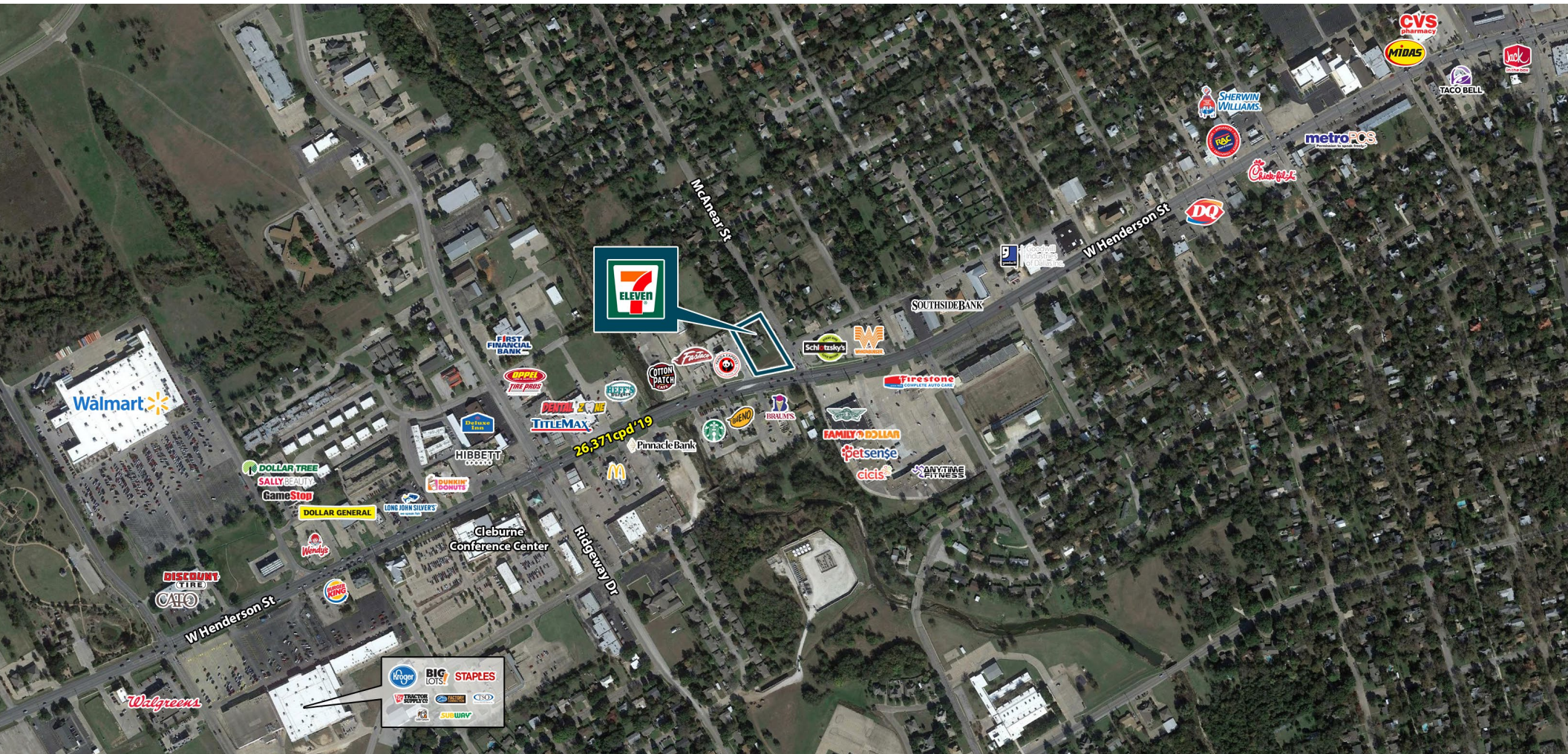


7-Eleven

NWC W Henderson Street & McAnear Street
Cleburne, Texas



CONFIDENTIAL OFFERING MEMORANDUM

4131 N Central Expy, Suite 820
Dallas, Texas 75204

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Partner
Stroud@VeeryRealty.com
214.396.1811

Property Information

Location

NWC W Henderson St & McAnear St
Cleburne, TX 76033

Building Size

4,088 SF

Land Area

1.124 acres

Price

\$4,264,266

Cap Rate

4.5%

Parking

21 spaces (5.1/1,000 SF)

Year Built

2021

Parking Lot

Concrete



Offering Summary

Tenant	7-Eleven
Address	NWC W Henderson St & McAnear St / Cleburne, TX
Size	4,088 SF
Lease Commencement	April 2021 (estimate)
Lease Expiration	March 2036
Options	Four (4) 5-year options
Lease Structure	Absolute NNN Lease
Price	\$4,264,266
Net Operating Income	\$191,892
Cap Rate	4.5%

Rent Schedule

Initial Term	Per Month	Annual
Year 1 - 5	\$15,991.00	\$191,892.00
Year 6 - 10	\$17,590.10	\$211,081.20
Year 11 - 15	\$19,349.11	\$232,189.32

Renewal Options	Per Month	Annual
Year 16 - 20	\$21,284.02	\$255,408.24
Year 21 - 25	\$23,412.42	\$280,949.04
Year 26 - 30	\$25,753.67	\$309,044.04
Year 31 - 35	\$28,329.03	\$339,948.36

Executive Summary

Investment Overview

- 2021 construction of a 4,088 SF building
- New, 15-year Absolute NNN lease
- AA- investment grade rating by S&P
- Moody’s Rating: Baa1

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,189	30,930	36,030
Daytime Population	6,800	24,218	28,083
Median HH Income	\$65,058	\$60,073	\$60,659
Median Age	39.5	35.4	35.7

Top Investor Market

Cleburne is located in the southwestern region of the Dallas-Fort Worth Metroplex. The Dallas-Fort Worth Metroplex (“DFW”) is the 4th largest metropolitan area in the nation, and is currently experiencing significant growth, making it a mecca for real-estate investment. According to data from the US Census Bureau, DFW adds another person every four minutes. Ease of transportation and low cost of living have fueled business expansion, attracting new employers. The local economy has added jobs at one of the fastest rates in the nation, averaging more than 100,000 per year since 2012, outpacing the national economy and resetting the bar for market performance.

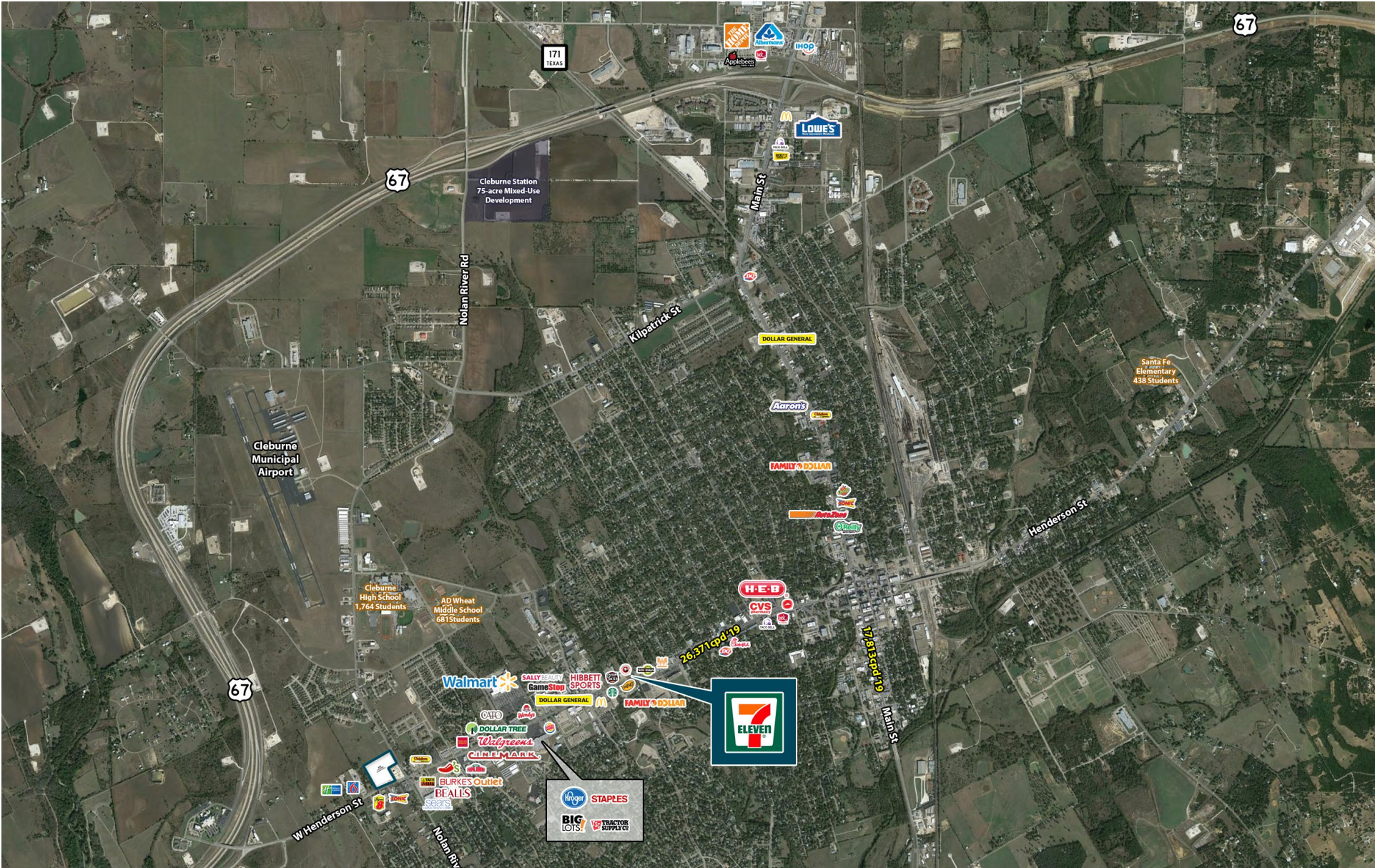
Prime Location

7-Eleven (“Property”) is located in the primary retail corridor of Cleburne, Texas at the northwest corner of W Henderson Street and McAnear Street with traffic counts exceeding 26,000 CPD. The Property is surrounded by national retailers, including Walmart, HEB Grocery, CVS, Panda Express, Taco Bell, Jack in the Box, Pizza Hut, McDonald’s and Starbucks, among others.

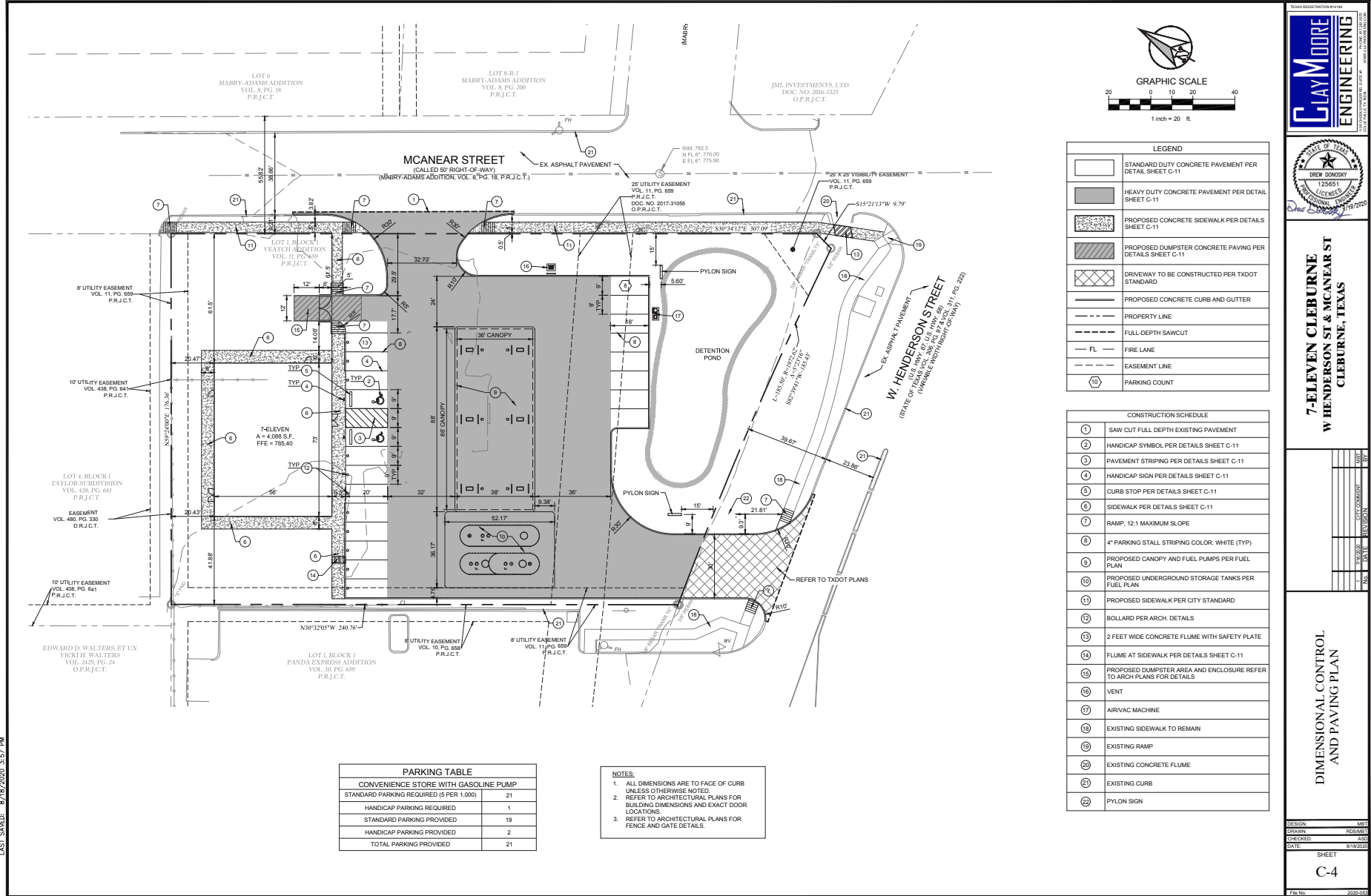
The recent completion of the Chisholm Trail Parkway has spurred new development in Cleburne and surrounding communities. A nearby mixed-use development, Cleburne Station, will be a master planned pedestrian-friendly project that features retail, restaurant, commercial office, hotel, entertainment and an independent minor league baseball team. This 75-acre mixed use public-private development is anchored by The Depot, a multi-use entertainment stadium that is the new home to a minor league baseball team, the Cleburne Rail Roaders and a minor league soccer team, FC Cleburne. The multi-use stadium will hold over 3,000 fans per Railroaders’ game for 53 home games a year and over 10,000 patrons for on field events with plans for up to an additional 80 events per year such as concerts and other area sporting events.

Additionally, approximately 500 new homes are under construction in various developments around the city, and a new high school has been constructed as part of a \$130 million voter-approved bond package.

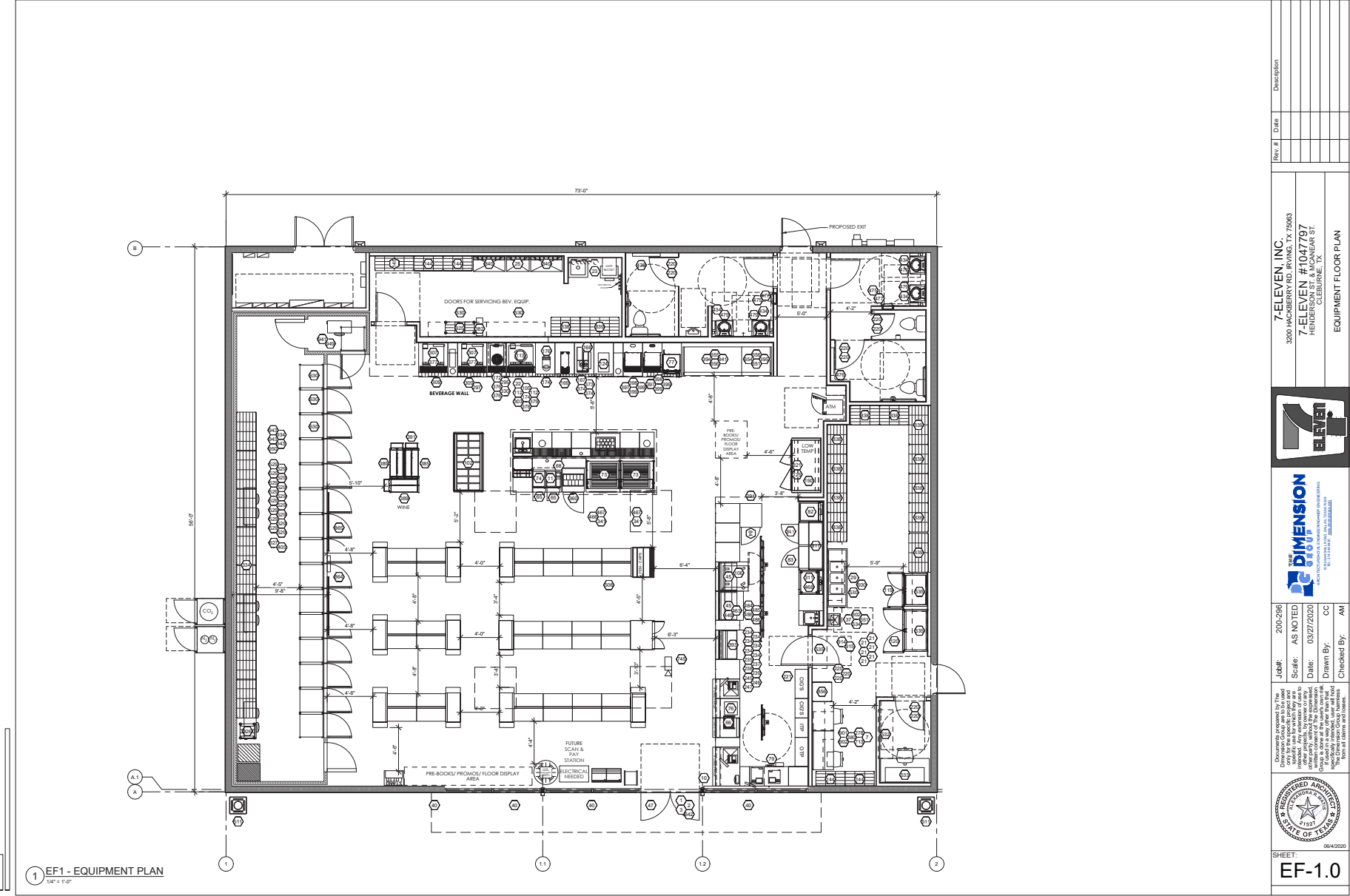
Aerial



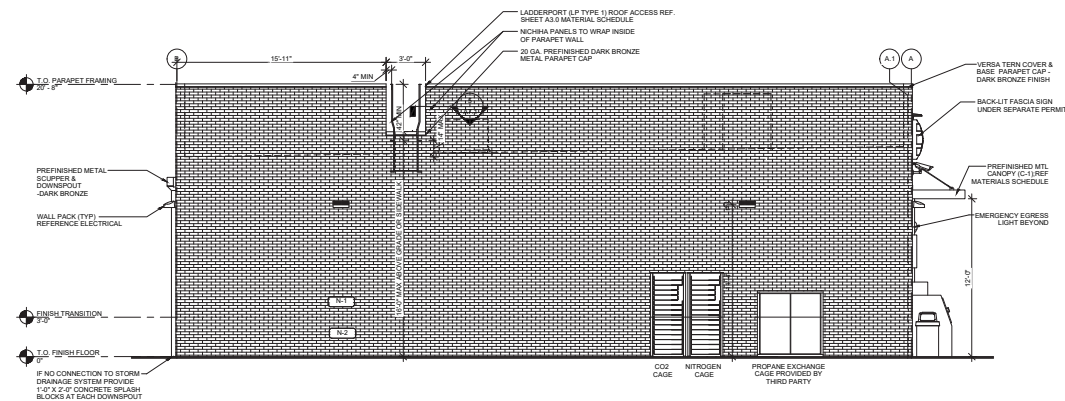
Site Plan



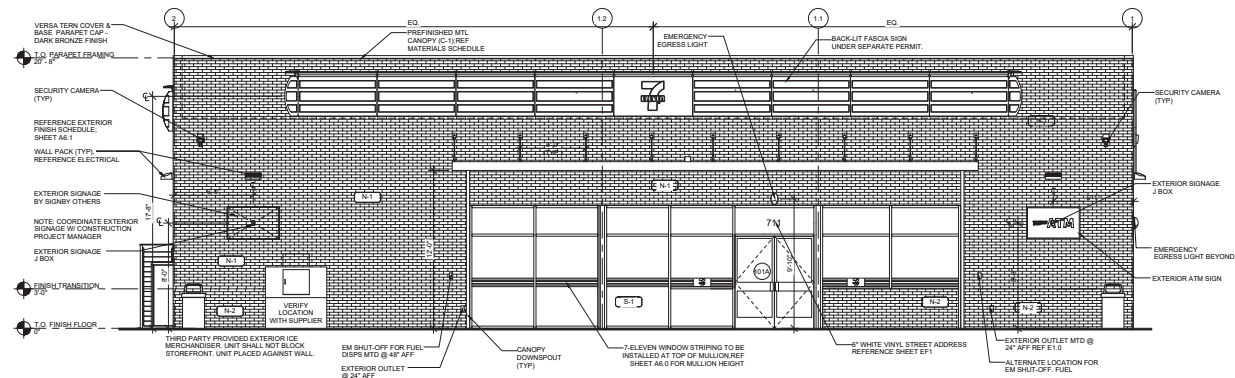
Floor Plan






Elevations



2 ELEVATION - WEST
1/4" = 1'-0"



1 ELEVATION - SOUTH
1/4" = 1'-0"

<div> SHEET: A3.0 06/16/2020</div>	<div>Download plans by the following link: https://www.dimensiongroup.com/planroom only for the specific project and not for general use or to be retransmitted. Any intention of sale to third parties, including electronic distribution, without the expressed written consent of Dimension Group is strictly prohibited. All rights reserved. © 2020 Dimension Group, Inc. All rights reserved.</div>	<div>Job#: 200-296 Scale: AS NOTED Date: 03/27/2020 Drawn By: CC Checked By: AM</div>	<div> NEW DIMENSION GROUP 10000 W. 17th Street, Suite 100 Houston, TX 77058 Tel: 713-666-6666 www.dimensiongroup.com</div>	<div></div>	<div>7-ELEVEN, INC. 3300 HACHERRY RD. IRVING, TX 75063 7-ELEVEN #1047797 HENDERSON ST. & MCANEAR ST. CLEBURNE, TX</div>	<table><thead><tr><th>Rev. #</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> 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Tenant Profile



7-Eleven

7-Eleven Inc. is a Japanese-owned American international chain of convenience stores headquartered in Irving, Texas. Its parent company, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 66,579 stores in 17 countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand.

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local customers.

Size

4,088 SF

Stock Symbol

Private

Locations

66,579

Credit Rating

S&P: AA-; Moody's: Baa1

Website

7-Eleven.com

Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer

first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

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BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT		DATE	