

Chevron



INVESTMENT OFFERING



 **FARISLEE**
Investments

PARTNER
XTEAM
RETAIL ADVISORS



7500 S WESTMORELAND ROAD, DALLAS, TX 75237

EXCLUSIVE INVESTMENT ADVISORS:

Thomas Chichester
Managing Director
tchichester@farislee.com
(949) 221-1820
License No 01915137

Nick D'Argenzio, MRED
Managing Director
nickd@farislee.com
(818) 281-7893
R.E. License No. 0143404

BROKER OF RECORD:

Bruce Frankel
Houston, TX
TREC RE License: 9000477

18301 Von Karman Avenue, Suite 800, Irvine, CA 92612 P (949) 221-1800 F (949) 221-1830 farislee.com



TABLE OF CONTENTS

PROPERTY OVERVIEW

5

AREA OVERVIEW

11



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 Chevron, 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

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein

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Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from FLI or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



PROPERTY OVERVIEW



PRICING:

\$3,600,000

*Please Contact Agent regarding the business operating Financials.

SPECIFICATIONS:

GLA: 4,800 SF

Land Area: 0.92 Acres
39,988 SF

TENANT:

Chevron

LOCATION:

**7500 S Westmoreland Road
Dallas, TX 75237**



Faris Lee Investments is pleased to offer for sale, the rare opportunity to acquire the business and real estate for a recently built (2017) Chevron located in Dallas, TX. The property is ideally located adjacent to two highly trafficked highways, Interstate 20 (176,000 VPD) and Highway 67 (85,000 VPD). This Chevron is a high volume and strong performing site, as a result of its prime location and limited competition in the trade area. The current owner recently signed a new lease with Captain Friend Chicken paying the owner \$3,500/mo. on top of inside sales, gasoline volume, and lotto income.

The subject property is located on S Westmoreland Road in Dallas, TX which provides easy on/off ramp to both major highways; Interstate-20 and Highway 67. The site is surrounded by several national credit retailers such as: Home Depot, Sam's Club, American Freight, Target, Aldi, Ross, Chuck E. Cheese, Burlington and Sears to name a few. Chevron's ideal positioning off the highways and surrounding major retailers provides consistent consumer draw and longevity for future success at the property. Additionally, there are over 239,000 permanent residents and 84,000 employees within a 5-mile radius of the subject property.

PROPERTY SPECIFICATIONS

7500 S Westmoreland Road, Dallas, TX 75237



Land Area

0.92 Acres (39,988 SF)



Rentable Area

4,800 SF



Ownership

Fee Simple (Land & Building)



Access

There are (2) access points, (1) along S Westmoreland Road, and (1) along Gannon Lane.



Parking

There are approximately 32 dedicated parking stalls on the owned parcel. The parking ratio is approximately 6.7



Traffic Counts (Regis 2019)

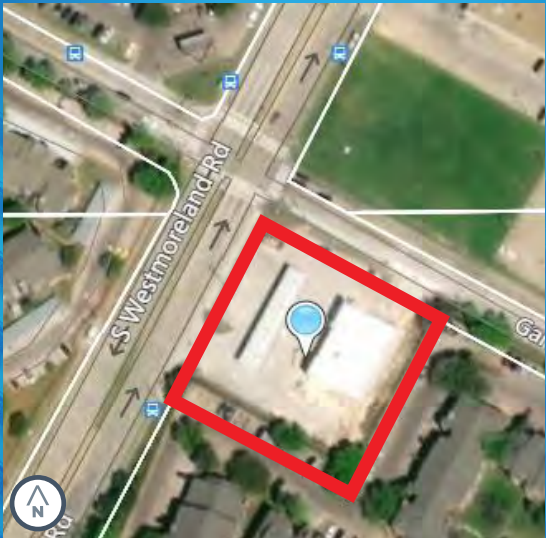
I-20: 176,000 VPD
Hwy 67: 85,600 VPD
S Westmoreland Rd: 12,600 VPD



Year Built

2017

Parcel Map



PARCEL	ACRES	SQ. FT
0075440A0003B0000	0.92	39,988

DALLAS MSA

One of the top growth market over
the last 10 years

NEW 2017 CONSTRUCTION

Pride of ownership building

FREEWAY LOCATION

Located along Interstate 20 and
Highway 67 (261,000 VPD Total)

HIGHLY SUCCESSFUL GAS STATION BUSINESS

Rare business and real estate opportunity for
an investor/operator

DENSE DEMOGRAPHICS

Over 239,000 residents living within a
5-mile radius

PROPERTY HIGHLIGHTS



Strong National Brand / Recently Built Building

- Chevron has over 8,000 locations and over 52,000 employees worldwide
- This Chevron location was recently built in 2017

Located Just Off I-20 and Hwy 67

- Interstate 20 features a massive 176,000 VPD
- Hwy 67 features 85,000 VPD
- Easy on/off ramp access to both highways



Excellent Business Opportunity and Large C-Store

- Ideal gas station / C-Store opportunity
- 2 total access points: 1 on S Westmoreland Road and 1 on Gannon Lane
- In addition, there is a large c-store adjacent to the gas station allowing the business operator the ability to maximize sales revenue and appeal to customer demand



Major Retail Corridor with Several National Credit Tenants

- The site is surrounded by several national credit retailers such as: Home Depot, Sam's Club, American Freight, Target, Aldi, Ross, Chuck E. Cheese, Burlington and Sears
- These major retailers further enhance customer draw to the site



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





Burlington
sears



(85,600 VPD)



4TH QUARTER
SPORTS CALL



S WESTMORELAND ROAD (12,600 VPD)



(176,000 VPD)



**DOWNTOWN DALLAS
(1.3 MILLION RESIDENTS)**

DALLAS EXECUTIVE AIRPORT (RBD)



(176,000 VPD)



(85,600 VPD)

DISTANCE FROM DALLAS



9 Miles

Downtown Dallas



25 Miles

Fort Worth



175 Miles

Austin



215 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



239,000

Estimated population



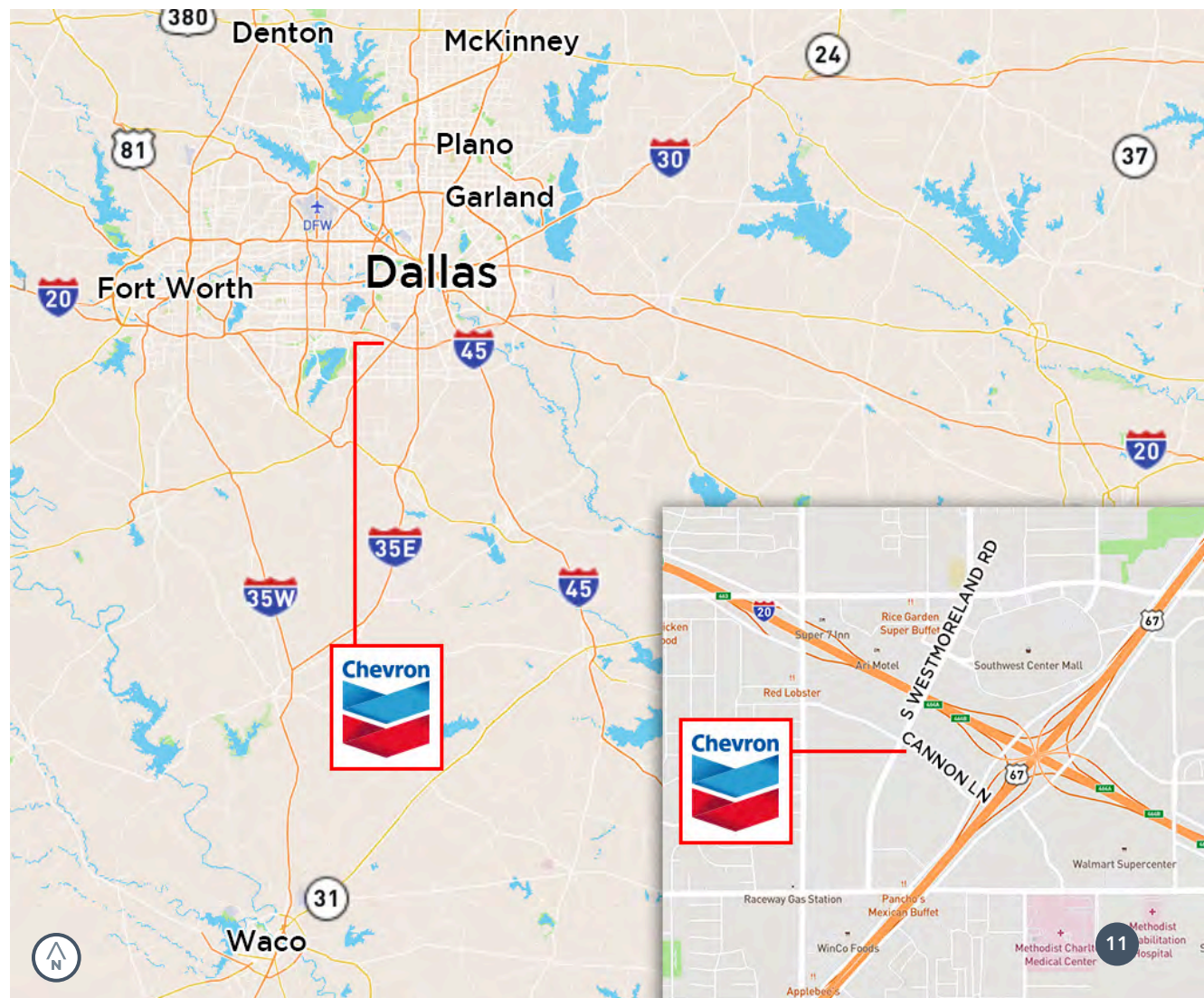
\$67,000

Average household income in 5 mile radius



26 Minutes

Average commute time



THE CITY OF DALLAS

Dallas is a city in the U.S. state of Texas and the largest city and seat of Dallas County, with portions extending into Collin, Denton, Kaufman and Rockwall counties. With an estimated 2018 population of 1,345,076, it is the ninth most-populous city in the U.S. and third in Texas after Houston and San Antonio. Located in North Texas, the city of Dallas is the main core of the largest metropolitan area in the Southern United States and the largest inland metropolitan area in the U.S. that lacks any navigable link to the sea. It is the most populous city in the Dallas–Fort Worth metroplex, the fourth-largest metropolitan area in the country at 7.5 million people.

Dallas and nearby Fort Worth were initially developed due to the construction of major railroad lines through the area allowing access to cotton, cattle and later oil in North and East Texas. The construction of the Interstate Highway System reinforced Dallas’s prominence as a transportation hub, with four major interstate highways converging in the city and a fifth interstate loop around it. Dallas then developed as a strong industrial and financial center and a major inland port, due to the convergence of major railroad lines, interstate highways and the construction of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world.

ECONOMIC HIGHLIGHTS

Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931. Dallas is home of the two other major malls in North Texas, the Dallas Galleria and NorthPark Center, which is the second largest mall in Texas. Both malls feature high-end stores and are major tourist draws for the region. According to Forbes magazine’s annual list of “The Richest People in America” published September 21, 2011, the city is home to 17 billionaires, up from 14 in 2009. In 2009 (with 14 billionaires) the city placed sixth worldwide among cities with the most billionaires.



Dutch F35A rollout at Lockheeds Fort Worth plant

MAJOR EMPLOYERS

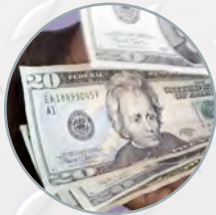
Company	Employment
AMR Corporation	24,700
Bank of America Corporation	20,000
Texas Health Resources Inc.	19,230
Dallas ISD	18,314
Baylor Health Care System	17,097
AT&T	15,800
Lockheed Martin Aeronautics	14,126
JP Morgan Chase & Co.	13,500
UT-Southwestern Medical Center	13,122
City of Dallas	12,836

DEMOGRAPHICS



Population

Dallas, TX (REGis 2019)	1 Mile	3 Mile	5 Mile
2019 Estimated Population	16,807	84,801	239,191
2024 Projected Population	17,341	86,881	245,182
2010 Census Population	15,464	80,146	225,429
2000 Census Population	14,713	71,443	187,535
Projected Annual Growth 2019 to 2024	0.6%	0.5%	0.5%
Historical Annual Growth 2000 to 2019	0.7%	1.0%	1.4%
2019 Median Age	30.8	34.8	34.3



Income

2019 Estimated Households	7,296	32,542	84,668
2024 Projected Households	7,655	34,101	88,932
2010 Census Households	6,463	29,754	77,411
2000 Census Households	6,135	26,914	64,558
Projected Annual Growth 2019 to 2024	1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2019	1.0%	1.1%	1.6%

Households



2019 Estimated Average Household Income	\$41,202	\$62,451	\$66,958
2019 Estimated White	21.4%	28.6%	29.9%
2019 Estimated Black or African American	63.0%	54.3%	50.2%
2019 Estimated Asian or Pacific Islander	1.6%	2.3%	2.6%
2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2019 Estimated Other Races	13.5%	14.3%	16.8%
2019 Estimated Hispanic	25.1%	27.9%	33.6%

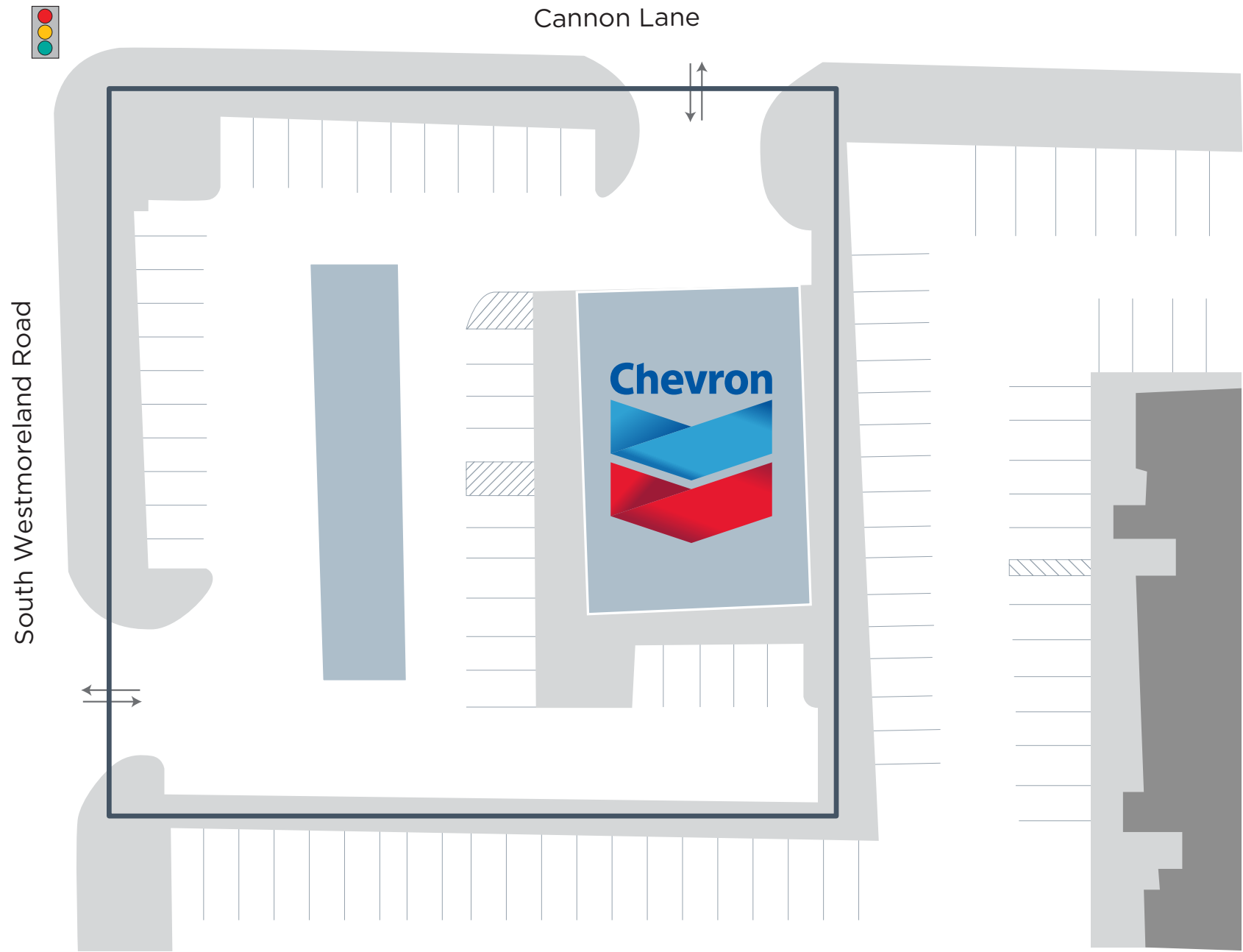
Ethnicity



Business

2019 Estimated Total Businesses	926	3,666	6,990
2019 Estimated Total Employees	10,548	46,080	84,022

SITE PLAN



SITE PLAN NOT TO SCALE



Chevron

www.chevron.com

Chevron Corporation is an American multinational energy corporation and is one of the successor companies of Standard Oil, which is headquartered in San Ramon, California, and active in more than 180 countries. Chevron is engaged in every aspect of the oil, natural gas, and geothermal energy industries, including hydrocarbon exploration and production; refining, marketing and transport; chemicals manufacturing and sales; and power generation. Chevron is one of the world's largest oil companies; as of 2019, it ranked eleventh in the Fortune 500 list of the top US closely held and public corporations and 28th on the Fortune Global 500 list of the top 500 corporations worldwide.

Company Type:	(NYSE: CVX)
Locations:	8,000+
2019 Employees:	52,000+
2019 Net Revenue:	\$139 Billion
2019 Net Income:	\$2.924 Billion
2019 Total Assets:	\$237 Billion





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