



ABSOLUTE NNN LEASE

7-ELEVEN

12440 Highway 31 West, Tyler, TX



The Kase Group
Real Estate Investment Services



PROPERTY INFORMATION



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PROPERTY SUMMARY

This is the opportunity to acquire a well-established 7-Eleven location in Tyler, Texas, secured by an Absolute NNN Lease. The lease is currently in the initial term of the original 15-year agreement 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 31 West, providing excellent visibility and direct access to the surrounding area. The approximately 3,000-square-foot building anchors a well-traveled retail corridor, and with roughly 8.8 years of term remaining through June 2035, the asset offers durable, long-dated cash flow.

This offering features an Absolute NNN Lease structure with zero landlord responsibilities, backed by a corporate guarantee from 7-Eleven. Combined with its location in income tax-free Texas, this asset provides investors with a stable, passive income stream in a pro-business environment. Current annual rent of \$258,000 steps to \$277,350 in the following term, and as one of the world's most recognized convenience brands, 7-Eleven brings best-in-class tenancy to a truly management-free investment.



PROPERTY HIGHLIGHTS



Absolute NNN



Scheduled Increases in Rent



Corporate Guarantee



Income Tax Free State

PROPERTY SUMMARY

OFFERING SUMMARY

Property Name	7-Eleven
Address	12440 Highway 31 West, Tyler, TX
Sale Price	\$3,969,231
Net Operating Income	\$258,000
CAP Rate	6.50%
Lease Expiration	6/30/2035
Options	Three, 5 Year Options
Increases	7.5% Increases Every 5 Years
Lease Type	Absolute NNN
Square Footage	3,000
Landlord Responsibilities	None — zero landlord obligations



Tyler



LOCATION DESCRIPTION

TYLER, TX

The Tyler MSA is a vital East Texas economic and commercial hub, serving a growing regional population of over 230,000. Its formidable healthcare base includes major regional providers like UT Health East Texas and CHRISTUS Trinity Mother Frances Health System, which together anchor an industry that supports approximately 25,000 full-time jobs and generates a \$1.2 billion annual economic impact. The region's economic power is further amplified by a diverse corporate, retail, and manufacturing sector, cementing Tyler as the primary economic engine of Northeast Texas.

Strategically located just under 100 miles east of Dallas, the MSA leverages its position near the Interstate 20 corridor for direct, high-capacity market access. This highway connectivity is enhanced by a regional surface network featuring major intersecting arteries like US Highway 69 and State Highway 31. For investors, this robust infrastructure provides access to a broad regional consumer base, ensuring resilient supply chains, steady population influx, and high-volume daily traffic potential.

Investment appeal is bolstered by a growing consumer base, with the median household income rising to over \$67,400, supported by high-wage medical, educational, and professional jobs. The market is stabilized by institutional anchors like the University of Texas at Tyler—which recently expanded to include a new medical school—and expansive regional medical centers providing steady, non-cyclical employment. With significant ongoing capital investments in health and education infrastructure, the MSA's powerful economy offers a compelling case for long-term retail investment growth and stability.

AREA MAP



MAJOR EMPLOYERS

The Tyler, TX employment landscape is characterized by a diverse and recession-resilient economic base, providing a stable foundation for real estate investment. The market is anchored by the healthcare sector, with major employers like CHRISTUS Mother Frances Hospital and UT Health East Texas ensuring consistent, long-term employment; together these two systems employ more than 9,500 people and sit within a regional health-services sector of over 38,000 workers. This is complemented by a robust industrial and logistics presence, including major operations for Trane Technologies, John Soules Foods, and a Target Distribution Center, which highlight the area's significance as a regional manufacturing and distribution hub. Furthermore, the corporate headquarters for Brookshire Grocery Company signifies substantial local investment, while higher education institutions like The University of Texas at Tyler and Tyler Junior College enroll more than 20,000 students, cultivating a skilled workforce that supports sustained growth across all sectors and ensures a deep, qualified tenant pool for the subject property.

Employer	Industry	Employees	Distance
CHRISTUS Mother Frances Hospital	Healthcare	5,000	5.3 mi
UT Health East Texas	Healthcare	3,500	5.5 mi
Trane Technologies	Manufacturing	2,500	10.5 mi
Sanderson Farms	Food Processing	1,750	14.2 mi
Brookshire Grocery Company	Retail / Corporate	1,500	6.2 mi
John Soules Foods	Food Processing	1,000	9.6 mi
Tyler Junior College	Education	1,000	6.5 mi
Target Distribution Center	Logistics & Distribution	1,000	14.3 mi
The University of Texas at Tyler	Education	1,000	10.4 mi





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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