



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Stripes

4057 Loop 322
Abilene, TX 79602

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Stripes C-Store Located in Abilene, TX. With Over 20 Years of Lease Term Remaining on an Absolute NNN Lease and Attractive Rent Increases, This Opportunity Provides For a High Quality Investment With Annual Income Growth of an Established Tenant, Whose Parent Company is Investment Grade Credit and is Located in the Tax-Free State of Texas.

OFFERING SUMMARY

PRICE	\$5,678,800
CAP	4.50%
NOI	\$255,546
PRICE PER SF	\$1,221.25
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	4057 Loop 322 Abilene, TX 79602
COUNTY	Taylor
BUILDING AREA	4,650 SF
LAND AREA	1.32 AC
BUILT	2009



HIGHLIGHTS

- **20 Year Absolute Triple Net (NNN) Lease** – The Tenant Recently Extended the Lease an Additional 10 Years Showing Strong Commitment to the Location
- **Parent Company Investment Grade Credit** – Sunoco's General Partner, Energy Transfer Partners, Carries an Investment Grade Credit Rating of BBB- (S&P)
- **Annual Increases** – Rent Increases of 1.75% Annually Provide a Strong Hedge Against Inflation
- **Laredo Taco Company** – Site Features the Well-Known Tex-Mex Brand Which Provides a Unique Traffic Driver
- **Income Tax Free State** – Texas is an Income Tax Free State
- **Bonus/Accelerated Depreciation** – C-Stores Typically Qualify For Bonus and Accelerated Depreciation Which Can Significantly Increase an Investor's Cash Flow
- **Recession and Pandemic Resistant Tenant** - C-Stores Have Thrived Throughout the Pandemic and Have Shown Strong Profitability
- **Cisco College** – The Campus is Located Across the Street; The Jr. College Has an Enrollment of Approximately 4,800 Students



LEASE SUMMARY

TENANT	Stripes (Sunoco)
PREMISES	A Building of Approximately 4,650 SF
LEASE COMMENCEMENT	June 3, 2010
LEASE EXPIRATION	June 2, 2040
LEASE TERM	~19 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	2 x CPI or 1.75% Annually, Whichever Is Less
LEASE TYPE	Fee Simple (Land + Building) Absolute Triple Net (NNN)
PERMITTED USE	Convenience Store & 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
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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4,650 SF	\$255,546	\$54.96
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West Central
Texas Council

CHHS CAPROCK
HOME HEALTH

FIRST
COMMAND
Get Squared Away

FAIRWAY
REALTY

AMERICA'S
SBDC
Small Business Development Center

Compass
FINANCIAL STRATEGIES

QC
QUALITY
IMPLEMENT CO.

BlueCross
BlueShield

Jake Roberts Fwy

stripes

Industrial Blvd

SUBWAY

7
ELEVEN

LOOP
322

CF
CISCO COLLEGE

DOLLAR
GENERAL

Lytle South
Baptist Church

Featura
LLC

Big Country
Eye Center

COPPER
CREEK
FINE TEXAS DINING

ELITE EYECARE OF ABILENE

Chevron
Pipe Line Co

SHAWCOR

Hartmann Bros., Inc.
Remanufacturing Professionals

Abilene Children's
Medical Association

HOBBY LOBBY
DOLLAR TREE
SUPERCUTS
MARDEL **gerber** **HUGGIES**

United supermarkets
H-E-B
Tuesday Morning
SUBWAY
Pizza Hut
Walgreens
BURGER KING
SMOOTHIE KING
Starbucks
McDonald's
Wendy's
metro
TACO BELL

EXPO CENTER OF
TAYLOR COUNTY

322
TEXAS

36
TEXAS

Walmart
Ashley
Aaron's
DOLLAR TREE
BED BATH & BEYOND
JOANN
KIRKLAND'S
Michael's
BIG LOTS!
THE HOME DEPOT
OLD NAVY
DISCOUNT TIRE
ALDI
PETSMART
ROSS DRESSES FOR LESS
KOHL'S
OfficeMax
Jewelry's den
MATTRESS FIRM

DOLLAR GENERAL
Bank of America
O'Reilly
Valvoline
planet fitness
SONIC

BURGER KING
target
TJ-maxx
NATURAL GROCERS
CENTURY THEATRES
FIVE BELOW
carter's
Academy
Burlington
Party City
petco
TORCHYS
Cheddar's
Orangetheory FITNESS
DAVID'S BRIDAL
DOLLAR GENERAL

stripes

Industrial Blvd

84

LOWE'S
BAM!
ANYTIME FITNESS
BEST BUY
JCPenney
HIBBETT SPORTS
goodwill
tropical CAFE
ULTA
Dillard's
PET SUPPLIES PLUS
Bath & Body Works
FINISH LINE
Buckle
maurices
Starbucks

SHERWIN-WILLIAMS
Office DEPOT
OfficeMax
golden corral
WOODSPRING SUITES
Builders FirstSource

SUBWAY
DOLLAR GENERAL

CVS pharmacy
CHASE
POPEYES
SUBWAY
WILD WINGS
Starbucks
Hilton Garden Inn
COURTYARD
TEXACO
COST CUTTERS
Valvoline
United supermarkets

Walgreens
HEARTLAND
GOLDEN CHICK

sam's club

ABILENE | TAYLOR COUNTY | TEXAS

Abilene is the county seat of Taylor County and is primarily located in the northern portion of the county with a small area in Jones County to the north. The city is located 150 miles west of Fort Worth and 180 miles west of Dallas. The city is situated near the geographic center of the state on Interstate I-20, at the junction of U.S. Routes 83 and 277. Also servicing the city are Texas State Highways 36 and 351. Abilene maintains a full-service regional airport offering commuter flights to Dallas Fort Worth International Airport and to George Bush Intercontinental Airport in Houston. With a 2020 population of 124,710, it is the 29th largest city in Texas.

Abilene functions as a significant regional center for distribution, commerce, industry, transportation, and education. Abilene is the economic, medical, and cultural center of the west central Texas area. Manufacturing plants in Abilene and its immediate vicinity produce such products as beverages; bakeries and tortillas; animal foods; engine, turbine and power equipment; architectural and structural metals; and boiler, tank and shipping containers. Abilene is the home of three co-educational, liberal arts universities, two nursing schools, one two-year college, one technical college, one school of public health, and one pharmacy school. Militarily, Abilene and Dyess Air Force Base share a very important association within the development and well-being of the community. Major Employers include: Dyess Air Force Base, Hendrick Health System, Abilene Independent School District, City of Abilene and Abilene State Supported Living Center.

In Abilene, tourist can discover cowboys, characters and culture. Abilene is home to the restored Paramount Theater, which hosts art films, plays, and concerts throughout the year. The West Texas Fair and Rodeo is a ten-day event held each September which features food, music, rides, and exhibits celebrating West Texas. The Abilene Zoo boasts over 200 species of wildlife over its thirteen acres and offers a wide variety of children's programs and special events. Abilene's western heritage is showcased every May at the Western Heritage Classic, a three-day weekend event which celebrates the western lifestyle. The Grace Cultural Center, a beautifully restored 1909 hotel located in historic Downtown Abilene, houses a history museum, an art museum and an interactive children's museum. The Center for Contemporary Arts is home to dozens of exhibits by regional, national and international artists and photographers. Frontier Texas! is one of the few museums in the world to feature life-size holographic figures.

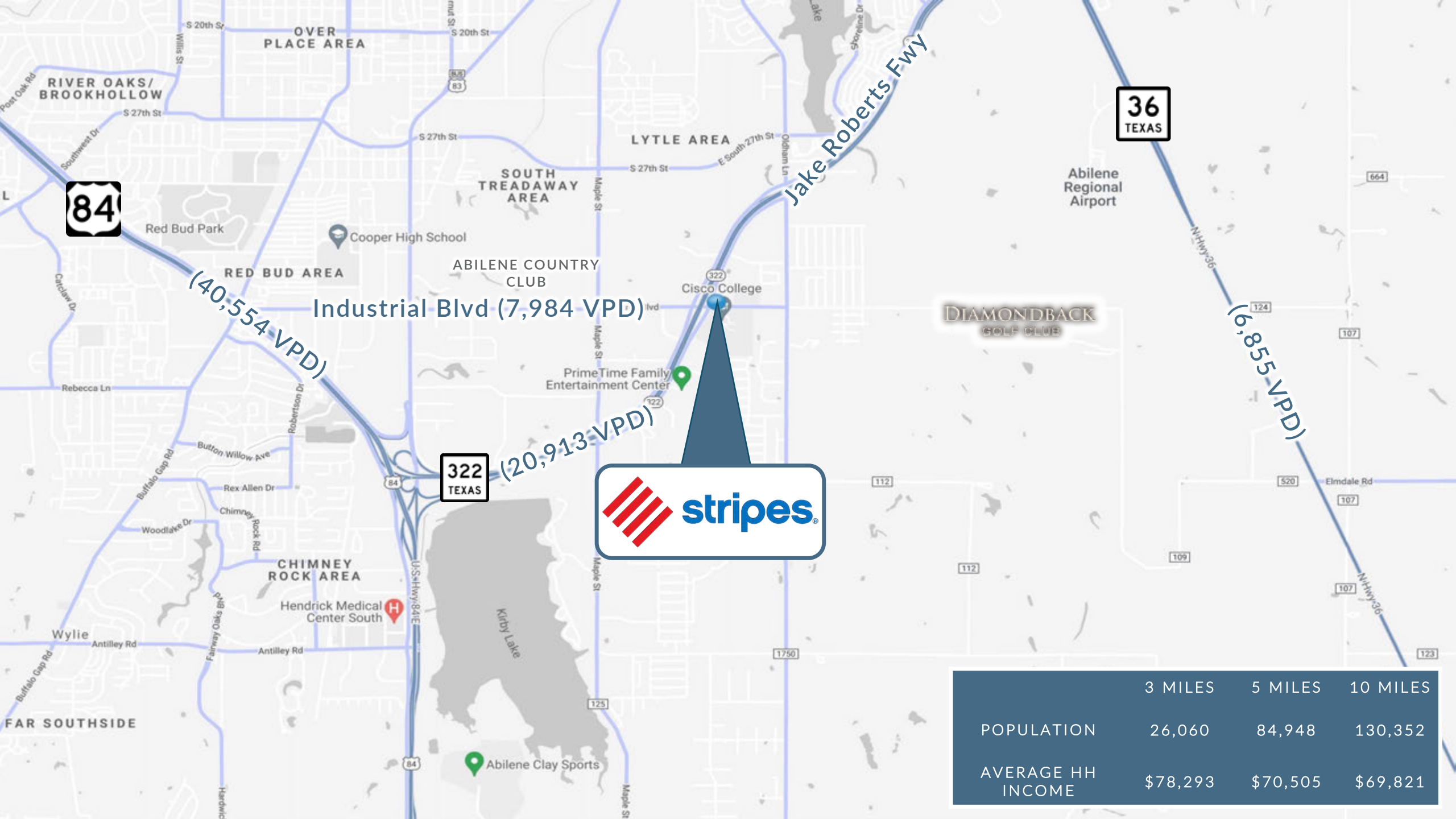


ABILENE ZOO



HENDRICK HEALTH SYSTEM





	3 MILES	5 MILES	10 MILES
POPULATION	26,060	84,948	130,352
AVERAGE HH INCOME	\$78,293	\$70,505	\$69,821

STRIPES

TENANT PROFILE

Stripes Stores is a chain of 700+ convenience stores in Texas, Louisiana, New Mexico, and Oklahoma. These locations are former Circle K and Town & Country Food Stores. Other convenience store brands they operate under include IceBox and Quick Stuff. It is one of the largest non-refining operators of convenience stores in the United States. Food offerings are available in more than 450 of its stores, primarily under the proprietary Laredo Taco Company® brand. Stripes is owned by 7-Eleven, Inc., the world's largest chain in the convenience-retailing industry. Based in Irving, Texas, 7 Eleven operates, franchises and/or licenses to nearly 12,000 stores in North America, and more than 71,100 stores worldwide. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand. The headquarters are located in Corpus Christi, Texas.



COMPANY TYPE
Subsidiary



FOUNDED
1938



OF LOCATIONS
700+



HEADQUARTERS
Corpus Christi, TX



WEBSITE
stripesstores.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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