



**11900 Lake June Rd
Balch Springs, TX 75180**

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INVESTMENT HIGHLIGHTS

TENANT OVERVIEW

- **Top-Rated Tenant:** 7-Eleven has investment-grade credit, rated 'AA-' by Standard and Poor's.
- **Rental Increases:** 10% increases every 5 years. Providing a Hedge Against Inflation.
- **Iconic Brand:** 71,000+ Locations Worldwide, 9,400+ in the United States, headquartered in Dallas, TX.

PROPERTY

- **Signalized Hard Corner:** 24,000+ Vehicles Daily on Lake June Rd and 6,000+ Vehicles on Hickory Tree Rd.
- **High Traffic Area:** Located Less Than 1 Mile from I-635 Which Boasts 148,000+ Vehicles Per Day.
- **Low Risk Investment:** \$66,000 in current NOI, Increasing the Long-Term Viability of the Tenant and/or Easily Replaceable Rent.
- **Passive and Secure Income Stream:** Absolute NNN Ground Lease Offering Zero Landlord Responsibilities
- **Easy Access:** Entry and Exit Points on Both Streets.
- **Large Lot w/ Multiple Pumps:** Sitting on 1 Acre of land with 6 Gas Islands (12 pumps).
- **Close Proximity to Walmart Supercenter:** Nearby retailers include – Walmart, Dollar Tree, Bank of America, Whataburger, Chase Bank, Wendy's, Panda Express, Discount Tire, AT&T, Etc.

DEMOGRAPHICS

- **Dense Area:** 277,000 residents within 5 miles and 687,245 within 10 miles.
- **Growing Population:** Part of the Dallas- Fort Worth Metroplex, the 4th Largest MSA in the Country with predicted increases of 1.0% within the next 5 years.

FINANCIAL OVERVIEW



LIST PRICE

\$1,389,474



CAP RATE

4.75%



YEAR BUILT

2013



SQUARE FOOTAGE

±3,000 SF



ACREAGE

±1.03 AC

7-ELEVEN TENANT SUMMARY

TENANT TRADE NAME	7-Eleven
TYPE OF OWNERSHIP	Ground Lease
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT	2/1/13
LEASE EXPIRATION DATE	1/31/28
TERM REMAINING	±6.75 Years
INCREASES	10% Every Five Years
OPTIONS	Four (5) Year Options



ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	Rent PSF	CAP Rate
Current - 1/31/23	\$5,500.00	\$66,000	\$22.00	4.75%
2/1/23-1/31/28	\$6,050.00	\$72,600	\$24.20	5.22%
Option 1	\$6,655.00	\$79,860	\$26.62	5.75%
Option 2	\$7,320.50	\$87,846	\$29.28	6.32%
Option 3	\$8,052.55	\$96,631	\$32.21	6.95%
Option 4	\$8,857.81	\$106,294	\$35.43	7.65%

PARCEL MAP



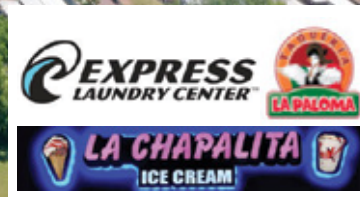


± 148,000 VPD

CHASE



LAKE JUNE ROAD
± 24,000 VPD



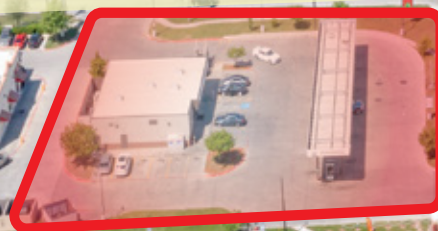
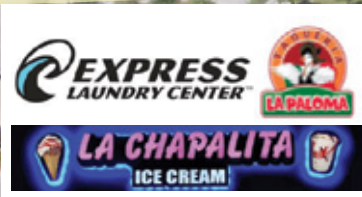
HICKORY TREE RD

DOWNTOWN DALLAS

± 15 MILES AWAY



HICKORY TREE RD



LAKE JUNE ROAD
± 24,000 VPD



TENANT OVERVIEW



The Offering

PROPERTY NAME 7-Eleven

Property Address 11900 Lake June Rd
Balch Springs, TX 75180

SITE DESCRIPTION

Number of Stories One

Year Built 2013

GLA ± 3,000 SF

Lot Size ±1.03 AC

Type of Ownership Ground Lease

Landscaping Professional

Topography Generally Level

Tenant Overview

» Company Name	» Year Founded	» Headquarters
7-Eleven	1927	Irving, TX
» Ownership	» Industry	» Website
Private	Convenience Store	www.7-eleven.com

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 71,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

#1

**Entrepreneur's
Magazine Top Global
Franchises List**

TOP C-STORE

Team Members

#3

**Forbes' Top 20
Franchises to Start**

AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	12,035	117,485	289,706
2020 Estimate	11,630	113,391	277,865
2010 Census	10,832	104,837	246,527
Growth 2020-2025	0.7%	0.7%	0.9%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	3,865	35,194	88,494
2020 Estimate	3,726	33,955	84,829
2010 Census	3,421	31,343	75,025
Growth 2020-2025	0.7%	0.7%	0.9%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg Household Income	\$53,468	\$58,775	\$60,516
2020 Med Household Income	\$42,896	\$47,356	\$48,843

DALLAS



15 MILES

BALCH SPRINGS, TX

Balch Springs is a city in Dallas County, Texas. It is an inner-ring suburb of Dallas and part of the Dallas–Fort Worth metroplex. Balch Springs is on Interstate highways 635 and 20 and U.S. Highway 175 ten miles southeast of Dallas in Dallas County. Located in northeast Texas just four miles south of Mesquite and 15 miles east of Dallas, Balch Springs offers a quiet, family-friendly lifestyle. With access to the Dallas Love Field Airport and several interstate highways, Balch Springs provides residents quicker travel times and easier commutes.

Balch Springs houses a variety of restaurants, community parks, and local businesses. This family-friendly city provides public schools in the Mesquite Independent School District. For more entertainment, venture to nearby Downtown Dallas to explore the Dallas World Aquarium, the John F. Kennedy Memorial Plaza, the Dallas Museum of Art, and so much more. Affordable apartments, condos, and houses are available for rent in this quaint Texas suburb.



AREA OVERVIEW

DFW

DALLAS-FORT WORTH

The Dallas-Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2020, Dallas-Fort Worth is home to 24 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the United States behind New York City and Chicago. In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas-Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019.



7.6M
DFW
MSA POPULATION



\$620.6B
GROSS METRO
PRODUCT



24
FORTUNE 50
COMPANIES



3rd Largest
U.S. METROPOLITAN
AREA



BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.



INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms



COMPANIES HEADQUARTERED IN DFW

- » AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- » ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- » Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- » In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- » Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.
- » Southwest Airlines is headquartered in Dallas and has more than 58,000 employees.



DALLAS, TX

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: "Big Things Happen Here."

BEST PLACE TO RETIRE 2020

- FORBES 2020

#2 BEST PLACE FOR BUSINESS AND CAREERS

- FORBES 2019

#1 VISITOR AND LEISURE DESTINATION IN TEXAS

- VISIT DALLAS



MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

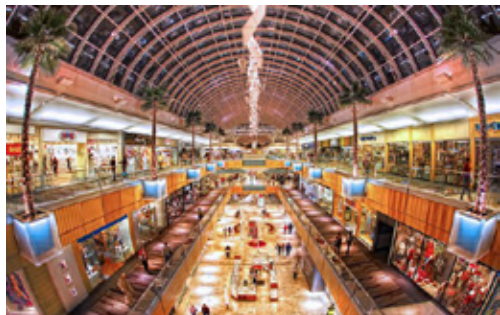
In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

Dallas is home of the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region:

- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- North Park Center is 2.3 million sq. ft. with over 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the second largest mall in Texas.

Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.



DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



DALLAS EVENTS

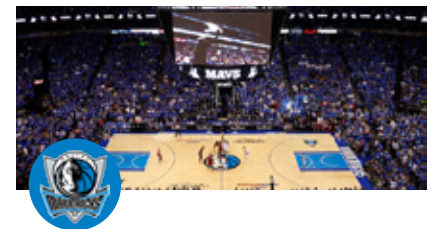
State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



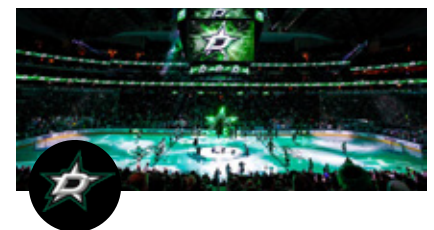
TEXAS RANGERS
(Major League Baseball)



DALLAS COWBOYS
(National Football League)



DALLAS MAVERICKS
(National Basketball Association)



DALLAS STARS
(National Hockey League)

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BROKER OF RECORD

KYLE MATTHEWS

LIC NO: 9005919 (TX)



OFFERING MEMORANDUM

BALCH SPRINGS, TX



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date