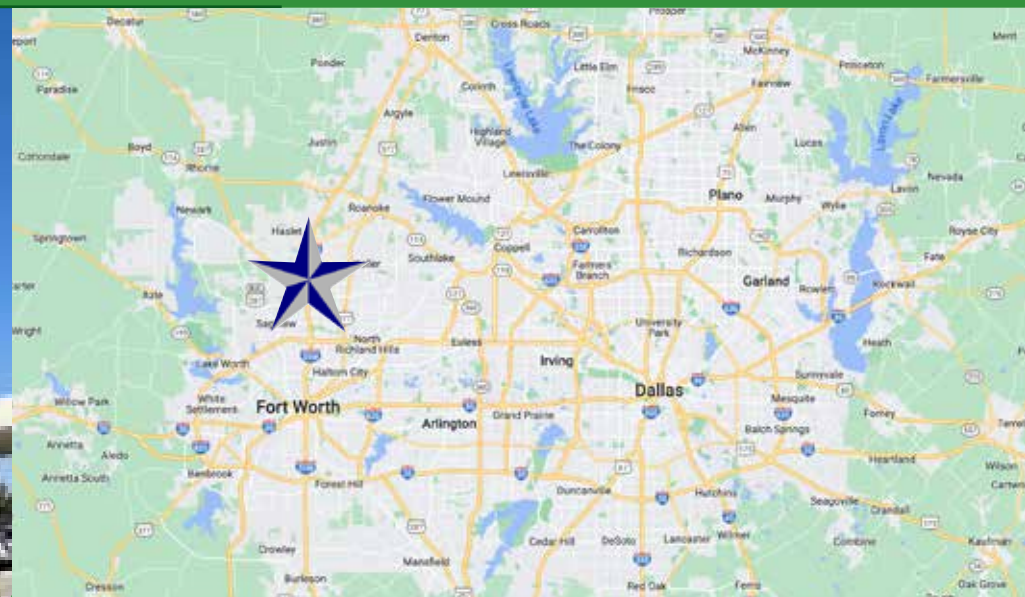


RaceTrac Convenience Store

3100 Golden Triangle Blvd. Fort Worth, Texas 76177



SINGLE TENANT INVESTMENT OFFERING

- 7+ YEARS OF LEASE TERM
- ABSOLUTE NET
- 37TH LARGEST PRIVATE U.S. COMPANY
 - 2.3 ACRES ADJACENT TO I-35W
- TEXAS IS AN INCOME-TAX FREE STATE

For additional information, please contact:

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The Silver Group

www.TheSilver-Group.com

Listed in conjunction with
Bang Realty - Texas Inc.
Lic. 701472

Purchase Price: \$5,884,210

Initial Cap Rate: 4.75%

Lease Terms:

- **Original Fifteen Year Term - Approx 7 Years Remaining**
- **ABSOLUTE NET LEASE**
- **Rent increases 7.5% every 5 yrs**
- **Seven x 5 year renewal options**

Annual Rent Schedule:

\$260,010 Years 1 - 5

\$279,510 Years 6 - 10 (+7.5%)

\$300,474 Year 11 - 15 (+7.5%)

Option Rent Schedule:

\$323,009 Option 1 (+7.5%)

\$347,235 Option 2 (+7.5%)

\$373,277 Option 3 (+7.5%)

\$401,273 Option 4 (+7.5%)

\$431,369 Option 5 (+7.5%)

\$463,722 Option 6 (+7.5%)

\$498,501 Option 7 (+7.5%)



The subject property is a single tenant **RaceTrac Convenience Store** located in Fort Worth, Texas. The Property consists of a freestanding $\pm 6,000$ sf retail building plus 18 fueling positions under canopy, on ± 2.32 acres of land at 3100 Golden Triangle Blvd. in north Ft. Worth. RaceTrac is a Georgia based operator of 660 convenience stores with sales reported to be approaching \$10 billion. RaceTrac is conveniently located at the SE quadrant of Interstate 35W and Golden Triangle Blvd. adjacent to **Texas Health Harris Methodist Hospital Campus** and **LifeTime Fitness**. Nearby traffic generators include **Primrose School, Cook Children's Urgent Care, QuikTrip, Brakes Plus, Burger King, Starbucks, Whataburger, Caliber Collision, Enterprise, All Storage, AutoNation Chrysler Dodge Jeep & Moritz Kia** auto dealerships. RaceTrac is within AllianceTexas, a 27,000 acre, master planned development led by Hillwood (Ross Perot) now home to 560 companies and over 63,000 jobs, located in north Fort Worth. Alliance is one of the nation's most successful public-private partnerships offering a variety of commercial real estate including industrial, office, retail, residential and recreational opportunities. The AllianceTexas development has generated approximately \$100 billion in economic impact for the North Texas region. New residential and commercial development continues north to Ft Worth Alliance Airport. Fort Worth is the thirteenth largest U.S. city with almost one million residents. ***This RaceTrac offers an investor management-free, reliable cash-flow backed by an industry leading convenience store operator.***



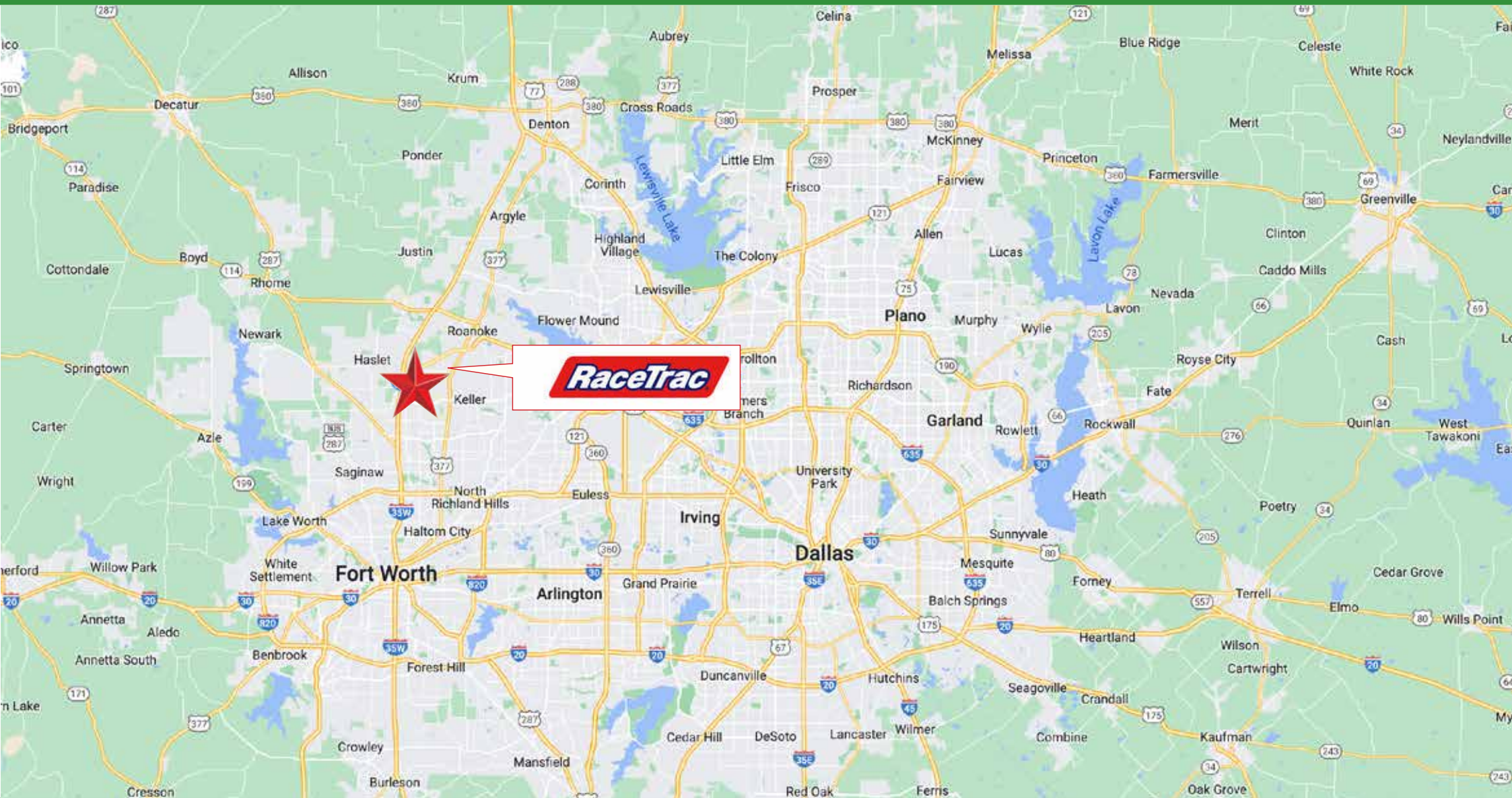
Land Area: ± 2.33 AC $\pm 101,451$ SF
Building Area: $\pm 6,000$ SF



	<u>3 miles</u>	<u>5 miles</u>
Population:	80,265	210,609
Average HH Income:	\$124,927	\$120,027

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group advises all prospective purchasers to conduct their own independent review of all due diligence materials.





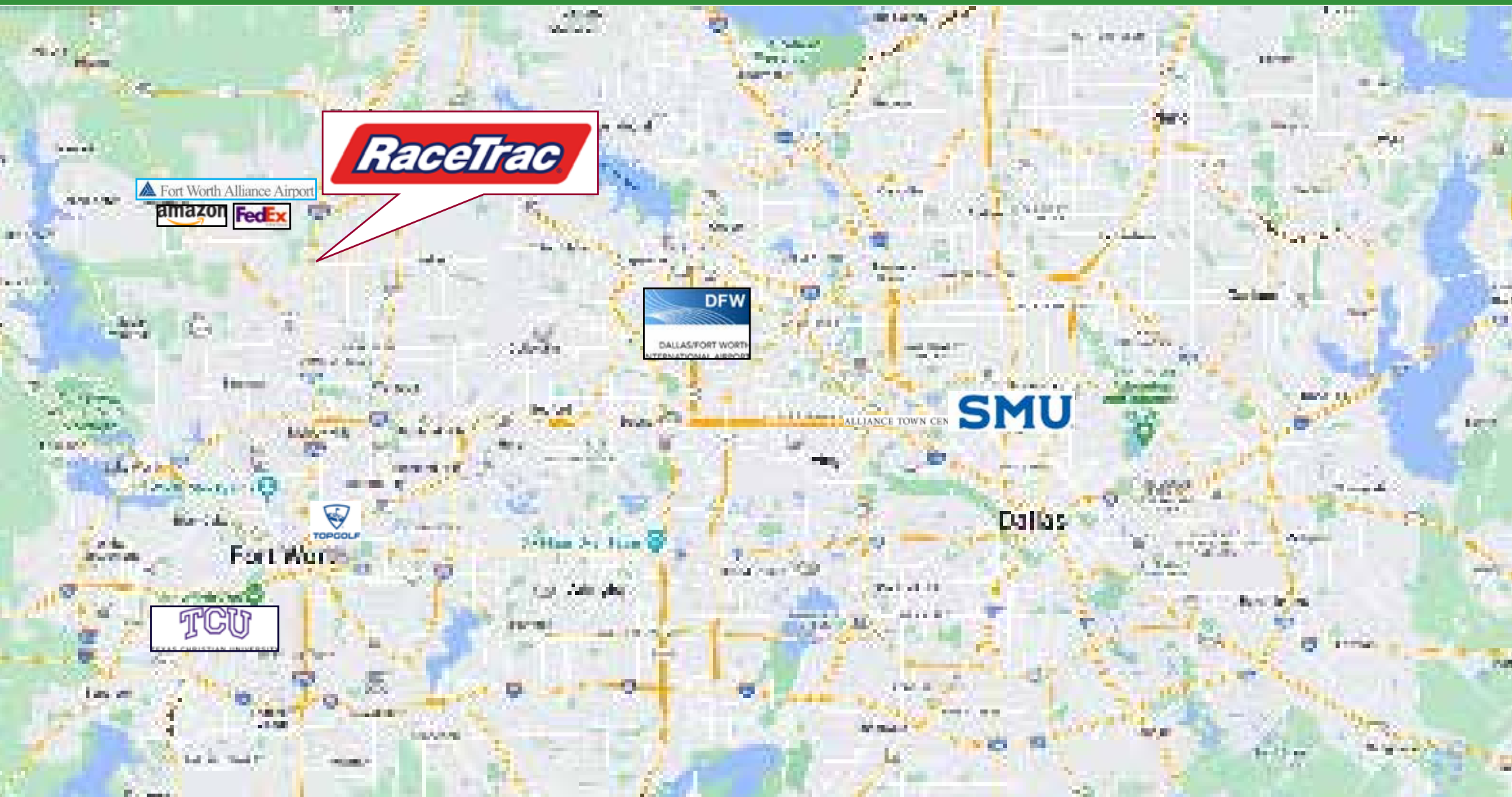


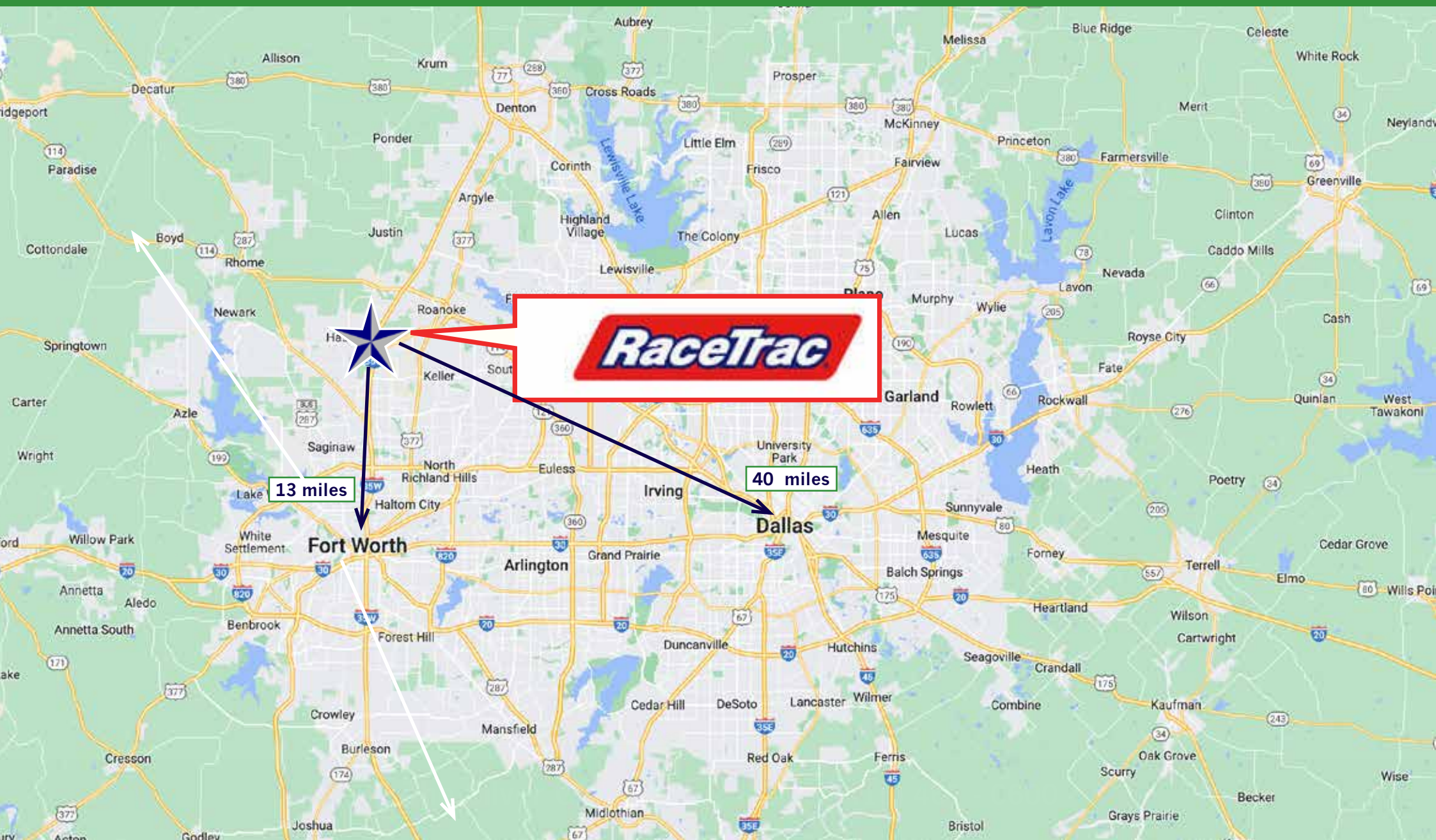
TRACT 1: (FEE SIMPLE)
BEING LOT 1, BLOCK 1 OF LOT 1, BLOCK 1, ALLIANCE TOWN CENTER NORTH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CC# D215035449, PLAT RECORDS, TARRANT COUNTY, TEXAS.

TRACT 2: (EASEMENT ESTATE)
NON-EXCLUSIVE EASEMENT ESTATE AS CREATED BY ACCESS EASEMENT AGREEMENT, EXECUTED BY AND BETWEEN AIL INVESTMENT, L.P., AND RACETRAC PETROLEUM, INC., FILED 06/18/2013, RECORDED IN CC# D213156539, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

TRACT 3: (EASEMENT ESTATE)
EASEMENT ESTATE AS CREATED BY DRAINAGE EASEMENT AGREEMENT, EXECUTED BY AND BETWEEN AIL INVESTMENT, L.P., AND RACETRAC PETROLEUM, INC., FILED 08/20/2015, RECORDED IN CC# D215187131, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.







ABOUT THE TENANT

RaceTrac Petroleum, Inc.

2020 Global Sales: \$9.6 Billion

Operates 661 Convenience Stores

Forbes: 37th largest private company in U.S. in 2020

Georgia's 3rd Largest Private Company



RaceTrac, Inc. is an American company operating a chain of gasoline service stations / convenience stores in the Southern United States. RaceTrac's history began as Carl Bloch Trackside Stations in Missouri in 1934. Carl's son Carl Bloch Jr. succeeded as CEO in 1967. After pioneering the concept of self-service gasoline in Alabama, Florida and Georgia, the Company relocated to

Atlanta Georgia and adopted the RaceTrac brand.

In 1996, RaceTrac founded MetroPlex Energy, a wholly owned subsidiary of RaceTrac, Inc. and a wholesale fuel supplying company that secures bulk fuel to supply RaceTrac and RaceWay stores and other third party companies.

Today there are more than 660 RaceTrac convenience stores across seven southern states. RaceTrac also owns more than 200 RaceWay stores in 12 states across the Southeast.

ABOUT FORT WORTH



Fort Worth is the thirteenth most populous city in the U.S. and the fifth most populous city in Texas. Located in North Central Texas, the city is a cultural gateway into the American West covering nearly 350 square miles in Tarrant, Denton, Johnson, Parker and Wise counties, serving as the seat for Tarrant County. According to the 2022

Census Estimate, Fort Worth had a population of 958,692. Fort Worth has become one of the fastest-growing cities in the United States in recent years, nearly doubling its population since 2000. The city was established in 1849 as an Army outpost on a bluff overlooking the Trinity River. Today, Fort Worth still embraces its Western heritage and traditional architecture and design.

Fort Worth is home to several universities notably, Texas Christian University and Texas Wesleyan University and many multi-national corporations including Bell Helicopter, Lockheed Martin, American Airlines and others. Building on its frontier western heritage and a history of strong local arts patronage, Fort Worth has, in recent years, begun promoting itself as the "City of Cowboys and Culture". The Kimbell Art Museum, considered to have one of the best collections in the world, and the Amon Carter Museum, the latter of which houses one of the most extensive collections of American art in the world, are found in Ft Worth. Fort Worth also has the world's largest indoor rodeo.

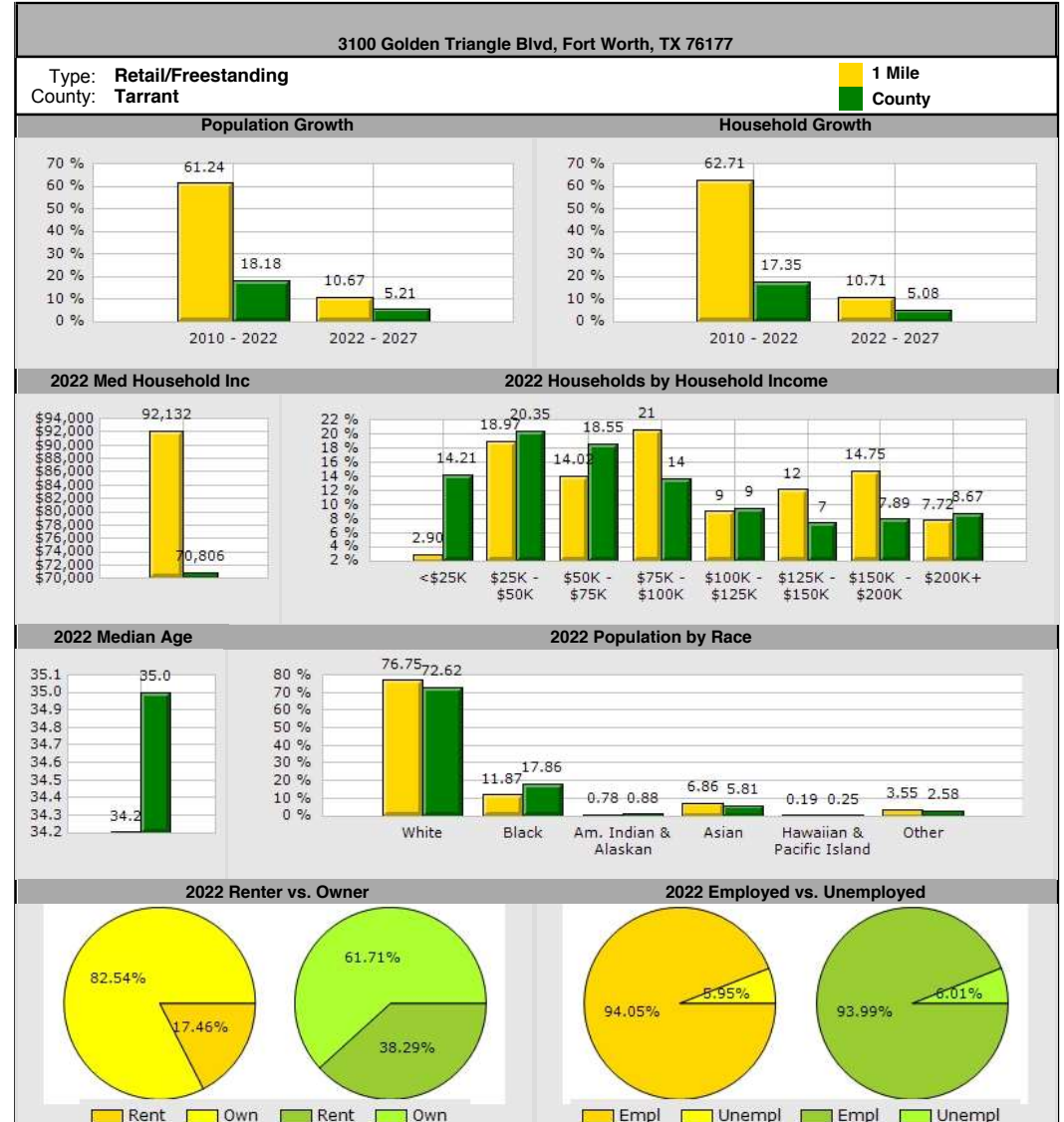


Demographic Summary Report

3100 Golden Triangle Blvd, Fort Worth, TX 76177				
Building Type: General Retail		Total Available: 0 SF		
Secondary: Freestanding		% Leased: 100%		
GLA: 3,583 SF		Rent/SF/Yr: -		
Year Built: 2020				
Radius	1 Mile		0.5 mile	0.25 mile
Population				
2027 Projection	7,766	88,001	230,059	
2022 Estimate	7,017	80,265	210,609	
2010 Census	4,352	54,926	149,342	
Growth 2022 - 2027	10.67%	9.64%	9.24%	
Growth 2010 - 2022	61.24%	46.13%	41.02%	
2022 Population by Hispanic Origin				
	1,553	16,436	43,956	
2022 Population	7,017	80,265	210,609	
White	5,385 76.74%	61,271 76.34%	161,432 76.65%	
Black	833 11.87%	8,963 11.17%	23,113 10.97%	
Am. Indian & Alaskan	56 0.80%	569 0.71%	1,622 0.77%	
Asian	481 6.85%	6,522 8.13%	17,037 8.09%	
Hawaiian & Pacific Island	13 0.19%	223 0.28%	534 0.25%	
Other	249 3.55%	2,718 3.39%	6,871 3.26%	
U.S. Armed Forces	13	142	444	
Households				
2027 Projection	2,594	28,348	74,576	
2022 Estimate	2,343	25,879	68,384	
2010 Census	1,440	17,762	48,957	
Growth 2022 - 2027	10.71%	9.54%	9.05%	
Growth 2010 - 2022	62.71%	45.70%	39.68%	
Owner Occupied	1,934 82.54%	21,398 82.68%	55,198 80.72%	
Renter Occupied	409 17.46%	4,480 17.31%	13,186 19.28%	
2022 Households by HH Income				
	2,346	25,879	68,386	
Income: <\$25,000	68 2.90%	1,109 4.29%	3,655 5.34%	
Income: \$25,000 - \$50,000	445 18.97%	2,969 11.47%	7,617 11.14%	
Income: \$50,000 - \$75,000	329 14.02%	3,462 13.38%	10,798 15.79%	
Income: \$75,000 - \$100,000	483 20.59%	4,740 18.32%	12,098 17.69%	
Income: \$100,000 - \$125,000	211 8.99%	3,153 12.18%	9,453 13.82%	
Income: \$125,000 - \$150,000	283 12.06%	3,053 11.80%	7,687 11.24%	
Income: \$150,000 - \$200,000	346 14.75%	4,416 17.06%	9,573 14.00%	
Income: \$200,000+	181 7.72%	2,977 11.50%	7,505 10.97%	
2022 Avg Household Income	\$111,312	\$124,927	\$120,027	
2022 Med Household Income	\$92,132	\$105,229	\$100,066	

Demographic Market Comparison Report

1 mile radius





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.

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Designated Broker of Firm	License No.	Email	Phone