



ABSOLUTE NNN LEASE

7-ELEVEN

802 Highway 110 N, Whitehouse, TX 75791



The Kase Group
Real Estate Investment Services



PROPERTY INFORMATION



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PROPERTY SUMMARY

This is the opportunity to acquire a 2,546 SF 7-Eleven location in Whitehouse, Texas, offered at \$3,225,000 (a 6.50% cap rate on current lease-year NOI of \$209,625), secured by an Absolute NNN Lease. The lease runs through 6/14/2035 and includes attractive 7.5% rent increases every five years, along with three additional five-year renewal options. The site boasts a prime location along Highway 110 N, with excellent visibility to 17,000 vehicles per day, on a 21,257 SF (0.49-acre) parcel in Smith County within the Tyler, Texas MSA.

This offering features an Absolute NNN lease structure with zero landlord responsibilities, backed by investment-grade tenant credit cited at S&P 'A'. Combined with its location in income tax-free Texas, this asset provides investors with a stable, passive income stream in a pro-business environment.



PROPERTY HIGHLIGHTS



Absolute NNN Lease



Scheduled Increases in Rent



S&P 'A' Tenant Credit



Income Tax Free State

PROPERTY SUMMARY

OFFERING SUMMARY

Address	802 Highway 110 N, Whitehouse, TX
Sale Price	\$3,225,000
Net Operating Income	\$209,625
CAP Rate	6.50%
Lease Expiration	6/14/2035
Options	Three, 5 Year Options
Increases	7.5% Increases Every 5 Years
Lease Type	Absolute NNN
Square Footage	2,546



7-ELEVEN PHOTOS



TYR

Tyler

New Chap



LOCATION DESCRIPTION

TYLER, TX

The Tyler MSA is a stable East Texas economic hub, anchoring Smith County with a growing resident population of over 252,500. Its formidable healthcare and corporate base includes regional leaders UT Health East Texas and CHRISTUS Trinity Mother Frances Health System, alongside Brookshire Grocery Co. headquarters and Walmart. The region's economic power is amplified by a massive health services cluster, which represents the area's largest employment sector and supports over 38,000 jobs.

Strategically located approximately 100 miles from Dallas, the MSA leverages its position just south of Interstate 20 for direct regional market access. This highway connectivity is enhanced by a multimodal logistics network featuring Tyler Pounds Regional Airport and key traffic corridors including Highway 110, Highway 31, and Loop 323. For investors, this infrastructure provides access to a broad commuter base from surrounding communities like Whitehouse and Chandler, ensuring resilient supply chains and high-volume traffic potential.

Investment appeal is bolstered by a growing consumer base, with the region attracting a younger demographic featuring a median age of 33.4. The market is stabilized by institutional anchors like the University of Texas at Tyler and Tyler Junior College, with over 20,000 combined students, and major medical centers providing non-cyclical employment. With a diversified healthcare, education, and energy employment base in an income tax-free state, the MSA's powerful economy and strategic infrastructure offer a compelling case for long-term retail investment growth and stability.

7-ELEVEN AREA MAP



MAJOR EMPLOYERS

The employment landscape surrounding the Whitehouse subject property in the Tyler MSA is anchored by a broad mix of sectors, demonstrating notable economic diversity and resilience. Key employers include higher education institutions such as Tyler Junior College and The University of Texas at Tyler, all of which drive a massive daytime population and stable public sector employment. The region's robust healthcare infrastructure is evidenced by major health systems such as UT Health East Texas and CHRISTUS Trinity Mother Frances Health System, together employing thousands and ensuring consistent job demand in the medical field. The Tyler MSA is also a significant hub for manufacturing, distribution, and energy, with major private employers like Trane Technologies, Brookshire Grocery Co., John Soules Foods, and Delek Refining operating facilities that are central to both local employment and the broader East Texas economy. Proximity to major transportation corridors, including Texas Highway 110, enhances workforce mobility and business connectivity. Collectively, the strong presence of these institutions and corporations underpins the region's reputation for employment stability, supporting sustained demand for residential and commercial properties in the area.

Employer	Industry	Employees	Distance
UT Health East Texas	Healthcare	7,500	2.0 mi
CHRISTUS Trinity Mother Frances Health System	Healthcare	5,000	2.3 mi
The University of Texas at Tyler	Higher Education	2,919	2.9 mi
Trane Technologies	Manufacturing	2,600	3.0 mi
Brookshire Grocery Co.	Grocery/Distribution	1,450	1.5 mi
Tyler Junior College	Higher Education	1,300	2.1 mi
John Soules Foods	Food Manufacturing	1,000	7.0 mi
Delek Refining	Energy/Refining	500	3.4 mi



7-Eleven

802 HIGHWAY 110 N

WHITEHOUSE, 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

TKG Net Lease	9006301	kase@thekasegroup.com	925-348-1844
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kase Abusharkh	708586	kase@thekasegroup.com	925-348-1844
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

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel the lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

KASE ABUSHARKH

Founding Principal

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