



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



QuikTrip
4930 Little Road
Arlington, TX 76017

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,320 SF QuikTrip Located at 4930 Little Road in Arlington, TX. This Deal Includes Approximately 5 Years Remaining on an Absolute Triple Net (NNN) Lease, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$5,779,854
CAP	5.50%
NOI	\$317,892
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	4930 Little Road Arlington, TX 76017
COUNTY	Tarrant
BUILDING AREA	5,320 SF
LAND AREA	1.64 AC
BUILT	2011



Q U I K T R I P

HIGHLIGHTS

- A Very 1031 Exchange Buyer-Friendly Asset With an Absolute Triple Net (NNN) Lease Allowing For Passive Income and Increased Depreciation Benefits
- QuikTrip is One of the Nation's Leading Convenience Store Operators, With Approximately \$11.4 Billion in Annual Revenues Which Are Generated From Over 850 Locations They Operate; These Revenues Place QuikTrip on the Forbes Listing of Largest Privately Held Companies
- Fee Simple Ownership – Accelerated Depreciation Eligible Asset Creating Attractive Depreciation Expenses (*Consult Your CPA)
- Located in an Income Tax-Free State
- Great Traffic Count of Over 35,000 VPD on Little Road With Tremendous Access Sitting as an Outparcel to a Gym Anchored Center
- Strategically Located Off a Large Interchange on Interstate 20 Which Stretches From South Carolina to West Texas and Sees Over 223,000 VPD on This Section of the Highway
- Really Strong Retail Neighbor Mix Showing This Trade Area to Be a Highly Desirable Location
- Nearby Tenants Include: 7-Eleven, Panda Express, Waffle House, Walmart Supercenter, Murphy Oil, ALDI, Kroger, Taco Bell, Starbucks and More



DOWNTOWN
FORT WORTH

LEASE SUMMARY

TENANT	QuikTrip
PREMISES	A Building of Approximately 5,320 SF
LEASE COMMENCEMENT	July 1, 2011
LEASE EXPIRATION	June 30, 2026
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	7 x 5 Years
RENT INCREASES	\$9,348 Fixed Increases at Options
LEASE TYPE	Absolute Triple Net (NNN)
USE	Convenience Store with Gas
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTEE	Corporate
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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5,320 SF	\$317,892	\$59.75
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FORT WORTH





Old School Primitive Baptist Church

James A Arthur Intermediate

Kennedale Junior High School

NTB

ALDI

Quick Track

Little Caesars

Car Wash

Walmart Supercenter

287

QT QuikTrip

7 ELEVEN

metro by T-Mobile

SUBWAY

ACE CASH EXPRESS

State Farm

Xscape Nails

McGILLIARDS IRISH PUB & GRILL

Little Rd

No Frills Sports Bar

MINT dentistry

NUTRITION NATION

ARMSTRONG McCALL PROFESSIONAL BEAUTY SUPPLY

LAIFITNESS



Pleasant Ridge Church-Christ

The Welcome Table Christian Church

Ronald Reagan Memorial Hwy

Little Rd

287



save a lot CVS pharmacy
AutoZone
VALERO Shell Kentucky Fried Chicken

O'Reilly AUTO PARTS
Little Caesars cricket

Office DEPOT OfficeMax ACE
Albertsons K-2 AMERICAN FREIGHT FURNITURE - MATTRESS
CATO CVS pharmacy LifeStorage
Walmart STARBUCKS WELLS FARGO Arby's

Kroger SPROUTS FARMERS MARKET ANYTIME FITNESS
petco Walgreens Firestone
Fuzzy's Hooters BR TACO BELL Jersey Mike's
cricket SUPERCUTS DUNKIN'
PAPA JOHN'S Jack in the Box CHIPP'S PIZZA Marco's PIZZA

QT
QuikTrip

goodwill BURGER KING McDonald's
TEXACO POPEYES
K NIGHTS INN VALERO QT QuikTrip

Do it Best Advance Auto Parts
FAMILY DOLLAR
DOLLAR GENERAL

BIG LOTS! LA FITNESS O'Reilly AUTO PARTS
IHOP AutoZone DOLLAR GENERAL
DISCOUNT TIRE jiffy lube
BUENO SUBWAY Cheddar's
Taco Bueno WAFFLE HOUSE JUICE IT UP
TACO EXPRESS SONIC 7 ELEVEN McDonald's metro by T-Mobile

Ronald Reagan Memorial Hwy

Walmart Supercenter ALDI WOODFOREST NATIONAL BANK
LifeStorage NTB Little Caesars
SUBWAY SportClips T 1's

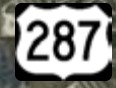
AutoZone O'Reilly AUTO PARTS
CVS pharmacy Ruby's
CAPTAIN D'S LAQUINTA INN & SUITES Hampton

planet fitness DOLLAR GENERAL
DOLLAR TREE Walgreens

DOLLAR GENERAL Advance Auto Parts
DICKEY'S BARBECUE PIT metro by T-Mobile Chicken EXPRESS

Kroger Albertsons LA FITNESS PET SUPPLIES PLUS
Chick-fil-A Chicken EXPRESS Andy's Frozen Custard STARBUCKS

DOLLAR GENERAL
McDonald's Denny's
SONIC corner store

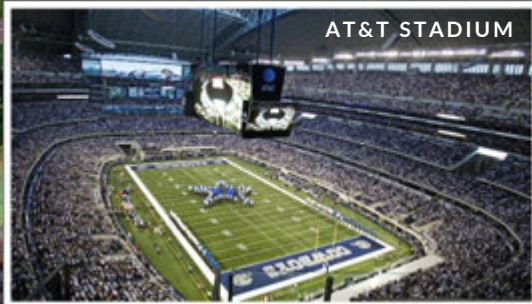


Little Rd

Arlington is a city located in Tarrant County. Arlington was incorporated in 1884 and is located in the center of Dallas/Fort Worth/Arlington metro area, 8 miles south of DFW International Airport. In both population and area it has a unique distinction other than its 49-in-population standing. It is the largest "mid" city in America. With a 2020 population of 400,316, it is the 7th largest city in Texas. Through the years, it has grown to become the largest city in Texas that is not a county seat, and it is the 48th most populated city in the country. It has a growing population, a branch of the University of Texas (UT-Arlington), a major theme park, and the largest industrial park in the region.

The Arlington economy is broad and diverse. Home to a variety of prominent and small businesses, Arlington provides significant employment opportunities. Arlington's location, along with its highway/freeway networks, make getting anywhere in the Metroplex accessible within a 30-minute drive. Arlington's robust economy and dynamic workforce is supported by strong commerce and industries including manufacturing, hospitality & tourism, logistics & trade, healthcare & life sciences and professional services. Arlington's strategic positioning in the state makes it an ideal location for medical device manufacturing and distribution. There are many retail centers, museums, and other attractions that draw in visitors each year. Arlington enjoys a strategic positioning within the Dallas-Fort Worth Metroplex; home to the state's largest concentration of aerospace manufacturing workers, one of the county's largest airports, headquarters of American and Southwest Airlines, and regional operations of leading aerospace companies including Lockheed Martin, Bell Helicopter, Raytheon, and Boeing.

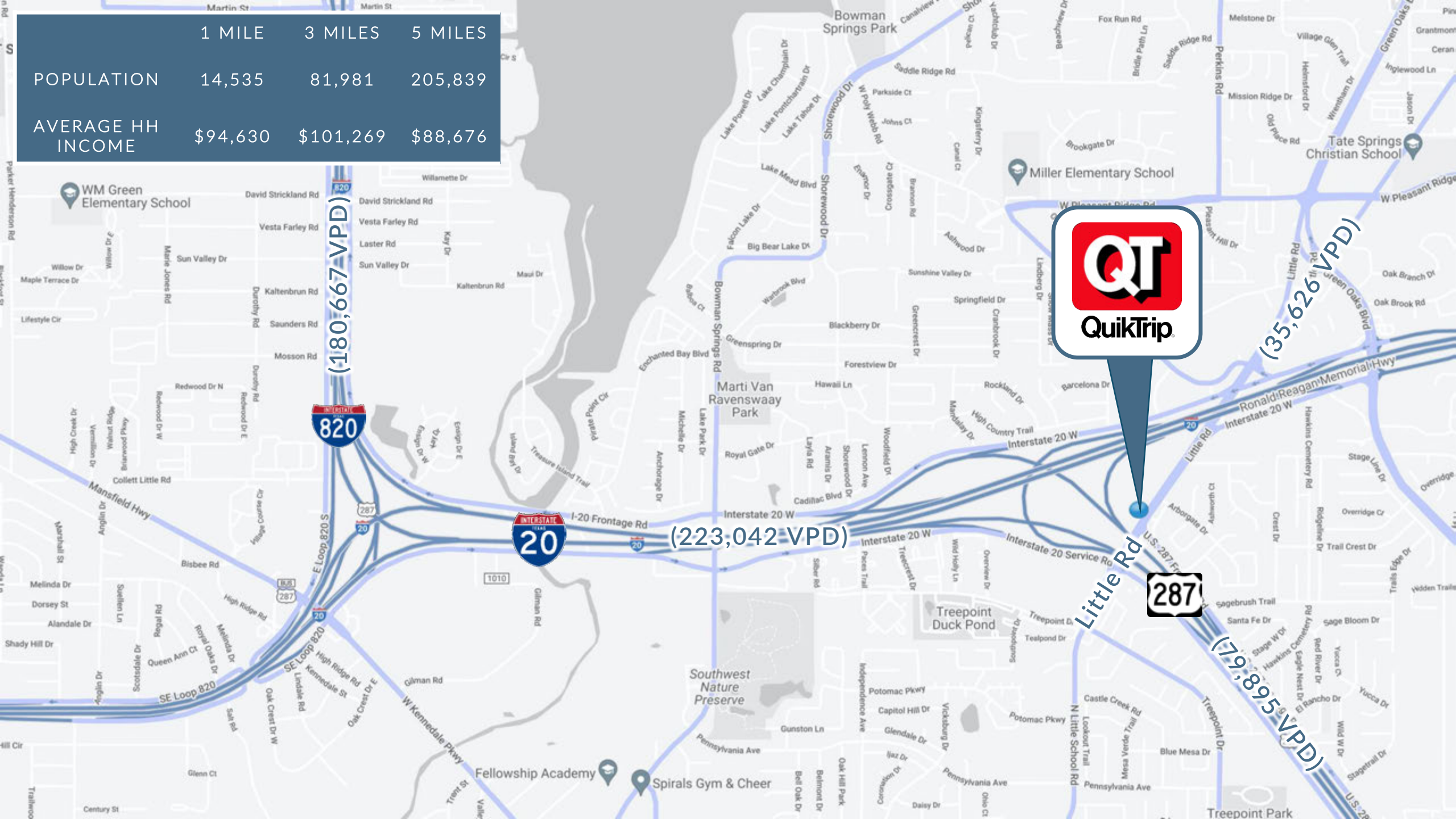
Arlington is in the heart of the North Texas Metroplex. People flock in droves to witness Arlington's arts and culture scene, where art lovers and music fanatics are equally at home. With art institutions like the Arlington Museum of Art (AMA) and The Gallery at UT Arlington, and music venues like Arlington Music Hall and Symphony Arlington, one won't find a shortage of arts, cultural events, and exhibits to enjoy. Music fans can gather up the whole family for free concerts under the stars at the outdoor Levitt Pavilion Arlington. Art lovers will relish the art installments all along the public Entertainment District Art Trail. Marvel at the dozens of stunning sculptures—plus, this accessible trail is just steps away from AT&T Stadium and Globe Life Field. Tourists can also visit the Six Flags Over Texas, The University of Texas at Arlington's Planetarium and K1 Speed race course.

DALLAS-FORT WORTH
INTERNATIONAL AIRPORT

AT&T STADIUM



	1 MILE	3 MILES	5 MILES
POPULATION	14,535	81,981	205,839
AVERAGE HH INCOME	\$94,630	\$101,269	\$88,676



TENANT PROFILE

The QuikTrip Corporation, more commonly known as QuikTrip (QT), is an American chain of convenience stores that primarily operates in the Midwestern, Southern, and Southeastern United States as well as in Arizona. QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma. QuikTrip has been serving our customers quality products with a smile for over 55 years. 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.

Founded in 1958, QuikTrip has grown to a more than \$11 billion company with 850+ stores in 11 states. revenues place QuikTrip high on the Forbes listing of largest privately held companies. QuikTrip gives back to the communities it serves, donating 5% of net profits to charitable organizations in those communities. With 24,000 employees, QuikTrip has consistently been ranked as one of the top convenience store retailers in product quality and friendly service. Fortune has ranked QuikTrip on the list of Best Companies To Work for fourteen years.



COMPANY TYPE
Private



FOUNDED
1958



OF LOCATIONS
850+



HEADQUARTERS
Tulsa, OK



WEBSITE
quiktrip.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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 sub agency 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 the 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.



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