



7-ELEVEN

15-Year Absolute NNN Lease | 7.5% Increases Every 5 Years | Affluent Demographics; \$86,281 AHHI

DRIVE THRU >>

DOUBLE DRIVE THRU >>

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637

OFFERING MEMORANDUM
TYLER (BULLARD), TEXAS

 **HANLEY INVESTMENT GROUP**
REAL ESTATE ADVISORS



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



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OFFERING SUMMARY

LOCATION

7-Eleven
655 S. Dr. M. Roper Parkway
Tyler (Bullard), TX

[VIEW ON
GOOGLE MAPS](#)

OFFERING SUMMARY

Price:	\$5,675,000
Current Net Operating Income (NOI):	\$275,000
Current Capitalization Rate:	4.85%
Price per Square Foot:	\$382
Net Rentable Area:	14,862
Year Built:	2017
Lot Size (Acres):	3.62

LEASE TERMS (1)

Tenant:	Franchisee (53 locations)
Lease Term: (2)	15 Years
Lease Type:	Absolute NNN
Roof & Structure:	Tenant Responsibility
Monthly Rent:	\$22,917 (\$1.54/sf)
Annual Rent:	\$275,000 (\$18.50/sf)
Rental Increases:	7.5% Every 5 Years
Renewal Options:	Four 5-Year @ 7.5% Increases
Renewal Options:	Four 5-Year @ 7.5% Increases

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.
(2) Landlord and Tenant acknowledge and agree that the final Lease Year of the Term shall, if necessary, automatically be extended on a daily basis such that the Lease is coterminous with Tenant's 7-Eleven, Inc. franchise agreement.



7-ELEVEN | Quick Facts

INVESTMENT HIGHLIGHTS

- **Single-Tenant Fee-Simple 7-Eleven (Convenience Store/Gas Station):**

- New 15-year Absolute NNN Lease
- 7.5% increases every 5 years, including each of the four 5-year options
- 7-Eleven subleases both drive-thru end-cap spaces to Whataburger (double drive-thru) and Best Donuts (drive-thru) offering a secure and diversified income stream
- Large Franchisee, Monfort Companies, the owner of the Colorado Rockies MLB team, is one of the largest real estate and business owners in the state of Colorado with investments in 48 different business ventures
- In addition to operating 53 7-Elevens, Monfort is also a franchisee for concepts like Jersey Mikes, Taco Johns, and Dierks Bentley's Whiskey Row
- Monfort operates eighteen 7-Elevens in the Tyler, TX MSA giving them full market share; they also have locations in Colorado, Minnesota, and Wisconsin with plans to expand throughout the U.S.
- 7-Eleven has more than 71,000 locations globally (11,800 USA) and \$120 billion in annual sales
- 7-Eleven has more units than any other retailer or food service provider in the world and consistently ranks as one of the top U.S. franchises



INVESTMENT HIGHLIGHTS

- **The Subject Property is Scheduled to Undergo an Image Activation Renovation That is Estimated to be Completed by April, 2022 (See Page 6)**
- **Prime Frontage Along Highway 69 (14,312 Cars Per Day) and Direct Ingress/Egress**
- **Affluent, High Growth Demographics:**
 - \$86,281 average household income within a 5-mile radius
 - 17.97% population growth from 2010 to 2020 within a 3-mile radius
 - 18.52% increase in households from 2010 to 2020 within a 3-mile radius
 - **Le Papillon** – 300+ townhome development under construction just north of the subject property; Le Papillon is the largest multi-family development in the city of Bullard's history
- **Bullard is Part of the Tyler Metropolitan Statistical Area:** 20-minute drive from Bullard to Tyler
 - Over 220,000 residents within the Tyler MSA
 - **UT Tyler Health** – Employs over 2,400 people in the greater Tyler area
 - **UT Tyler** – 10,000+ students and one of the fastest-growing campuses in the University of Texas system
 - **Tyler Junior College** – 12,000+ students





IMAGE ACTIVATION RENOVATION
EXPECTED COMPLETION IN APRIL 2022

BEFORE IMAGE ACTIVATION



AFTER IMAGE ACTIVATION

SITE PLAN / PARCEL MAP



7-Eleven

655 Doctor M Roper Parkway
Bullard, TX 75757

- SUBJECT PROPERTY
- SUBLEASE TENANTS
- PROPERTY PARCEL

APN: 102471000

(1): 7-Eleven leases the entire 14,862 square foot building and subleases the endcap spaces to Whataburger and Best Donuts. The subject property operates on a single-tenant absolute NNN lease





AERIAL OVERVIEW



17.97%
POPULATION GROWTH
3-MILE RADIUS (2010-2020)



18.52%
HOUSEHOLD GROWTH
3-MILE RADIUS (2010-2020)



BULLARD HIGH SCHOOL
- 808 STUDENTS -



BULLARD MIDDLE SCHOOL
- 385 Students -



BULLARD INTERMEDIATE SCHOOL
- 387 Students -



BULLARD PRIMARY SCHOOL
- 396 Students -



FARM TO MARKET ROAD 2493



14,312 CPD



DEMOGRAPHICS

Population:	
1-Mile Radius	576
3-Mile Radius	4,510
5-Mile Radius	9,161
10-Mile Radius	60,695
Household Income:	
1-Mile Radius	\$77,752
3-Mile Radius	\$76,320
5-Mile Radius	\$86,281
10-Mile Radius	\$100,299

CO RD 3801

SUBJECT PROPERTY

AERIAL OVERVIEW



DOWNTOWN TYLER
- 20-MINUTE DRIVE -

BULLARD MIDDLE SCHOOL
- 385 Students -

BULLARD INTERMEDIATE SCHOOL
- 387 Students -

BULLARD PRIMARY SCHOOL
- 396 Students -

BULLARD HIGH SCHOOL
- 808 STUDENTS -

BROOK HILL SCHOOL
- 643 Students -

DOLLAR GENERAL

ANYTIME FITNESS
Brookshires
food, pharmacy

OAK HURST GOLF COURSE

OLD DOWNTOWN BULLARD

UNITED STATES POSTAL SERVICE

TEXAS NATIONAL BANK

NAPA

SONIC

BLUE BONNET WELNESS
- 119-Bed Nursing Facility -

5.5 ACRES APPROVED FOR UP TO 35,500 SF OF RETAIL

FUTURE RETAIL

LE PAPILLON
- 300+ TOWNHOMES -
- UNDER CONSTRUCTION -

FARM TO MARKET ROAD 2493

VU
MANUFACTURING

69

SUBJECT PROPERTY
7-ELEVEN

FARM ROAD 2493

FACOL CONSTRUCTION

14,312 CPD

ALL-TEX STORAGE

CO RD 3801

20-MINUTE DRIVE TO TYLER

220,000 TYLER MSA RESIDENTS

REGIONAL MAP



DALLAS/FORT WORTH INTERNATIONAL

- Over 39 million annual passengers
- 263 non-stop destinations to 38 countries
- Airport of the Year - Air Transport World (2019)
- Best Large Airport - Airports Council International (2019)

SUBJECT PROPERTY



TENANT PROFILE



7-ELEVEN

7-Eleven is an American-Japanese international chain of convenience stores, headquartered in Irving, Texas that operates, franchises, and licenses in 17 countries. Founded in 1927, 7-Eleven was the pioneer of the convenience concept and was the first convenience store to start selling gas and use ATM services. Stores are usually located on corners for great visibility and accessibility. The company's most iconic products are the Slurpee, Big Gulp soft drinks, and fresh-made coffees. Their product mix is always evolving; to better serve a culture demanding healthier options, they have added high-quality salads, side dishes, cut fruit, and protein boxes under their private label called 7-Select. 7-Select's outstanding prices and fresh quality have led to double-digit sales increases, outselling many national brands.

7-Eleven is one of the most active franchisors, generating approximately \$120 billion in-store net sales in 2019. The company estimates in-store net sales to reach \$168 billion by 2024. In early 2018, 7-Eleven closed its acquisition of 1,030 Sunoco convenience stores located in 17 states, the largest acquisition in 7-Eleven, Inc. history. Globally, 7-Eleven has more outlets than any other retailer or food service provider. On average, the company adds another store to its worldwide operations every three hours. 7-Eleven, Incorporated is a wholly-owned subsidiary of Tokyo-based Seven & I Holdings Co., Limited.

Company Type: Private
Locations: 71,000 Globally (11,800 USA)
Website: www.7-eleven.com

#4
Top Global Franchises

Entrepreneur Magazine (2020)

#4
Best Convenience Store Franchises

FranchiseRanking.com (2020)

#1
Top 20 Convenience Stores

CSP (2019)

TENANT PROFILE



Monfort Companies is a Colorado based business involved in private capital deals, retail, real estate, ranch & agriculture, entertainment, energy, aviation, and restaurants. Monfort Companies first began in 1930, originally called Monfort of Colorado, Inc. The Monfort family became innovators in the cattle business, selling the business in 1987 to ConAgra. Kenneth Monfort reorganized the families assets under Monfort Companies in 2011. The Monfort family strives to add long-term economic value to the Colorado community.

When investing, Monfort Companies approach is community-driven, collaborative, comprehensive, and forward-thinking. Monfort has a diverse portfolio ranging from ranch & agriculture investments to owning the Colorado Rockies. In 2021, the Colorado Rockies organization had an estimated value of \$1.3 billion.

The Monfort's have owned the Rockies since 1992. The Monfort's ownership portfolio also includes several real estate holdings, restaurant chains, oil & gas operations, and a portfolio of operating businesses. They have invested in 42 different companies and partnered with 21. Monfort's have 53 gas & convenience locations nationally, and are pursuing opportunities in the Rocky Mountain region, Texas, and the Midwest. Their holdings include 7-Eleven, Monfort Express, Speedway, BP, and Jack's Convenience Stores. Per Monfort Companies, "We believe in cultivating strong public and private partnerships with the ultimate goal of creating legacy properties that deliver lasting returns and catalyze longterm economic growth throughout Colorado.

Company Type: Private
Website: www.monfortcompanies.com

35
 Private Capital
 Business'

53
 Gas & Convenience
 Store Locations

18
 Stores
 in Tyler, TX & 27 Total in Texas





ConvenienceStore NEWS

7-Eleven Reaches \$1B Milestone in Private Brand Sales

By Danielle Romano | March 3, 2021

On Dec. 21, 2020, 7-Eleven Inc. President and CEO Joe DePinto took to Twitter to share with the world that the convenience store retailer reached a milestone: the company hit \$1 billion in private brand annual sales.

“We’ll continue to innovate our assortment to provide customers with high quality products that also provide an incredible value. Congrats, team @7eleven! #7Eleven #PrivateBrands,” the tweet said.

7-Eleven – which operates, franchises and/or licenses more than 71,800 stores in 17 countries, including 12,000 in North America – began its 7-Select private brand line in 2008 with just 87 items. Thirteen years later, the retailer now offers roughly 1,500 in-store items under two private brand lines, 7-Select and 24/7 Life by 7-Eleven.

[CLICK FOR ARTICLE](#)



SN SUPERMARKET NEWS

7-Eleven Completes Speedway Acquisition of 3,800 Convenience Stores

By Michael Browne | May 17, 2021

Convenience retail giant 7-Eleven Inc. on Friday announced the successful completion of its acquisition of Speedway, the convenience store arm of Marathon Petroleum Corp.) with approximately 3,800 stores located in 36 states across the United States.

The acquisition brings 7-Eleven’s total North American portfolio to approximately 14,000 stores and diversifies 7-Eleven’s presence to 47 of the 50 most populated metro areas in the U.S., as well as expanding the company-operated store footprint.

“We are very excited to welcome Speedway into the 7-Eleven family,” said Joe DePinto, president and CEO of Irving, Texas-based 7-Eleven. “Speedway is a great brand and a strong strategic fit for our business that significantly diversifies our presence throughout the North American market, particularly in the Midwest and on the East Coast.”

[CLICK FOR ARTICLE](#)

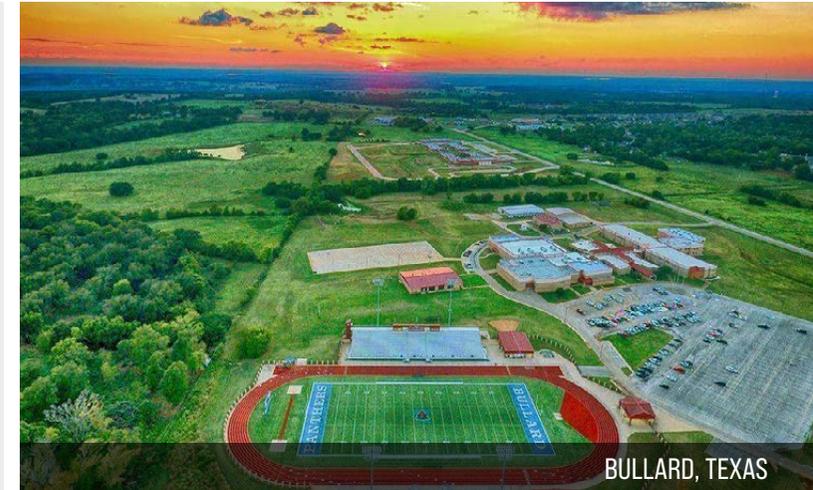
AREA OVERVIEW

Bullard

- Located in East Texas, between Tyler and Jacksonville; highways intersecting the city include U.S. Highway 69, FM 2493 (Old Jacksonville Highway), and FM 344
- City population of 3,318 in the city; Bullard area-population is approximately 20,000
- Currently experiencing exponential growth as a “bedroom community” for nearby Tyler
 - **Le Papillon** – 300+ unit Class-A townhouse rental community currently under construction
 - City-approved, 118-bed nursing home; estimated to generate 100 new jobs

City of Tyler

- Largest retail, medical, and business center in Upper East Texas; located 12 miles north of Bullard, 90 miles east of Dallas, and 90 miles west of Shreveport
- Top industries are health care, social assistance, retail trade, and educational services
- Major employers are Brookshires World Headquarters (10,000 employees), UT Health South (6,500), Christi Mother Francis Hospital (6,000), Ingersoll Rand (Train, Club Car) (3,500), Tyler Independent School District (2,360), and Suddenlink Communications (1,500)
- 105,000 city population; approximately 220,000 residents in the metropolitan area
- Nearly 7,000 businesses within Tyler city limits that employ more than 70,000 people
- Over 25% of the city’s workforce is employed in the healthcare industry
 - 3 primary hospitals and a variety of specialty clinics: UT Health Northeast, East Texas Medical Center, and Trinity Mother Frances Hospital, along with a variety of specialty hospitals
 - UT Tyler is currently constructing a new College of Nursing complex; UT Health Science Center is receiving funding and approval for a Graduate Medical Education and Resident Teaching facility
- UT Tyler currently has 10,334 students, Tyler Junior College has 12,000+ students, and Texas College has 1,000 students
 - The 3 colleges and universities give Tyler approximately 23,000 full-time students



BULLARD, TEXAS



TYLER, TEXAS



UNIVERSITY OF TEXAS - TYLER



24% Population Increase since 2010

DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile	10-Mile
2025 Projection	613	4,891	9,758	63,628
2020 Census	576	4,510	9,161	60,695
2010 Census	505	3,823	7,987	54,481
2000 Census	360	2,632	5,357	41,828
Growth 2000-2010	40.28%	45.25%	49.09%	30.25%
Growth 2010-2020	14.06%	17.97%	14.70%	11.41%
Growth 2020-2025	6.42%	8.45%	6.52%	4.83%
HOUSEHOLDS				
2025 Projection	200	1,717	3,494	24,026
2020 Census	187	1,581	3,269	22,817
2010 Census	163	1,334	2,835	20,256
2000 Census	115	943	1,914	15,516
Growth 2000-2010	41.74%	41.46%	48.12%	30.55%
Growth 2010-2020	14.72%	18.52%	15.31%	12.64%
Growth 2020-2025	6.95%	8.60%	6.88%	5.30%
2020 POPULATION BY SINGLE-CLASSIFICATION RACE				
White Alone	497	3,823	7,634	50,674
Black or African American Alone	33	318	800	4,825
American Indian and Alaska Native Alone	5	41	69	310
Asian Alone	2	42	133	1,202
Native Hawaiian and Other Pacific Islander Alone	0	1	4	103
Some Other Race Alone	21	189	302	2,003
Two or More Races	16	83	192	1,422
2020 POPULATION BY ETHNICITY (HISPANIC OR LATINO)				
Hispanic or Latino	51	457	849	5,461
Not Hispanic or Latino	525	4,053	8,312	55,234
2020 AVERAGE HOUSEHOLD INCOME	\$77,752	\$76,320	\$86,281	\$100,299

BULLARD SNAPSHOT

 **60,695**
POPULATION (10-Mile)

 **12,957**
DAYTIME POPULATION (10-Mile)

 **49.09%**
POPULATION GROWTH (5-Mile, 2000-2010)

 **\$100,299**
AVERAGE HOUSEHOLD INCOME (10-Mile)

 **\$186,500**
AVERAGE HOME VALUE (10-Mile)



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

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\$8.8 BILLION
retail sales nationwide



SHARED DATABASE
collaborative proprietary database



GLOBEST. INFLUENCERS
in retail & net lease sales



NATIONWIDE REACH
retail & investors across the U.S.



\$3.1 BILLION IN RETAIL SOLD
over 500 transactions in last 36 mos.



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