

OFFERING MEMORANDUM

Chevron Gas Station & Jack in The Box

1721 SOUTH MECHANIC STREET, EL CAMPO, TX 77437



Marcus & Millichap

Chevron Gas Station & Jack in The Box

1721 SOUTH MECHANIC STREET, EL CAMPO, TEXAS 77437

Property Overview

Marcus & Millichap is pleased to present the opportunity to acquire a triple-net leased Chevron Gas Station & Jack in the Box located at the intersection of South Mechanic Street and Highway 59 in El Campo, Texas. Built in 2002, this 4,683-square foot building is situated on 1.63 acres of land with great visibility to Highway 59.

The subject property is located less than a mile from El Campo downtown, which is close proximity to H.E.B., Walgreens, Burger King, and Whataburger. Chevron Gas Station and Jack in The Box is surrounded by a populated town with over 8,000 residents in a two mile radius with an average household income of \$71,362 per year.

With over 20 years at this location, both tenants have showed a strong commitment to the site with five year options and 10 percent rent increases remaining up to 15 years. The property is 100 percent occupied with NNN leases, providing investors with a stabilized investment.

Tenant Highlights

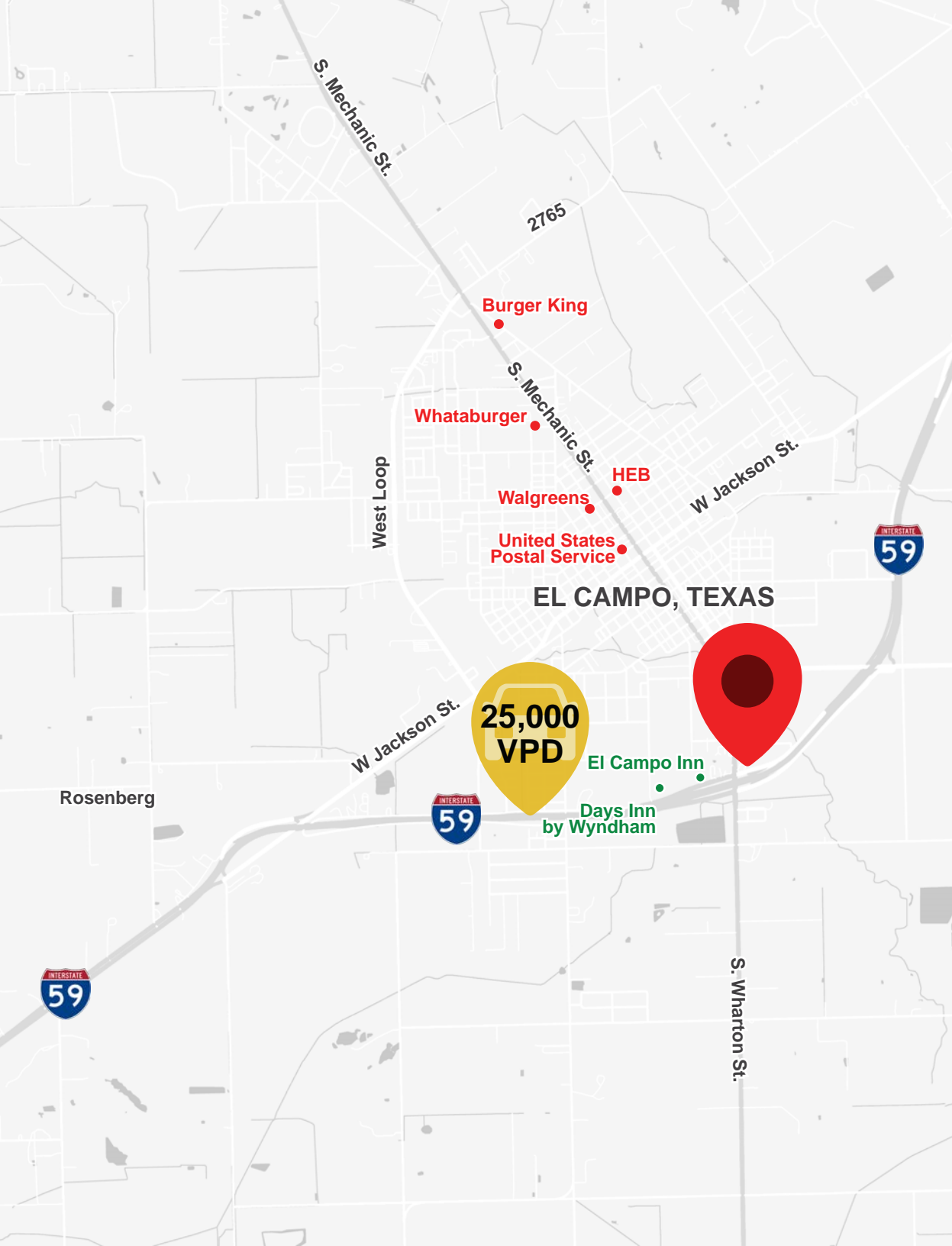
Excellent Visibility: Located Directly off of Interstate 59 South

NNN Investment | National Tenants

Over 30,000 Vehicles Pass by Daily

Stabilized Gas Station with 100% Occupancy and Long-Term Leases

Potential Retail Center Expansion



AVERAGE HH INCOME
 **\$75,630**
 5 MILE RADIUS

POPULATION
 **18,431**
 10 MILE RADIUS

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
2021 EST. POPULATION	8,777	15,203	18,431
2026 PROJECT POPULATION	8,799	15,717	18,657
2021 EST. AVG HH INCOME	\$71,362	\$75,630	\$76,170
MEDIAN HOUSING VALUE	\$133,483	\$164,810	\$171,104
TOTAL HOUSEHOLDS	3,018	5,547	6,591

TRAFFIC COUNTS

SOUTH MECHANIC STREET	8,000 VPD
HIGHWAY 59	25,000 VPD

25,000 VPD

EL CAMPO INN

stripes

14,839 VPD

TAQUERIA FERNANDEZ

S. POINT APARTMENTS

LAURA'S CAFE

THE CRAWFISH BUS

LONESTAR INN, EL CAMPO TEXAS

SITE

South Mechanic Street

South Mechanic Street

Chevron

Jack

Jack
in the box

INTERSTATE
59





EL CAMPO LIVESTOCK COMMISSION

25,000 VPD

MCCOY'S BUILDING SUPPLY



EL CAMPO INN

SITE

14,839 VPD



South Mechanic Street





Tenant Highlights

Located directly off of I-59 South
Over 30,000 Vehicles pass by daily
Major Tenant



Tenant Highlights

No other Jack in the Box in the area
Located directly off of I-59 South
20 Year Tenant

TENANT OVERVIEW

Company	Chevron
Founded	September 10, 1879 - California
Locations	Worldwide
Total Revenue	\$5.7 Billion
Market Cap	\$245 Billion

TENANT OVERVIEW

Company	Jack in The Box
Founded	1951
Locations	National
Total Revenue	\$251 Billion
Headquarters	San Diego, California

LEASE YEARS ANNUAL RENT MONTHLY RENT OPTION

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	OPTION
Year 1	\$90,000	\$7,500	
Year 2	\$90,000	\$7,500	
Year 3	\$90,000	\$7,500	
Year 4	\$90,000	\$7,500	
Year 5	\$90,000	\$7,500	Jul 1, 2026
Year 6	\$99,000	\$8,250	
Year 7	\$99,000	\$8,250	
Year 8	\$99,000	\$8,250	
Year 9	\$99,000	\$8,250	
Year 10	\$99,000	\$8,250	Jul 1, 2031
Year 11	\$108,900	\$9,075	
Year 12	\$108,900	\$9,075	
Year 13	\$108,900	\$9,075	
Year 14	\$108,900	\$9,075	
Year 15	\$108,900	\$9,075	Jul 1, 2036
Year 16	\$119,784	\$9,982	
Year 17	\$119,784	\$9,982	
Year 18	\$119,784	\$9,982	
Year 19	\$119,784	\$9,982	
Year 20	\$119,784	\$9,982	Jul 1, 2041

LEASE YEARS ANNUAL RENT MONTHLY RENT OPTION

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	OPTION
Year 1	\$107,940	\$8,995	Oct 13, 2022
Year 2	\$118,740	\$9,895	
Year 3	\$118,740	\$9,895	
Year 4	\$118,740	\$9,895	
Year 5	\$118,740	\$9,895	Option to Renew

Investment Overview

PRICE	\$3,200,000
CAP Rate	6.19%
TOTAL RETURN (YEAR ONE)	\$197,940
OPERATING DATA	
Gross Scheduled Income	\$197,940
Total Scheduled Income	\$197,940
Pre-Tax Cash Flow	\$197,940
FINANCING DATA	
LTV	70%
Rate	4.50% - 5.00%
Term	5-Year Term
Full Recourse No Prepayment Penalty	
OPERATIONAL	
Lease Type	Triple Net (NNN)
Guarantor	Franchisee Guarantee
Typers of Ownership	Fee Simple



PRICING OVERVIEW

\$3,200,000

CHEVRON GAS STATION & JACK IN THE BOX

1721 SOUTH MECHANIC STREET, EL CAMPO, TX 77437

6.19%

CAP RATE

(PROJECTED YEAR 1)

\$197,940

NOI

(PROJECTED YEAR 1)

\$683.32

PRICE PER SF

(BUILDING)

2002

YEAR BUILT

4,683 SF

GROSS LEASABLE
AREA

1.63

ACRES
LOT SIZE







SPECIAL COVID-19 NOTICE

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.
OFFICES THROUGHOUT THE U.S. AND CANADA

www.marcusmillichap.com

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

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.

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Marcus & Millichap

An aerial photograph of a gas station and convenience store complex at dusk. The gas station has a long canopy with multiple pumps. The convenience store has a red and white facade. Several cars are parked in the lot. The sky is dark with some clouds.