



7-ELEVEN (Corporate)
6001 Airport Freeway
Haltom City, TX 76117 (Dallas-Fort Worth MSA)

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**DISCLAIMER
STATEMENT:**

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder 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.

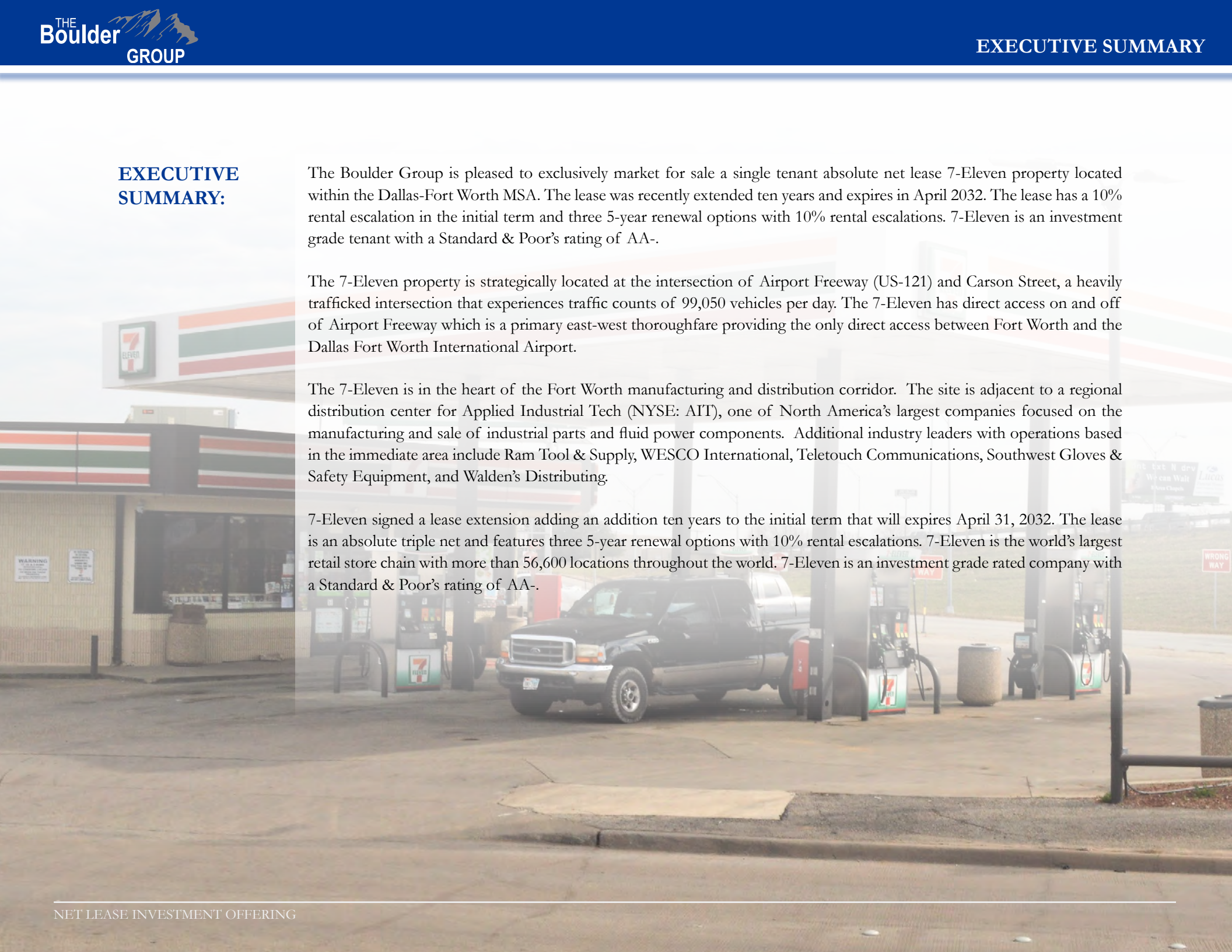
**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant absolute net lease 7-Eleven property located within the Dallas-Fort Worth MSA. The lease was recently extended ten years and expires in April 2032. The lease has a 10% rental escalation in the initial term and three 5-year renewal options with 10% rental escalations. 7-Eleven is an investment grade tenant with a Standard & Poor's rating of AA-.

The 7-Eleven property is strategically located at the intersection of Airport Freeway (US-121) and Carson Street, a heavily trafficked intersection that experiences traffic counts of 99,050 vehicles per day. The 7-Eleven has direct access on and off of Airport Freeway which is a primary east-west thoroughfare providing the only direct access between Fort Worth and the Dallas Fort Worth International Airport.

The 7-Eleven is in the heart of the Fort Worth manufacturing and distribution corridor. The site is adjacent to a regional distribution center for Applied Industrial Tech (NYSE: AIT), one of North America's largest companies focused on the manufacturing and sale of industrial parts and fluid power components. Additional industry leaders with operations based in the immediate area include Ram Tool & Supply, WESCO International, Teletouch Communications, Southwest Gloves & Safety Equipment, and Walden's Distributing.

7-Eleven signed a lease extension adding an addition ten years to the initial term that will expires April 31, 2032. The lease is an absolute triple net and features three 5-year renewal options with 10% rental escalations. 7-Eleven is the world's largest retail store chain with more than 56,600 locations throughout the world. 7-Eleven is an investment grade rated company with a Standard & Poor's rating of AA-.



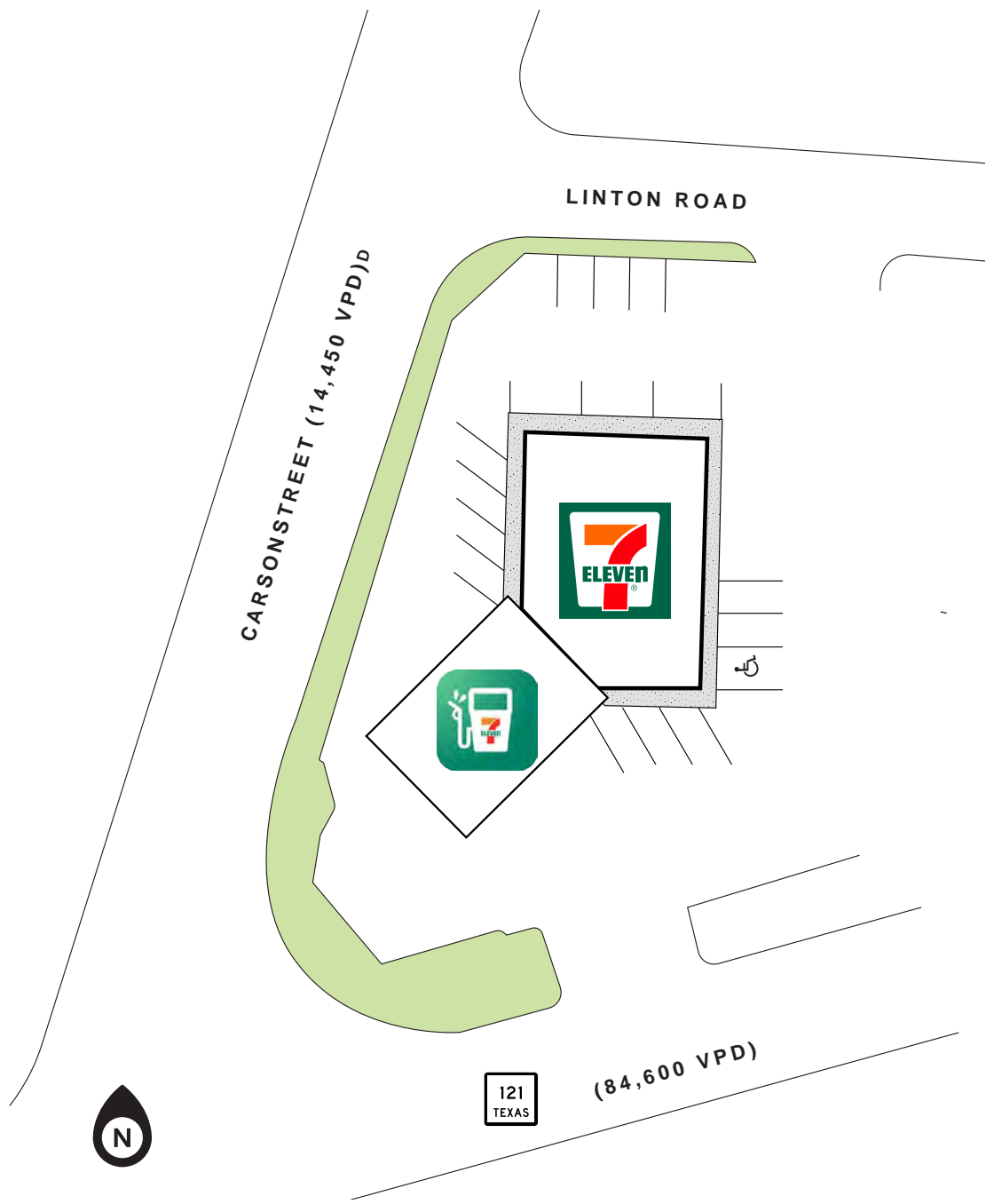
**INVESTMENT
HIGHLIGHTS:**

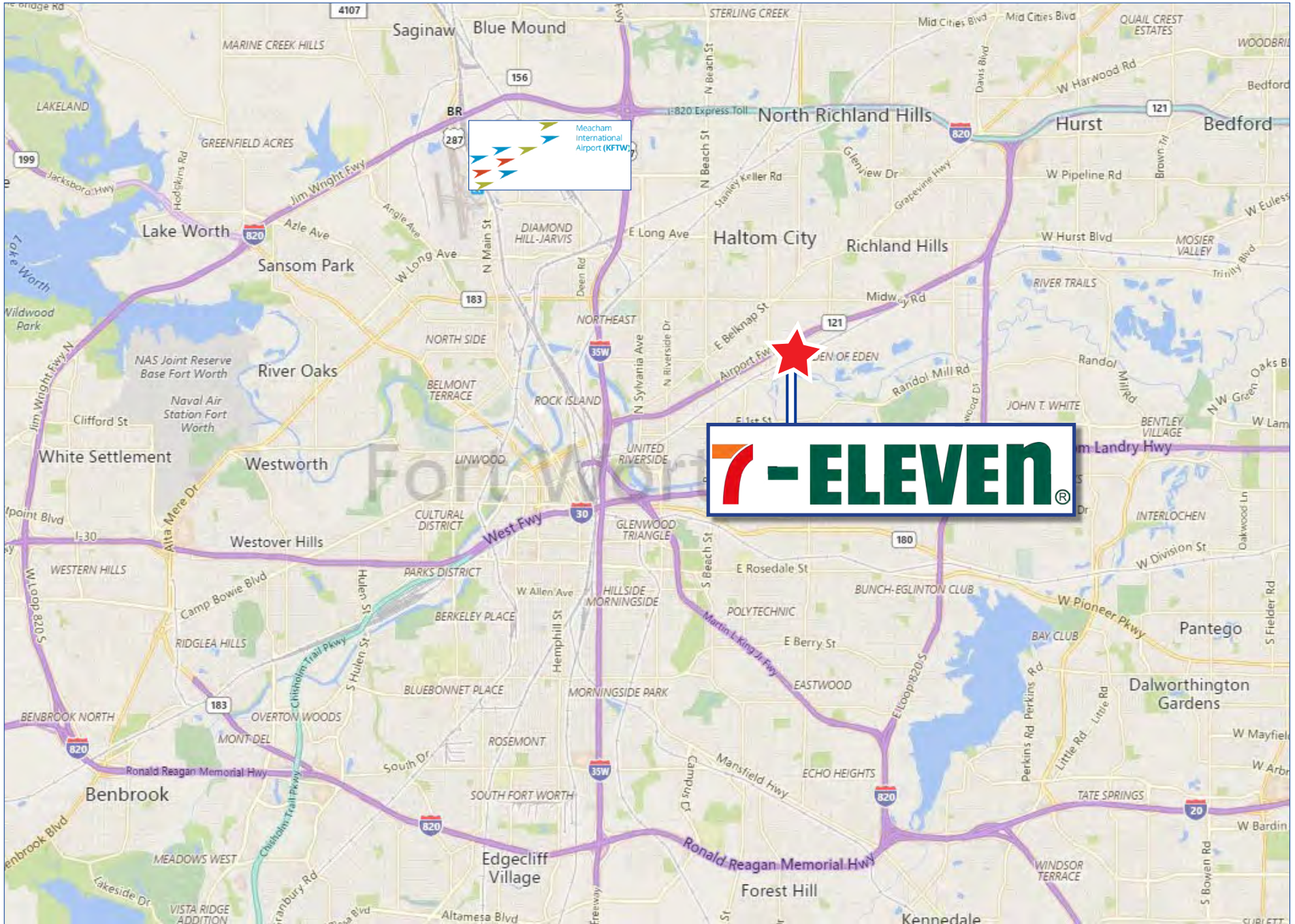
- Located within the Dallas-Fort Worth MSA
- Long term lease with more than 15 years remaining
- Corporately guaranteed
- Absolute NNN lease with no landlord responsibilities
- Strong performing store as evidence by recent lease extension
- 7-Eleven is an investment grade rated tenant (S&P: AA-)
- 10% rental escalation in initial term and three 5-year renewal options
- Located at the intersection of Airport Freeway (US-121) and Carson Street (99,050 VPD)
- Located 5 miles east of downtown Fort Worth and 20 miles south of the Dallas Fort Worth International Airport
- Manufacturing and Distribution Corridor

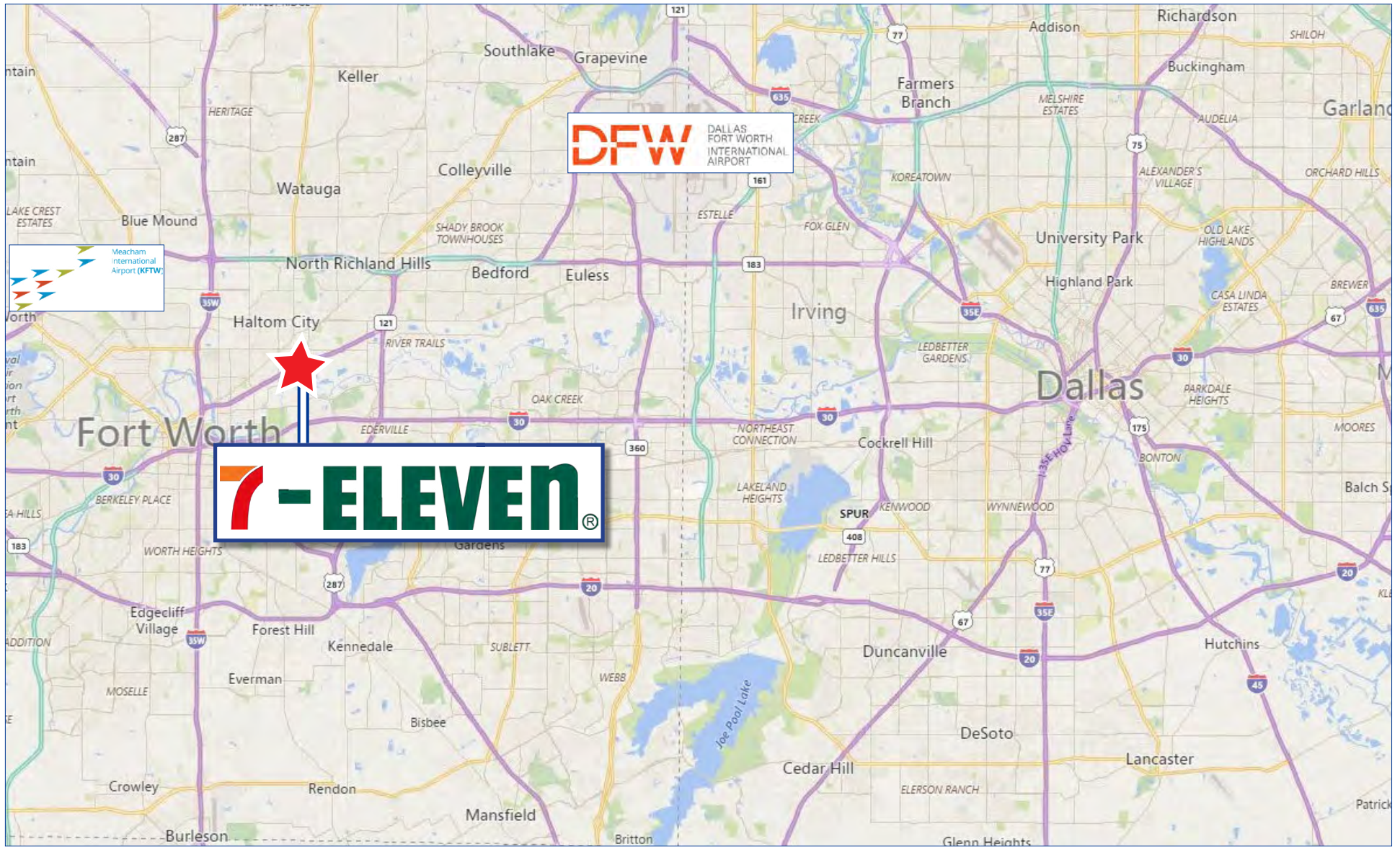
PROPERTY OVERVIEW:

Price:	\$3,062,500	
Cap Rate:	5.00%	
Rent Schedule:	<u>NOI</u>	<u>Escalation Date</u>
	\$153,125	
	\$168,437	5/1/2027
	\$185,290	5/1/2032 (Option 1)
	\$203,809	5/1/2037 (Option 2)
	\$224,190	5/1/2042 (Option 3)
Renewal Options:	Three 5-Year	
Lease Commencement Date:	March 1, 2012	
Lease Expiration Date:	April 30, 2032	
Tenant:	7-Eleven	
Credit:	AA- (S&P)	
Lease Type:	NNN (No Landlord Responsibilities)	
Rentable Square Feet	2,396 SF	
Lot Size:	21,345 SF	









**DEMOGRAPHIC
REPORT:**

Population	3-Mile	5-Mile	7-Mile
Total Population	77,518	226,346	470,077
Total Households	27,470	80,774	166,947

Income	3-Mile	5-Mile	7-Mile
Average Household Income	\$55,678	\$57,011	\$63,419



MARKET OVERVIEW:

Haltom City, Texas

Haltom City, Texas is located in Tarrant County, approximately 5 miles north of Downtown Fort Worth, 30 miles east of the American Airlines Center in Dallas, and 20 miles southeast of the Dallas Fort Worth International Airport in Irving. Haltom City is one of the largest suburbs of Fort Worth and has a population of over 44,200 people. Haltom City is home to 10 parks, a state-of-the-art public library and recreation center, and the Tarrant County College branch Haltom City Northeast Center is a community division of the TCC Northeast Campus in Hurst. Haltom City is surrounded by major highways including, Highway 26, Highway 377, SH 121, (NE 28th St) SH 183 and Interstate 820.



www.haltomcitytx.com

Dallas–Fort Worth–Arlington Metropolitan Area

The 13-county Dallas–Fort Worth–Arlington Metropolitan Area, which had a population of 7,102,796 as of July 1, 2015, representing growth in excess of 676,000 people since the 2010 census. It is the economic and cultural hub of the region commonly called North Texas or North Central Texas and is the largest inland metropolitan area in the United States.



In 2014, the metropolitan economy surpassed Washington, DC to become the fifth largest in the United States, with a 2014 real GDP over \$504 billion. In 2013, the metropolitan area led the nation with the largest year-over-year increase in employment and advanced to become the fourth-largest employment center in the nation (behind New York City, Los Angeles and Chicago) with more than three million non-farm jobs. As of June 2016, the metropolitan job count has increased to 3,523,400 jobs.



**MARKET
OVERVIEW:**

Fort Worth, Texas

Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. The city covers nearly 350 square miles in the counties of Denton, Parker, Wise, and Tarrant, of which it is the county seat. According to the 2015 census estimates, Fort Worth's population is 833,319.

The city was established in 1849 as an Army outpost on a bluff overlooking the Trinity River. Today, Fort Worth still embraces its Western heritage and traditional architecture and design.

Fort Worth is home to the Van Cliburn International Piano Competition and several world-class museums designed by internationally known contemporary architects. The city is stimulated by several university communities: Texas Christian, Texas Wesleyan, University of North Texas Health Science Center, and Texas A&M University School of Law, and many multinational corporations, including Bell Helicopter, Lockheed Martin, American Airlines, BNSF Railway, Pier 1 Imports, and Radio Shack.



Dallas, Texas

Dallas is a major city in the state of Texas and is the largest urban center of the fourth most populous metropolitan area in the United States. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. According to the 2010 United States Census, the city had a population of 1,197,816. The United States Census Bureau's estimate for the city's population increased to 1,300,092 as of July 1, 2015. The city's economy is primarily based on banking, commerce, telecommunications, technology, energy, healthcare and medical research, and transportation and logistics.



Dallas is home to the third-largest concentration of Fortune 500 companies in the nation (behind New York City and Houston). In a ranking released in 2013, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network, and was 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.

The strong economy and wealthy population provides the city with a collection of arts, cultural assets, and parks. The many cultural landmarks include theaters, the Dallas Museum of Art, the Meyerson Symphony Center, and the Frank Lloyd Wright-inspired Dallas Theater Center. The city features numerous national sporting teams including NFL Cowboys, MLB Rangers, NBA Mavericks, and NHL Stars, which all draw a strong local and national following. Favorably there are no local or state income taxes for Dallas residents and no corporate or personal income taxes in Texas. Dallas reputedly has more retail stores and restaurants per capita than any other place in the country.

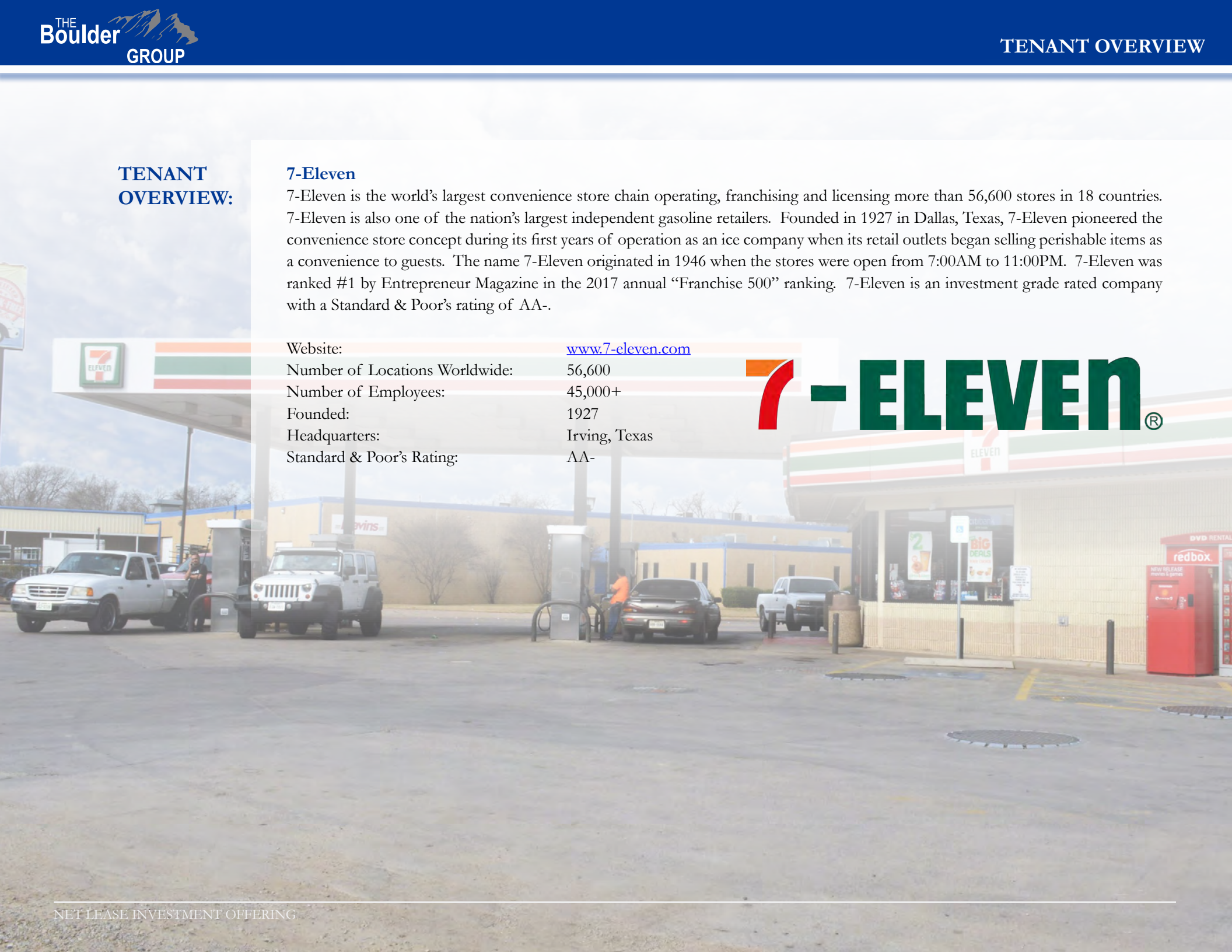
dallascityhall.com

TENANT OVERVIEW:

7-Eleven

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 56,600 stores in 18 countries. 7-Eleven is also one of the nation's largest independent gasoline retailers. Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling perishable items as a convenience to guests. The name 7-Eleven originated in 1946 when the stores were open from 7:00AM to 11:00PM. 7-Eleven was ranked #1 by Entrepreneur Magazine in the 2017 annual "Franchise 500" ranking. 7-Eleven is an investment grade rated company with a Standard & Poor's rating of AA-.

Website:	www.7-eleven.com
Number of Locations Worldwide:	56,600
Number of Employees:	45,000+
Founded:	1927
Headquarters:	Irving, Texas
Standard & Poor's Rating:	AA-





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