



7-Eleven

SEC Chapel Creek Blvd
& Westpoint Blvd
Fort Worth, TX 76108

EXCLUSIVELY MARKETED BY:



MATT MONTAGNE

Lic. # 695673

512.920.5120 | DIRECT
mattm@SIGnnn.com



MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com



TYLER ELLINGER

Lic. # 690604

512.643.3700 | DIRECT
tyler@SIGnnn.com

2009 S. Capital of Texas Hwy, Suite 210
Westlake Hills, TX 78746
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With Sands Investment Group Austin, LLC
Lic. # 9004706 BoR: Max Freedman Lic. # 644481

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 4,088 SF 7-Eleven Located at SEC Chapel Creek Blvd & Westpoint Blvd in Fort Worth, TX. This Deal Includes a 2023 Construction Brand New 15 Year NNN Lease With 10% Rental Increases Every 5 Years and Zero Landlord Responsibilities, Providing For a Secured Investment.

OFFERING SUMMARY

PRICE	\$5,094,451
CAP	4.65%
NOI	\$236,892
PRICE PER SF	\$1,246.20
GUARANTOR	7-Eleven Inc

PROPERTY SUMMARY

ADDRESS	SEC Chapel Creek Blvd & Westpoint Blvd Fort Worth, TX 76108
COUNTY	Tarrant
BUILDING AREA	4,088 SF
LAND AREA	1.15 AC
BUILT	2022

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

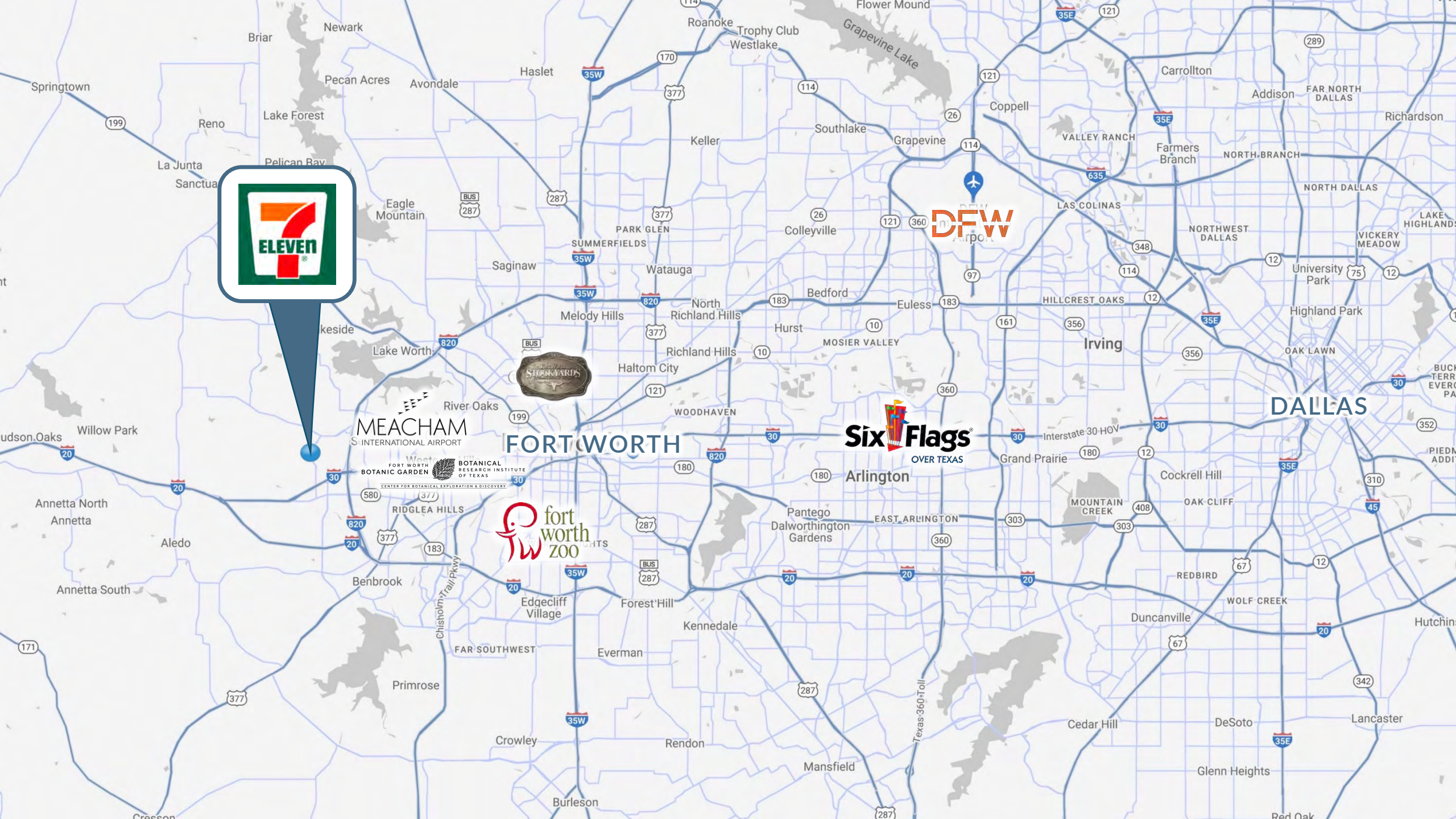
- 2023 Construction Brand New 15 Year NNN Lease With 10% Rental Increases Every 5 Years
- Strong Corporate Guarantee - 7-Eleven (S&P Rated AA-) Operates More Than 13,000 Company-Owned or Franchised Convenience Stores in North America, Ranking #1 on Entrepreneur Magazine's "Top 500 Franchises List"
- 7-Eleven (S&P AA- Credit Rating) is the Largest Convenience Store Retailer in the World
- Strategically Located Adjacent the Antares Homes of Chapel Creek Ranch New Housing Development and a Brand New 340-Unit Class A Apartment Complex
- Under 25 Minutes From the Famous Stockyard Stations Which is a Large Historic District With an Old West Vibe Offering Tours, Entertainment, Shops and Restaurants
- Dense Population With Over 63,416 Residents Within a 3-Mile Radius
- Ranked the 13th Largest and One of the Fastest Growing Cities in the U.S., Fort Worth is Home to More Than 958,692 Residents
- Texas is an Income Tax Free State
- 15 Minutes to the Fort Worth Meacham International Airport and 45 Minutes to Dallas Love Field and 35 Minutes to Dallas/Fort Worth International Airports
- Less Than 2-Miles From a Major Retail Area With National Tenants Including: Home Depot, Walmart Supercenter, ALDI, Dollar Tree, O'Reilly Auto Parts, McDonald's, Walgreens, Dunkin' and David McDavid Ford of Fort Worth



LEASE SUMMARY

TENANT	7-Eleven
PREMISES	A Building of Approximately 4,088 SF
LEASE COMMENCEMENT	Est. February 2023
LEASE EXPIRATION	Est. February 2038
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Convenience
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	Yes - 10 Days

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
4,088 SF	\$236,892	\$57.95



FORT WORTH



DALLAS



**VISTA WEST
RESIDENTIAL
COMMUNITY**

Tannahill
Intermediate
School

Westpoint Blvd



Blue Haze
Elementary School

George
Markos Park

The Pentecostals of
Fort Worth

Vista
West Park



**COMING SOON:
19.2 AC of a 340-Unit
Class A Apartment
Complex**



Normandale
Baptist
Church

Covenant
Classical
School

Chapel Creek Blvd (7,094 VPD)

(5,281 VPD)



Walmart Supercenter
ALDI
DOLLAR TREE
O'Reilly AUTO PARTS
SONIC
CVS pharmacy
Dutch Bros

THE HOME DEPOT
Aaron's
AutoZone
ExtraSpace Storage
CHARLEY'S WHISKY STEAKS
BW Best Western Hotels & Resorts
Walgreens



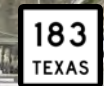
Kroger
TACO BELL
Pizza Hut

Comfort INN
Academy SPORTS+OUTDOORS
Dirt Cheap
POPEYES
SUBWAY

Walmart Supercenter
sam's club
ALDI
BURGER KING
LOWE'S
LA FITNESS
SONIC

target
petco
99¢ only STORES
Party City
McDonald's
PANDA EXPRESS

MEACHAM
INTERNATIONAL AIRPORT

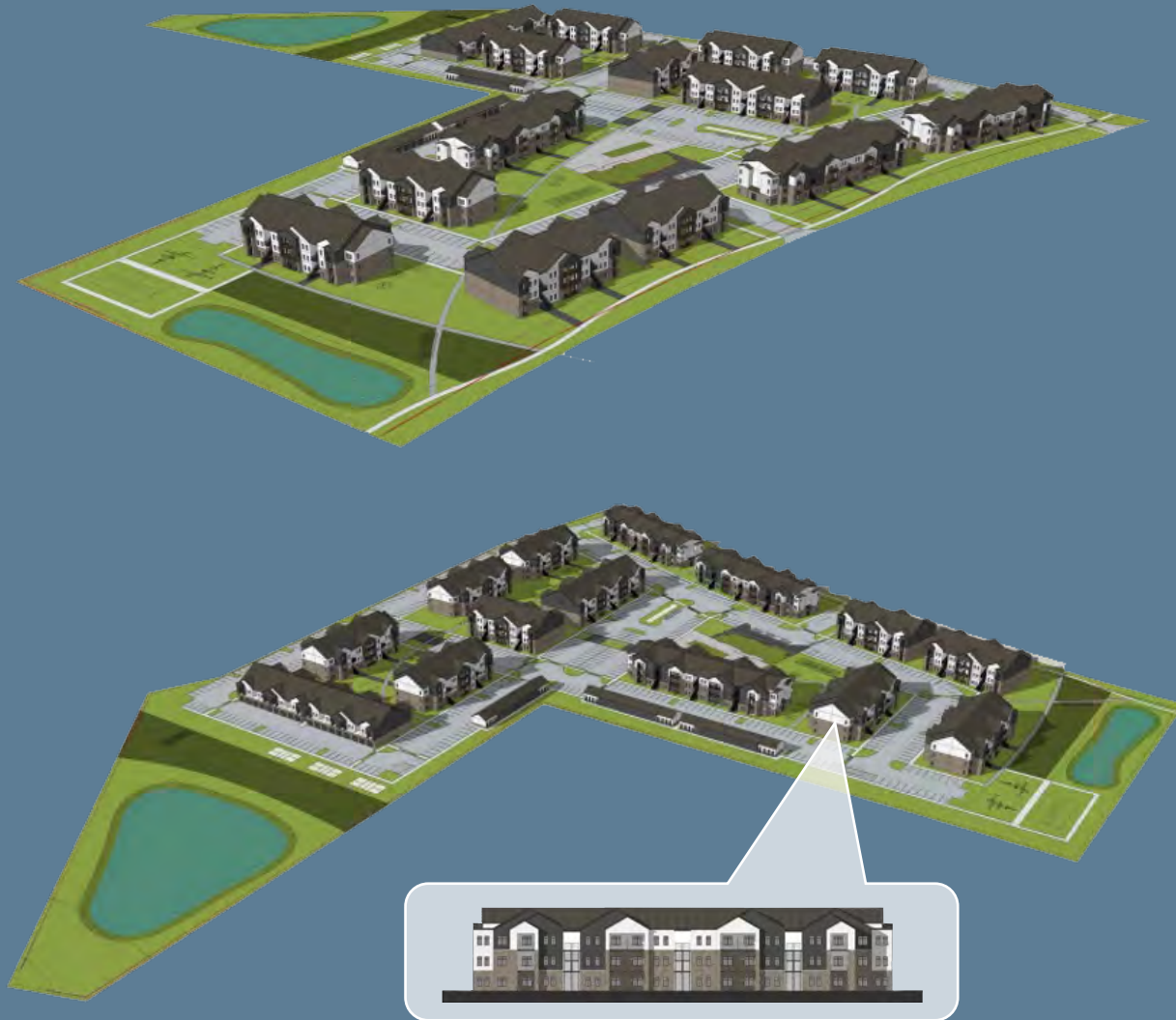


BIG LOTS!
Burlington
JOANN
ROSS DRESS FOR LESS
AMERICAN FREIGHT FURNITURE - MATTRESS
burkes OUTLET
PETSMART

JCPenney
Dillard's
SHOE DEPT. ENCORE
CINEMARK
CHAMPS SPORTS
Pizza Hut

CHICKEN SALAD CHICK
Tom Thumb
SPROUTS FARMERS MARKET
DOLLAR TREE
Tuesdays Morning
McDonald's
QDOBA
Schlotzsky's
Starbucks
JJ JIMMY JOHN'S SANDWICHES
jason's deli

340-UNIT CLASS A APARTMENT COMPLEX ELEVATIONS



FORT WORTH | TARRANT COUNTY | TEXAS

Fort Worth, incorporated in 1873, is a political subdivision and municipal corporation of the State of Texas, located in Tarrant, Denton, Parker, Wise, and Johnson Counties. The City covers approximately 353 square miles. With a growing workforce, top educational facilities, low cost of doing business, high quality of life, prime location, and climate, the City is an attractive choice for companies looking to expand their operations. Fort Worth's has a status as one of the top places in the nation to live, work, and play. It is also the county seat of Tarrant County. With a 2020 population of 942,323, it is the 5th largest city in Texas and the 12th largest city in the U.S.

Fort Worth had continued to sustain a multi-year trend of broad-based growth across many sectors. Manufacturing and distribution remain an important part of the Fort Worth economy. The City's industry clusters remain diverse with trade, transportation, and utilities making up the largest percentage of the Fort Worth-Arlington Metropolitan Division (MD) industry composition. Healthcare, Manufacturing, Hospitality and Tourism, Transportation and Warehousing, and Oil and Gas make up the five established sectors that play a key role in the Fort Worth economy. As a group, these five established sectors account for more than a third of employment in Tarrant County with over 398,000 people employed. The City's Economic Development Department has identified key emerging economic sectors including aerospace manufacturing and design, life sciences delivery and innovation, geotechnical engineering, international business, corporate and regional headquarters, professional services, financial services, and transportation innovation.

The City of Cowboys & Culture is the 12th-largest city in the United States and part of the No. 1 tourist destination in Texas, welcoming 9.4 million visitors annually. The city's Culture District, located just south of 7th Street and west of University Drive, has more than a half dozen museums in a concentrated area. The Modern Art Museum of Fort Worth is the oldest art museum in Texas, with contemporary paintings, sculpture, and photography. Known as "America's best small museum," the Kimbell Art Museum has a world-class collection including works by El Greco, Cezanne, Rembrandt, Picasso, and Matisse. The Fort Worth Museum of Science and History has the Omni Theater and the Noble Planetarium. Just 10 miles southwest of downtown Fort Worth, Lake Benbrook is one of the city's best freshwater fishing destinations. Holiday Park, Mustang Park and Rocky Creek Park, all located around Benbrook's periphery, offer facilities for hiking, boating and camping. Right in Fort Worth, the 154,861-seat Texas Motor Speedway is the second largest sports facility in the US, and the third largest in the world. The track hosts the annual NASCAR Nextel Cup event as well as Indy Car and dirt track racing.



JOHN PETER SMITH HOSPITAL



TEXAS MOTOR SPEEDWAY





Chapel Creek Blvd
(7,094 VPD)

(101,728 VPD)

(80,725 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	51,437	91,724	421,350
AVERAGE HH INCOME	\$75,090	\$78,305	\$93,173

TENANT PROFILE

7-Eleven, Inc. is an American international chain of convenience stores, headquartered in Dallas, Texas. 7-Eleven operates, franchises and/or licenses more than 77,000 stores in 16 countries and regions, including nearly 13,000 in North America. 7-Eleven, Inc. operates Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos.

7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards loyalty program with 50 million members. The 7-Eleven brand is known and loved around the world, and their iconic products are a big part of the American culture. And although they've grown significantly over the years, their focus stays fixed on making life easier for customers.



COMPANY TYPE
Subsidiary



FOUNDED
1927



OF LOCATIONS
77,000+



HEADQUARTERS
Dallas, TX



WEBSITE
[7-eleven.com](https://www.7-eleven.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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