



iVape | ATX

11643 Research Blvd, Austin, TX 78759



EXCLUSIVELY LISTED BY

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Nick Hahn, Kevin Puder, Chad Kurz (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

BROKER OF RECORD

KYLE MATTHEWS

License No. 9005919 (TX)



INVESTMENT HIGHLIGHTS

TENANT HIGHLIGHTS

- **Top-Rated Tenant:** 7-Eleven has investment-grade credit, rated 'A' by Standard and Poor's.
- **Iconic Brand:** 78,000+ Locations Worldwide, 9,400+ in the United States, headquartered in Dallas, TX.

PROPERTY HIGHLIGHTS

- **NNN Property:** Tenants pay their share of CAM, Taxes and Insurance.
- **Long Term Lease:** 7-Eleven just renewed for a brand new 15-year lease and IVape is starting on a brand new 5-year lease.
- **High Traffic Counts:** 139,000+ vehicles per day on Highway 183.
- **Strategically Located:** Located on the off ramp of Highway 183 that runs through the central part of Austin, TX connecting various neighborhoods, suburbs and commercial areas.
- **Hedge Against Inflation:** Built in rental increases - 10% every 5 years from 7-Eleven and 3% annually from IVape.
- **Proven location:** 7-Eleven has already performed at this location for 10+ years.

DEMOGRAPHICS HIGHLIGHTS

- **Major MSA Market:** Austin, TX is ranked as one of the fastest growing cities and ranked in the top 10 in terms of most populous cities in the United States.
- **Affluent Area:** Average income of \$112,000+ within 3 miles.
- **Dense Area:** 252,000+ residents within 5 miles
- **Population Growth:** Consistent population growth over the past 10 years with continued projected growth in the future.
- **Nearby Attractions:** The Domain, Aboretum at Great Hills, Top Golf, Austin Aquarium, Balcones District Park, and Oak View Park.



BALCONES DISTRICT PARK

WIND RIVER CROSSING APARTMENTS
352 UNITS

± 139,000 VPD
183
COVERT
Ford
LINCOLN

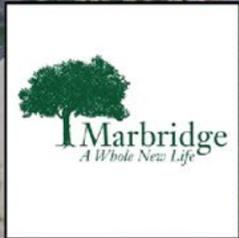
JILL PARKIN HEALTH CARE FACILITY

THE ARBORETUM
PROSPERITY BANK



Austin Towing Services

KEYSTONE APARTMENTS
166 UNITS



SUBJECT PROPERTY

TWIN LIQUORS

MARQUIS AT LADERA VISTA
224 UNITS

OAK VIEW PARK

Academy[®]
SPORTS+OUTDOORS

FLEXTRONICS X



verizon[✓]

tru
by HILTON[™]

GRACE CAPITAL MANAGEMENT

GMC

AUSTIN
AQUARIUM
DON'T MISS THE EXHIBIT

OUTBACK
STEAKHOUSE[®]

IHOP

Walgreens

A-1 COLLISION MASTERS

± 139,000 VPD

SUNBUSTERS[™]
WINDOW TINTING LIMITED

Gallery of Pets



SUBJECT PROPERTY

TWIN
LIQUORS

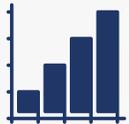
Marbridge
A Whole New Life



\$4,925,000
LIST PRICE



\$295,500
NOI



6.00%
CAP RATE



1982
YEAR BUILT



±0.61 AC
LOT SIZE



±3,650 SF
GLA



PROPERTY SUMMARY

GLA	±3,650 SF
Lot Size	±26,615 SF (0.61 Acres)
Year Built	1982
APN	262000505
Parking Spaces	±15
Lease Type	NNN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate



TENANT SUMMARY

Tenant	7-Eleven
Property Address	11643 Research Blvd.
City	Austin
State	TX
Zip	78759
GLA	2,400 SF
Lot Size	26,615 SF (0.61 AC)
Year Built	1982
Parking Spaces	±15
Lease Type	NNN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Rent Commencement Date	10/1/2011
Lease Expiration Date	12/31/2038
Term Remaining on Lease	15 Years
Increases	10% every 5 years
Options	Three, 5 Year Options
Annual Rent	\$250,000

RENT ROLL

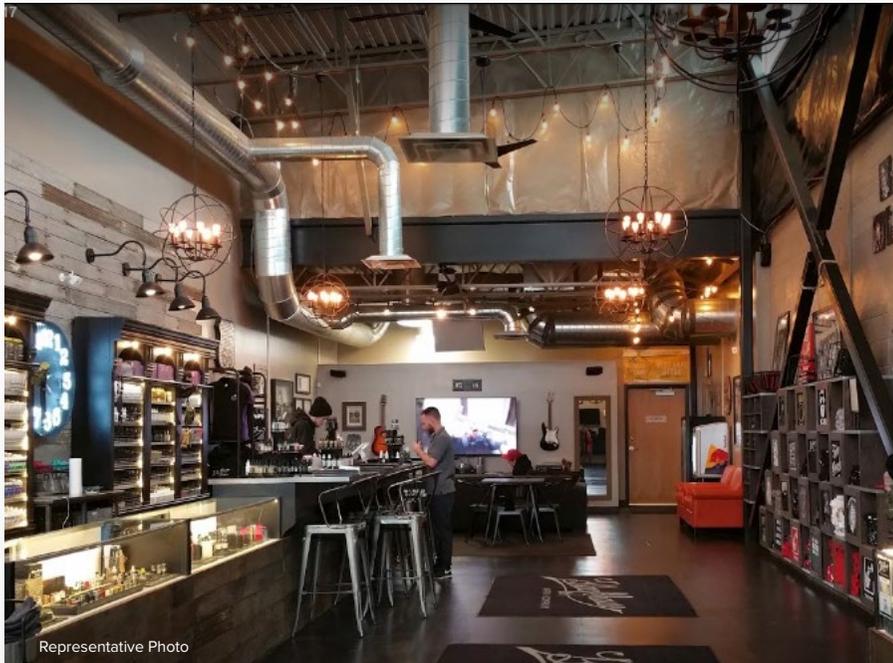
	ANNUAL RENT
Current - 12/31/2028	\$250,000
1/1/2029 - 12/31/2033	\$275,000
1/1/2034 - 12/31/2038	\$302,500
Option 1	\$332,750
Option 2	\$366,025
Option 3	\$402,627



RENT ROLL

ANNUAL RENT

Current - 2/29/2025	\$45,500
2/1/2025 - 2/29/2026	\$46,865
2/1/2026 - 2/29/2027	\$48,271
2/1/2027 - 2/29/2028	\$49,719
2/1/2028 - 2/29/2029	\$51,210
Option 1	\$52,747
Option 2	\$61,148



Representative Photo

TENANT SUMMARY

Tenant	Ivape ATX
Property Address	11643 Research Blvd.
City	Austin
State	TX
Zip	78759
GLA	1,250 SF
Lot Size	26,615 SF (0.61 AC)
Year Built	1982
Parking Spaces	±15
Lease Type	NNN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Est. Rent Commencement Date	3/1/2024
Lease Expiration Date	2/29/2029
Term Remaining on Lease	5 Years
Increases	3% Annually
Options	Two, 5 Year Options
Annual Rent	\$45,500

RENT ROLL

TENANT INFORMATION		LEASE TERM		RENT SUMMARY			
Tenant	Size	Lease End	Base Rent Monthly	Base Rent Annually	Lease Type	Increases	Options
7-Eleven	±2,400 SF	12/31/2038	\$20,833.34	\$250,000.00	NNN	10% Every 5 Years	Three (5) Year
iVape ATX	±1,250 SF	2/29/2029	\$3,791.66	\$45,500.00	NNN	3% Annually	Two (5) Year
Total	±3,650 SF	-	\$24,625.00	\$295,500.00	-	-	-



TENANT PROFILE



HEADQUARTERS

Dallas, TX

WEBSITE

www.7-eleven.com

FOUNDED

1927

LOCATIONS

13,000+ (U.S. and Canada)

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. 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. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

#1 ENTREPRENEUR'S MAGAZINE TOP GLOBAL FRANCHISES LIST

#3 FORBES' TOP 20 FRANCHISES TO START



TENANT PROFILE

iVape | ATX

iVape ATX is retail space that specializes in the sale of vaping products and accessories. iVape ATX offers a variety of electronic cigarettes, vape pens, e-liquids, and other vaping-related items. They provide guidance and information on various vaping products, helping customers make informed choices. iVape ATX is integrated into the 7- Eleven property to cater to individuals looking for a quick and accessible way to buy vaping supplies. iVape ATX is a premier local vape shop with a selection of products including mods, e-juices, CBD, kratom, glass products, and so much more. Whether you are new to vaping or an experienced vaper, iVape ATX has everything you need for the ultimate vaping experience. At their store, they are dedicated to providing customers with the absolute best products on the market. Some of the major brand names found on their shelves are Smok, Naked, Hometown Hero, and Kaos.



Representative Photo

LOCATION MAP

SUBJECT PROPERTY

±12 MILES



**DOWNTOWN
AUSTIN, TX**

AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	12,602	94,106	260,651
2023 Population	12,480	91,126	252,907
2010 Population	12,409	84,440	234,740
Annual Growth 2010-2023	0%	0.6%	0.6%
Annual Growth 2023-2028	0.2%	0.6%	0.6%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	6,577	47,329	120,045
2023 Households	6,494	45,648	115,862
2010 Households	6,418	41,017	104,589
Annual Growth 2010-2023	0.3%	1.7%	1.5%
Annual Growth 2023-2028	0.3%	0.7%	0.7%
INCOME	1-MILE	3-MILE	5-MILE
2023 Avg HH Income	\$114,153	\$112,038	\$104,789

AUSTIN, TX

As the capital of Texas, Austin has the big personality and vibrant culture expected from the heart of the Lone Star State. It is the 11th most populous city in the U.S. and the 4th most populous city in Texas, boasting a metro population of 2.25 million. The current official slogan promotes Austin as the Live Music Capital of the World, a reference to the many musicians and live music venues within the area. Its eclectic live-music scene is centered around country, blues, and rock. South by Southwest is one of the largest music festivals in the U.S., with more than 2,000 performers playing on close to 100 stages around downtown Austin every March. The event has grown into a 10-day festival celebrating film, music, and digital media. The motto “Keep Austin Weird” has been used to promote Austin’s eccentricity and diversity, as well as bolster support for local independent businesses. South Congress is a shopping district that prides itself on keeping the motto alive by being filled with unique local businesses and hosting festivals. The area is also comprised of many parks and lakes, which are popular for hiking, biking, and boating, making the city a year-round outdoor enthusiasts' playground. Overall, Austin is a great place to work, live, and play.

ATTRACTIONS

Downtown Austin is comprised of a skyline of skyscrapers. Its skyline forms a backdrop of glass and steel, while funky, brightly-painted shops line the streets. Live music is an integral element of the city, and nowhere is this more apparent than downtown, where stages and venues host concerts every night of the week. Downtown Austin also comes with the benefit of some of the best selections of food, such as exceptional local favorites like eclectic food trucks and exotic international fare. From a more practical standpoint, Downtown Austin is the heart of the city’s thriving business and government centers, meaning that many locals live near enough to walk or bike to work.



ECONOMY

The economy of Austin is supported by a variety of different industries. A lot of major business sectors in the Austin-Round Rock area are centered on business and financial services, information technology, telecommunications, and manufacturing.

According to Forbes, Austin has a \$144.9 billion gross metro product. Having a heavy concentration of highly-educated millennials, Austin has become a hub for technology and business, adopting the nickname “Silicon Hills”. A number of Fortune 500 companies have headquarters or regional offices in Austin including 3M, Advanced Micro, Amazon, Apple, Facebook, Google, Tesla, Texas Instruments, and Whole Foods Market. Dell’s worldwide headquarters is located in Round Rock. Major area employers include Facebook, JP Morgan Chase, and WP Engine. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them.

Austin’s thriving economy and the strong presence of established businesses, numerous small businesses, and feisty startups allow it to offer residents an average weekly pay that is 10 percent greater than the national average.

**#10 top Public National University, U.S.
News & World Report, 2022**



UNIVERSITY OF TEXAS

With regard to education, the University of Texas resides in Austin: the flagship institution of the University of Texas System. It is one of the largest universities in the U.S. with over 51,000 students. This institute has a prestigious reputation providing a first-class education. The University of Texas also generates critical tax revenue and jobs for the Austin area. According to an Institute for Economic Impact study, UT Austin generates annually \$8.2 billion in business activity and \$2.4 billion in personal income. Students attending the university provide an annual economic boost of \$823 million into the local economy. Student spending leads local businesses and their employees to spend another \$5.8 billion across the state.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **11643 Research Blvd, Austin, TX 78759** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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BROKER OF RECORD

KYLE MATTHEWS

License No. 9005919 (TX)



Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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