



VALERO / BIG'S

605 Temple - Diboll, TX 75941

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,400 SF Valero / Big's Located at 605 Temple in Diboll, TX. This Deal Includes 14.2 Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Unique Investment.

Sale Price

\$2,900,000

OFFERING SUMMARY

Cap Rate: 6.80%

NOI: \$197,200

Guarantor: Personal

BUILDING INFORMATION

Street Address: 605 Temple

City, State, Zip: Diboll, TX 75941

County: Angelina

Building Size: 2,400 SF

Lot Size: 0.72 Acres

Year Built: 1986



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 14.2 Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- 2% Annual Rent Increases With 4 x 5 Year Options
- Established Operator of Convenience Stores in Louisiana and Texas That Currently Operates 40+ Locations
- Located Along Main Corridor With Traffic Counts of 27,899 VPD Along North Temple Drive
- Excellent Visibility and Multiple Points of Access From North Temple Drive and North Hendrick Avenue
- Income Tax-Free State
- Select Neighboring Tenants Include: Jack in the Box, Dollar Tree, Sonic, Church's Chicken, Dairy Queen, as Well as Several Local and Community Businesses and Organizations



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

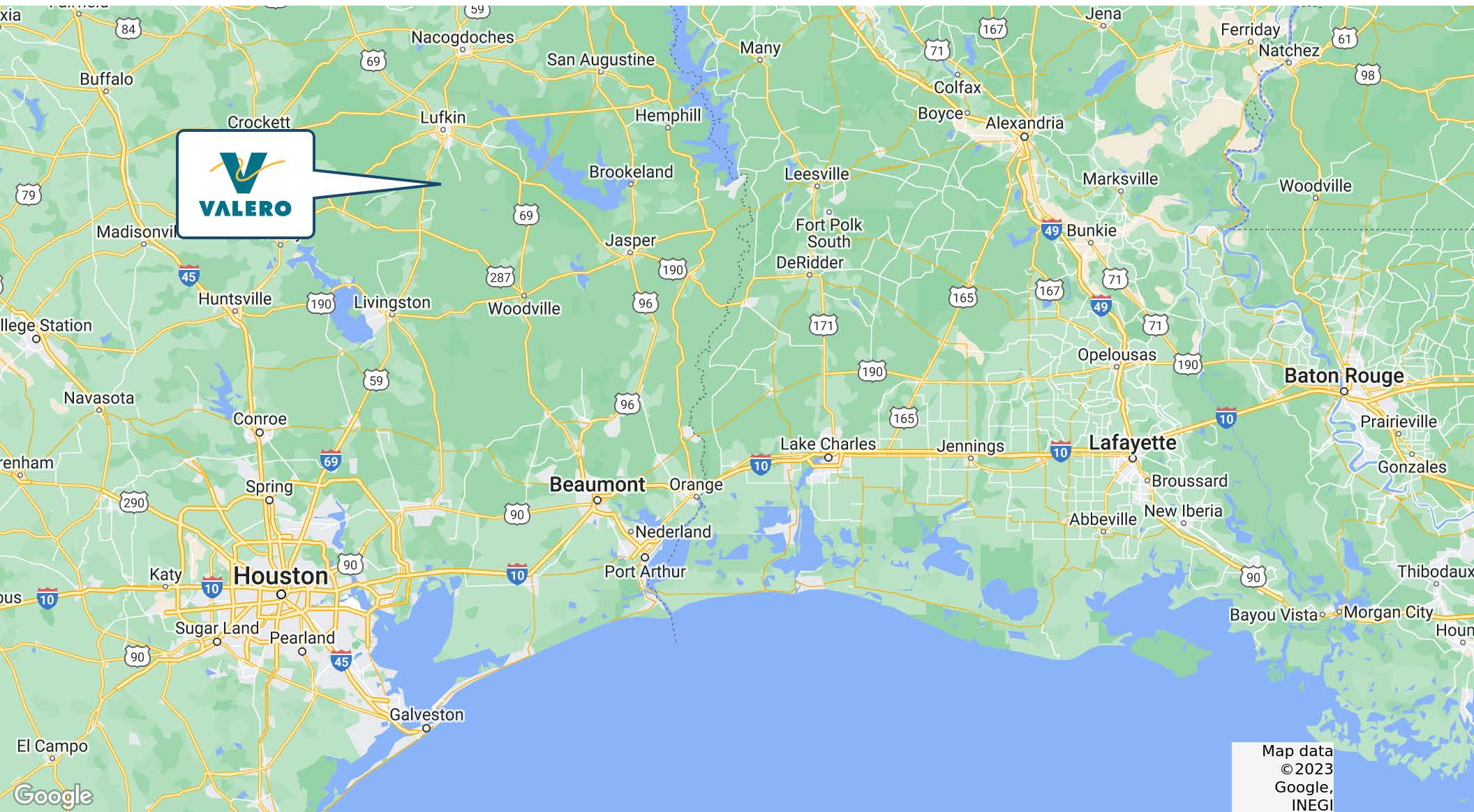
Tenant:	605 Temple LLC
Premises:	2,400 SF
Base Rent:	\$197,745
Rent Per SF:	\$82.39
Lease Commencement:	3/01/2020
Lease Expiration:	3/31/2037
Lease Term:	14+ Years
Renewal Options:	4 x 5 Years
Rent Increases:	2% Annually
Lease Type:	Absolute Triple Net (NNN)
Use:	Convenience
Property Taxes:	Tenant's 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:	None
Guarantor:	Personal



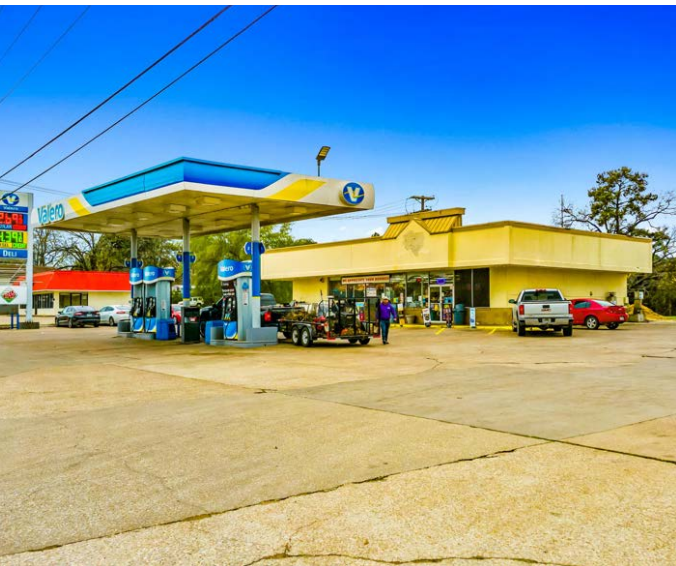
SECTION 3

PROPERTY INFORMATION

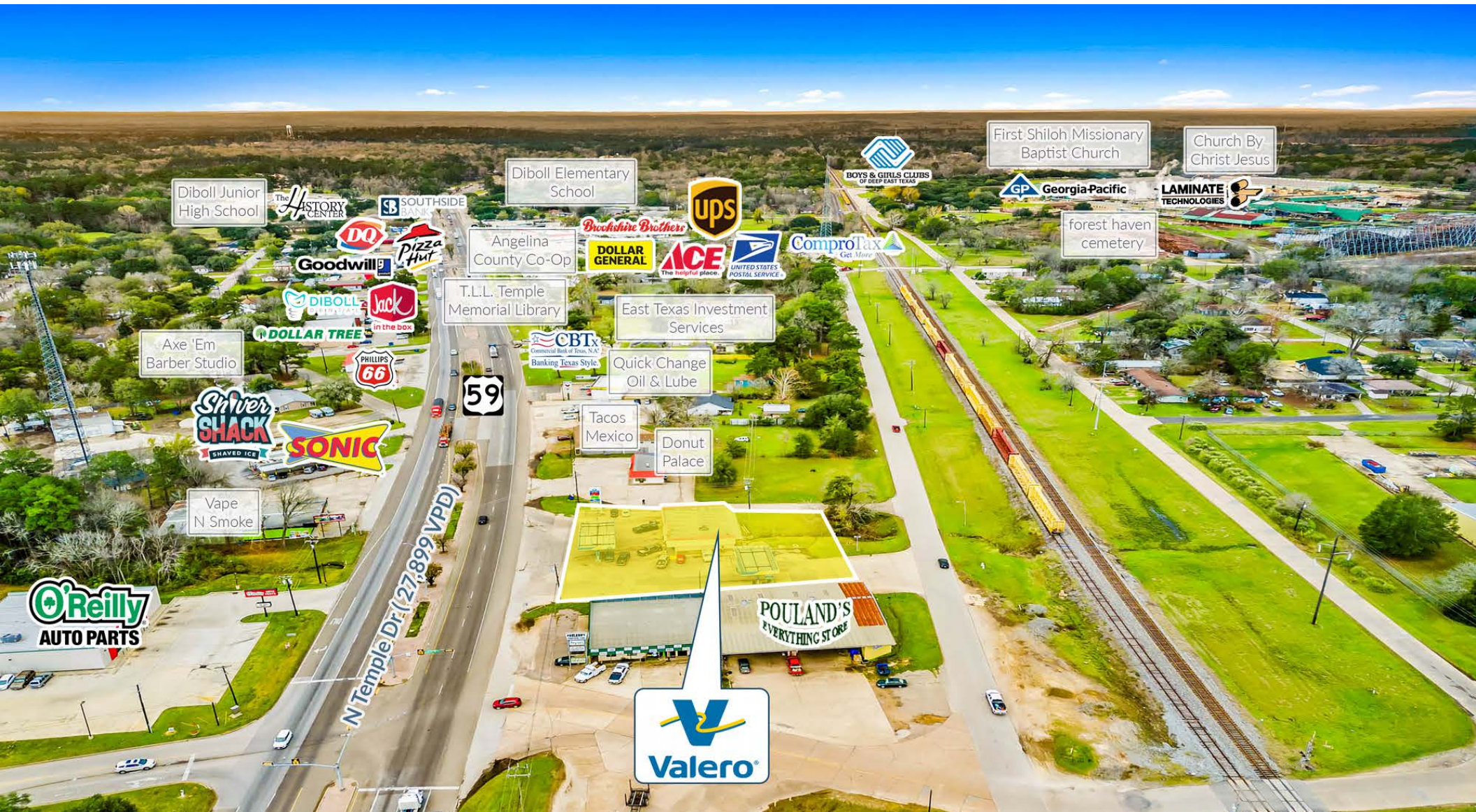
LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



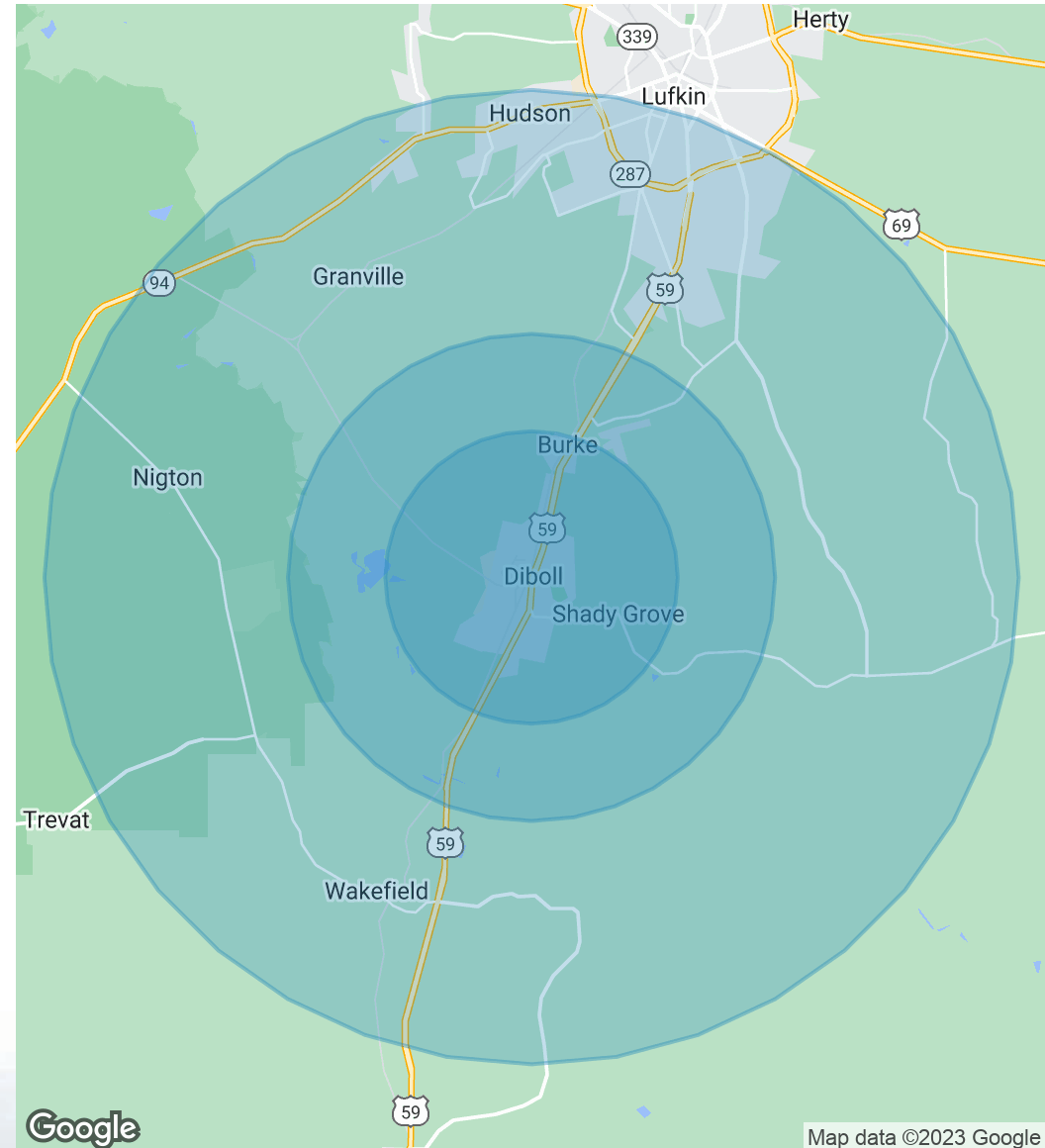
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,655	9,236	37,259
Average Age	38.6	37.9	36.9
Average Age (Male)	40.8	38.3	35.6
Average Age (Female)	41.0	39.9	38.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,260	2,760	13,599
# of Persons per HH	3.1	2.9	2.4
Average HH Income	\$56,143	\$59,929	\$74,447
Average House Value	\$77,699	\$82,522	\$130,932

TRAFFIC COUNTS

N Temple Dr	27,899 VPD
Dennis	3,080 VPD
Ryan Chapel Rd	2,547 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Houston, TX



George Bush Intercontinental Airport

DIBOLL, TX

Diboll thrives with small town friendliness and large town amenities. The Angelina County community welcomes visitors through the U.S. Route 59 (future Interstate 69) and is located 3 miles north of the Neches River, 11 miles south of the county seat, Lufkin, TX, and 109 miles north of Houston, TX. The city has a total area of 4.7 square miles. The Railroad runs from north to south on the west side of town. The City of Diboll had a population of 4,466 as of July 1, 2022. Temple built Southern Pine Lumber Company close to the Houston, East and West Texas Railway, and that began the development of Diboll, TX. Diboll was founded in 1894 and received its name from timber salesman, J.C. Diboll after he sold land to Thomas Lewis Latane Temple.

Diboll hosts industries such as Georgia Pacific and Borden Chemical, Inc. Over one hundred businesses call Diboll home including ACE Hardware, First Bank & Trust East Texas, Commercial Bank of Texas, Temple-Inland Federal Credit Union, Brookshire Brothers, Diboll Inn & Suites, Dairy Queen, Subway, Jack-In-The-Box, Church's Fried Chicken, Sonic, and more locally owned businesses. Many churches can be found nestled in the Diboll area. The heart of Diboll beats with clubs and organizations ranging from service-oriented to social. For the Diboll Retail Trade Area, the occupational classifications are as follows: 37.3% blue collar, 40.4% white collar, 22.3% Service & farm workers. George Bush Intercontinental Airport is the nearest major airport which helps in economic condition of the City. Diboll is served by the Diboll Independent School District.

With a population brimming 5,000, the community boasts beautiful buildings and parks. Sixty-six acres of tall pines grace the Old Orchard Park with baseball fields, picnic and basketball pavilions, volleyball and tennis courts, walking and bike trails, a splash pad, and playgrounds. In the center of the park is a pond and pier where families can visit the wildlife. A neighbor to the park is the luscious green grass of The Neches Pines Golf Course. The T.L.L. Temple Memorial Library (with over 46,000 holdings) and The History Center (containing more than 1 million images) provide meeting rooms and media past and present. The Lottie and Author Temple Civic Center provide arts and entertainment throughout the year. Diboll has a police department, a post office, a medical clinic, and a fire station.



Diesel

SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	NYSE: VLO
Founded:	1980
Locations:	~7,000
Headquarters:	San Antonio, TX
Website:	valero.com

VALERO

Valero Energy Corporation is a Fortune 500 international manufacturer and marketer of transportation fuels, other petrochemical products, and power. Valero is the world's largest independent petroleum refiner, and a leading marketer, ethanol producer and corporate citizen. Valero proudly has a workforce of about 10,000 employees and markets products in 43 states in the U.S., six provinces in eastern Canada, the U.K., Ireland and Peru. Throughout the United States and Canada, the company owns and operates 15 refineries, and one in Wales, with a combined capacity of approximately 3.2 million barrels per day; 13 ethanol plants with a combined production capacity of 16.9 billion gallons per year; and a 50-megawatt wind farm. The petroleum refineries are located in the United States, Canada and the United Kingdom, and the ethanol plants are located in the Mid-Continent region of the U.S. Valero is also a joint venture partner in Diamond Green Diesel, which operates a renewable diesel plant in Norco, Louisiana. Diamond Green Diesel is North America's largest biomass-based diesel plant. Valero sells its products in the wholesale rack or bulk markets in the U.S., Canada, the U.K., Ireland and Latin America. Approximately 7,000 outlets carry Valero's brand names.

CONFIDENTIALITY AGREEMENT

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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.



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TEXAS DISCLOSURE: 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.