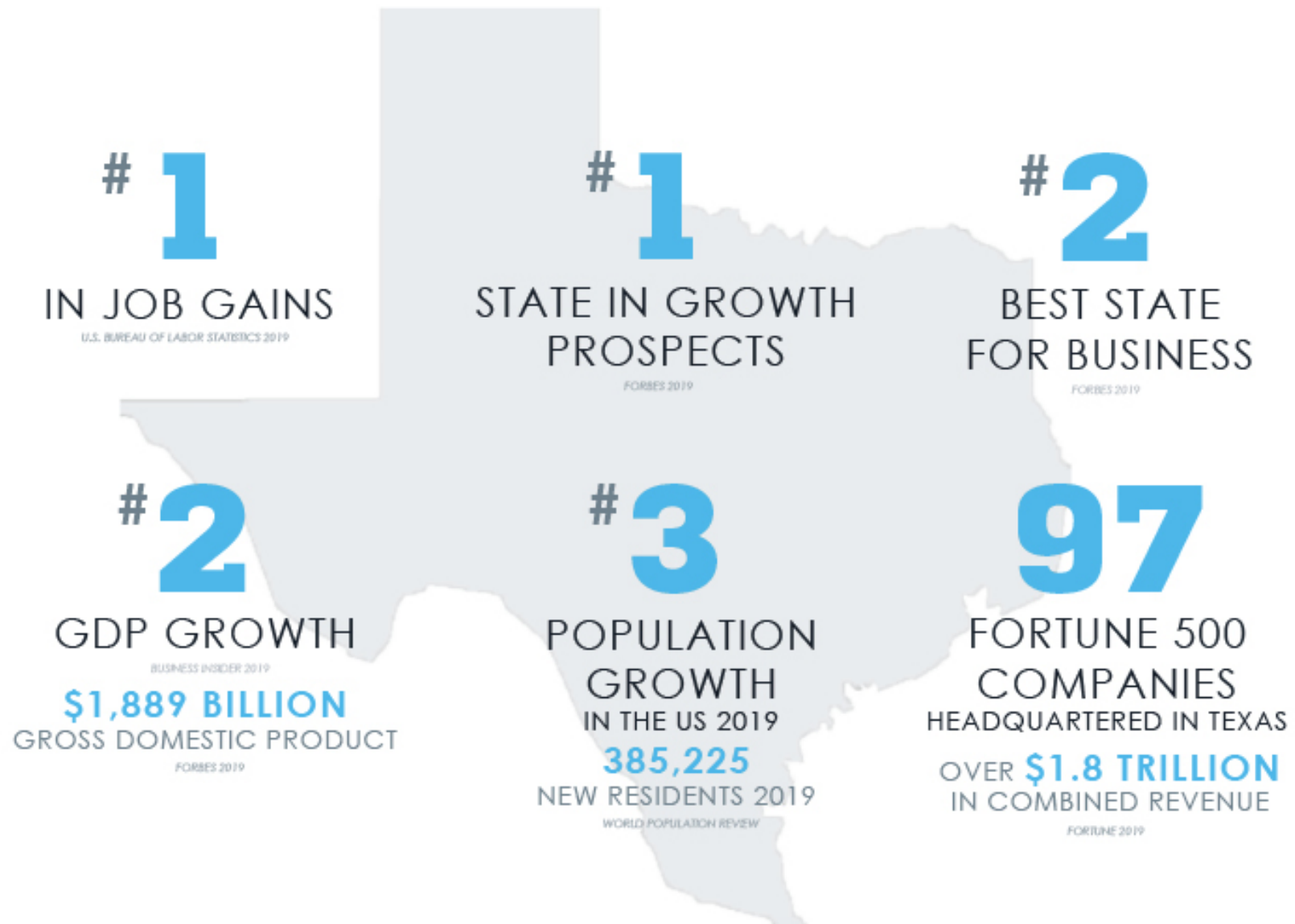


The combined Dallas-Fort Worth market ranks as Texas' largest metropolitan area with a population of 7.5 million people. By 2023, that total is expected to increase to 8.2 million. The DFW metro area reports an average household income of \$91,815, a median household income of \$64,460 and an average home value of \$265,435.

DFW at the top nationally in terms of job growth, with a total of 114,900 new jobs added between August 2017 and August 2018 according to the U.S. Bureau of Labor Statistics October 2018 report. During the 12 month period job growth totaled 3.2 percent, more than double the national average of 1.7 percent. The area's unemployment rate is 3.5 percent future job growth over the next ten years predicted to be an astonishing 41%.

DFW is home to 22 Fortune 500 companies and more than 10,000 corporate headquarters, giving the area the largest concentration of corporate headquarters in the United States. The DFW region is a key U.S. financial center, home to the corporate headquarters for Comerica Bank and MoneyGram, as well as major centers for JPMorgan Chase, Citigroup, Wells Fargo, Bank of America, Capital One and Fidelity Investments. Dallas is also home to one of twelve regional Federal Reserve Banks.

DFW ranks among the top four US metropolitan areas for business expansions, relocations and employment growth. DFW is home to DFW International Airport, the nation's fourth busiest airport, Dallas Love Field Airport, home to Southwest Airlines, the largest domestic airline in the country and Fort Worth Alliance Airport, the world's first major industrial airport.





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PRESENTED BY

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