



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Shop N Hop  
331 Hwy 70  
Boswell, OK 74727

# EXCLUSIVELY MARKETED BY:



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In Cooperation With Commercial Oklahoma, Inc.  
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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 4,008 SF Shop N Hop Located at 331 Hwy 70 in Boswell, Oklahoma. This Deal Includes a Long Term 19 Year Lease and Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$436,154
CAP	6.50%
NOI	\$28,350
PRICE PER SF	\$108.82
GUARANTOR	35-Unit Operator and (2) Personal

## PROPERTY SUMMARY

ADDRESS	331 Hwy 70 Boswell, OK 74727
COUNTY	Choctaw
BUILDING AREA	4,008 SF
LAND AREA	0.91 AC
BUILT	1975



# HIGHLIGHTS

- 19 Years Remaining on a Triple Net Lease (NNN) With No Landlord Responsibilities
- Tenant Funded Facility Upgrades of Approximately \$125,000 to Improve the Location and Increase Store Sales, as Required Per the Lease
- Fuel Branding Was Updated to Sunoco With New Canopies, Updated Fuel Dispensers, Installed New Street Signage and Redesigned the Store Layout Including Fresh Food Offerings to Bring Even More Traffic to the Site
- Tenant Paying \$7.07 in Rent Per SF/YR
- Rent Set at an Extremely Healthy Coverage Ratio of 3x
- Strategic Location For the Experienced Operators Taking Advantage of the Low Competition, Increasing the Margins in Their Business
- Eligible For Accelerated Depreciation (Consult a Qualified CPA)
- Located on the Major East/West Artery in Boswell; This Location is the Only Gas Station Within 10 Minutes of Town
- Boswell Was One of the Choctaw Nation's First Settlements and Continues to Be a Viable Agricultural Community
- Now in It's 85th Year, the Annual Boswell Homecoming Occurs in June and Includes a Parade and Rodeo
- Boswell is 2 Hours North of Dallas and 2.5 Hours Southeast of Oklahoma City



ACTUAL PROPERTY IMAGE

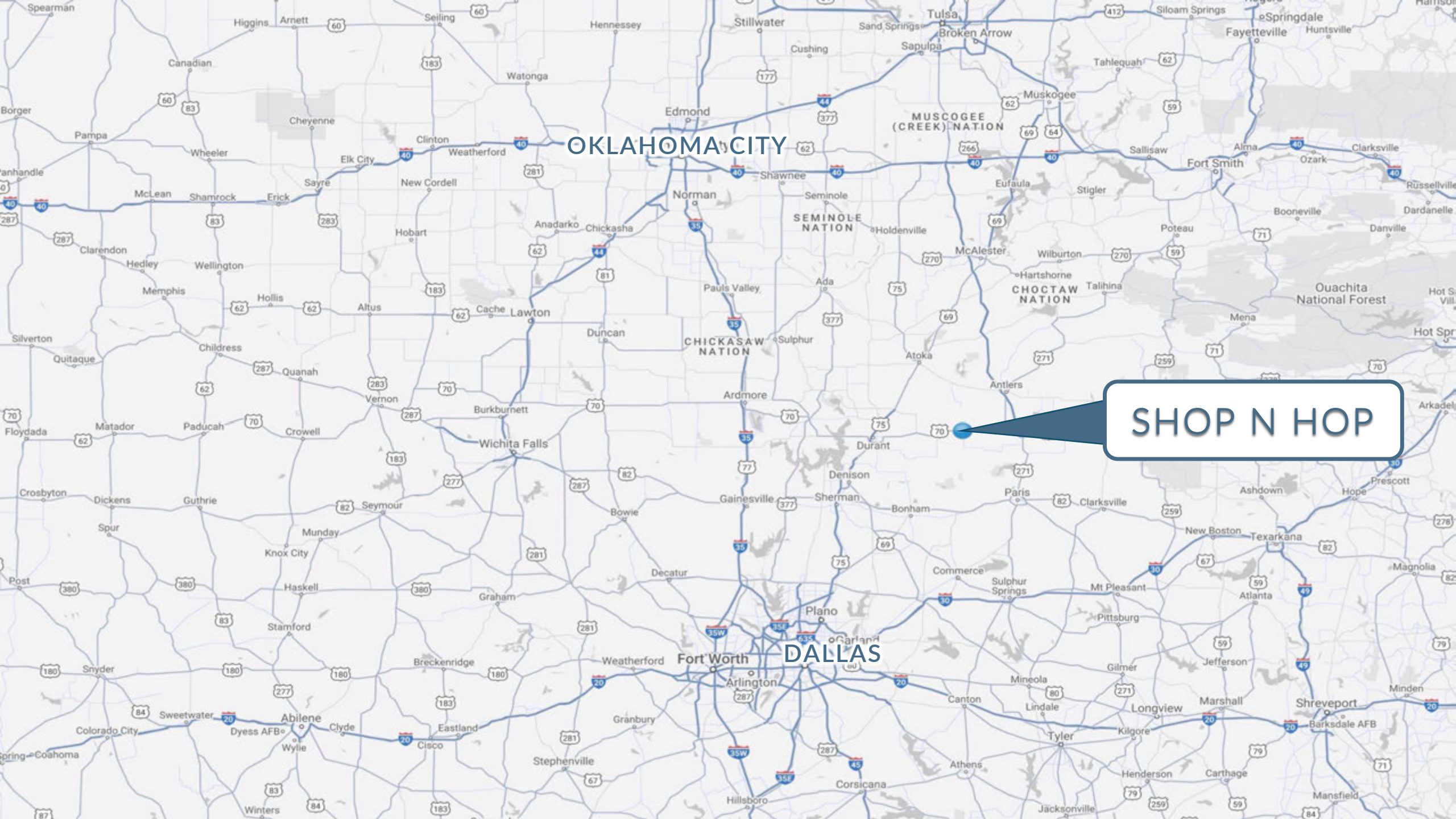
# LEASE SUMMARY

TENANT	Shop N Hop
PREMISES	A Building of Approximately 4,008 SF
LEASE COMMENCEMENT	July 1, 2020
LEASE EXPIRATION	June 30, 2040
LEASE TERM	19+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years and Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Convenience Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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4,008 SF	\$28,350	\$7.07
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OKLAHOMA CITY

SHOP N HOP

DALLAS



New Life  
Family Church

Victory  
Life Boswell

Boswell Public  
Sch Cafeteria

Boswell  
Public School

First Baptist Church

**DOLLAR  
GENERAL**

Pierces  
Grocery

J & M  
Auto Sales

CHOCTAW  
COUNTRY MARKET

Simple  
Simons  
Pizza

K-B House  
of Guns

Janet's  
B.B.Q & Cafe

Boswell  
Lumber Co

**Kerr  
Belt**

SHOP N HOP



Located in Choctaw County, Boswell lies at the intersection of State Highway 109 and U.S. Highway 70, twenty miles west of Hugo. In the vicinity, approximately two miles north, the region's early Choctaws established Mayhew after their removal to Indian Territory. The Town of Boswell had a population of 692 as of July 1, 2020. Plano, TX is just 1 and a half hr drive from Boswell city.

Due to the proximity, Plano's economy affects Boswell's. Plano is ranked #5 for the "2019 Best Cities to Live in America" according to Niche.com. Cities were ranked based upon amenities, cost of living, crime rates, education, employment, housing and weather. Plano's large businesses, employing 1,000+, include Bank of America, Capital One Finance, Hewlett Packard Enterprise, Toyota Motor North America, Ericsson, Liberty Mutual Insurance, JCPenney, NTT DATA, JPMorgan Chase, Fannie Mae, PepsiCo, Frito-Lay, Texas Health Plano, Medical City Plano, Keurig Dr Pepper, FedEx Office and McAfee. Employing 500-999, companies having significant operations in Plano include: AT&T, Baylor Scott & White Medical Center – Plano, Children's Health Plano, CROSSMARK, USAA, Thrive, Raytheon, The Heart Hospital Baylor Plano, Cigna, Abbott, Tyler Technologies and Pizza Hut, U.S. This type of environment creates a broad range of employment opportunities for Plano and area residents and creates a significant business component to the local tax base. The four largest job industries are trade, transportation and utilities, professional and business services, education and health services and government.

Parks to visit near Boswell city are McGee Creek State Park, Hugo Lake State Park, Boggy Depot State Park, Bonham State Park, Raymond Gary State Park. Atoka Museum and Civil War Cemetery is just half n hr drive from the city where they have a unique look into the varied history of southeastern Oklahoma, from pre-historic bones, the Choctaw Trail of Tears and a stop on the Butterfield Stage Line, to homegrown talents like Reba McEntire, and the late legendary bull rider Lane Frost!. Other places of attractions nearby to the city are Forest Heritage Center, Gene Autry Oklahoma Museum, Chickasaw National Park, Urban Air Adventure Park Ardmore, Red River Resort RV Park, etc.



PLANO, TX

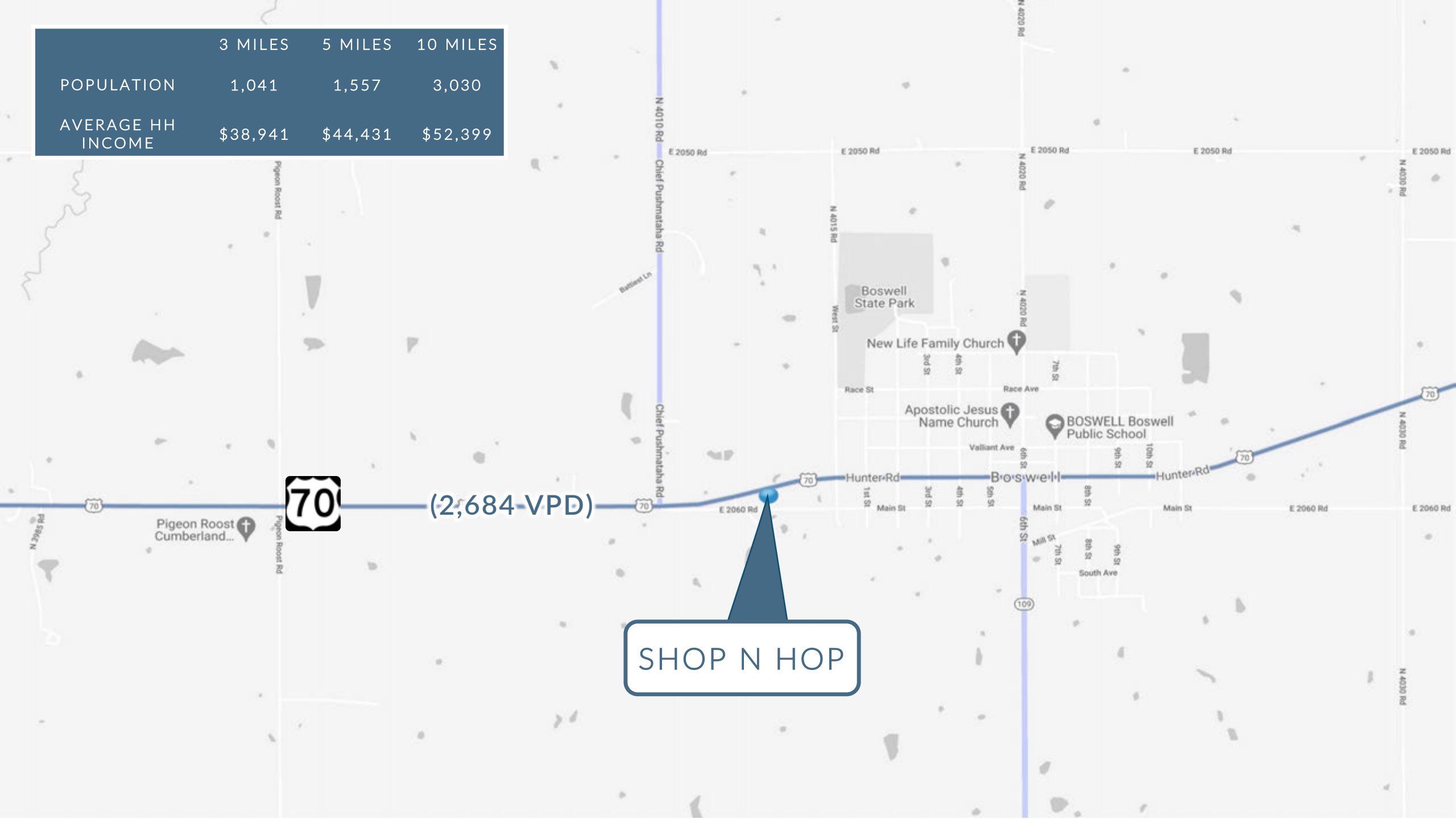


CHOCTAW COUNTY COURTHOUSE



BOSWELL, OK

	3 MILES	5 MILES	10 MILES
POPULATION	1,041	1,557	3,030
AVERAGE HH INCOME	\$38,941	\$44,431	\$52,399



(2,684 VPD)

SHOP N HOP

# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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