

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



(S&P: A)

Investment Grade Tenant | (S&P: A rating) | Austin MSA | #3 Fastest Growing City in the U.S.



22553 I-35

KYLE TEXAS

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY



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5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

14

AREA OVERVIEW

Demographics

17

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

OFFERING SUMMARY



OFFERING

Price	\$3,667,776
Net Operating Income	\$183,389
Cap Rate	5.00%
Guaranty	Corporate
Tenant	7-Eleven
Lease Type	Absolute NNN
Lease Commencement	August 2013
Lease Expiration	August 2028

PROPERTY SPECIFICATIONS

Rentable Area	~2,940 SF
Land Area	~1.06 AC
Property Address	22553 I-35 Kyle, Texas 78640
Year Built	August 2013
Parcel Number	R114252
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



Credit Tenant – 7-Eleven, Inc. is an investment grade tenant with an “A” rating from Standard & Poors.

NNN Lease – tenant is responsible for taxes, insurance and maintenance.

High Income – average household income is \$109,102 within a 3-mile radius.

#3 Fastest Growing City in the U.S. – Kyle TX: Population has increased 10.9% from 2021 – 2022 and has increased by over 82% since 2010. Population growth is projected to increase by an additional 18% thru 2027.

Austin MSA – the property is located 21 miles from downtown Austin.

Ideal Gas Station/C-Store location – situated directly on the on/off ramp for Interstate 35 (156,668 VPD), which is the main artery that connects Austin & San Antonio.

Complementary Tenant Mix – nearby tenants include Target, Wal-Mart, Lowe’s, HEB Plus, CVS, Starbucks, O’Reilly Auto and Advance Auto Parts.

Close proximity to a large Hospital – Ascension Seton Hays is a Regional hospital with 24/7 emergency care and is certified as a level II trauma center and as a primary stroke center - located under 2 miles from the subject property.

Tax Free Location – Texas is an income tax free state.

80% Bonus Depreciation – Fee simple ownership of a convenience store and Gas Station provides the landlord the opportunity to use accelerated Bonus depreciation in Year 1 (please consult with your Accountant/Tax Attorney for more details)



PROPERTY OVERVIEW

LOCATION



Kyle, Texas
Hays Parish
Austin MSA

ACCESS



Techni Street: 1 Access Point
Goforth Road: 1 Access Point

TRAFFIC COUNTS



Monarch Highway/Interstate 35: 123,700 VPD
Ranch to Market Road 150: 15,900 VPD

IMPROVEMENTS



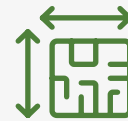
There is approximately ~2,940 SF of existing building area

PARKING



There are approximately 12 parking spaces on the owned parcel. The parking ratio is approximately 4.08 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: R114252
Acres: 1
Square Feet: 43,516 SF

CONSTRUCTION



Year Built: 2013

ZONING



R/S - Retail & Service District





LAURA B. NEGLEY
ELEMENTARY

123,700
VEHICLES PER DAY

AUSTIN
REGIONAL
CLINIC



CVS pharmacy



O'Reilly AUTO PARTS

AutoZone

CUBEsmart
self storage



KYLE CROSSING

16,300
VEHICLES PER DAY



FARM TO MARKET RD. 150





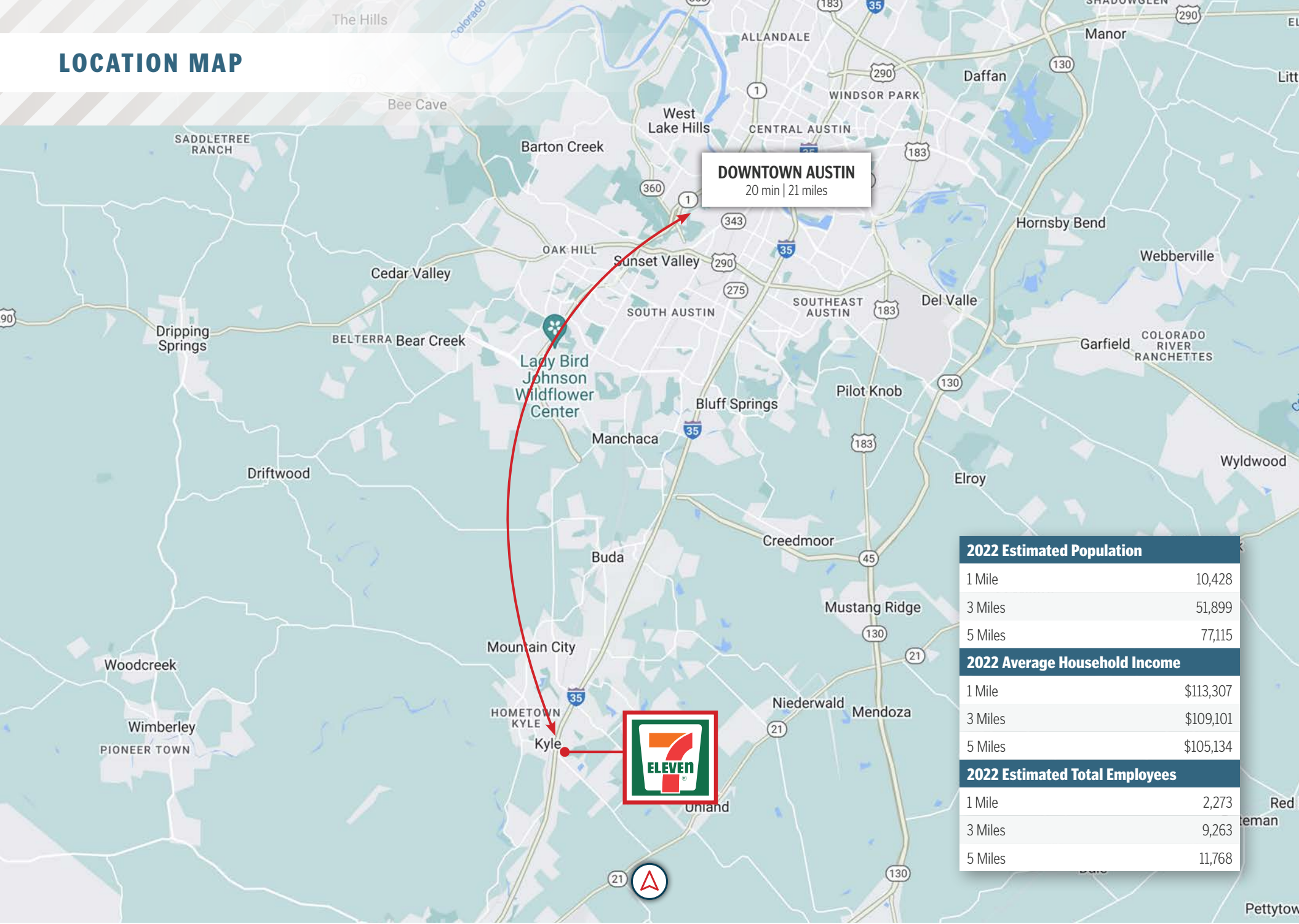








LOCATION MAP



2022 Estimated Population	
1 Mile	10,428
3 Miles	51,899
5 Miles	77,115
2022 Average Household Income	
1 Mile	\$113,307
3 Miles	\$109,101
5 Miles	\$105,134
2022 Estimated Total Employees	
1 Mile	2,273
3 Miles	9,263
5 Miles	11,768



KYLE, TEXAS

Located between Austin and San Antonio on I-35, the City of Kyle combines its abundant Texas Hill Country charm with its own set of adventures. Known as the Pie Capital of Texas, this one-of-a-kind destination is perfect for weekend getaways and romantic retreats any time of the year. The City of Kyle had a population of 64,339 as of 2023. Kyle is one of the fastest-growing cities in Texas.

Residents of the city of Kyle enjoy a vibrant local economy and an excellent quality of life. The factors that contribute to the excellent quality of life include a high per capita household income, low unemployment rate, educated workforce, employment growth, and continued addition of new businesses in the consumer, medical, and light manufacturing sectors.

Kyle is home to the Texas Pie Company, a bakery so famous it has been featured on NPR's The Splendid Table and in Southern Living, The Austin Chronicle, The Knot, and other newspapers throughout the region. Located within a more than 100-year-old building in downtown Kyle, the bakery serves up everything from Dutch apple and strawberry peach to coconut cream and key lime pies. On Labor Day weekend yearly, the city hosts the Kyle Pie in the Sky Hot Air Balloon Festival. Not only does the event have a pie eating contest, a pie bake-off, pie cafe, live music, and vendors, it also features colorful hot air balloon floats and a fireworks show over Lake Kyle.

There are many family-friendly attractions in Kyle. Enjoy catch-and-release fishing on Lake Kyle, which also has an on-site playground. Go horseback riding and watch a polo match at County Line Polo Club and practice your drive at Plum Creek Golf Course.

The City of Kyle is served by the Hays Consolidated Independent School District, with high school students attending either Jack C. Hays High School or Lehman High School.

Austin-Bergstrom International Airport is located 25 mi north of Kyle, the San Marcos Municipal Airport is located 12 mi to the south, and San Antonio International Airport is 52 mi to the south. Residents have access to I-35, SH 45 toll road, FM 150, FM 1626, SH 21, and SH 123. The MoPAC rail line runs through downtown Kyle. The Amtrak passenger train has a stop 10 mi south of Kyle in San Marcos.

KYLE TX - #3 FASTEST GROWING CITY IN THE UNITED STATES



Six of the 15 fastest-growing cities by percent change in the nation with a population of more than 50,000 people are located in Texas, according to data released May 18, 2023 by the U.S. Census Bureau.

Including the growth in Texas, nine of the 15 fastest-growing cities were located in the southern portion of the U.S. Texas took four of the top spots with Kyle, Leander and Little Elm ranking third, fourth and fifth, respectively.

The Kyle, TX population has increased 10.9% from 2021 – 2022 and has increased by over 82% since 2010. Population growth is projected to increase by an additional 18% thru 2027.

The City of Kyle is poised to be the largest city in Hays County. Its population multiplied 10 times over since the 2000 census from 5,000 citizens to just over 52,300. Several factors prove that the area is very progressive including transportation, utility and water plans, access, and construction.

THE 10 FASTEST GROWING U.S. CITIES

Rank	City	Population July 1, 2021	Population July 1, 2022	Percent change
1	Georgetown, TX	75,620	86,507	14.4
2	Santa Cruz, CA	54,941	61,800	12.5
3	Kyle, TX	67,093	74,357	10.9
4	Leander, TX	51,838	57,470	10.9
5	Little Elm, TX	51,238	55,357	8
6	Westfield, IN	50,702	54,605	7.7
7	Queen Creek, AZ	66,318	70,734	6.7
8	North Port, FL	79,795	85,099	6.6
9	Cape Coral, FL	217,903	231,790	6.4
10	Port St. Lucie, FL	203,975	216,992	6.4





May 2022

THE NO. 1 AMERICAN CITY FOR STARTUPS

Vocus PRW Holdings, LLC. Vocus, PRWeb



April 2022

THE NO. 1 BEST JOB MARKET IN THE U.S

The Wall Street Journal



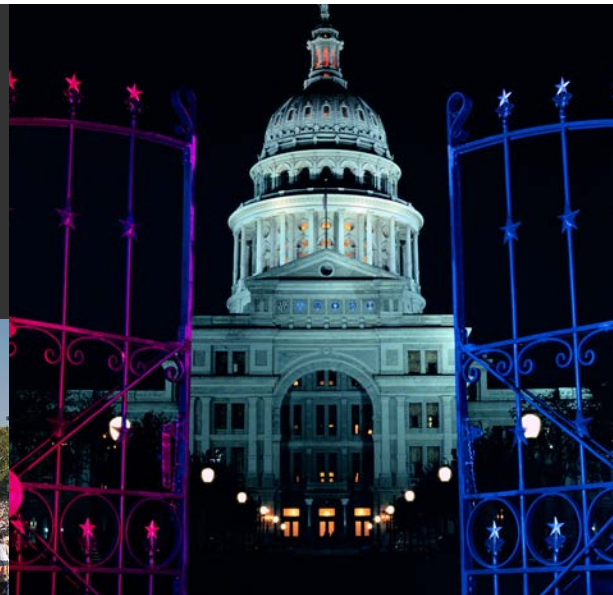
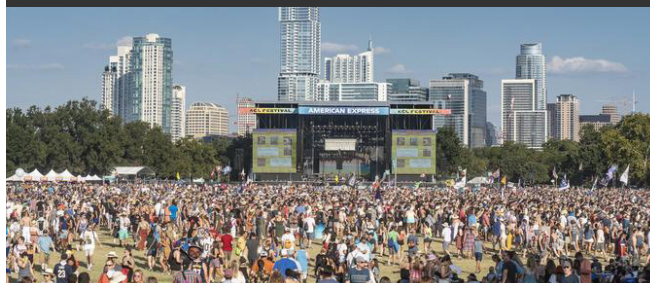
2019

NO. 1 BEST PLACE TO LIVE IN THE U.S.

U.S. News & World Report

OVER 250 LIVE MUSIC VENUES

Given the name "Live Music Capital", for more live music venues per capita than anywhere else in the United States and high volume of venues hosting live music performances in the city



6,500 STARTUPS AND TECH COMPANIES:

Austin has also long been the tech center of Texas, Apple creating a \$1 billion campus making it the largest private employer in Austin. Meta turning Austin into the third-largest U.S. hub outside of the company's Silicon Valley headquarters.





AUSTIN-ROUND ROCK METROPOLITAN STATISTICAL AREA

What Are the Largest Companies in Austin, Texas Today?

Rank	Company	Size (SF)
1	Apple	1,752,596
2	Meta	1,343,825
3	Google	1,196,424
4	IBM	1,081,314
5	Oracle	970,250
6	Indeed	801,565
7	Internal Revenue Service	678,174
8	National Instruments Corp	612,000
9	Amazon	503,595
10	Charles Schwab	465,790

AUSTIN IS EXPERIENCING **UNPARALLELED** GROWTH
FASTER THAN ANY METROPOLITAN CITY. **INCREASED 34%** SINCE 2010

MEDIAN
HOUSEHOLD
INCOME
\$80,954



AUSTIN
MEDIAN
AGE
33.7



MEDIAN
HOME
PRICE
\$624,000



MEDIAN
RENTAL
COST
\$1,550



AUSTIN CROWNED THE #1 CITY TO MOVE TO
IN GLOBAL RANKINGS: U.S. News & World Report



\$159 BILLION

GDP of Austin-Round Rock MSA (2019)

MORE THAN 50% OF AUSTIN-MSA HOUSEHOLDS
MAKE **\$75,000** AND ABOVE



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	10,428	51,899	77,115
2027 Projected Population	11,191	58,312	91,231
2010 Census Population	8,093	29,297	41,979
Projected Annual Growth 2022 to 2027	1.42%	2.36%	3.42%
Historical Annual Growth 2010 to 2020	2.35%	4.71%	4.90%
Households & Growth			
2022 Estimated Households	3,322	18,003	25,620
2027 Projected Households	3,592	20,301	30,436
2010 Census Households	2,436	9,241	12,804
Projected Annual Growth 2022 to 2027	1.58%	2.43%	3.51%
Historical Annual Growth 2010 to 2020	2.68%	5.62%	5.74%
Race & Ethnicity			
2022 Estimated White	74.56%	79.22%	79.02%
2022 Estimated Black or African American	5.68%	5.20%	4.86%
2022 Estimated Asian or Pacific Islander	1.56%	1.67%	1.68%
2022 Estimated American Indian or Native Alaskan	1.37%	1.17%	1.29%
2022 Estimated Other Races	17.17%	14.90%	16.75%
2022 Estimated Hispanic	54.29%	48.83%	52.63%
Income			
2022 Estimated Average Household Income	\$113,307	\$109,101	\$105,134
2022 Estimated Median Household Income	\$87,314	\$84,532	\$82,315
2022 Estimated Per Capita Income	\$37,649	\$37,593	\$35,174
Businesses & Employees			
2022 Estimated Total Businesses	229	831	1,152
2022 Estimated Total Employees	2,273	9,263	11,768



RENT ROLL



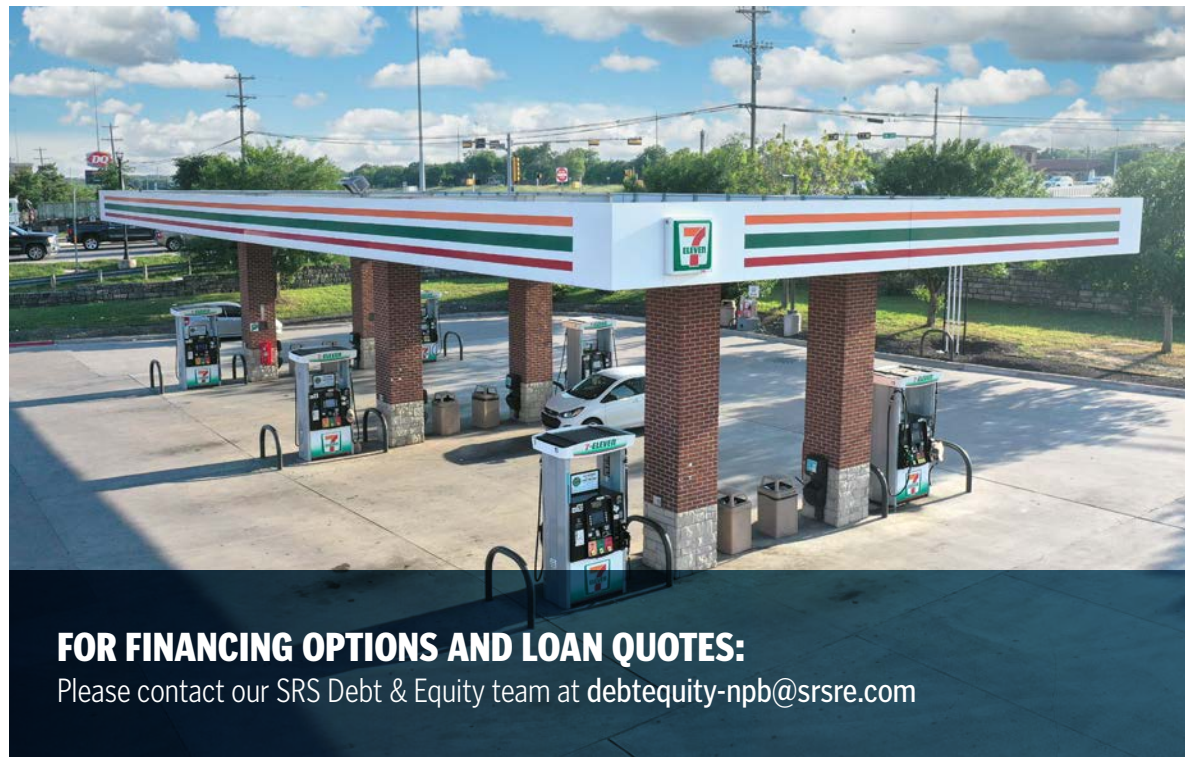
Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
7-Eleven, Inc.	2,940	Aug 2013	Aug 2028	Current	-	\$15,282	\$5.20	\$183,389	\$62.38	Absolute NNN	3 (5-Year)
(Corporate Guaranty)											10% Increases every 5 years

FINANCIAL INFORMATION

Price	\$3,667,776
Net Operating Income	\$183,389
Cap Rate	5.00%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2013
Rentable Area	~2,940 SF
Land Area	~1.06 AC
Address	22553 I-35 Kyle, Texas 78640



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



7-ELEVEN, INC.

7-eleven.com

Company Type: Subsidiary

Locations: 14,000+

Parent: Seven & I Holdings Co., Ltd.

2022 Employees: 57,270

2022 Revenue: \$64.10 Billion

2022 Net Income: \$1.54 Billion

2022 Assets: \$64.04 Billion

2022 Equity: \$21.85 Billion

Credit Rating: S&P: AA-

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 14,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises 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 more than 50 million members, place an order in the 7NOW® delivery app in over 2,000 cities, or rely on 7-Eleven for bill payment service, self-service lockers and other convenient services.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

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exclusively dedicated
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2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
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in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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