

Dark 7-Eleven  
State Highway 114 Frontage Road  
Over 4 ½ years remaining on base lease term  
Development Potential  
Heavy Traffic Location



2001 Wall Street  
Grapevine, Texas



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# FINANCIAL OVERVIEW

## ADDRESS

2001 Wall Street  
Grapevine, TX 76051

Price	\$1,350,000
Cap Rate	9.68%
Net Operating Income	\$130,680
Rentable Square Footage	1,800
Lot Size	1.00 acres
Type of Ownership	Fee Simple

## LEASE SUMMARY

Lease Type	Absolute NNN
Roof & Structure	Tenant
Lease Term	15 Years
Rent Commencement	February 27, 2008
Lease Expiration	February 28, 2023
Term Remaining	Approximately 4.5 Years
Increases	10% Every 5 Years
Right of First Refusal	Yes

## RENT SCHEDULE

TERM	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$108,000	\$9,000.00
Years 6-10	\$118,800	\$9,900.00
Years 11-15	\$130,680	\$10,890.00



# INVESTMENT OVERVIEW

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease commenced in 2008
- Corporate Guaranteed Lease through February 2023
- Located immediately off of W State Highway 114 carrying over 100,000 vpd by the site daily
- Nearby retailers include Sam's Club, CVS Pharmacy, Tom Thumb, Dollar General, AutoZone and many others
- Located just north of Baylor Scott & White Medical Center and in close proximity to numerous medical offices
- Large residential community directly east of the property
- Opportunity to collect an above market return for 7-Eleven guaranteed income for the next 4+ years
- Enormous redevelopment potential with a possible buyout from 7-Eleven of the remaining Lease obligations
- "Land Bank" opportunity

## AREA OVERVIEW



Grapevine is a city located predominantly in Tarrant County and has areas that extend into Dallas and Denton counties. The city is part of the Dallas Fort Worth Statistical Area and a significant part of the city limits are mostly within the Dallas/Fort Worth International Airport, with neighboring cities such as Coppell and Euless.

In recent years several wineries have opened in Grapevine, and the city has been very active in maintaining its historic downtown corridor. The city is adjacent to Grapevine Lake, a large reservoir impounded by the Army Corps of Engineers in 1952 and serves as both a source of water and recreational area. Part of Dallas/Fort Worth International Airport is located within Grapevine city limits, the largest portion of any municipality bordering the facility. In 2007 CNNMoney.com rated Grapevine as one of "America's Best Places to Live."



# TENANT OVERVIEW

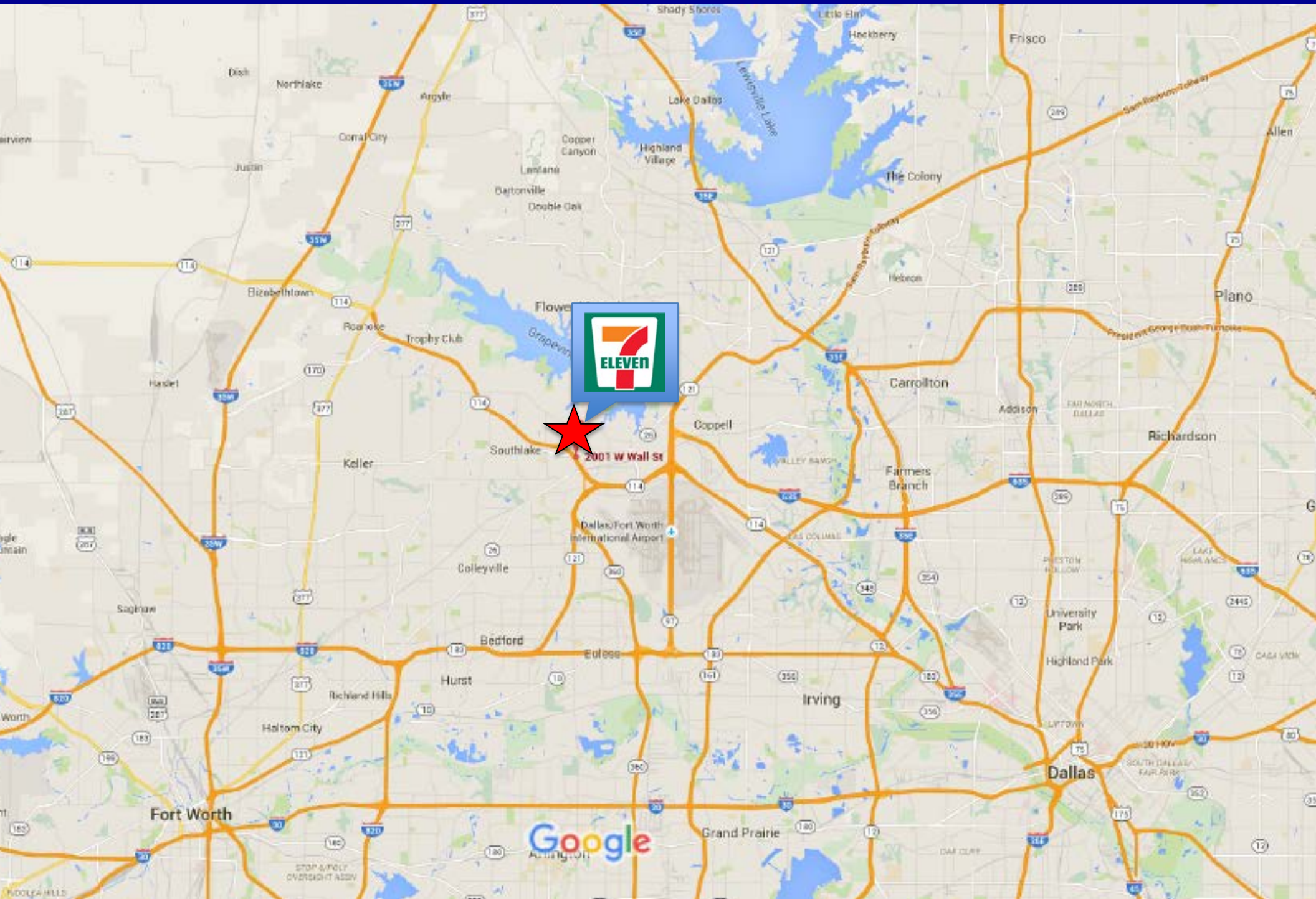


The North American subsidiary of Seven-Eleven Japan, 7-Eleven operates more than 10,000 company-owned or franchised stores in the US and Canada under the 7-Eleven name. Globally, 7-Eleven licenses more than 57,500 stores in about 15 countries, mostly in the Asia Pacific and Nordic regions. Its stores range from 2,400 to 3,000 sq. ft. and sell about 2,500 items. The world's leading convenience store company is owned by the Japanese retail conglomerate Seven & i Holdings, which is the holding company for Seven-Eleven Japan, Ito-Yokado, Denny's restaurants, and other businesses.

Ownership  
Tenant  
Number of Locations  
Website

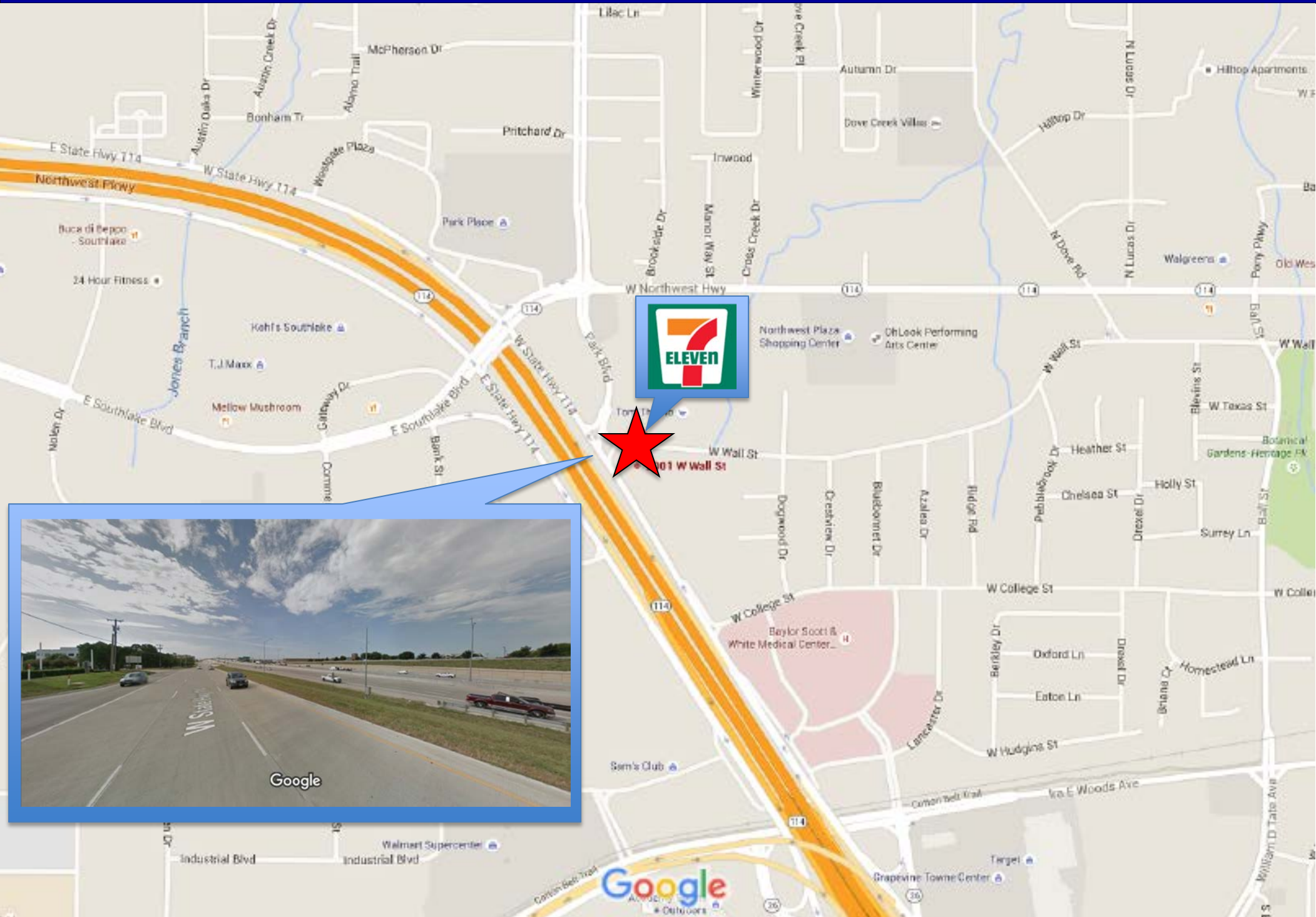
Public  
7-Eleven  
57,500  
[www.7-eleven.com](http://www.7-eleven.com)

# REGIONAL MAP





# LOCAL MAP





# AERIAL PHOTO









# PROPERTY PHOTOGRAPHS





PROPERTY PHOTOGRAPHS





# PROPERTY PHOTOGRAPHS





# DEMOGRAPHICS

**Population** 50,195 (2013)

**MSA Population** 1,258,000

**Households – 2018** 20,967

**Household Income** \$94,682

**Average Age** 37.4

**Males:** 24,230 (47.7%)

**Females:** 26,614 (52.3%)

**Median resident age:** 37.5 years

**Texas median age:** 34.0 years

**Zip codes:** 76051

**Estimated median household income in 2013:** \$76,491

**Grapevine:** \$76,491

**TX:** \$51,704

**Estimated median house or condo value in 2013:** \$231,401

(\*Value has gone up from \$153,700 in 2000)

**Grapevine:** \$231,401

**TX:** \$132,000

