



FOR SALE/LEASE

7949 KNIGHTS DR, EL PASO, TX 79915

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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LISTING AGENTS

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BROKER OF RECORD

LIC # 9005919 (TX)

INVESTMENT HIGHLIGHTS



**7949 KNIGHTS DR
EL PASO, TX 79915**

ADDRESS



\$375,000

PRICE



±1,900 SF

GLA



±0.27 AC

LOT SIZE

- Available for sale and for lease
- Strategically located in a neighborhood just off Alameda Ave, one of El Paso's main corridors
- Pre School, 2 Elementary Schools, 2 Middle Schools and a High School within 1 mile of the property
- Retailers within 1 mile include - Autozone, Dollar Tree, Mister Car Wash, O'Reilly, Circle K, TitleMax
- Less than 10 Miles from El Paso's Highest Volume Border Crossing - The Bridge of the America's
- Over 186,000 residents in a 5-Mile Radius

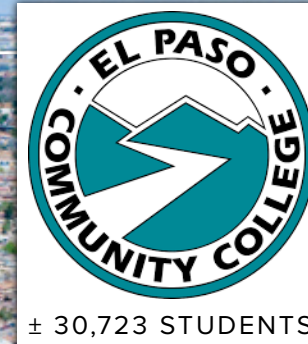


*Delek US has provided notice they will be vacating the site come the end of their lease 12/31/2021

UNITED STATES/MEXICO BORDER

375

± 40,000 VPD



± 30,723 STUDENTS

THE FOUNTAINS AT FARRAH SHOPPING CENTER



RIVERSIDE HIGH SCHOOL



KNIGHTS DR

UNITED STATES/MEXICO BORDER

UNIVERSIDAD
TECMilenio
DEL SISTEMA TECNOLÓGICO DE MONTERREY



375

± 40,000 VPD

PLAZA SENDERO
SHOPPING CENTER



YSLETA PRE-K CENTER
EDUCATION CENTER



KNIGHTS DR



TENANT OVERVIEW



TENANT OVERVIEW

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

**#1 ENTREPRENEUR'S MAGAZINE
TOP GLOBAL FRANCHISES LIST**

**TOP C-STORE
TEAM MEMBERS**

**#3 FORBES' TOP
FRANCHISES TO START**

**AA-
CREDIT RATING (S&P)**

5TH SAFEST LARGE US CITY
(ADVISOR SMITH.)

#1 MOST AFFORDABLE MAJOR U.S. CITY
(MOVE.ORG.)

TOP 15 BEST SMALL CITIES FOR 3 CONSECUTIVE YEARS
- (RESONANCE CONSULTANCY.)

UTEP ATTAINS NATIONAL RESEARCH TOP TIER RANKING
- (CARNEGIE CLASSIFICATION OF INSTITUTIONS OF HIGHER EDUCATION.)

EL PASO, TX

El Paso is situated in the far western corner of the US state of Texas. El Paso stands on the Rio Grande river across the Mexico-United States Border from Ciudad Juarez, the largest city in the Mexican state of Chihuahua. The two cities along with Las Cruces in the neighboring state of New Mexico, form a combined international metropolitan area sometimes referred to as the Paso del Norte region. The region of over 2.7 million people constitutes the largest bilingual and binational workforce in the Western Hemisphere.

The city is the headquarters of one Fortune 500 and three publicly traded companies, as well as home to the Medical Center of the Americas., the only medical research and care provider complex in West Texas and Southern New Mexico, and the University of Texas at El Paso, the city's primary university. The city hosts the annual Sun Bowl college football post-season game, the second oldest bowl game in the country.

There is plenty to see and do in the City of El Paso. Experience walking tours of Downtown to get a taste of history that spans 400 years, shopping, outdoor concerts at the Chamizal National Memorial, museums of every kind, the Zoo, and nature hikes through four Texas State Parks.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	9,478	72,880	186,680
2020 Estimate	9,450	71,690	183,928
2010 Census	10,091	77,132	195,328
Growth: 2020 - 2025	0.30%	1.66%	1.50%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	3,374	26,148	69,498
2020 Estimate	3,240	24,822	66,028
2010 Census	3,250	25,076	65,857
Growth: 2020 - 2025	4.12%	5.34%	5.26%
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$39,812	\$46,109	\$55,598

FORT BLISS

El Paso has a strong federal and military presence. William Beaumont Army Medical Center, Biggs Army Airfield, and Fort Bliss call the city home. Fort Bliss is one of the largest military complexes of the United States Army and the largest training area in the United States. Also headquartered in El Paso are the DEA domestic field division 7, El Paso Intelligence Center, Joint Task Force North, U.S. Border Patrol El Paso Sector, and U.S. Border Patrol Special Operations Group (SOG).

FORT BLISS HOSPITAL

- six-building, 1.1 million-square-foot complex
- located on 270 acres of Fort Bliss land at Spur 601 and Loop 375 in East El Paso.



THE SUN BOWL

The Sun Bowl is a college football bowl game that has been played since 1935 in the southwestern United States at El Paso. Along with the Sugar Bowl and Orange Bowl, **it is the second-oldest bowl game in the country**, behind the Rose Bowl. Usually held near the end of December, games are played at the Sun Bowl stadium on the campus of the University of Texas at El Paso; since 2011, it has featured teams from the Atlantic Coast Conference (ACC) and the Pac-12 Conference.

Since 2019, the game has been sponsored by Kellogg's and is officially known as the Tony the Tiger Sun Bowl, after the mascot for the company's Frosted Flakes cereal.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **7949 Knights Dr, El Paso, TX 79915** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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REAL ESTATE INVESTMENT SERVICES



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.

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:
 - 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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
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