

QuikTrip®

LEWISVILLE, TEXAS

ACTUAL SITE





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QuikTrip®

801 E SH 121 BUS | LEWISVILLE, TEXAS

01

OFFERING

Investment Highlights
Executive Summary





INVESTMENT HIGHLIGHTS

THE OFFERING

- Built in 2010, a 5,313 square foot free-standing QuikTrip gas-station and convenience store which was leased for 15 years through August of 2026
- Price: \$3,178,016 – 6.35% Cap Rate

LEASE / TENANT

- Corporate guaranteed lease by QuikTrip Corporation, one of the nation's largest privately held companies with annual revenues in excess of \$11.4 billion
- Absolute net lease with zero landlord responsibilities
- 15 year lease which commenced in 2011 leaving just under six years remaining on the initial term
- Rent increases between each of the seven 5-year renewal options

REAL ESTATE / AREA STRENGTHS

- Positioned at the signalized intersection of East State Highway 121 and E Main Street, the property experiences combined traffic counts in excess of 58,700 vehicles per day
- Situated approximately two mile north of the City's largest employer with over 820 employees locally
- Affluent area with average household income in excess of \$110,000
- Densely populated area with over 96,800 residents within a three mile radius and over 211,000 residents within a five mile radius



DOWNTOWN

Music City Mall



Dillard's

CINEMARK

ZionMarket

DALLAS



FARMERS BRANCH

COSTCO
WHOLESALE

BEST
BUY

LA
FITNESS

121

Lakepoint Towne Crossing

TARGET

at home
The Home Décor Superstore

Academy
SPORTS+OUTDOORS

ROSS
DRESS FOR LESS

121

801 E SH 121 Bus
Lewisville, TX

IRVING

DFW

DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

Grapevine Mills

LEGOLAND

AMC
THEATRES

Burlington

NIKE

Vista Ridge Village

OfficeMax

BARNES & NOBLE

HOBBY
LOBBY

Total Wine
& MORE

SAM RAYBURN TOLLWAY

Walmart
Supercenter

COPPELL

MCKESSON

BEST
BUY
WAREHOUSE

INTERSKATE
ROLLER RINK

Kellogg's

ZENITH
GLOBAL LOGISTICS

sam's club

LEWISVILLE

Walmart

THE
HOME
DEPOT

Lakeland Plaza



Aaron's

Lewisville West



STARBUCKS

SUPERMERCADO
EL RANCHO
EL REY DE LAS PRECIOS BAJAS

AVIS

FAMILY DOLLAR



EXECUTIVE SUMMARY

The subject property is a 5,313 square foot QuikTrip located in Lewisville, Texas. QuikTrip has leased the property for a 15 year term which commenced in 2011, leaving just under six years remaining on their initial lease term. There are structured rent increases between each of the seven 5-year renewal options. The lease is absolute net providing for zero landlord responsibilities.

QuikTrip is one of the nation's leading convenience store operators, with approximately \$11.4 billion in annual revenues which are generated from the over 850 locations they operate. These revenues place QuikTrip on the Forbes listing of largest privately held companies.

Located at the intersection of East State Highway 121 and East Main Street, the property features excellent access and exposure along two of the area's main traffic corridors with combined daily traffic counts in excess of 58,700 vehicles per day. The City's largest employer, Xerox, with over 820 employees locally, is positioned approximately two miles immediately south of the subject property. This affluent area boast an average household income in excess of \$110,000, a figure which is over 46 percent above the national average. The surrounding community is densely populated area is home to over 96,800 residents within a three mile radius and over 211,000 residents within a five mile radius.



SITE PLAN





02

FINANCIALS

Lease & Pricing Summary







PRICE



\$3,178,016

CAP RATE



6.35%

801 E SH 121 BUS | LEWISVILLE, TEXAS



YEAR BUILT
2010



OWNERSHIP TYPE
FEE SIMPLE



BUILDING SIZE
5,313 SQUARE FEET



LOT SIZE
1.76 ACRES +/-

TENANT

QuikTrip Corporation

LEASE TYPE

NNN

LEASE TERM

15 Years

LEASE COMMENCEMENT

9/1/2011

LEASE EXPIRATION

8/30/2026

REMAINING LEASE TERM

5.75 YEARS

RENEWAL OPTIONS

Seven 5-Year Options

RENT INCREASES

Between Options

ROFR

30 Day Notice

BASE RENT SCHEDULE

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT
Current - 8/30/2026	\$201,804.00	\$16,817.00
Option 1 (5 Years)	\$207,744.00	\$17,312.00
Option 2 (5 Years)	\$213,672.00	\$17,806.00
Option 3 (5 Years)	\$219,612.00	\$18,301.00
Option 4 (5 Years)	\$225,552.00	\$18,796.00
Option 5 (5 Years)	\$231,480.00	\$19,290.00
Option 6 (5 Years)	\$237,420.00	\$19,785.00
Option 7 (5 Years)	\$243,348.00	\$20,279.00



03

TENANT

Tenant Overview





TENANT OVERVIEW

QUIKTRIP CORPORATION IS A PRIVATELY HELD COMPANY HEADQUARTERED IN TULSA, OKLAHOMA

Founded in 1958, QuikTrip has grown to a more than \$11 billion company with 850 stores in eleven states. Those revenues place QuikTrip high on the Forbes listing of largest privately held companies. QuikTrip's strategy is to be the dominant convenience/gasoline retailer in each market and to reach that level not through sheer numbers of stores, but through key, high-volume locations. With over 24,000 employees, Fortune has ranked QuikTrip on the list of Best Companies To Work For for fourteen years. QuikTrip also gives back to the communities it serves, donating 5% of net profits to charitable organizations.

QuikTrip Chairman and CEO Chet Cadieux was named CSP's Retail Leader of the Year in 2019, exactly 12 years after his father received the same honor. Chet has built his reputation on a people-first strategy that has made QT a desirable place to work and an admired part of the c-store industry.

QuikTrip grows almost entirely through new store construction. It added 33 new sites in calendar year 2019 to maintain its spot as the 11th largest c-store chain in the United States, with stores across 11 states.

In fiscal year 2020, which ends in April, QuikTrip will have opened 30 new-to-industry stores, including expanding into two new markets—San Antonio and Austin, Texas—and eyeing another major market: Denver.

QuikTrip is growing with its Gen3S store, a design slightly smaller than the previous more than 5,000-square-foot Generation 3 model.

AWARDS

#12 Best Employers for New Grads 2020

#29 America's Largest Private Companies 2019

*According to FORBES

NUMBERS

HEADQUARTERS

4705 South 129th East Ave. | Tulsa, OK 74134

NUMBER OF EMPLOYEES

24,034

NUMBER OF LOCATIONS

883



\$11.4 BILLION

Annual Revenues*

\$1.31 BILLION

Market Cap*

*as of Apr 30, 2019

04

MARKET

Area Overview
Area Demographics





AREA OVERVIEW

Lewisville is a progressive, suburban community located 26 miles north of downtown Dallas along Interstate 35. The City is situated in one of the most dynamic growth areas in the nation, and encompasses over 42 square miles. It's largest amenity—Lewisville Lake— covers almost 30,000 acres.

Lewisville has many opportunities that make this such a great place to live, work and play. Many of those are detailed in the comprehensive Lewisville 2025 vision plan that was developed by residents and then adopted by City Council in July 2014. You can learn more [here](#).

LEWISVILLE IS A THRIVING ECONOMIC HUB IN THE DALLAS/FORT WORTH (DFW) REGION WITH NUMEROUS ADVANTAGES INCLUDING SUPERIOR ACCESS, GREAT INFRASTRUCTURE, A LOW TAX ENVIRONMENT, AND QUALITY WORKFORCE. Home to approximately 100,000 residents. Lewisville is a significant regional employer used by major corporations for both administrative headquarters and warehousing. With its location just minutes from DFW International Airport, and straddling two major highways, Lewisville is perfectly positioned for easy access to the rest of North Texas and the world.

There are more than 2,000 retail stores and restaurants in Lewisville, gives local residents and visitors a variety of options for shopping and restaurants. And with so many businesses in town, along with many nationally known corporate names, attractive employment opportunities abound.

Lewisville is a safe and nurturing place to live for families with young children, young professionals charting their life path, seniors entering their golden years, or anyone else seeking urban convenience in a relaxed suburban setting. High-performing schools, scores of volunteer opportunities, spirit-filled churches and a thriving economy mean nearly any need can be met right here in Lewisville.

LEWISVILLE CULTURE

Bringing the fine and performing arts to Lewisville is a top priority of the Lewisville City Council, and support is given to the arts through a grant program operated by the Greater Lewisville Arts Council.



LEWISVILLE



GLAC is dedicated to the development and promotion of the arts for the enrichment of the quality of life in the greater Lewisville community. The MCL Grand in Lewisville is a boon to the area arts scene, providing a spacious home for performances and a showcase for visual artistry. This multi-purposed facility in Old Town includes a 296-seat auditorium, a recital hall, a gallery, classrooms, black box theater and a courtyard for outdoor entertainment. The theater hosts regularly scheduled Broadway-style musicals, plays and concerts presented by local and traveling groups.

LEWISVILLE OUTDOORS

Surrounded by 9,000 protected acres of nature, Lewisville Lake spans 29,000 acres and has 233 miles of shoreline. With an average depth of 25 feet, Lewisville Lake is large enough to host a multitude of activities such as fishing, water sports, boating, and hiking and biking on miles of scenic trails. Catch some of the biggest fish and discover why Lewisville Lake is the official "Urban Bass Fishing Capital of Texas."

Lewisville Lake is a Corps of Engineers reservoir that is immensely popular for water sports and outdoor recreation in the Dallas Fort-Worth area. The City of Lewisville manages Lewisville Lake Park, a 622-acre park on the south shore of the lake, located less than a mile from I-35E. The park offers a variety of amenities such as picnic areas, RV and tent camping, pavilions, 24-hour fishing barges, swimming beaches, and athletic facilities. Marinas, boat and jet-ski rentals, launch ramps and angler's supplies are also available on Lewisville Lake.

Fishing on Lewisville Lake includes large-mouth bass, crappie, catfish, white bass and spectacular hybrid white/striped bass. Swimming, water skiing, jet skiing, sailing, sail boarding, biking and picnicking are all part of what makes Lewisville Lake a popular destination throughout the year.



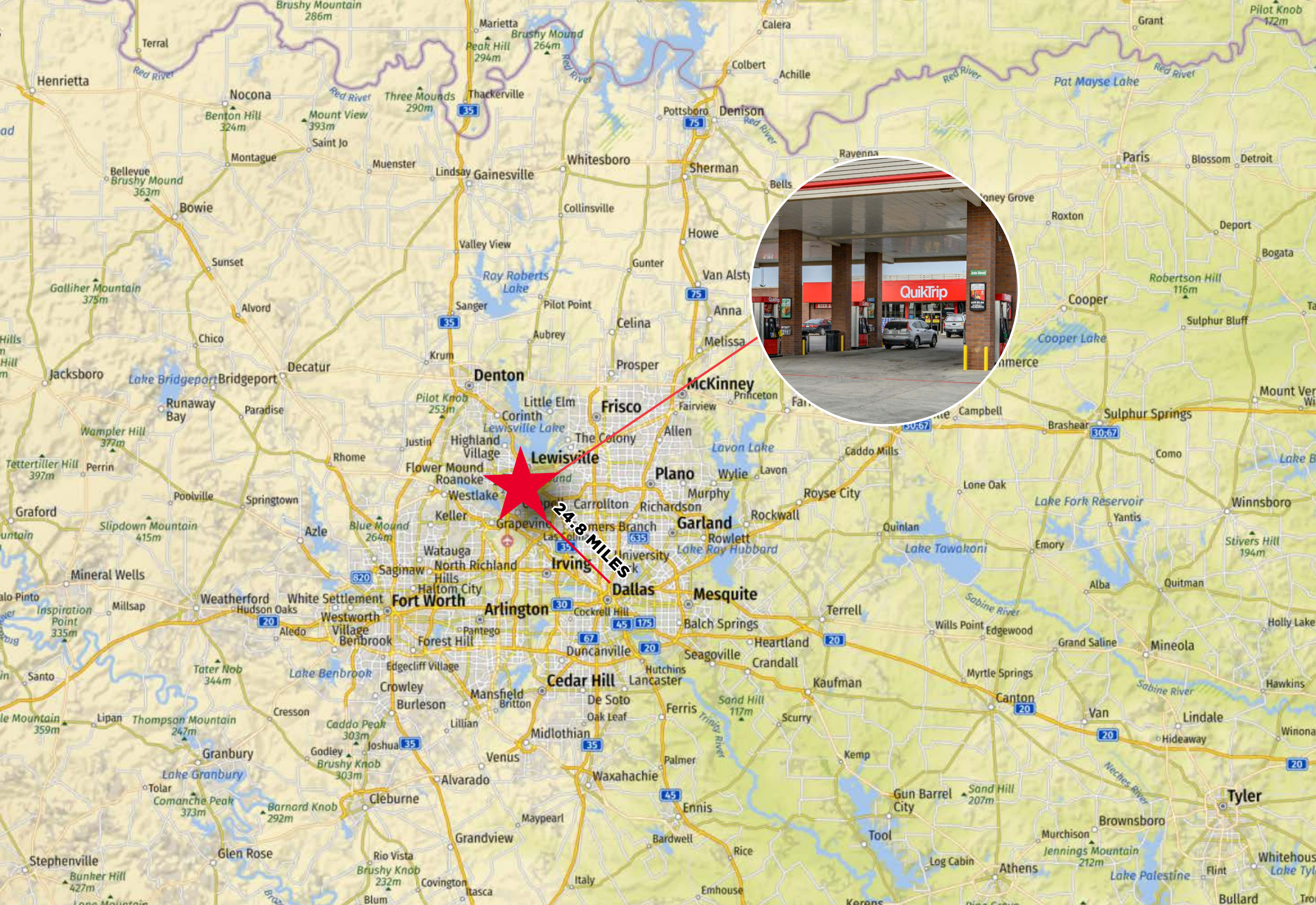
LEWISVILLE DAM






DOWNTOWN LEWISVILLE






LEWISVILLE LAKE



2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	7 Miles
 POPULATION				
Total Population	9,299	96,880	254,673	401,883
Median Age	30.7	33.9	34.5	36.3
 HOUSING				
Total Housing Units	4,698	39,961	98,652	151,034
Occupied Housing Units	95.9%	96.8%	96%	97.1%
Vacant Housing Units	4.1%	3.2%	4.0%	2.9%
 INCOME				
Income \$0 - \$49,999	34.6%	28.7%	27.8%	23.7%
\$50,000 - \$99,999	38.4%	31.8%	32.4%	29.9%
\$100,000 +	26.9%	39.5%	39.9%	46.4%
Avg Household Income	\$87,934	\$110,669	\$108,902	\$122,370

2025 PROJECTED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	7 Miles
 POPULATION				
Total Population	10,346	105,252	277,916	443,393
Median Age	30.1	34.3	35.0	36.9
 HOUSING				
Total Housing Units	5,218	43,263	106,792	165,979
Occupied Housing Units	96.5%	97%	96.3%	97.3%
Vacant Housing Units	3.5%	3.0%	3.7%	2.7%
 INCOME				
Income \$0 - \$49,999	32.1%	26.9%	25.6%	21.7%
\$50,000 - \$99,999	40.9%	32.4%	32.2%	29.4%
\$100,000 +	27%	40.7%	42.2%	48.9%
Avg Household Income	\$92,403	\$119,002	\$118,447	\$133,133



\$110,669

AVERAGE INCOME WITHIN 3 MILE

OF THE PROPERTY

96,880

POPULATION WITHIN 3 MILES



*Report counts include D&B business location records that have a valid telephone, known SIC code and D&B ratings as well as exclude cottage industries (businesses that operate from a residence). © 2017 Easy Analytic Software, Inc. (EASI®) All Rights Reserved, Alteryx, Inc. © 2017 Experian Information Solutions, Inc. All Rights Reserved, Alteryx, Inc. © 2017 Experian Marketing Solutions, Inc. All Rights Reserved, Alteryx, Inc.

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This Memorandum was prepared on the basis of information available to the Seller and to Cushman & Wakefield, Inc., the Seller's exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants and other advisors. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived.

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