



NET LEASE INVESTMENT OFFERING



## Chisholm Corner (C-Store)

719 US-81  
Duncan, OK 73533





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## Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant net leased Chisholm Corner located in Duncan, Oklahoma. The tenant recently signed a 13-year lease through December 2037 demonstrating commitment to the site. The lease is absolute triple net and features no landlord responsibilities. There are 10% rental escalations throughout the primary term and four 5-year renewal options. The next increase is scheduled to occur in January 2028. The lease features a corporate guaranty from 7E CO Holdings, a subsidiary of Monfort Companies that operates 78 c-stores. As a fuel station asset, the property is eligible for 100% bonus depreciation.

The 2,337 square-foot building is located along US Highway 81 which experiences more than 18,500 vehicles per day and is a primary corridor through Duncan. The property operates 24/7 and benefits from the immediate proximity State Highway 7 (10,000 VPD). The property is within driving distance of several local traffic drivers including NAPA Auto Parts, Duncan High School (1,000 students), DRH Health Hospital (110 beds), Stephens County Fairgrounds, Duncan Municipal Airport, a Family Dollar Distribution Center, and the Halliburton Manufacturing Center. There are more than 33,000 people living within ten miles of the property. Those of which earn an average household income in excess of \$84,000.

Chisholm Corner is a regional convenience store chain that began in 2000 with its first location along the historic Chisholm Trail in Duncan, Oklahoma. The company has grown to operate 19 stores across Southwest Oklahoma and North Central Texas, offering high-quality fuels, a variety of snacks, deli options, full fountain bars, and drive-thru services at most locations. Committed to providing clean, welcoming facilities and friendly customer service, Chisholm Corner emphasizes convenience and community engagement. In December 2022, the chain was acquired by 7E CO Holdings LLC, a division of Monfort Companies, expanding their portfolio to 78 stores while retaining the Chisholm Corner brand.

# Investment Highlights

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- » Qualifies for 100% bonus depreciation – Consult with your tax advisor
- » NNN – No landlord responsibilities
- » Long-term lease through December 2037
- » 24-hour location
- » 10% rental escalations throughout the primary term and options (Next: 2028)
- » Signalized hard corner location along US Highway 81 (18,500 VPD)
- » Immediate access to State Highway 7 (10,000 VPD)
- » Over 33,000 people live within a ten-mile radius
- » Average household income within ten miles exceeds \$84,000
- » Limited fuel competition along State Highway 7
- » Nearby traffic draws include NAPA Auto Parts, Duncan High School (1,000 students), DRH Health Hospital (110 beds), Stephens County Fairgrounds, Duncan Municipal Airport, a Family Dollar Distribution Center, & the Halliburton Manufacturing Center



# Property Overview



PRICE  
\$1,393,480



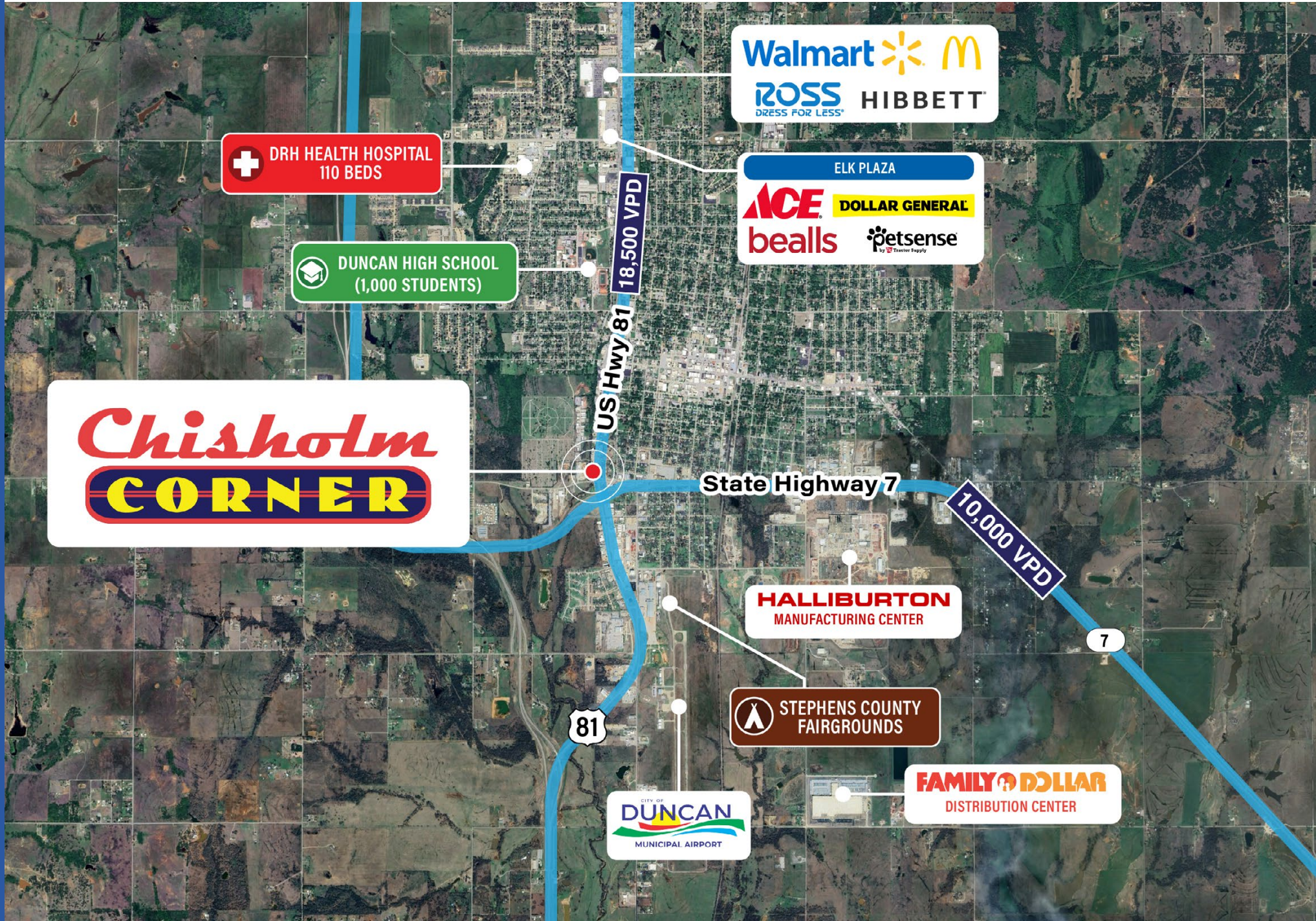
CAP RATE  
7.50%



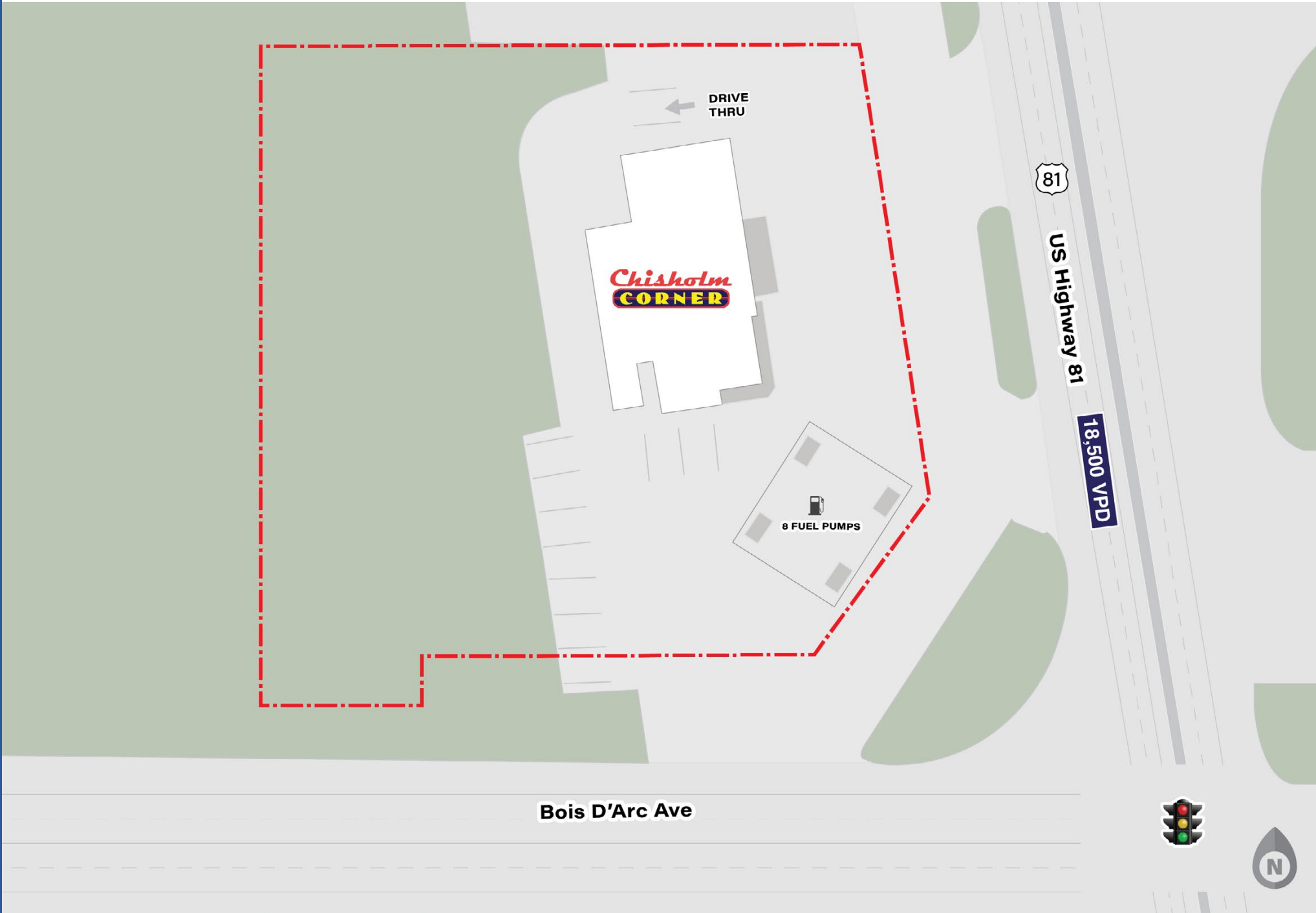
NOI  
\$104,511

<b>LEASE COMMENCEMENT DATE:</b>	<b>1/1/2025</b>
<b>LEASE EXPIRATION DATE:</b>	<b>12/31/2037</b>
<b>RENEWAL OPTIONS:</b>	<b>Four 5-year</b>
<b>RENTAL ESCALATIONS:</b>	<b>January 2028: 10% January 2033: 10% Option 1-4: 10%</b>
<b>LEASE TYPE:</b>	<b>NNN</b>
<b>TENANT:</b>	<b>7E OK 3, LLC</b>
<b>GUARANTOR:</b>	<b>7E CO Holdings, LLC</b>
<b>YEAR BUILT:</b>	<b>1970</b>
<b>BUILDING SIZE:</b>	<b>2,337 SF</b>
<b>LAND SIZE:</b>	<b>0.59 AC</b>

# Aerial



# Site Plan





# Location Overview

## DUNCAN, OKLAHOMA

Duncan, Oklahoma, is a vibrant small city located in Stephens County, serving as the county seat and the principal city of the Duncan Micropolitan Statistical Area. With a population of approximately 43,314 in 2023, Duncan was founded in 1892 and named after its first postmaster, William Duncan. Situated along the historic Chisholm Trail, the city has a rich history tied to cattle drives and oil production, with the discovery of oil in the early 20th century spurring significant growth. Today, Duncan is known for its strong community spirit, affordable cost of living, and a diverse economy that includes energy, agriculture, and retail. The city hosts cultural attractions like the Chisholm Trail Heritage Center, which celebrates the region’s cowboy and pioneer legacy, and is home to annual events such as the Stephens County Fair and the Dehydrator Bike Ride.

Economically, Duncan benefits from its strategic location 80 miles south of Oklahoma City and its role as a regional hub for Southwest Oklahoma. The city is home to major employers like Halliburton, which has a significant presence in the energy sector, and supports a variety of local businesses, including the Chisholm Corner convenience store chain, headquartered in Duncan since its founding in 2000. Duncan’s infrastructure includes well-maintained parks, a historic downtown with shops and restaurants, and quality schools, making it an appealing place for families and retirees. Its proximity to natural attractions like Lake Humphreys and Clear Creek Lake offers residents and visitors opportunities for outdoor recreation, while the city’s commitment to community development ensures continued growth and vitality.

# Demographics



### POPULATION



### HOUSEHOLDS



### MEDIAN INCOME

### AVERAGE INCOME

3-MILE	19,717	8,136	\$52,847	\$72,045
5-MILE	24,888	10,276	\$57,370	\$81,567
10-MILE	33,057	13,531	\$59,942	\$84,612

# Tenant Overview



## CHISOLM CORNER & 7E HOLDINGS LLC

Chisholm Corner is a regional convenience store chain that began in 2000 with its first location along the historic Chisholm Trail in Duncan, Oklahoma. The company has grown to operate 19 stores across Southwest Oklahoma and North Central Texas, offering high-quality fuels, a variety of snacks, deli options, full fountain bars, and drive-thru services at most locations. Committed to providing clean, welcoming facilities and friendly customer service, Chisholm Corner emphasizes convenience and community engagement. In December 2022, the chain was acquired by 7E CO Holdings LLC, a division of Monfort Companies, expanding their portfolio to 78 stores while retaining the Chisholm Corner brand. The company also offers a rewards program, allowing customers to earn points and discounts on purchases, enhancing the shopping experience. Headquartered in Duncan, Oklahoma, Chisholm Corner continues to serve as a reliable stop for travelers and locals alike, contributing to local economies through job creation and quality service.

Website:	<a href="http://www.chisholmcorner.com">www.chisholmcorner.com</a>
Parent Company:	Monfort Companies
Number of Locations:	78
Company Type:	Subsidiary



## CONFIDENTIALITY & DISCLAIMER

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder 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.



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