

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

QUIKTRIP

IRVING, TX
DALLAS-FORT WORTH MSA



**BLUE
WEST**
CAPITAL



QUIKTRIP
4301 N. Belt Line Road
Irving, TX 75038

DEAL TEAM

ZACH WRIGHT
Director & Partner
720.966.1628
Zach@BlueWestCapital.com

BRANDON WRIGHT
Associate
720.828.7457
Brandon.Wright@BlueWestCapital.com

TABLE OF CONTENTS

Investment Highlights	3
Investment Overview	4
Site Plan	5
Maps & Demographics	8-9
Aerials	9-11
Property Photos	11
Tenant Overview	12
Location Overviews	13-15
About Blue West Capital	16
Contact Us	17



INVESTMENT HIGHLIGHTS

- Located within the Dallas-Fort Worth Metroplex, the 4th largest MSA in the U.S.
- Immediate proximity to Dallas/Fort Worth International Airport, the 4th busiest airport in the world
- Positioned at a heavily trafficked signalized intersection (39K VPD)
- Modern QT prototype constructed in 2012
- Absolute triple net lease with no landlord responsibilities
- Corporate lease to an \$11 billion company with over 900 locations
- Densely populated area with approximately 20,000 people within one mile
- Located in Irving, which is home to eight Fortune 500 companies
- Positioned along North Belt Line Road, a major north-south thoroughfare
- Approximately 2.5 miles west of Las Colinas, a mixed-use planned development of corporate offices & headquarters, retail shops and restaurants, luxury hotels, townhomes, single-family homes, private country clubs, and more
- Retailers in the trade area include Target, Home Depot, Lowe's, Kroger, CVS, Walgreens, ALDI, McDonald's, and many others
- Qualifies for 100% Bonus Depreciation – consult with your CPA



INVESTMENT OVERVIEW

 **QUIKTRIP**
4301 N. BELT LINE ROAD | IRVING, TX 75038 

\$5,281,000	5.35%	\$282,516
PRICE	CAP RATE	NOI
2012	2.01 AC	5,697 SF
YEAR BUILT	LAND SIZE	BUILDING SIZE



LEASE OVERVIEW

RENT COMMENCEMENT DATE:	May 1, 2012
LEASE EXPIRATION:	April 30, 2027
RENTAL ESCALATIONS:	In Options
RENEWAL OPTIONS:	Seven 5-Year
TENANT:	QuikTrip Corporation
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None

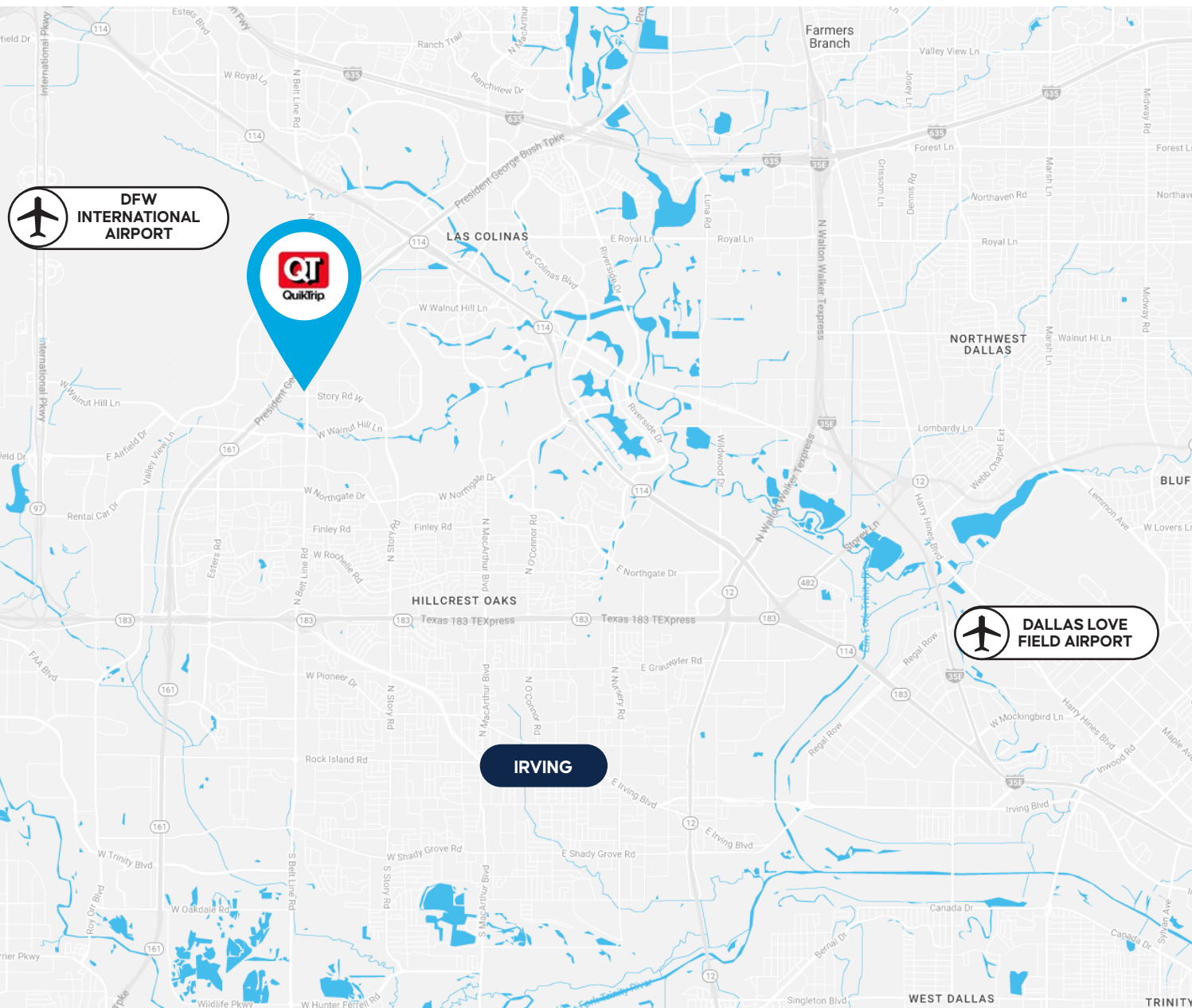
NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE
CURRENT	\$282,516	Primary Term	-
5/1/2027	\$291,936	Option 1	3.3%
5/1/2032	\$301,344	Option 2	3.2%
5/1/2037	\$310,764	Option 3	3.1%
5/1/2042	\$320,184	Option 4	3.0%
5/1/2047	\$329,604	Option 5	2.9%
5/1/2052	\$339,012	Option 6	2.9%
5/1/2057	\$348,432	Option 7	2.8%

SITE PLAN



MAP & DEMOGRAPHICS



TOTAL POPULATION

1 Mile	19,214
3 Mile	94,707
5 Mile	232,786



TOTAL HOUSEHOLDS

1 Mile	8,181
3 Mile	37,253
5 Mile	92,052

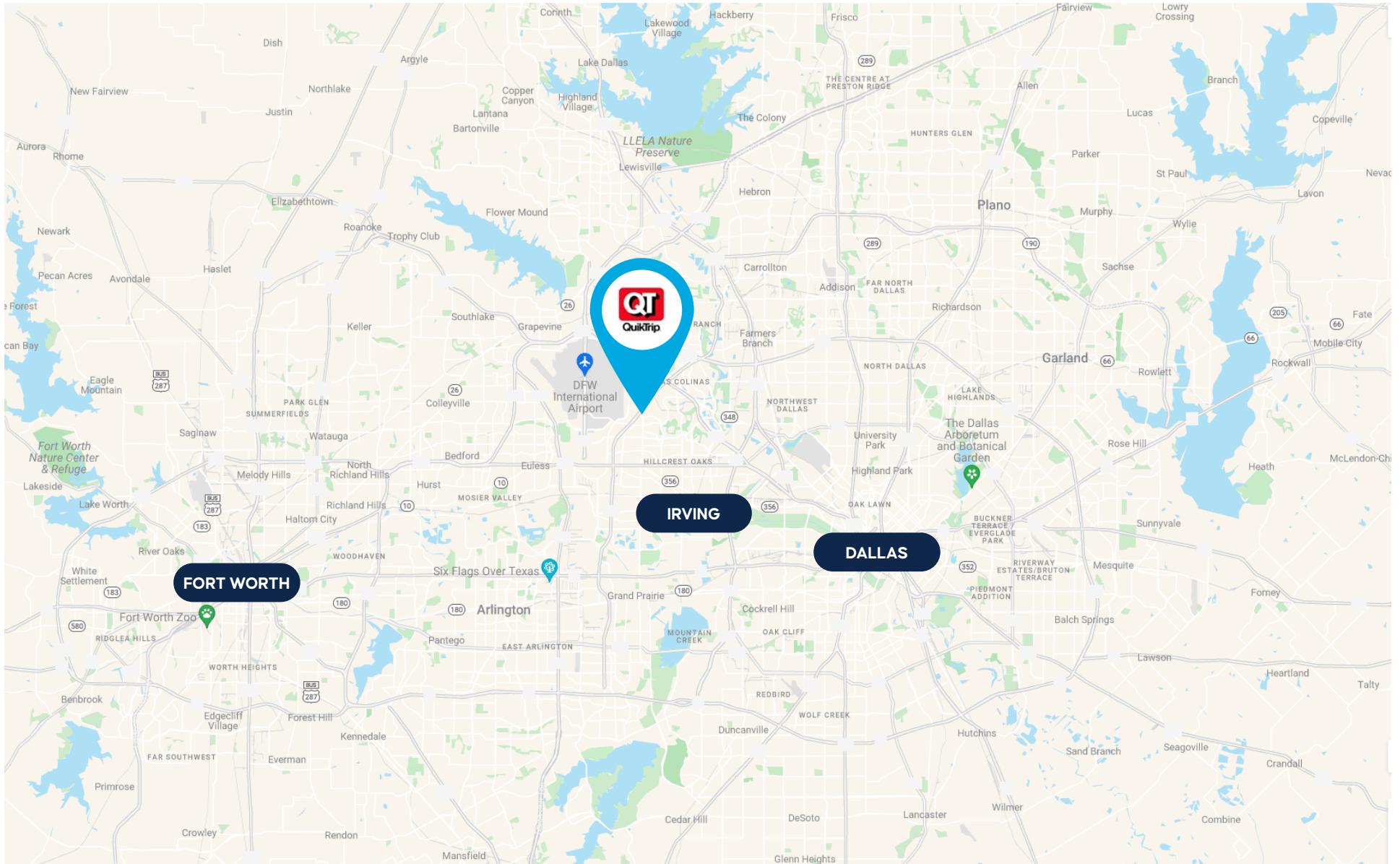


AVERAGE HOUSEHOLD INCOME

1 Mile	\$65,066
3 Mile	\$78,792
5 Mile	\$88,255

MAP

DALLAS-FORT WORTH METROPLEX



AERIAL



AERIAL



AERIAL

FORTUNE 500 COMPANIES HEADQUARTERED IN IMMEDIATE AREA



PROPERTY PHOTOS



TENANT OVERVIEW



900+

LOCATIONS

24,000+

EMPLOYEES

1958

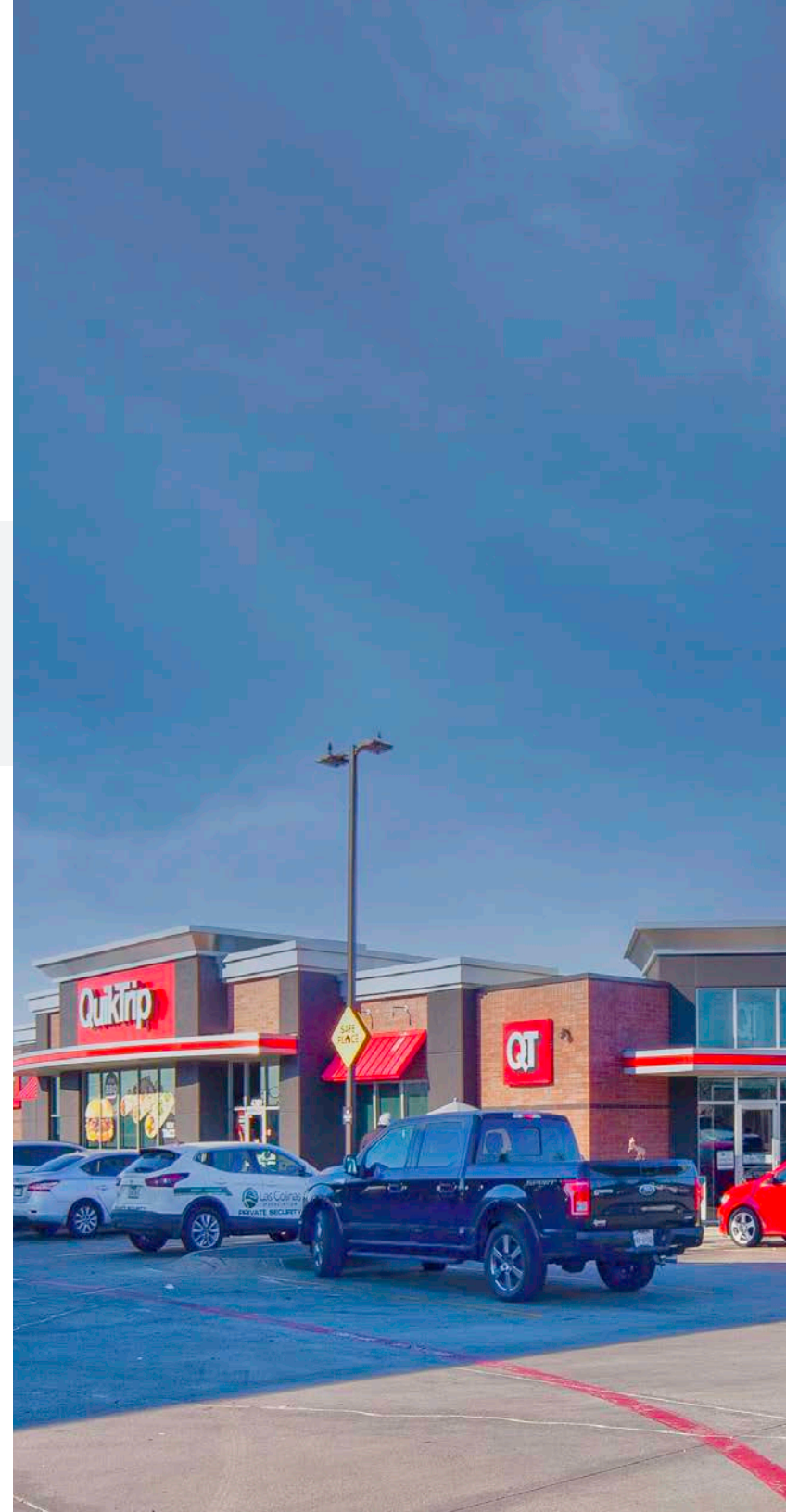
YEAR FOUNDED

QUIKTRIP CORPORATION is a privately owned company headquartered in Tulsa, OK. Founded in 1958, QuikTrip has grown to a more than \$11 billion company with over 900 stores in 14 states. Those revenues place QuikTrip high on the Forbes listing of largest privately held companies.

With over 24,000 employees, Fortune has ranked QuikTrip on the list of Best Companies To Work For for fourteen years. QuikTrip also gives back to the communities it serves, donating 5% of net profits to charitable organizations.

WEBSITE www.quiktrip.com

HEADQUARTERS [Tulsa, OK](#)



LOCATION OVERVIEW

IRVING, TX

IRVING, TEXAS is centrally situated between Dallas and Fort Worth, and it is home to more than 240,000 residents. It is the 13th most populous city in Texas and is an inner ring suburb of Dallas. Irving includes the Las Colinas mixed-use master-planned community and part of the Dallas/Fort Worth International Airport.

The City of Irving is an economic powerhouse in North Texas and is home to the region's largest office park, where more than 10 percent of Fortune 500 companies are headquartered or have a significant presence. Eight Fortune 500 and four Fortune 1000 companies have their global headquarters located in Irving. McKesson Corp., Exxon Mobil, Kimberly-Clark, Fluor, Vistra, Pioneer Natural Resources, Celanese, and Commercial Metals are all headquartered in Irving. Irving is home for more than 8,500 companies - large, small and mid-size. With more than 140 international companies currently operating throughout the city, Irving is striving to be the leading international business center in America.

FORTUNE 500 COMPANIES HEADQUARTERED IN IRVING

McKesson

ExxonMobil

FLUOR

Kimberly-Clark

VISTRA

PIONEER
NATURAL RESOURCES

Celanese

CMC Commercial Metals

#3

**HARDEST WORKING
CITY IN THE U.S.**

WALLETHUB (FEBRUARY 2019)

#5

**SMARTEST CITIES IN
TEXAS**

ALL HOME CONNECTIONS (MARCH
2019)

#6

**BEST REAL ESTATE
MARKET IN U.S. /
MIDSIZE CITY**

WALLETHUB (SEPTEMBER 2018)

#6

**MOST LIVABLE
CITIES**

SMART ASSET (NOVEMBER 2016)

#12

**BEST CITY FOR
MILLENNIALS**

MILLENNIAL PERSONAL FINANCE
(FEBRUARY 2017)



LOCATION OVERVIEW

DALLAS-FORT WORTH METROPLEX

DALLAS-FORT WORTH METROPLEX is a metropolitan statistical area in the U.S. state of Texas encompassing 11 counties. It is the economic and cultural hub of North Texas. Residents of the area also refer to it as DFW or the Metroplex. The MSA had a population of approximately 7.7 million people according to the 2020 census making it the most populated in Texas and the Southern U.S., the 4th largest in the U.S., and the 10th largest in the Americas.

The region's economy, also referred to as Silicon Prairie, is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation and logistics. As of 2021, Dallas-Fort Worth is home to 22 Fortune 500 companies, the 4th-largest concentration of Fortune 500 companies in the United States behind New York City, Chicago, and Houston. 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. The Dallas-Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas.

The Metroplex is one of the 13 U.S. metropolitan areas that has a team in each of the four major professional sports leagues. It is home to the Dallas/Fort Worth International Airport (2nd largest in the U.S. and 6th largest in the world) and Dallas Love Field.



LOCATION OVERVIEW

DALLAS/FORT WORTH INTERNATIONAL AIRPORT

DALLAS/FORT WORTH INTERNATIONAL AIRPORT is the primary international airport serving the Dallas–Fort Worth metroplex and the North Texas Region in the U.S. state of Texas. The airport was the fourth-busiest airport by passenger traffic in the world and second-busiest in the United States in 2020. It is the largest hub for American Airlines, which is headquartered near the airport. It is the ninth-busiest international gateway in the United States and the second-busiest international gateway in Texas.

Located roughly halfway between the major cities of Dallas and Fort Worth, DFW spills across portions of Dallas and Tarrant counties, and includes portions of the cities of Irving, Euless, Grapevine and Coppell. At 17,207 acres, DFW is larger than the island of Manhattan, and is the second-largest airport by land area in the United States, after Denver International Airport. As of November 2021, DFW Airport has service to 260 destinations from 26 scheduled airlines.

The QuikTrip property is located adjacent to the Dallas/Fort Worth International Airport.



ABOUT US

BLUE WEST CAPITAL

Blue West Capital focuses exclusively on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 80+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, Colorado.



NATIONWIDE REACH

Net lease investors across the US

80+
YEARS

EXPERIENCE TEAM

of dedicated net lease professionals



UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



SHARED DATABASE

Collaborative proprietary national database

#1

ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

OUR TEAM



Robert Edwards

Managing Partner | Investment Sales

720.966.1630

Robert@BlueWestCapital.com



Tom Ethington

Managing Partner | Investment Sales

720.966.1624

Tom@BlueWestCapital.com



Zach Wright

Director & Partner | Investment Sales

720.966.1628

Zach@BlueWestCapital.com



Carly Kelly

Director | Investment Sales

720.828.6290

Carly@BlueWestCapital.com



Brandon Gayeski

Director | Investment Sales

720.966.1627

Brandon@BlueWestCapital.com



Shawn Dickmann

Associate | Investment Sales

720.828.8310

Shawn@BlueWestCapital.com



Brandon Wright

Associate | Investment Sales

720.828.7457

Brandon.Wright@BlueWestCapital.com



Josh Lorenzen

Analyst

720.821.2520

Josh@BlueWestCapital.com



Krissy Simmons

Director | Marketing

720.966.1631

Krissy@BlueWestCapital.com



Claire Miller

Marketing Assistant & Office Manager

720.794.8034

Claire@BlueWestCapital.com



\$5,281,000

FOR SALE

\$282,516

NOI

CONTACT US

ZACH WRIGHT

Director & Partner

720.966.1628

Zach@BlueWestCapital.com

BRANDON WRIGHT

Associate

720.828.7457

Brandon.Wright@BlueWestCapital.com



720.989.1031

BLUEWESTCAPITAL.COM

400 S Colorado Blvd, Suite 590 | Denver, CO 80246

This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as QuikTrip (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

Blue West Capital makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Blue West Capital has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Blue West Capital and the Owner of the Property. Blue West Capital makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum in not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Blue West Capital and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Blue West Capital and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Blue West Capital shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.