



# EXXON & YOLI'S

304 E MAIN ST | WHITEHOUSE, TX 75791

OFFERING MEMORANDUM

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

# EXXON & YOLI'S

304 E MAIN ST | WHITEHOUSE, TX 75791

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SECTION 1

# EXECUTIVE SUMMARY



# INVESTMENT HIGHLIGHTS

## **LOCATION HIGHLIGHTS — The best location off the main street in Whitehouse, TX**

- Traffic Counts are extremely high- this site is located off the main street in Whitehouse and across from the Whitehouse Wildcat stadium and High School.
- This street includes the most traffic in Whitehouse with it being across from the Police Department, the city's high school and junior high.
- Incredible location - nearby national tenants include a Brookshire's less than a mile away, a Dairy Queen, Pizza Hut, McDonald's, and CVS.
- Near Lake Tyler
- Texas is an income tax-free state providing additional value to investors
- This site is out-parceled next to an Emergency Room

## **INVESTMENT HIGHLIGHTS — NNN 10 Year Lease**

- High cap rate - 8.50%
- Household income for 1, 3, and 5-mile radii exceed over \$91,000 and population growth is over 5%
- Perfect for out of state and tax-free state investors

## **TENANT HIGHLIGHTS — Experienced Operators w/ decades of successful business**

- Strong history of sales upon request
- Yoli's business - ran by experienced operator

## **SITE HIGHLIGHTS**

- Large format gas site- modern convenience store/gas station and food concept
- Appraised at \$2.71 M - and only listed at \$2.4 M
- Drive-Thru - for food tenant
- The property has 12 fueling stations and 6 islands

SECTION 2

# FINANCIAL SUMMARY



## INVESTMENT SUMMARY

» <b>OFFERING PRICE</b>	\$2,400,000
» <b>CAP RATE</b>	8.00%
» <b>TOTAL BUILDING AREA</b>	± 5,440 SF
» <b>TOTAL LAND AREA</b>	±1.43 AC (±62,291 SF)
» <b>NOI</b>	\$192,000

Please contact a Barrington Capital agent for financing options:

**KEVIN PUDER**  
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## ANNUALIZED OPERATING DATA

	Lease Start	Lease End	Original Lease Term	Original Years Remaining	Years Remaining	SF	% of GLA	Annual Rent	Monthly Rent	Option Periods	Lease Type	Guarantor
EXXON	2014	2028	15 Years	8 Years	13 Years (Tenant Extend Out First Option)	3,640	66.90%	\$162,000	\$13,500	2, 5 YR Options	NNN	PERSONAL
YOLI'S	2014	2028	15 Years	8 Years	13 Years (Tenant Extend Out First Option)	1,800	33.09%	\$30,000	\$2,500	1, 5 YR OPTIONS	NNN	PERSONAL

SECTION 3

# TENANT SUMMARY





## THE OFFERING

<b>PROPERTY NAME</b>	Exxon
<b>Property Address</b>	304 E Main St Whitehouse, TX
<b>SITE DESCRIPTION</b>	
<b>Number of Stories</b>	One
<b>GLA</b>	± 5,440 SF
<b>Type of Ownership</b>	Fee Simple

## TENANT OVERVIEW

» <b>COMPANY NAME</b> EXXON	» <b>LOCATIONS</b> ±11,000	» <b>HEADQUARTERS</b> IRVING, TX
» <b>±69,600</b> EMPLOYEES	» <b>REVENUE</b> ±237.1 BILLION	» <b>WEBSITE</b> WWW.EXXON.COM

Exxon Mobil Corporation, doing business as ExxonMobil, is an American multinational oil and gas corporation headquartered in Irving, Texas. It is the largest direct descendant of John D. Rockefeller's Standard Oil Company, and was formed on November 30, 1999 by the merger of Exxon (formerly the Standard Oil Company of New Jersey) and Mobil (formerly the Standard Oil Company of New York). ExxonMobil's primary brands are Exxon, Mobil, Esso, and ExxonMobil Chemical.

The world's 9th largest company by revenue, ExxonMobil from 1996 to 2017 varied from the first to sixth largest publicly traded company by market capitalization. The company was ranked ninth globally in the Forbes Global 2000 list in 2016 and was the second most profitable company in the Fortune 500 in 2014. As of 2018, the company ranked second in the Fortune 500 rankings of the largest United States corporations by total revenue.



# YOLI'S MEXICAN GRILL

## TENANT OVERVIEW

Yolis Mexican Cuisine is an authentic mexican restaurant in Whitehouse, TX. They have been operating in the same building since the opening of the center. Authentic mexican food is all freshly made. They strive to give all their customers the best customer service you could possibly receive. All our foods are freshly made daily.

# SURROUNDING TENANTS



SECTION 4

# AREA OVERVIEW





### POPULATION

### HOUSEHOLDS

### INCOME



	2020 ESTIMATE	2025 PROJECTION	2020 ESTIMATE	2025 PROJECTION	2020 AVG. HOUSEHOLD INCOME
1-MILE	5,342	5,632 (5.43% ↑)	1,818	1,901	\$91,022
3-MILE	13,037	13,736 (5.36% ↑)	4,518	4,732	\$91,338
5-MILE	22,586	23,742 (5.12% ↑)	8,091	8,490	\$95,961

*\*Subject Property Demographics*

## WHITEHOUSE, TX

Located southeast of Tyler on State Highway 110 is the City of Whitehouse, in Smith County. To the south of Whitehouse, on 110, is Troup, and to the east is the community of Arp. By the early 1870s, the International-Great Northern Railroad made it practical to ship produce from Whitehouse, and a post office was established in 1873. Whitehouse was incorporated on March 16, 1953.

Whitehouse's name is reportedly derived from a whitewashed building near the railroad tracks that served as a school, church, and place for business meetings and social gatherings. Steam locomotives going through town stopped to take on water near the "white house," and soon the community itself became known by the term.

Today, Whitehouse is a vibrant, growing community. Many of its residents enjoy small town living in Whitehouse and make the easy commute to jobs in Tyler. It features a number of new subdivisions offering a variety of home styles and sizes.

Many businesses provide services to area residents including a post office, Austin Bank, Southside Bank, Brookshire's Grocery, veterinary clinics, flower shops, drugstores, and others. A variety of restaurants are available including McDonald's, Burger King, Sonic, Dairy Queen and local eateries. The annual YesterYear celebration held the last weekend in June is devoted to the history and heritage of the area.

## TYLER, TX

The city of Tyler, Texas sits about half-way between Dallas and Shreveport. Tyler is considered the largest retail, medical, and business center in East Texas. The largest industries in Tyler include Mining, Quarrying, Oil, Gas Extraction Healthcare and Social Assistance; and information.

With a growing population of 101,946, Tyler provides three higher educational opportunities between Tyler Junior College, The University of Texas at Tyler, and Texas College. As the Rose Capital of America, Tyler visitors and locals can explore the Tyler Rose Garden, the nation's largest municipal rose garden.

## TYLER ROSE GARDEN

The Rose Garden offers more than 1,000 acres of parkland comprised of 27 parks throughout Tyler. These parks provide playgrounds, athletic fields, walking trails, an amphitheater, tennis courts, multi-purpose courts and landscapes that enhance the beauty and tranquility within a busy urban environment.

The Rose Garden Center can be rented for special events and serves as the gateway to the Tyler Municipal Rose Garden with free admission. Guests can also explore the Tyler Rose Museum and witness the history of the Texas Rose Festival. The Museum offers interactive exhibits, an "Attic of Memories" and a unique gift shop to gather memorable souvenirs.

## TYLER STATE PARK

The Tyler State Park features 64 acres of a spring-fed lakes, 100-foot tall trees, and historic structures. Visitors are able to swim, boat, and fish in the lake or hike, mountain bike, picnic and camp on the grounds. Visitors also have the option to stay overnight and take advantage of the cabins, screened shelters and group facilities on the camp.





## TEXAS COLLEGE

Texas College is a Historically Black College founded in 1894, by a group of CME ministers. Their mission continues to embody the principles of the Christian Methodist Episcopal Church. Founded over 125 years ago, Texas College offers 12 degree programs with ±1,044 students currently enrolled. The College takes pride in preparing its students with competencies in critical and creative thinking related to the knowledge, skills, and abilities as defined in areas of study. Additionally, Texas College provides an environment to inspire intellectual, spiritual, ethical, moral, and social development, which empowers graduates to engage in life-long learning, leadership, and service.

## UNIVERSITY OF TEXAS AT TYLER

Located 5 miles from The University of Texas at Tyler, UT Tyler is part of the prestigious University of Texas System that includes 14 institutions throughout the state of Texas. Offering up to 80 academic degree programs, the university enrolled up to 10,000 students this year. These students represent 167 Texas counties, 45 states, and 58 nations. UT Tyler is a young, fast-growing university and prepares to continue to grow and prosper.

The University of Texas System in February 2020 announced its intention to establish a medical school in Tyler – the first in East Texas – to increase access to health care in the region.

Leaders from the UT System and the two UT institutions in Tyler joined together at Plaza Tower in downtown Tyler to announce a plan to elevate the region's higher education and health care opportunities. They optimistically explained their case to a group of regional business, civic, educational and medical leaders and elected officials at a morning news conference.

Under the new plan, with established medical residencies already in place, future physicians could complete their entire education and training in Tyler, ultimately providing more top health care professions who will live and serve in the region.

## TYLER JUNIOR COLLEGE

TJC is one of the largest community colleges in Texas, with 306 full-time faculty members and 248 part-time faculty members, and 12,000+ students enrolled. For 93 years, TJC has embodied the true sense of the term "community college," as reflected in its foundational promises to provide students with a quality education, a vibrant student life and opportunities for service to the community.

With more than 125+ degree and certificate programs, plus extensive training and technical programs, TJC is the best first step for any student, whether they plan to transfer to a four-year institution or gain the skills they need to go directly into the workforce.

When students step onto the 145-acre campus, they are immediately part of the TJC experience, which includes rigorous academics, 62 national championships in athletics; stellar fine and performing arts programs; modern residential facilities; and organizations and clubs that reflect student diversity.

## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Exxon** located at **304 E Main St, Whitehouse, TX 75791** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This 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 is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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.

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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**BROKER OF RECORD**  
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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.	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
<b>Kyle Matthews</b>	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
_____ 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