



7-ELEVEN

12540 STATE HIGHWAY 155 S, TYLER, TX 75703

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PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- 7-Eleven is an Investment Grade Tenant (S&P Rating "A")
- Income Tax Free State
- Located along State Highway 155 - 19,000+ VPD
- 10 Minutes from Downtown Tyler
- Surrounded by Many Commercial and Industrial Businesses

OFFERING SUMMARY

Sale Price:	\$5,094,340
Lot Size:	97,269 SF
Building Size:	4,800 SF
NOI:	\$270,000.00
Current Cap Rate:	5.30%
2025 Cap Rate:	5.70%
2030 Cap Rate:	6.10%

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This is the opportunity to purchase a long term absolute NNN leased 7-Eleven in Tyler, Texas. The lease calls for zero landlord obligations with 7.5% rental increases every 5 years and three, 5 year options to renew. The site benefits from its location along State Highway 155 with exposure to 19,000+ vehicles per day from combined roads. The building is conveniently located 10 minutes from Downtown Tyler and surrounded by many commercial and industrial businesses in the area.

LOCATION DESCRIPTION

Tyler is a city in the U.S. state of Texas. It is the seat of government of Smith County, and the largest city in Northeast Texas. With a 2020 census population of 105,995, Tyler was the 33rd most populous city in Texas and 299th in the United States. It is the principal city of the Tyler metropolitan statistical area, which is the 198th most populous metropolitan area in the U.S. and 16th in Texas after Waco and the College Station–Bryan areas, with a population of 233,479 in 2020. As Northeast Texas and Smith County's major economic, educational, financial, medical and cultural hub, Tyler is host to more than 20,000 higher-education students; the University of Texas at Tyler; a university health science center; and regional hospital systems. It is also the headquarters for Brookshire Grocery Company, Cavender's, Southside Bank, and Synthesizers.com. Other corporations with major presence within the city and surrounding area include AT&T, T-Mobile US, Cricket Wireless and Metro by T-Mobile, Chase Bank, BBVA, Best Buy, and Walmart. Tyler is also home to the Caldwell Zoo and Broadway Square Mall.



LOCATION INFORMATION

SECTION 2







FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

Price	\$5,094,340
CAP Rate	5.30%
Net Operating Income	\$270,000
Lease Start & End	06/15/2020 - 06/30/2035
Options	Three, 5-Year Options
Increases	7.5% Rental Increases Every 5 Years

RENT SUMMARY

2020 - 2025	\$270,000
2025 - 2030	\$290,250
2030 - 2035	\$312,019
Option 1	\$335,420
Option 2	\$360,576
Option 3	\$387,619



DEMOGRAPHICS

SECTION 4

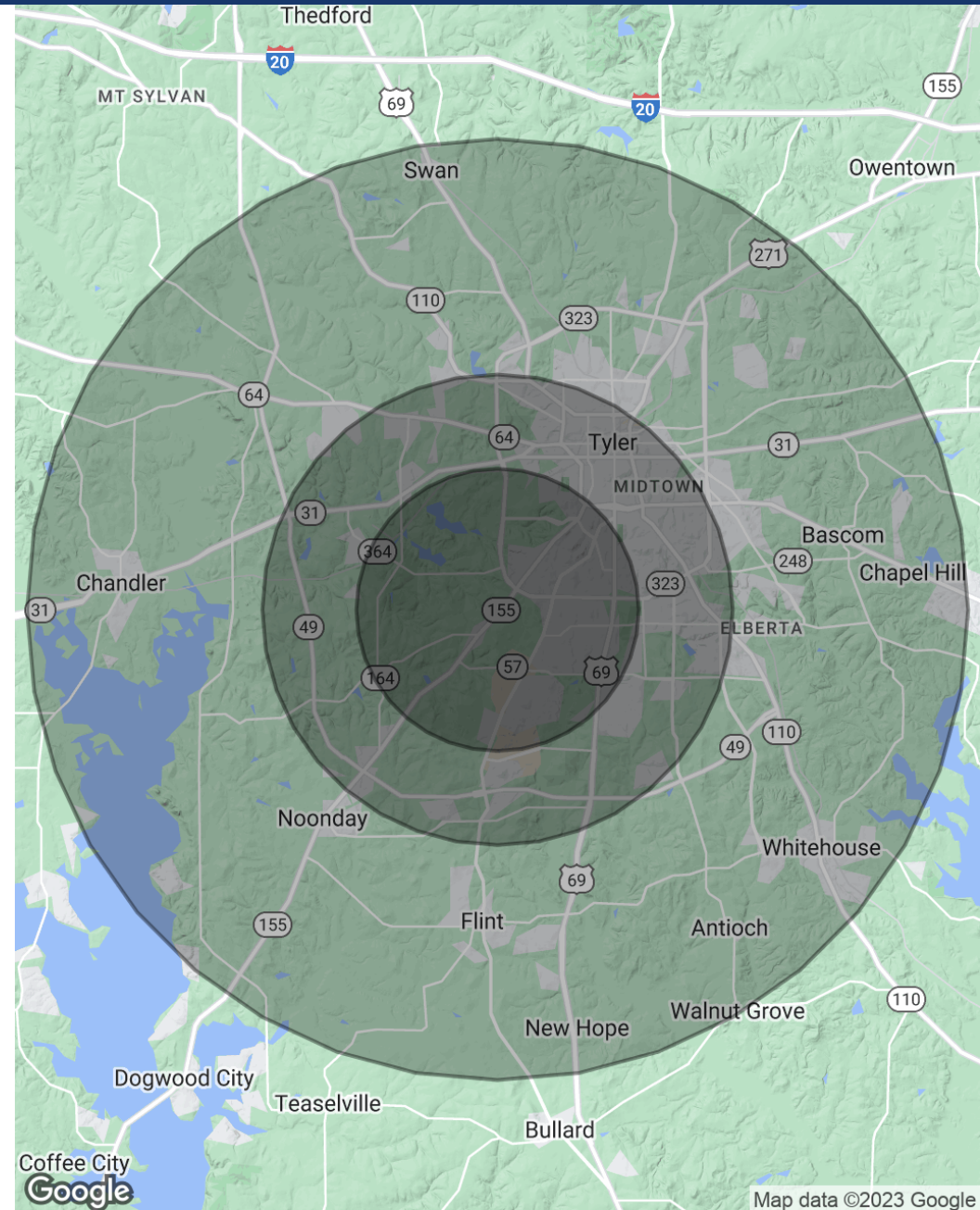
DEMOGRAPHICS MAP & REPORT

12540 STATE HIGHWAY 155 S
TYLER, TX 75703

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,089	93,324	167,234
Average Age	41.4	38.2	37.3
Average Age (Male)	41.0	36.7	35.3
Average Age (Female)	42.4	39.4	38.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,938	38,465	66,799
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$73,800	\$68,627	\$67,726
Average House Value	\$206,404	\$180,932	\$172,190

* Demographic data derived from 2020 ACS - US Census





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