

# SECURE

NET LEASE

SUBJECT  
PROPERTY



## QuikTrip

**\$5,800,000 | 4.00% CAP**

1484 S Beltline Rd., Coppell, Texas (DFW) 75019

- ✓ **Rare Corporate Sale-Leaseback Opportunity** | May Qualify for Bonus Depreciation
- ✓ **15-Year Absolute NNN Lease** with (10) 5-Year Options to Renew
- ✓ **Hard Corner Location just off I-635** at Belt Line Rd. & Dividend Dr. (37,367 VPD)
- ✓ **Affluent Suburb of Dallas** – with an Average Household Income of \$160,890 within a 1-mile radius
- ✓ **12th Largest Convenience Store Chain** in the U.S.



The QuikTrip Corporation, more commonly known as **QuikTrip**, is an **American chain of convenience stores** based in **Tulsa, Oklahoma** that primarily operates in the **Midwestern, Southern, and Southeastern United States** as well as in **Arizona**.



**SUBJECT PROPERTY**

1484 S BELTLINE RD.



# INVESTMENT OVERVIEW

QUIKTRIP COPPELL, TX



## CONTACT FOR DETAILS

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\$5,800,000

4.00% CAP

NOI

\$232,000

Building Area

±5,896 SF

Land Area

±2.29 AC

Year Built

2012

Lease Type

NNN

Occupancy

100%

- ✓ **Rare corporate sale-leaseback opportunity.** New 15-year absolute NNN lease with (10), 5-Year options to renew.
- ✓ **Eligible for 100% bonus depreciation in year 1 - Fee simple ownership of a convenience store or gas station** allows the landlord to be eligible to use the Accelerated Bonus Depreciation model. Consulting your accountant or tax attorney is advised.
- ✓ **QuikTrip operates over 900 locations in 11 states and does not franchise to other operators;** making sure each store is consistent and meets QuikTrip's quality expectations.
- ✓ **QuikTrip is the 12th largest convenience store chain in the country.** QuikTrip was recently ranked by Forbes as the 28th largest private company with over \$11 Billion in Revenue.
- ✓ **High Traffic Count** - Located on the corner of Dividend Dr and S Belt Line Road which has approximately 37,367 vehicles passing daily.
- ✓ **Near Cypress Waters which is a lush 1,000-acre master-planned development,** perfectly placed in the heart of the Dallas Fort Worth metroplex and just five minutes from DFW International Airport. Centered around a serene 362-acre lake, this office, multi-family and retail waterfront development is DFW's newest master-planned community.
- ✓ **Coppell is an Affluent Suburb in the heart of the Dallas Fort Worth Metroplex,** with an Average Household Income of \$160,890 in a 1-mile radius of the subject property.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

QUIKTRIP COPPELL, TX

## QuikTrip

**Lessee:** QuikTrip Corporation

**Guarantor:** QuikTrip Corporation

### REVENUE

**\$11 B**

### CREDIT RATING

**BBB**

### TOTAL LOCATIONS

**900+**



[quiktrip.com](http://quiktrip.com)

**QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma that owns and operates gasoline and convenience stores.**

Founded in 1958, QuikTrip has grown to a more than **\$11 billion** company with **900+ stores across 11 states**. Those revenues place QuikTrip high on the Forbes listing of largest privately held companies. QuikTrip Corp. currently holds an **NAIC 2 Rating** which is the equivalent of a “BBB” rating by Standard & Poor’s. QuikTrip locations feature the company’s own QT brand of gas, as well as brand-name beverages, candy, tobacco and QT’s own Quik’n Tasty and Hotzi lines of sandwiches. With over **20,000 employees**, QuikTrip has made Fortune Magazine’s list of **“Best Companies to Work For”** every year for the last 15 years and received the **38th spot** in People Magazine’s **“50 Companies That Care.”**

QuikTrip is consistently **ranked as one of the top convenience store** marketers in product quality and friendly service, including a top spot on GasBuddy’s **Top Rated C-Store list for 2017**, and Top Rated Convenience Store Brand in the state of **Missouri**. It is also ranked **68th on Fortunes 100 best companies** to work for in 2017 and **33rd on Forbes List of Private Companies**. QuikTrip also gives back to the communities it serves, donating **5% of net profits** to qualified 501c3 non-profit agencies, which includes United Way campaign match, support for National Safe Place agencies, Folds of Honor scholarships and many other agencies that support at-risk youth and early childhood education

FILE PHOTO





## IN THE NEWS

— QUIKTRIP COPPELL, TX

## How QuikTrip Is Investing in Its Leaders

DANIELLE ROMANO, JUNE 16, 2021 (CONVENIENCE STORE NEWS)

Founded in 1958, QuikTrip Corp. (QT) has been a key player in transforming the convenience retailing landscape. Today, the 850-store chain has grown to a more than \$11 billion company with operations across 11 states, and is consistently listed among Forbes' largest privately held companies.

But at the core of QT's longevity and success is its **more than 24,000 employees**, who have contributed to the operator being named one of the **Best Companies to Work For for 14 years**.

With its leaders dispersed over multiple locations and with diverse responsibilities, QT was driven to create a common leadership language that could be used universally throughout the company and directly correlated to its mission to help employees grow and succeed.

That comes as no surprise to those who work for QT, according to Lindsay Bennefield, corporate training manager. After all, **QT prides itself on being "a company created to provide opportunities for others."**

"This commitment to providing employee opportunities for growth is the foundation of everything we do and is at the **heart of our leadership development initiatives**," she said.

With this goal in mind, QT partnered with **Harvard Business Publishing Corporate Learning (HBP)** in 2014 to explore new leadership development initiatives. Harvard Business Publishing is an affiliate of Harvard Business School.

EXPLORE ARTICLE



## QuikTrip Opens First Louisiana Travel Center

ISABELLE GUSTAFSON, APRIL 12 (CSTOREDECISIONS)

The first customers will be greeted on the opening day of business, April 15 at 6901 Bert Kouns Industrial Blvd., Shreveport, La.

The Travel Center features a **larger designed** lot and more spacious store than a traditional QT. The Travel Center has room to service **20 cars for gas and six diesel bays for trucks**.

QT's new store model is created specifically for **highly traveled** areas of the country that are also within a reasonable proximity to a QT Distribution Center for access to fresh food. The company offers a **full-service** kitchen with fresh, made-to-order snackles, as well as fresh food delivered daily through **its bakeries and commissaries**.

QuikTrip (QT) announced the opening of a new remote travel center in Shreveport, La., on April 15. While the retailer has widespread presence across 11 states in the Southwest, Midwest and Southeast, the Travel Center is the first QT location in Louisiana.

"We are excited to introduce QuikTrip in Louisiana with our first Remote Travel Center in Shreveport. We look forward to introducing our unique QuikTrip brand and culture to our new community," said Amy Gulizia, Division Manager for QT's Remote Store Network. "The Travel Center allows us to create meaningful connections with our new local customers in Shreveport, but also serve travelers in this busy part of the country."

Since its inception in 1958, QT has become widely known for **taking great care of its employees**, earning national recognition creating and nurturing career employees and offering superior employee benefits.

EXPLORE ARTICLE





# LEASE OVERVIEW

QUIKTRIP COPPELL, TX

Initial Lease Term	15-Years, Plus (10), 5-Year Options to Renew
Rent Commencement	Upon Closing
Lease Expiration	15 Years After Closing
Lease Type	NNN
Rent Increases	.25 Basis Points Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$232,000
Annual Rent Years 6-10	\$246,500
Annual Rent Years 11-15	\$261,000
Option 1	\$275,500
Option 2	\$290,000
Option 3	\$304,500
Option 4	\$319,000
Option 5	\$333,500
Option 6	\$348,000
Option 7	\$362,500
Option 8	\$377,000
Option 9	\$391,500
Option 10	\$406,000

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.









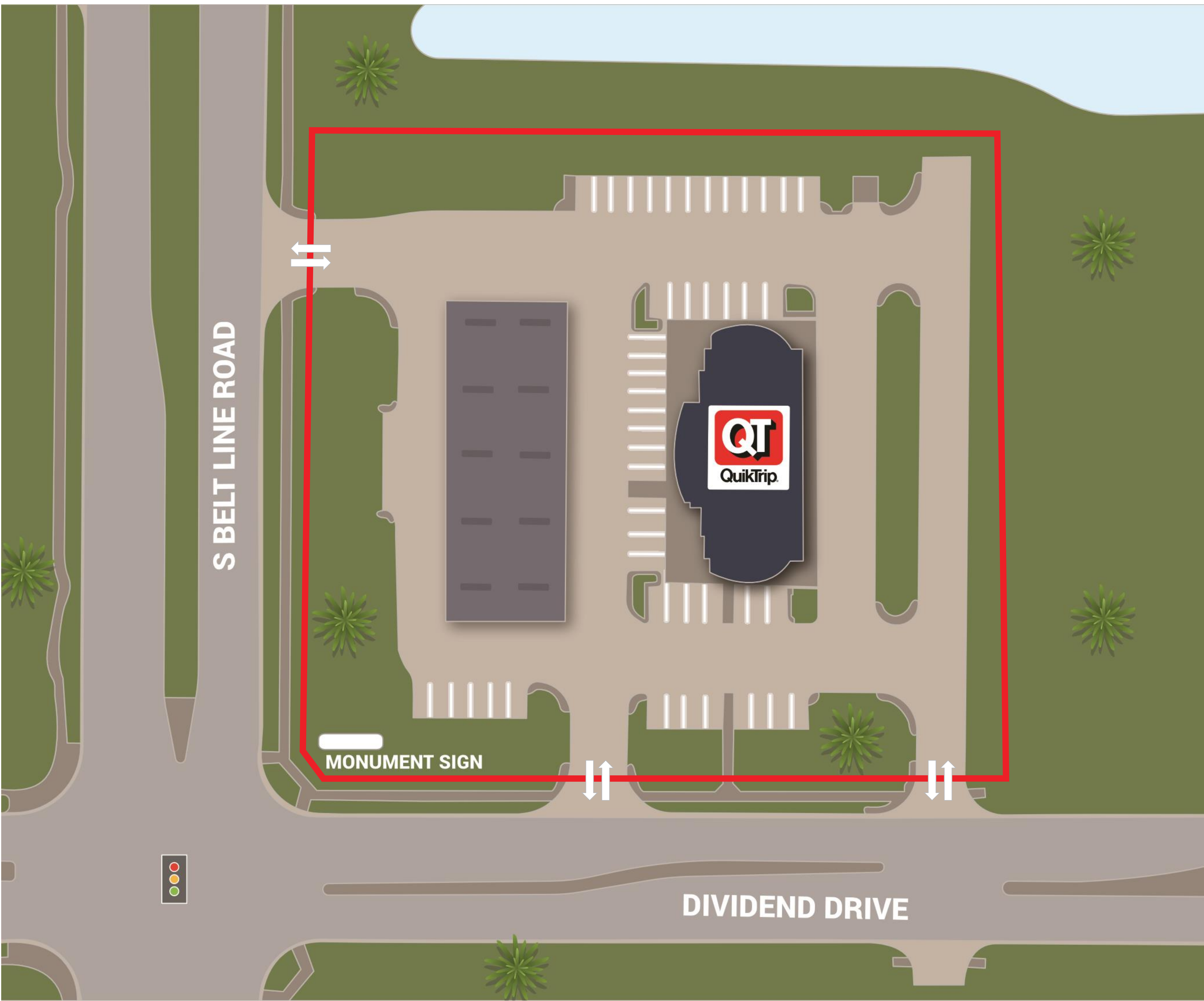
# SITE OVERVIEW

QUIKTRIP COPPELL, TX

	Year Built	2012
	Building Area	±5,896 SF
	Land Area	±2.29 AC

## NEIGHBORING RETAILERS

- Tuesday Morning
- Target
- Kroger
- ROSS Dress For Less
- Walmart Supercenter
- Petco
- Burlington
- Lowe’s
- The Home Depot
- PetSmart



SUBJECT  
PROPERTY



# CYPRESS WATERS - NEW DEVELOPMENT

QUIKTRIP COPPELL, TX

Cypress Waters is a lush 1,000-acre master-planned development, perfectly placed in the heart of the Dallas Fort Worth metroplex and just five minutes from DFW International Airport. Centered around a serene 300-acre lake, this office, multi-family and retail waterfront development is DFW's newest master-planned community.

## Tenants, Employees, and Square Footage

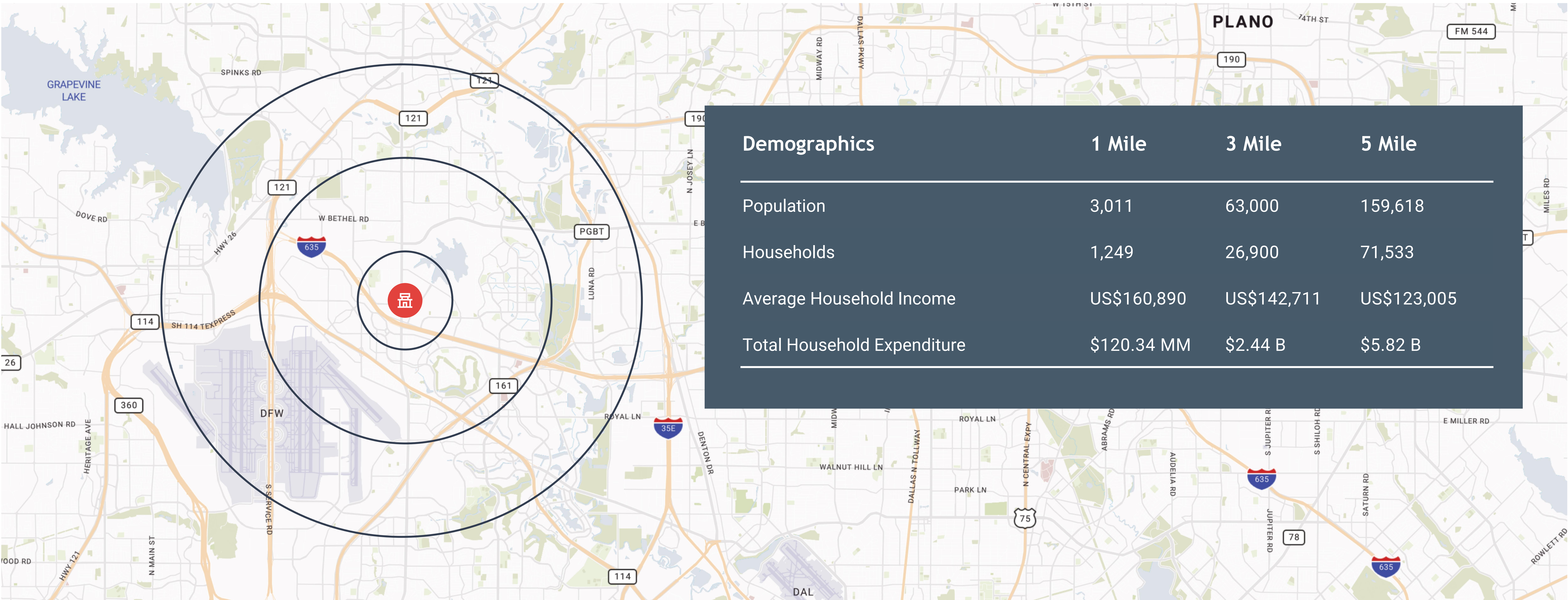
- Estimated Employees in 2022: 17,165 Employees
- Estimated Residents in 2022: 5,272 Residents
- Current Office Space in 2021: 3,274,821 sq. ft.
- Major Tenants Include: Morgan Stanley, British Telecom, Denny's Corporate Office, 7-Eleven Headquarters, CoreLogic Corporate Campus, and Regus.





# LOCATION OVERVIEW

QUIKTRIP COPPELL, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Brinker Corp (57,906)

2. 7-Eleven Corporate HQ (45,000)

3. Mongolian Concepts LLC (17,000)

4. Global Medical Response, Inc. (6,000)

5. Atos Solutions and Services Inc. (6,000)

6. Zale Canada Co. (5,300)
7. STMicroelectronics, Inc. (4,100)

8. Associates First Capital Corporation (4,000)

9. Vistra Corporation Services Company (4,000)

10. Caliber Collision (3,700)

11. The Allstate Corporation (3,500)

12. Kohlberg & Co., LLC (3,400)
13. Time Warner Cable Enterprises LLC (3,300)

14. Branch Carrollton-Farmers ISD (3,000)

15. BJ's Restaurants, Inc. (2,300)



# LOCATION OVERVIEW

QUIKTRIP COPPELL, TX



Coppel  
Texas



41,645

Population



\$122,340

Median Household Income

Best place to live in  
the U.S. (Money  
Magazine)

8<sup>th</sup>

2019 Best places to  
live in Texas (Niche)

Top 10

**Coppel is a city in the northwest corner of Dallas County in the U.S. state of Texas with a current population of 41,138.**

Coppel is a peaceful town where you can spend your leisure hours at Grapevine Springs Park and Wagon Wheel Park, which includes 6 baseball fields, 8 tennis courts and 5 soccer fields.

**Dallas Fort Worth International Airport is the 2nd largest in the country and 6th largest in the world.**

Coppel has experienced 3.5% job growth in the past year, expecting to continue expansion in the future, and is conveniently located 20-miles from downtown Dallas with countless night life attractions.

7-Eleven is 19-miles from North Dallas Business Center, 3-miles from Legoland Discovery Center (1.5 million visitors annually), and 3-miles from Sea World (3.3 million visitors annually). Coppel is within a 15-minute drive to recreational lakes Grapevine and Lewisville, where you can fish, ski, picnic or camp. Coppel is also within a 15-minute drive to three of the nicest area shopping malls - Vista Ridge, Grapevine Mills and Stonebriar. One of Coppel's primary selling points is its proximity (1-mile) to DFW International Airport. In fact, a portion of the airport resides within Coppel's city limits. Since its opening, the airport has grown to be one of the world's busiest international airports, with more than 60 million passengers passing through the gates annually. The Dallas/Fort Worth MSA has a population base in excess of 6,700,000 residents and is largest MSA in the South and fourth in the nation. Also known as "DFW" and "the Metroplex", the MSA is in the plains of North Texas and encompasses 12 counties. As the nation's fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people.



# IN THE NEWS

QUIKTRIP COPPELL, TX

## Coppell provided \$1.1 million in grants to help businesses

CHRIS ROARK, JANUARY 8, 2021 (COPPELL GAZETTE)

At a recent City Council meeting, Community Development Director Mindi Hurley told the council that the city received \$2.3 million in CARES Act funds to help those in need because of the pandemic.

She said **\$1.7 million of that was allocated** to two business programs approved by the City Council and Dallas County: The Coppell Cares Restaurant Assistance Grant and the Coppell CARES Business Retrofit Grant. Once those two ended, the **remaining money was used to create the Coppell CARES Business Rent/Mortgage Assistance Grant**.

The city of Coppell helped local businesses get back on their feet during the COVID-19 pandemic in the tune of nearly \$2 million.

Hurley said the city approved **102 applications** for Coppell businesses for a **total of \$1.1 million** in grants. There were 60 businesses that received the Business Rent/Mortgage Assistance Grant for a total of **\$889,000**, followed by the Restaurant Assistance Grant (**22 businesses for \$139,810**) and the Business Retrofit Grant (20 businesses for \$70,280).

“All of the remaining **\$1.65 million in funds** were reallocated to various projects and programs over the last several months,” Hurley said.

Hurley said the businesses that received the funding were thankful for the council's allocation of money.

“I had numerous businesses that asked that I pass along their gratitude for all that you’ve done to support them this past year,” Hurley said.

In July the city established the Restaurant Assistance Grant program and the Business Retrofit Grant program.

To be eligible for the grants, the businesses had to be located in Coppell, they had to be in compliance with the city’s code of ordinances and they couldn’t have litigation against the city or the county.

EXPLORE ARTICLE



## Coppell's ‘AAA’ rating reaffirmed

APRIL 23, 2021 (COPPELL GAZETTE)

Moody’s ‘Aaa’ rating reflects the city’s sizable tax base, history of strong operating performance and very strong reserves as well as manageable fixed costs and operating flexibility.

This is the **highest rating possible** from both agencies and represents the city’s continued financial strength and stability.

It was also noted that the City closed fiscal year 2020 with a **large surplus and increased operating reserves**. This is likely due to management’s efforts to reduce expenditures in preparation for the change in state sales tax law set to take effect in October this year, which is expected to **greatly reduce sales tax collections**.

The city of Coppell announced that both Moody’s Investors Service and S&P Global have reaffirmed the City’s AAA bond rating.

**S&P’s ‘AAA’ rating** represents the city’s strong and experienced management and financial policies, solid budgetary performance and flexibility and strong liquidity.

These high ratings also lower borrowing costs for Coppell taxpayers.

“The **reaffirmed AAA bond rating is a result** of the City Council’s commitment to fiscal responsibility and conservative approach to financial management,” said Jennifer Miller, director of finance. “Such ratings allow us to save taxpayer money while also providing **high-quality projects and services to the community**.”

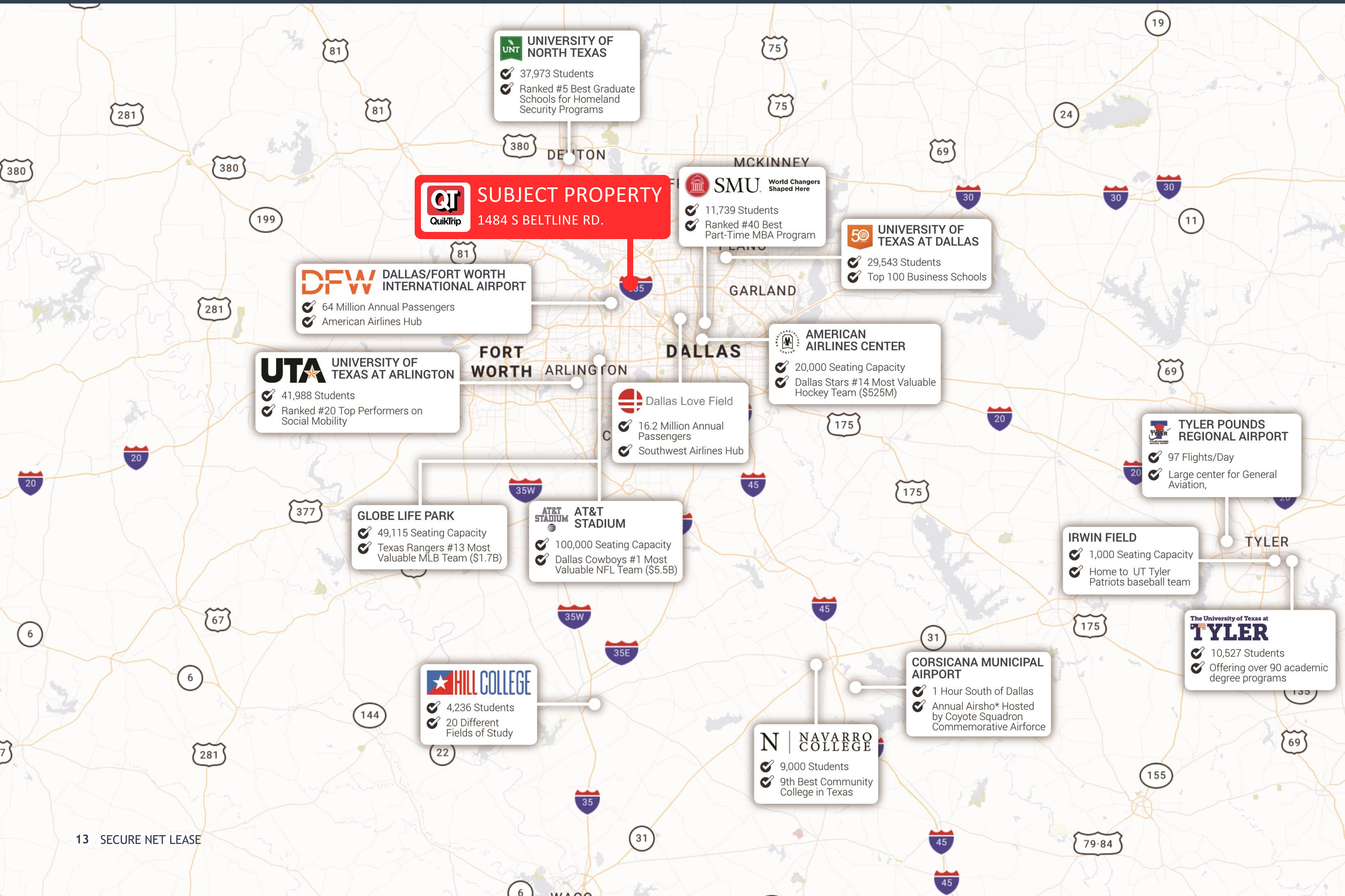
EXPLORE ARTICLE





# DALLAS-FORT WORTH METRO

QUIKTRIP COPPELL, TX



**UNT** UNIVERSITY OF NORTH TEXAS

- ✓ 37,973 Students
- ✓ Ranked #5 Best Graduate Schools for Homeland Security Programs

**QT** **SUBJECT PROPERTY**  
1484 S BELTLINE RD.

**SMU** World Changers Shaped Here

- ✓ 11,739 Students
- ✓ Ranked #40 Best Part-Time MBA Program

**50th** UNIVERSITY OF TEXAS AT DALLAS

- ✓ 29,543 Students
- ✓ Top 100 Business Schools

**DFW** DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- ✓ 64 Million Annual Passengers
- ✓ American Airlines Hub

**UTA** UNIVERSITY OF TEXAS AT ARLINGTON

- ✓ 41,988 Students
- ✓ Ranked #20 Top Performers on Social Mobility

**AMERICAN AIRLINES CENTER**

- ✓ 20,000 Seating Capacity
- ✓ Dallas Stars #14 Most Valuable Hockey Team (\$525M)

**Dallas Love Field**

- ✓ 16.2 Million Annual Passengers
- ✓ Southwest Airlines Hub

**TYLER POUNDS REGIONAL AIRPORT**

- ✓ 97 Flights/Day
- ✓ Large center for General Aviation,

**GLOBE LIFE PARK**

- ✓ 49,115 Seating Capacity
- ✓ Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

**AT&T STADIUM**

- ✓ 100,000 Seating Capacity
- ✓ Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

**IRWIN FIELD**

- ✓ 1,000 Seating Capacity
- ✓ Home to UT Tyler Patriots baseball team

**HILL COLLEGE**

- ✓ 4,236 Students
- ✓ 20 Different Fields of Study

**N | NAVARRO COLLEGE**

- ✓ 9,000 Students
- ✓ 9th Best Community College in Texas

**CORSICANA MUNICIPAL AIRPORT**

- ✓ 1 Hour South of Dallas
- ✓ Annual Airsho\* Hosted by Coyote Squadron Commemorative Airforce

**The University of Texas at TYLER**

- ✓ 10,527 Students
- ✓ Offering over 90 academic degree programs



CALL FOR ADDITIONAL INFORMATION

## Dallas

Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 224-6430

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# TEXAS DISCLAIMER

QUIKTRIP COPPELL, TX

## 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 the owner knows.

### 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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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.