



7-ELEVEN

14680 STATE HIGHWAY 31 E, BROWNSBORO, TX 75756

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 **The Kase Group**
Real Estate Investment Services



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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
- Bonus Depreciation Benefits
- Located along State Highway 31
- Surrounding retailers that include Family Dollar, Sonic Drive-In, Dollar General and more

OFFERING SUMMARY

Sale Price:	\$4,245,283
Lot Size:	48,221 SF
Building Size:	4,085 SF
NOI:	\$225,000.00
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 Brownsboro, 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 being located along State Highway 31 with surrounding retailers that include Family Dollar, Sonic Drive-In, Dollar General and more.

LOCATION DESCRIPTION

Brownsboro is a city in Henderson County, Texas, United States. The population was 1,212 at the 2020 census, up from 1,039 at the 2010 census. The city is on Texas State Highway 31. Brownsboro is located in northeastern Henderson County at 32°18'3"N 95°36'54"W (32.300745, -95.615022). Texas State Highway 31 passes through the city, leading east 19 miles (31 km) to Tyler and southwest 16 miles (26 km) to Athens, the Henderson county seat.

According to the United States Census Bureau, Brownsboro has a total area of 2.4 square miles (6.1 km²), all of it land. The city is on the south side of the valley of Kickapoo Creek, an east-flowing tributary of the Neches River.

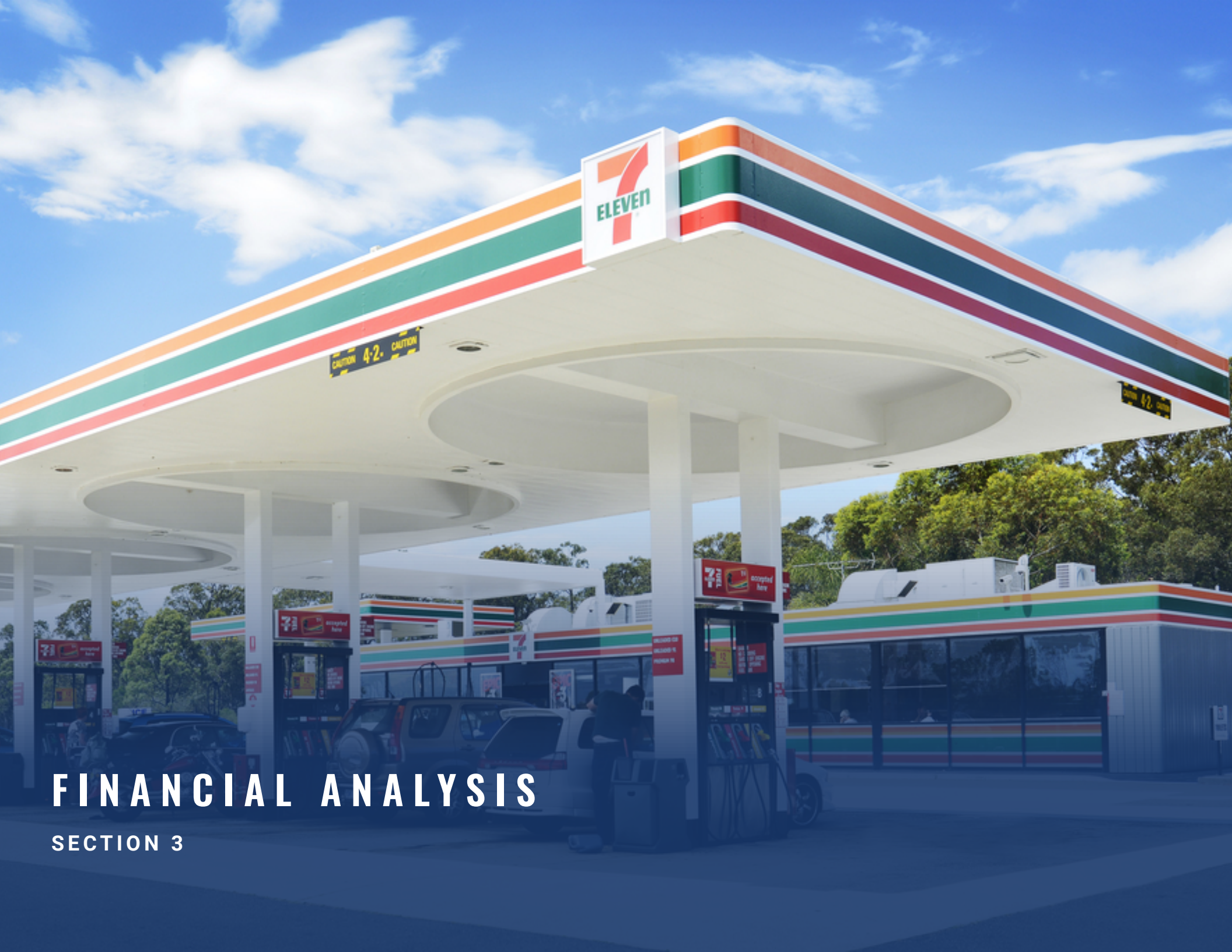


LOCATION INFORMATION

SECTION 2







FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

Price	\$4,245,283
Cap Rate	5.30%
Net Operating Income	\$225,000
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	\$225,000
2025 - 2030	\$241,875
2030 - 2035	\$260,016
Option 1	\$279,517
Option 2	\$300,481
Option 3	\$323,017



DEMOGRAPHICS

SECTION 4

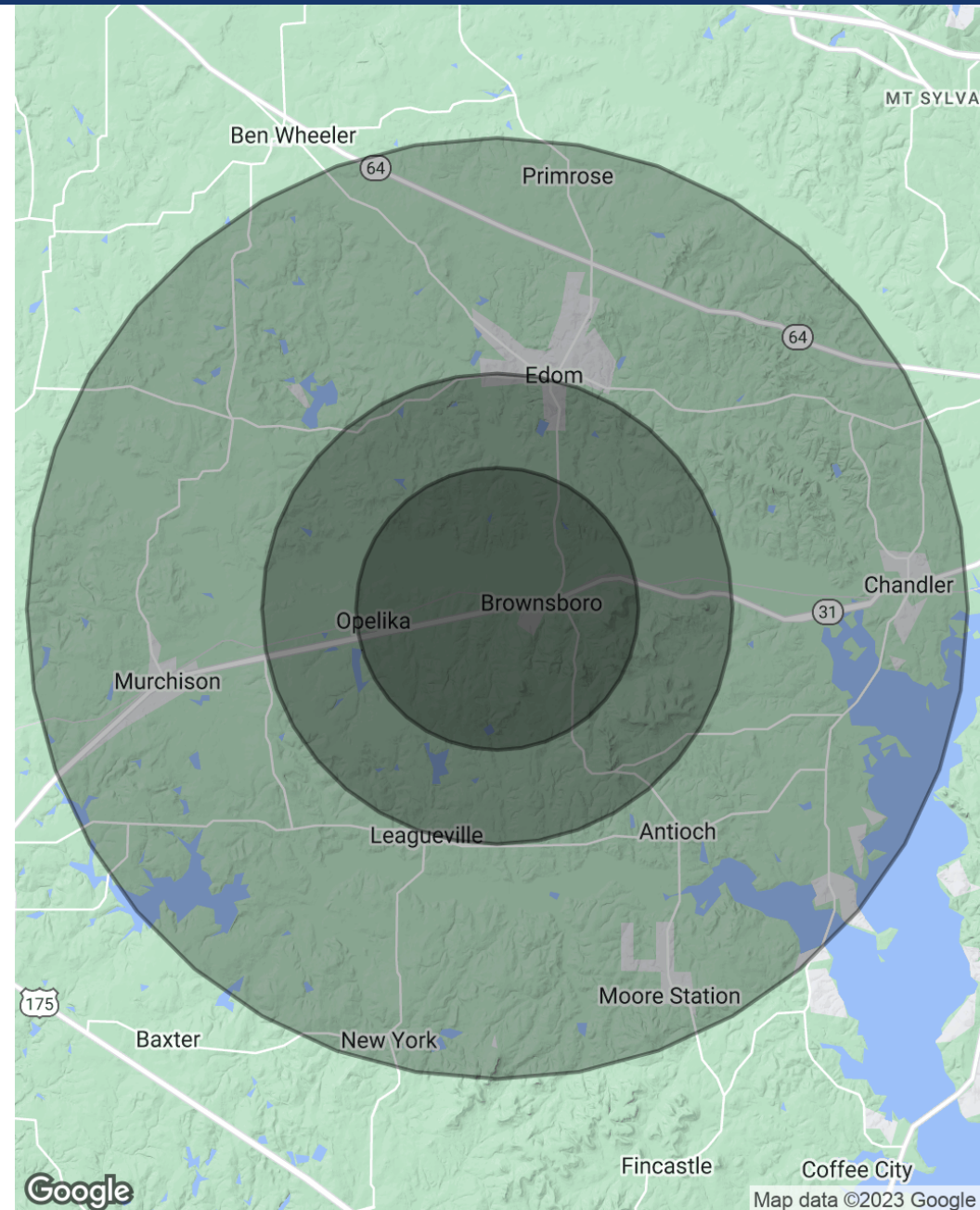
DEMOGRAPHICS MAP & REPORT

14680 STATE HIGHWAY 31 E
BROWNSBORO, TX 75756

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,936	4,930	21,582
Average Age	36.8	37.1	43.1
Average Age (Male)	39.1	36.3	40.1
Average Age (Female)	31.3	34.7	44.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	753	1,983	9,621
# of Persons per HH	2.6	2.5	2.2
Average HH Income	\$92,118	\$82,311	\$66,684
Average House Value	\$142,000	\$150,516	\$150,529

* Demographic data derived from 2020 ACS - US Census





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