



STRIPES CONVENIENCE STORE

2819 East Main Street - Uvalde, TX 78801

STRIPES CONVENIENCE STORE - UVALDE, TX

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary | Store
- 9 Lease Summary | Fuel

3 PROPERTY INFORMATION

- 11 Location Map
- 12 Property Images
- 13 Aerial Map
- 14 Aerial Map
- 15 Demographics Map & Report

4 AREA OVERVIEW

- 17 City Overview

5 TENANT OVERVIEW

- 19 Tenant Profile
- 20 Capital Markets
- 21 Confidentiality Agreement
- 23 IABS - TX

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,828 SF Ground Lease Stripes Convenience Store Located at 2819 East Main Street in Uvalde, TX. This Deal Includes a Well-Known Regional Brand, Particularly in Texas and the Surrounding Areas, Providing Brand Loyalty and a Built-In Customer Base For Commercial Real Estate Investors.

Sale Price

\$1,335,400

OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$80,124
Price / SF:	\$229.14
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	2819 E Main Street
City, State, Zip:	Uvalde, TX 78801
County:	Uvalde
Building Size:	5,828 SF
Lot Size:	1.36 Acres



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Uvalde is Located at the Crossroads of U.S. Highways 90 and 83, Providing Easy Access to Major Cities Like San Antonio (About 85 Miles East) and the Mexican Border
- Uvalde is the Gateway to Popular Outdoor Destinations Such as Garner State Park and the Frio River, Making it a Hub For Tourism-Related Businesses Like Hospitality, Retail and Dining
- Stripes is a Well-Known Regional Brand, Particularly in Texas and the Surrounding Areas, Providing Brand Loyalty and a Built-In Customer Base For Commercial Real Estate Investors
- Stripes is Owned By 7-Eleven, a Global Retail Leader, Ensuring Strong Financial Stability, Corporate Management and Operational Expertise
- Stripes Has Locations in Texas, New Mexico and Oklahoma, Providing Regional Expansion Opportunities For Investors Seeking Diversified Portfolios
- Compared to Larger Texas Cities, Uvalde Offers More Affordable Land and Building Prices, Making it Attractive For New Development or Expansion



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY | STORE



Add text here...

LEASE ABSTRACT

Tenant:	Stripes
Premises:	5,828 SF
Base Rent:	\$30,702
Rent Per SF:	\$5.27
Lease Commencement:	12/04/2008
Rent Commencement:	09/28/2009
Lease Expiration:	09/30/2029
Lease Term:	4 Years Remaining
Renewal Options:	6 x 5 Year Options
Rent Increases:	CPI Every 5 Years - Capped at 7.5%
Lease Type:	Ground Lease
Use:	Convenience
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:	Yes
Guarantor:	Corporate

LEASE SUMMARY | FUEL



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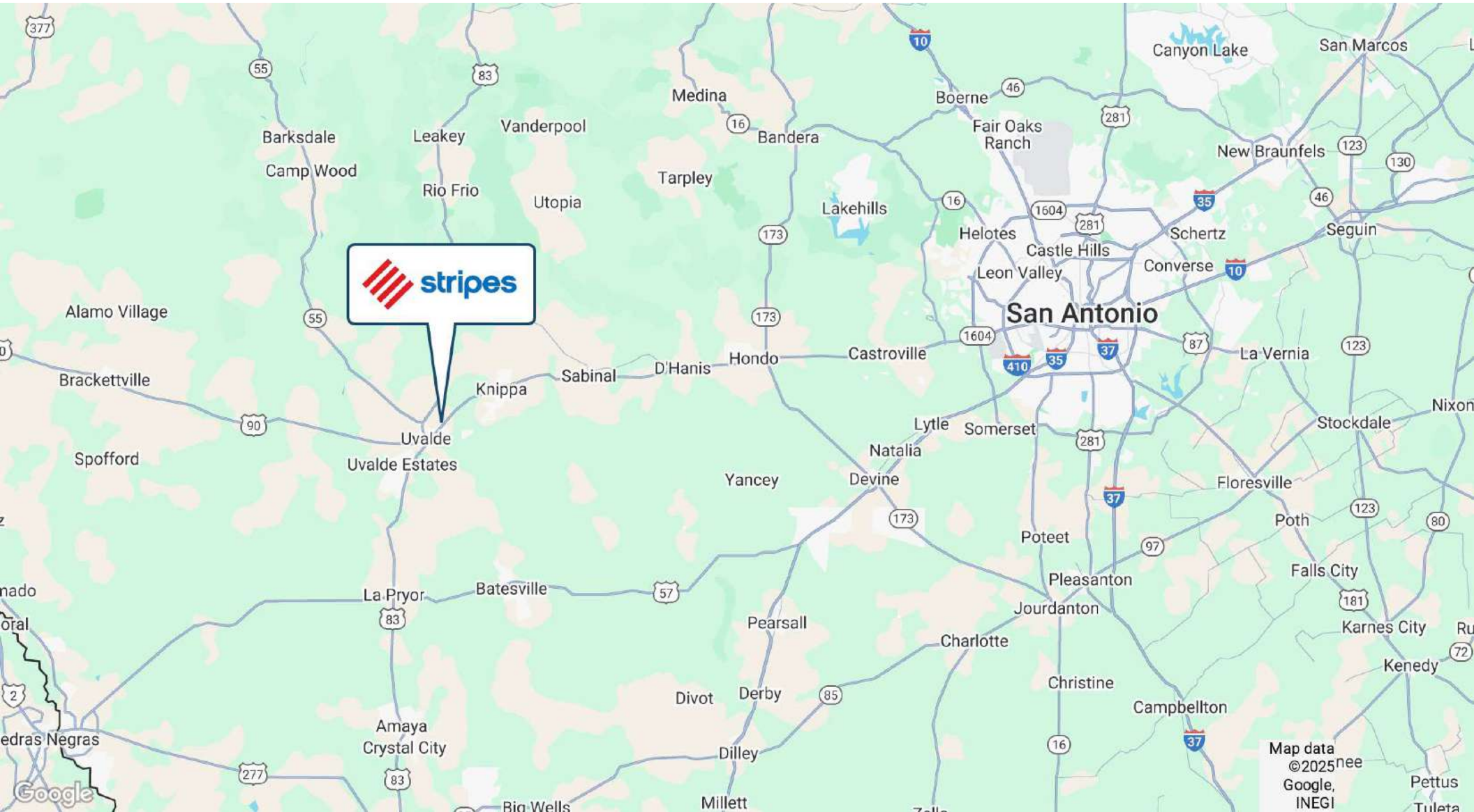
LEASE ABSTRACT	
Tenant:	Stripes
Base Rent:	\$49,421
Lease Commencement:	05/08/2011
Rent Commencement:	06/06/201
Lease Expiration:	09/30/2029
Lease Term:	4 Years Remaining
Renewal Options:	6 x 5 Year Options
Rent Increases:	CPI Every 5 Years - Capped at 7.50%
Lease Type:	Fee Simple
Use:	Fueling Station
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:	Yes
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

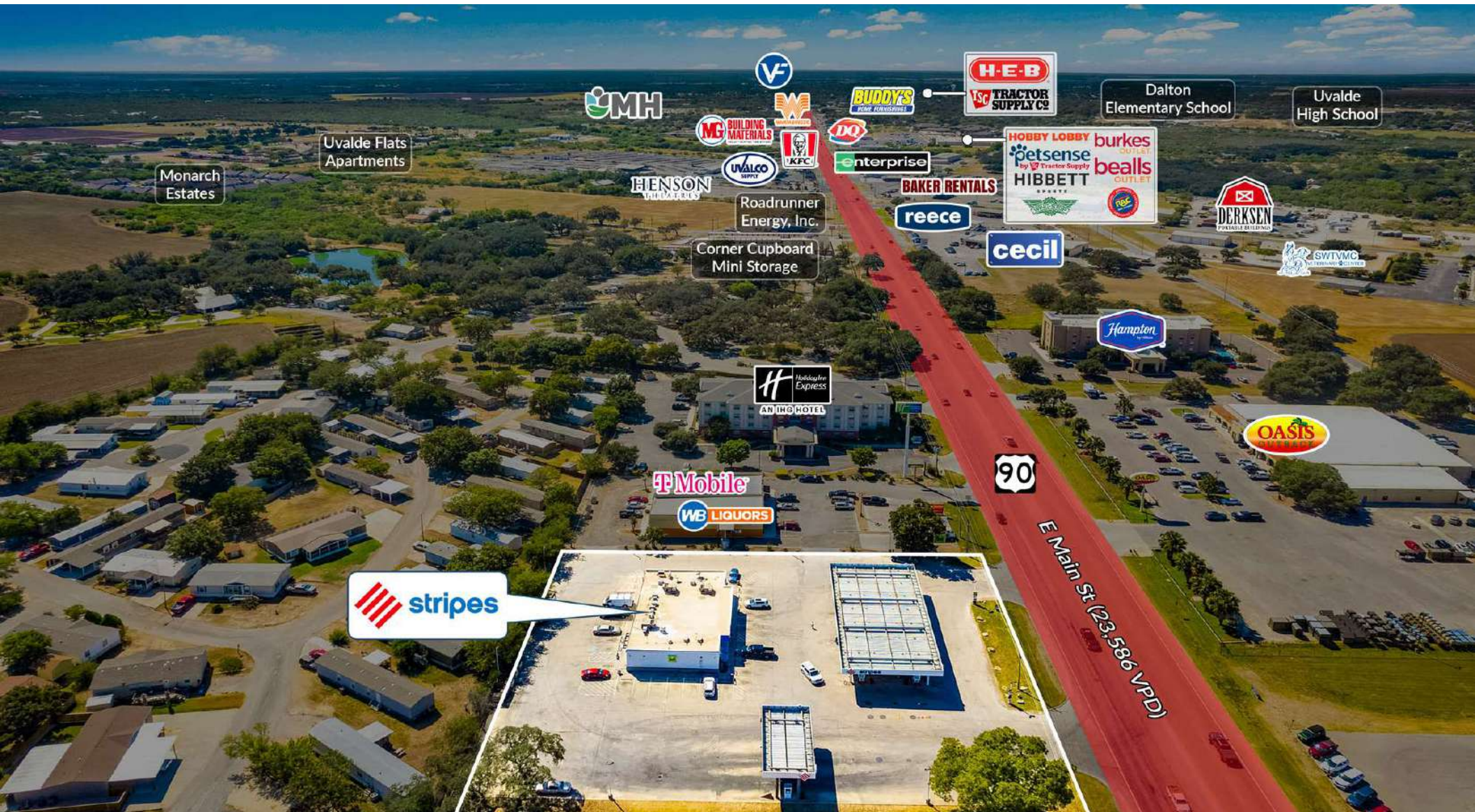
LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

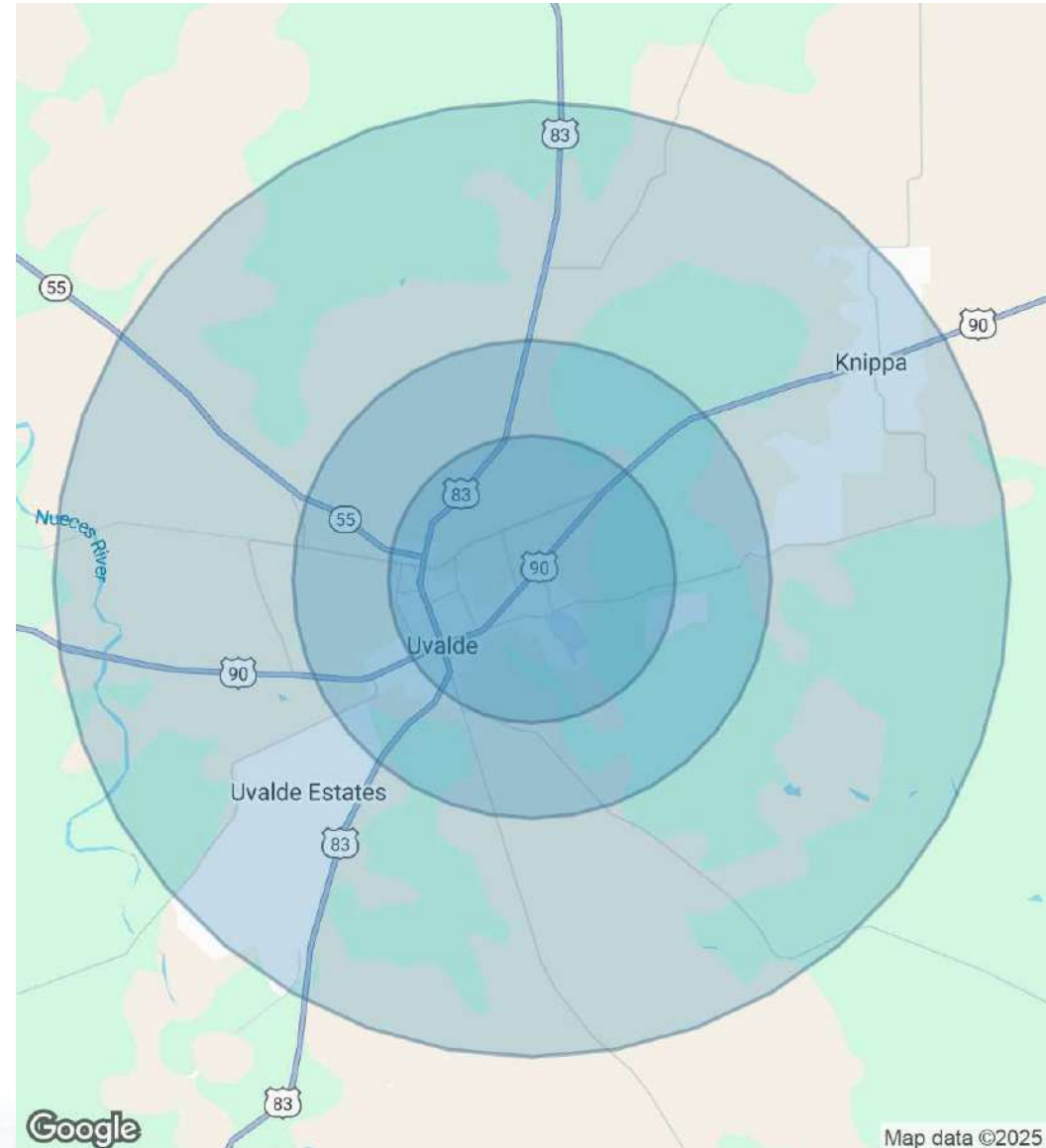


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,186	19,291	22,109
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,321	6,760	7,659
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$77,270	\$76,884	\$77,995
Average House Value	\$162,135	\$162,234	\$170,136

TRAFFIC COUNTS		
E Main St		23,586 VPD
US Hwy 83		12,135 VPD
Hacienda Rd		4,353 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Uvalde Memorial Hospital



Uvalde County Courthouse

UVALDE, TX

Uvalde is a city in and the county seat of Uvalde County, Texas. Uvalde is located 86 miles west of San Antonio and 70 miles east of Del Rio at the junction of two of the longest highways in the country—US 90 and US 83. Uvalde County covers 1,588 square miles and the City of Uvalde covers 5.47 square miles. The town is situated on the Union Pacific Railroad, which generally runs parallel to US 90. Uvalde is located in the Texas Hill Country, 80 miles west of downtown San Antonio and 54 miles east of the Mexico–United States border. It is the principal city in the Uvalde, Texas Micropolitan Statistical Area. The City of Uvalde had a population of 15,062 as of July 1, 2024.

Uvalde is the county seat and principal commercial center. Uvalde is a transportation hub for the region with access to rail, highway, and air transportation. The Uvalde Airport is an unusually well developed airport for a small city. The airport is home to multiple businesses including jet renovation companies and experimental aircraft builders. Uvalde is home to Southwest Texas Junior College and hosts a satellite campus of Sul Ross University. These educational institutions provide workforce education in various fields including business management, computer science, education, criminal justice, health sciences, automotive and diesel technology, welding, airframe mechanics, and wildlife management. The Uvalde area boasts a diverse group of industries who thrive in a pro-business climate. The economic base of Uvalde County includes manufacturing, logistics/distribution, agri-business, agriculture production, aviation and a wide array of business services. The Uvalde area also offers a strong retail base and tourism opportunities. Uvalde Memorial Hospital is a key healthcare provider and major employer in the area. Uvalde Consolidated Independent School District (UCISD) is the largest school district in Uvalde, employing numerous teachers and staff. Uvalde's good health care facilities, climate, abundance of recreational activities and low cost of living makes this city an ideal place for citizens of all ages and incomes.

Cook's Slough Nature Park is home to thousands of migratory and nesting birds and other wildlife. Located within First State Bank of Uvalde, the Briscoe art and antique collection receives over 6,000 visitors a year. The Janey Slaughter-Briscoe Grand Opera House was built in 1891 and restored in 1982. Uvalde Memorial Golf Course attracts visitors from all over the country with its wide-open scenery. Aviation Museum of Texas at Garner Field is located at the Uvalde Municipal Airport in one of the original hangars built for Garner Army Air Field, a World War II primary training base. The museum preserves the local and regional history of aviation and displays memorabilia and aircraft from WWII.



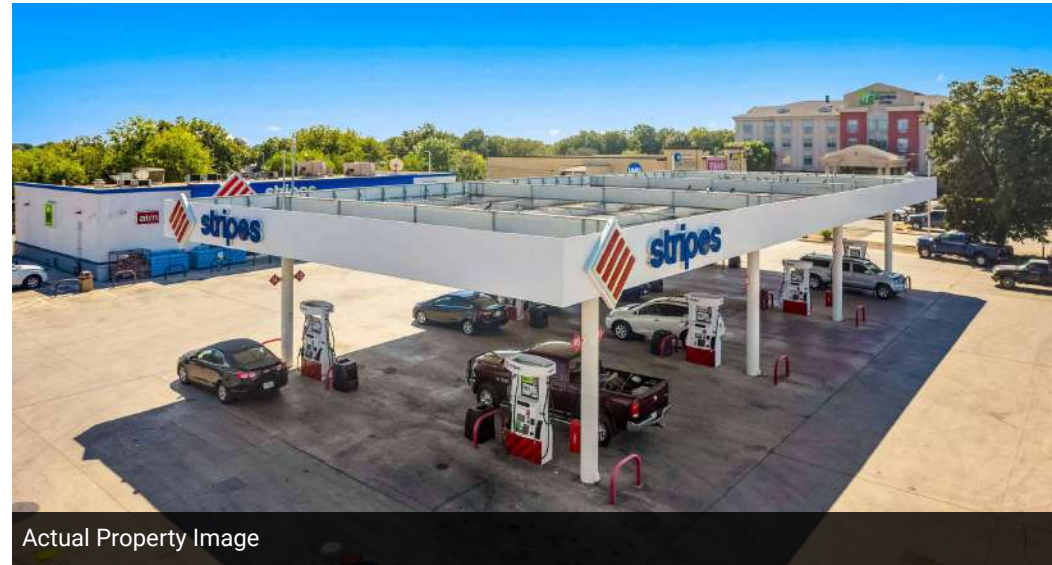
SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Subsidiary
Founded:	1938
Locations:	700
Headquarters:	Irving , TX
Website:	stripesstores.com

STRIPE'S

Stripes Stores is a chain of more than 700 convenience stores in Texas, Louisiana, New Mexico, and Oklahoma. It is one of the largest non-refining operators of convenience stores in the United States. Many stores offer Sunoco, Chevron, Conoco, Exxon, Phillips 66, Shell, Texaco, Valero, and unbranded fuel; most locations previously sold fuel under the CITGO name, when the chain was Circle K. More than 300 locations also feature the proprietary Laredo Taco Company brand of Mexican fast food, or Country Cookin' branded fast food. The brand emphasizes a welcoming atmosphere, and many locations also offer amenities like car washes and ATMs. Stripes is part of the larger 7-Eleven family, which enhances its reach and service offerings. It is a subsidiary of 7-Eleven, Inc., which is part of Seven & I Holdings Co., Ltd., a publicly traded company.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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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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TEXAS DISCLOSURE: ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.