



SUBWAY & PHILLIPS 66 GAS STATION | NET LEASE

303 West W M Watson Boulevard - Daingerfield, TX 75638

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

© 2025 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,010 SF Subway & Phillips 66 Gas Station Located at 303 West W M Watson Boulevard in Daingerfield, TX. This Deal Includes a Corporate Guaranteed Absolute Triple Net (NNN) Investment With ~20 Years Remaining on the Lease and 2% Annual Rent Escalations, Providing For a Secured Investment.

Sale Price

\$1,677,419

OFFERING SUMMARY

Cap Rate:	7.75%
NOI:	\$130,000
Price / SF:	\$834.54
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	303 West W M Watson Boulevard
City, State, Zip:	Daingerfield, TX 75638
County:	Morris
Building Size:	2,010 SF



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Corporate Guaranteed Absolute Triple Net (NNN) Investment With ~20 Years Remaining on the Lease With 2% Annual Rent Escalations
- Prime Location Directly Off HWY 11, Conveniently Positioning This Property For Optimal Accessibility and Convenience to HWY 11 and HWY 259, Which See a Combined Vehicles Per Day of Over 27,000
- Convenience Store Includes an Operating Subway, Providing For Multiple Sources of Revenue
- Nearby National Tenants Include: Dollar General, Walgreens, Tractor Supply Co, O'Reilly Auto Parts and Jiffy Lube
- Subject Property Recently Renovated With New Phillips 66 Canopy and Signage and 4 Updated MPDs
- The Tenant is Currently Partnered With 76, Valero, Exxon, Mobil, Travel Centers of America, TA Express, VP Racing and Marathon
- Gas Stations Offer Strong Bonus Depreciation Benefits; Consult Your CPA



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

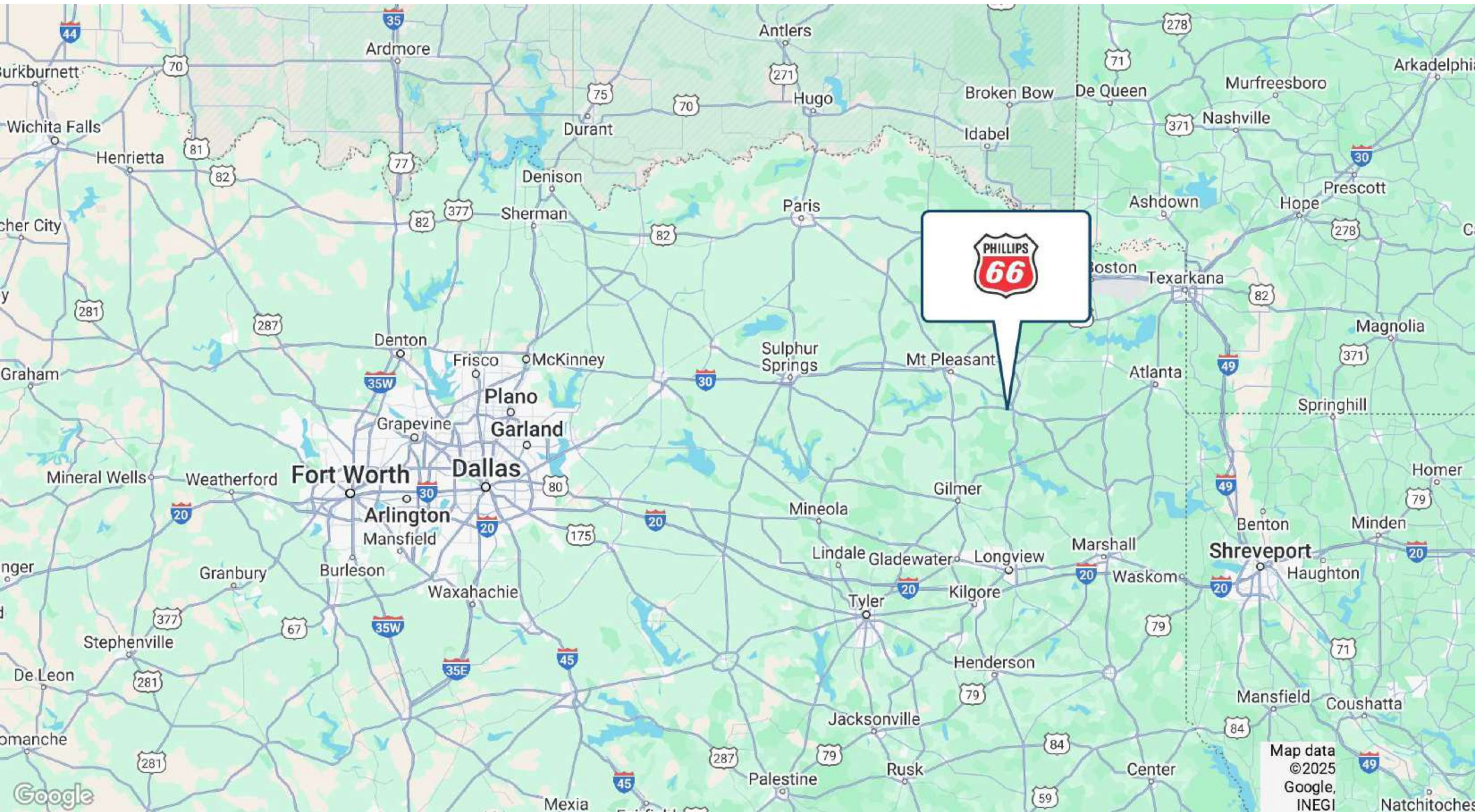
Tenant:	Corporate
Premises:	2,010 SF
Base Rent:	\$130,000
Rent Per SF:	\$64.68
Lease Commencement:	01/01/2025
Rent Commencement:	01/01/2025
Lease Expiration:	01/01/2045
Lease Term:	~20 Years Remaining
Renewal Options:	4 x 5 Years Options
Rent Increases:	2% Annually
Lease Type:	Absolute NNN
Use:	Convenience
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:	No
Guarantor:	Corporate



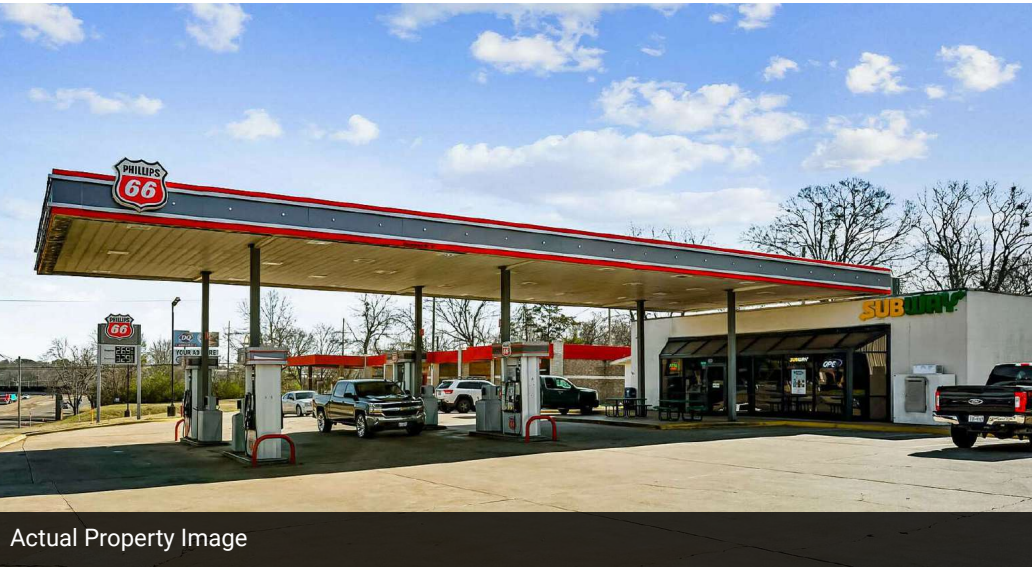
SECTION 3

PROPERTY INFORMATION

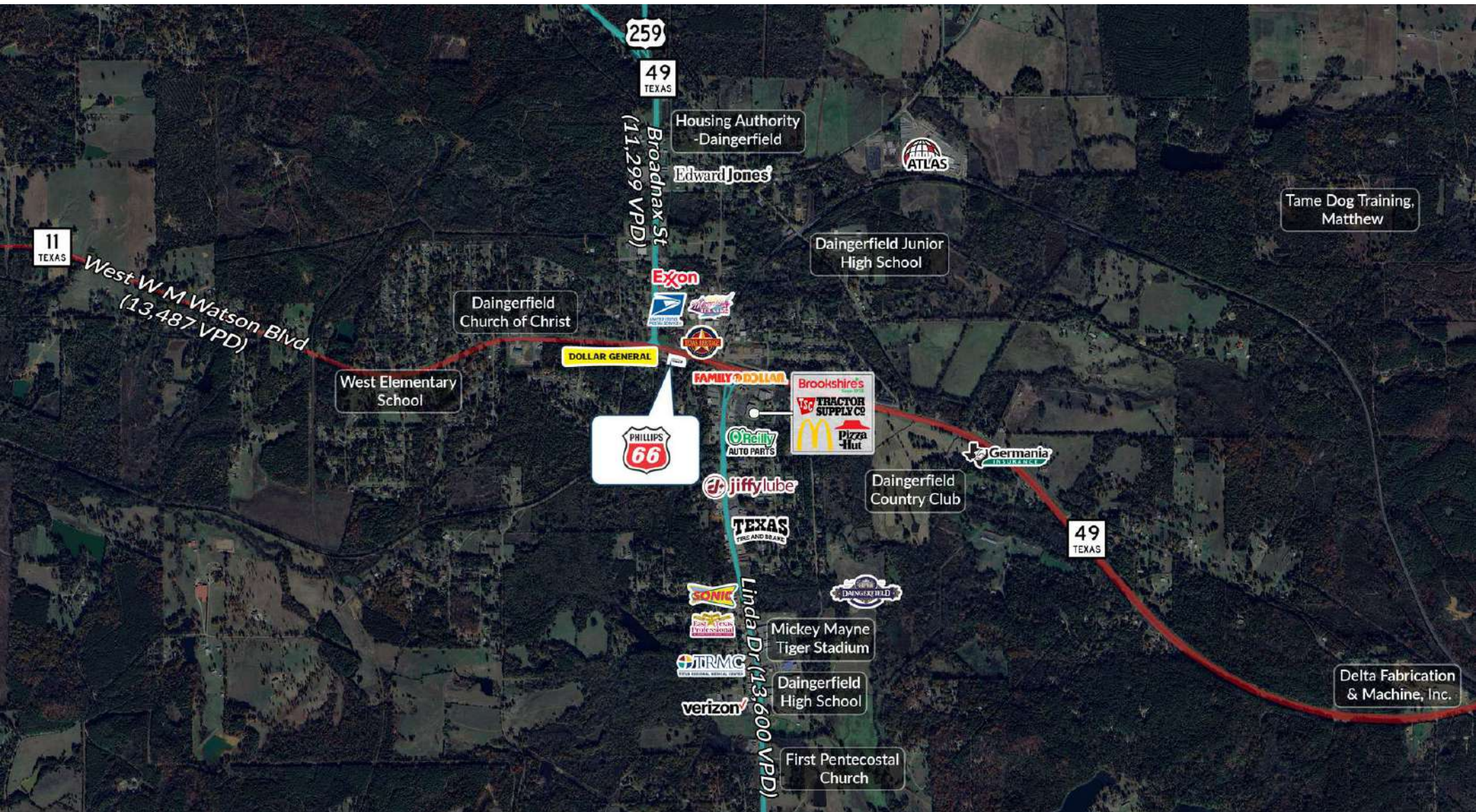
LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



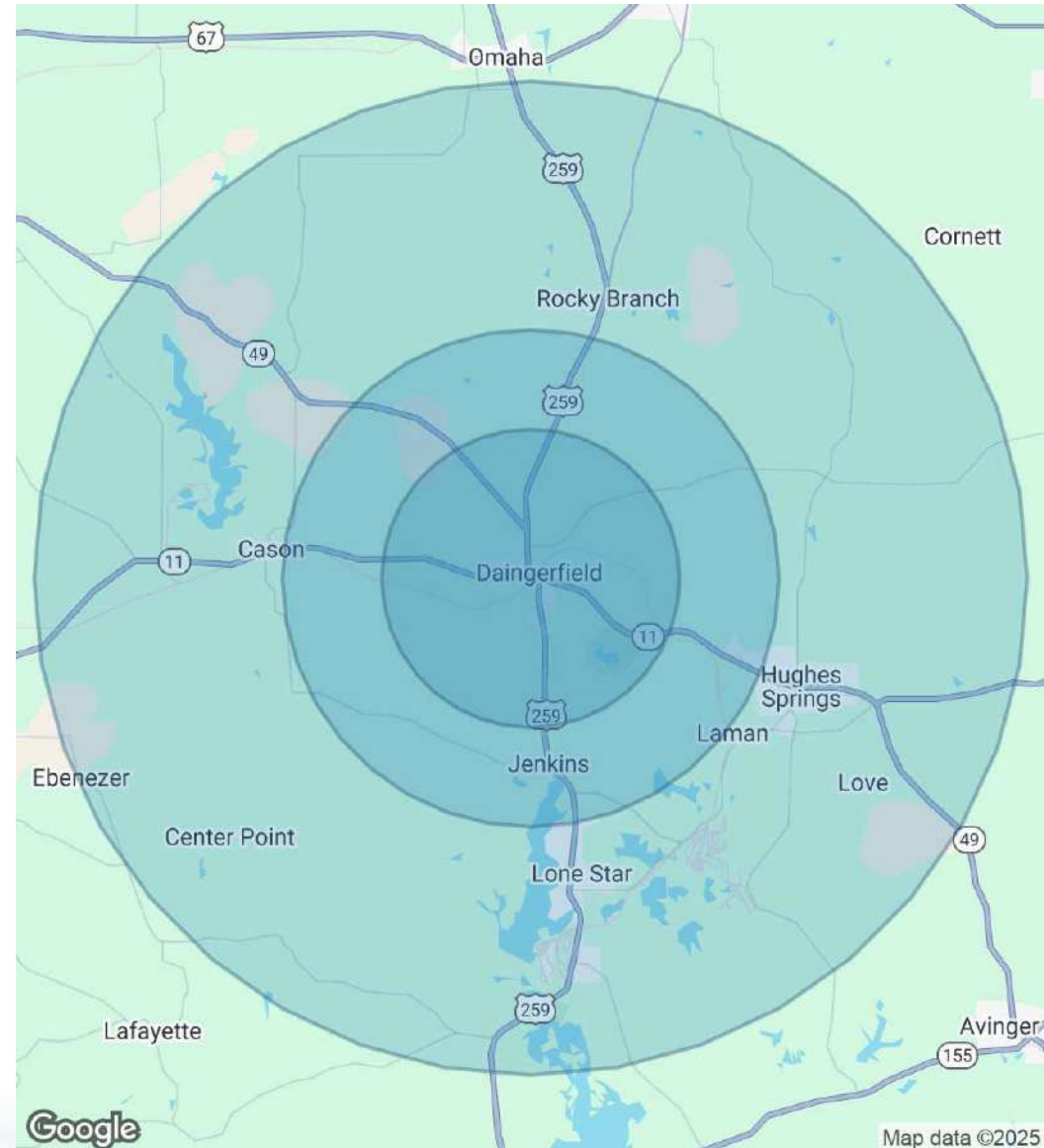
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,168	6,081	15,629
Average Age	41	42	43
Average Age (Male)	40	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,661	2,478	6,324
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$62,056	\$66,607	\$71,791
Average House Value	\$111,974	\$140,978	\$194,270

TRAFFIC COUNTS

West W M Watson Boulevard	13,487 VPD
Linda Drive	13,600 VPD
Broadnax Street	11,299 VPD





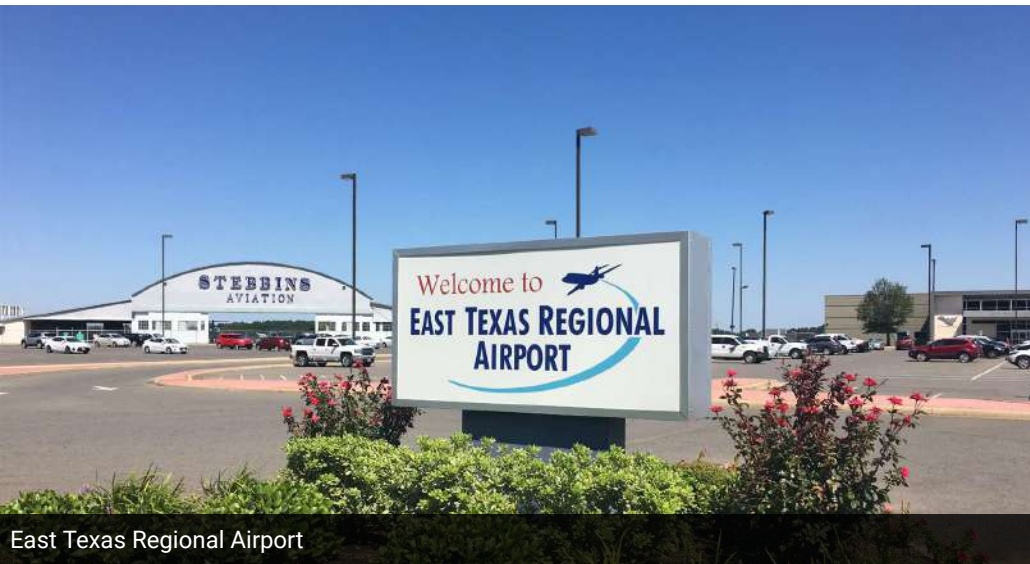
SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Longview, TX



East Texas Regional Airport

DAINGERFIELD, TX

Daingerfield is a city in Morris County, Texas, serving as the county seat. Situated in the northeastern part of Texas, Daingerfield covers an area of approximately 2.46 square miles, all land. The city is located at the intersection of State Highways 11 and 49 and U.S. Highway 259. The City of Daingerfield had a population of 2,479 as of July 1, 2024. The nearest major city to Daingerfield, TX is Longview, TX, which is approximately 35 miles southeast of Daingerfield. Another major city within driving distance is Texarkana, TX, located about 55 miles northeast.

The economy of Daingerfield, TX, is primarily supported by manufacturing, health care, education, and retail trade. The city's economic base has historically been tied to steel production, with significant contributions from industries related to mining, forestry, and agriculture. Small businesses, including grocery stores, restaurants, and general stores, provide employment and services to the local population. The nearest major city, Longview, TX, plays a crucial role in supporting the economy of Daingerfield, TX, by providing various economic, social, and infrastructure benefits. Many Daingerfield residents commute to Longview for better job prospects in industries such as healthcare, manufacturing, education, and retail. Longview acts as an economic anchor for Daingerfield by providing employment, services, and economic opportunities that complement the smaller town's local economy. The nearest major airport to Daingerfield, TX is the East Texas Regional Airport in Longview, TX, located approximately 40 miles southeast of Daingerfield. Businesses and organizations in Daingerfield can leverage the airport for bringing in professionals and attendees for meetings, conferences, and events, boosting the local economy.

Daingerfield, Texas, offers a variety of attractions that highlight its natural beauty, rich history, and small-town charm. Visitors can enjoy outdoor recreation, historical sites, and cultural experiences. Daingerfield State Park is a 507-acre park known for its scenic beauty, centered around the 80-acre Lake Daingerfield, offering year-round outdoor activities. A historic Morris County Courthouse built in 1882, located in the heart of downtown Daingerfield it serves as a landmark of the county's rich history and features classic architectural designs. Historic Downtown Daingerfield features charming antique shops, local boutiques, and historical buildings that capture the town's heritage. Daingerfield, TX, offers a variety of attractions, primarily focused on outdoor recreation, history, and small-town charm.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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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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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date