



# CIRCLE K

Southwest Corner of Lomas Del Sur Blvd & S Ejido Ave - Laredo, TX 78046

*Image Rendering*

# EXCLUSIVELY MARKETED BY



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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# *INVESTMENT OVERVIEW*

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale the 5,650 SF Circle K located at the Southwest Corner of Lomas Del Sur Boulevard and S. Ejido Avenue in Laredo, TX. This newly constructed, investment-grade convenience retail asset is secured by a 15-year Absolute Triple Net (NNN) Ground Lease with 5 additional, consecutive 5-year renewal options, offering up to 40 years of potential tenancy.

Sale Price	\$2,600,000
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## OFFERING SUMMARY

Cap Rate:	5.00%
NOI:	\$130,000
Price / SF:	\$460.18
Guarantor:	Corporate

## BUILDING INFORMATION

Street Address:	Southwest Corner of Lomas Del Sur Boulevard & S Ejido Avenue
City, State, Zip:	Laredo, TX 78046
County:	Webb
Building Size:	5,650 SF
Lot Size:	1.35 Acres
Year Built:	2026



Actual Property Image

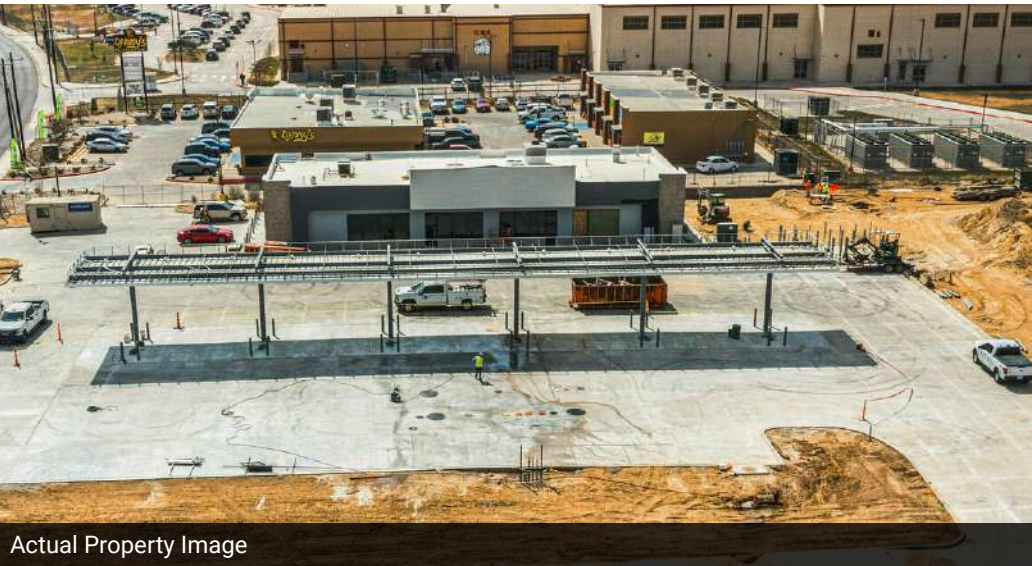


Actual Property Image

# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- **Stable & Predictable Income:** The asset is backed by a long-term 15-year Absolute Triple Net (NNN) Ground Lease with 5 additional consecutive five-year renewal options, providing up to 40 years of potential tenancy. The lease features 5% rental increases every 5 years, delivering consistent income growth.
- **New Construction:** Construction will be completed, and the site will open in March of 2026. This newly developed property offers modern design and long-term durability. Purpose-built for Circle K, the improvements are optimized for operational efficiency and long-term performance.
- **Investment Grade Tenant:** Circle K has signed a long-term lease for the property. The company operates thousands of locations worldwide and maintains a strong operating history and established corporate presence.
- **Zero Landlord Responsibilities:** The Absolute Triple Net (NNN) Ground Lease shifts all property responsibilities to the tenant, including taxes, insurance, and CAM. This offers an ideal opportunity for a passive investor.
- **Strategic Location Advantage:** Located on a signalized, hard corner intersection near a handful of other new construction retail sites. Laredo is one of the most active trade corridors in the United States, benefiting from significant cross-border commerce, population growth, and strong daily traffic counts. The site's accessibility and visibility support consistent customer demand and long-term operational success for the tenant.



SECTION 2

# LEASE ABSTRACT

# LEASE SUMMARY



Actual Property Image

## LEASE ABSTRACT

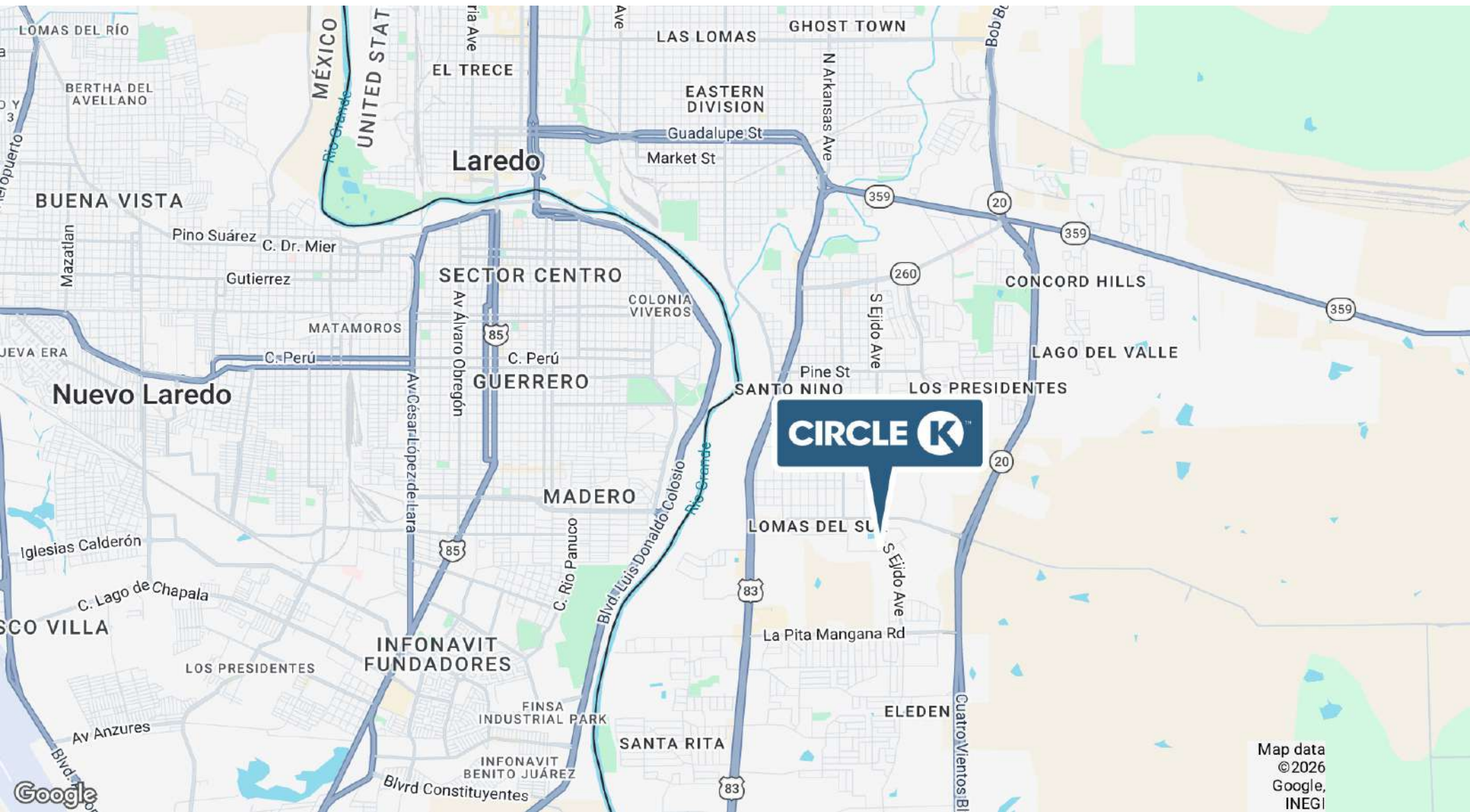
Tenant:	Circle K
Premises:	5,650 SF
Base Rent:	\$130,000
Rent Per SF:	\$23.01
Lease Commencement:	03/02/2026
Rent Commencement:	03/02/2026
Lease Expiration:	02/28/2041
Lease Term:	~15 Years Remaining
Renewal Options:	5 x 5 Year Options
Rent Increases:	5% Every 5 Years
Lease Type:	Ground Lease
Use:	Convenience
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



SECTION 3

# PROPERTY INFORMATION

# LOCATION MAP

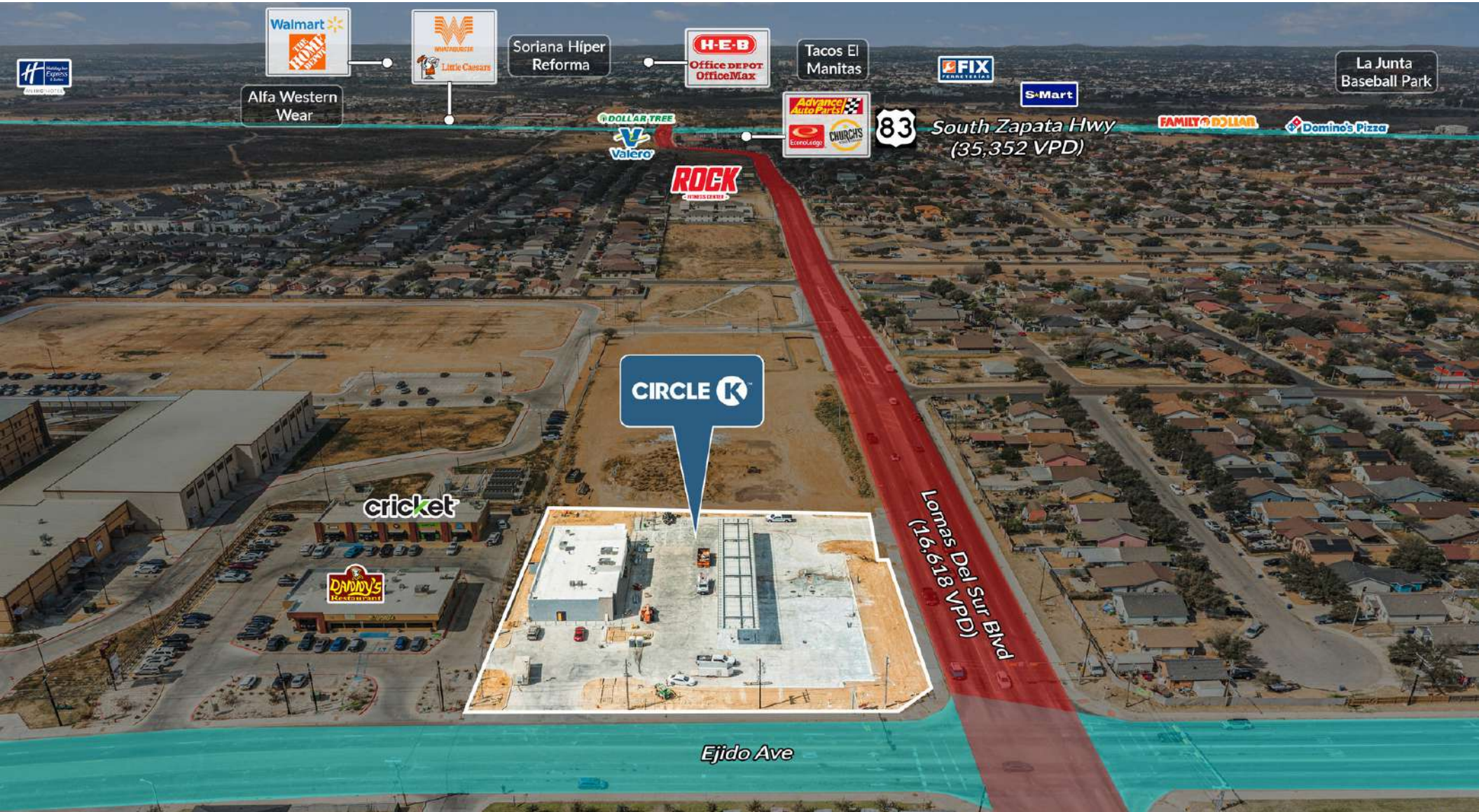


Map data  
©2026  
Google,  
INEGI

# PROPERTY IMAGES



# AERIAL MAP



# AERIAL MAP

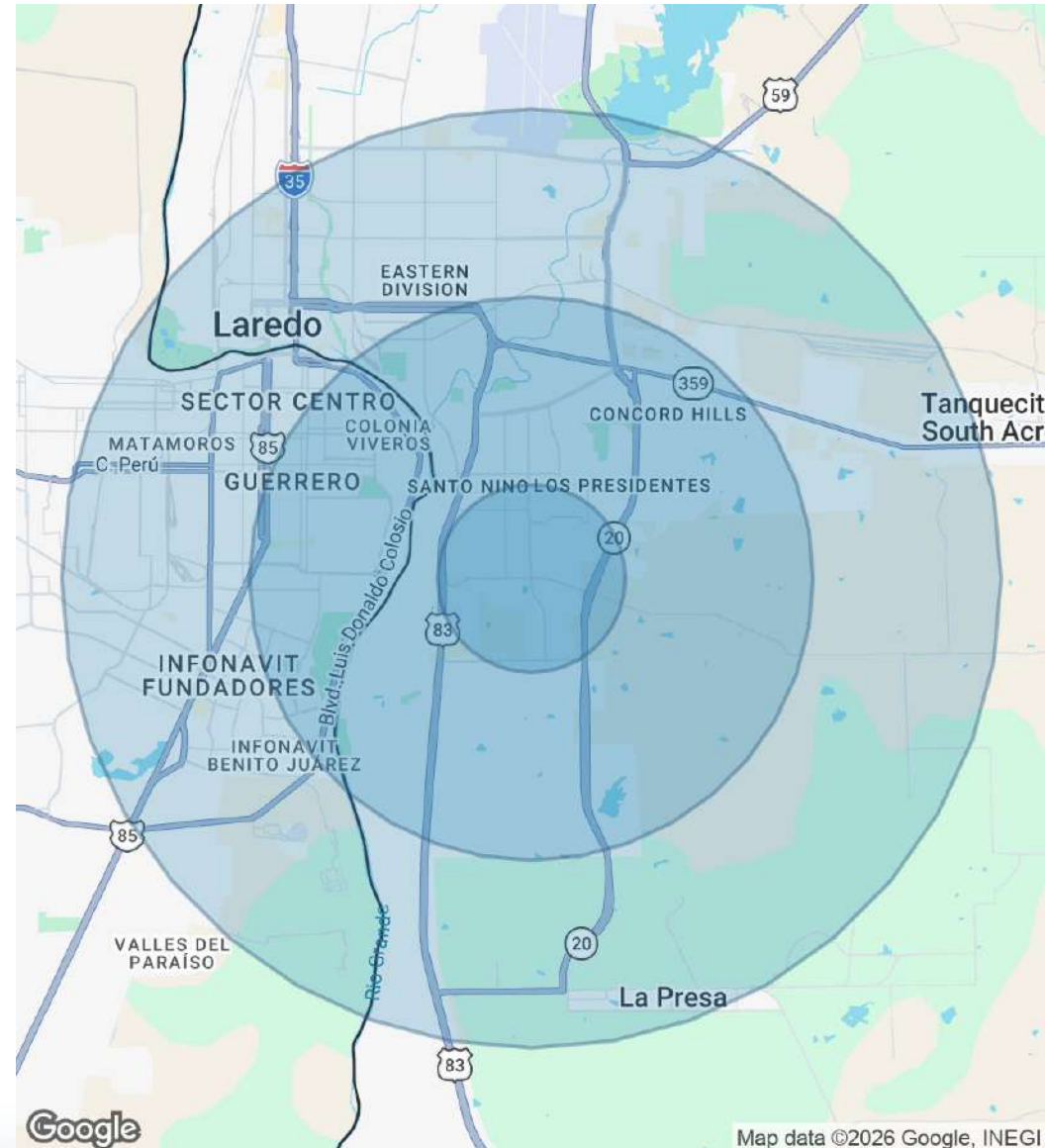


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,286	84,237	141,173
Average Age	31	32	34
Average Age (Male)	29	31	32
Average Age (Female)	32	33	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,713	22,489	40,845
# of Persons per HH	3.9	3.7	3.5
Average HH Income	\$64,310	\$67,606	\$63,248
Average House Value	\$174,951	\$172,307	\$168,883

TRAFFIC COUNTS	
Lomas Del Sur Blvd	16,618 VPD
South Zapata Hwy	35,352 VPD
Cuatro Vientos Blvd	33,904 VPD





SECTION 4

# AREA OVERVIEW

# CITY OVERVIEW



Laredo, TX



Laredo Medical Center

## LAREDO, TX

The City of Laredo is the largest in the County of Webb. The City of Laredo was incorporated in 1755. It is located on the north bank of the historical Rio Grande River. The city owns, maintains, and operates four border crossings, three with Nuevo Laredo, Mexico, and one with Colombia, Mexico. It is the only border city strategically positioned at the convergence of all land transportation systems between Canada, the United States, and Mexico. Laredo has a 2025 population of 259,010.

Laredo's economic strength is anchored in logistics and transportation, with corporate services and life sciences rounding out the local business landscape. Laredo is unique because it is the only City to operate international bridges between two Mexican states. Laredo is at the center of the primary trade route. Laredo is strategically positioned with a large transportation and warehousing industry. Trade between the United States and México is a vital part of our economy. The Port of Laredo is the #1 inland port in the United States and the #4 port in the nation, just behind the Port of Los Angeles, California, Chicago O'Hare International Airport, and New York JFK International Airport. Laredo remains the third largest U.S. Customs District in the country and the number one inland port. Major Employers in the area include: United Independent School District, Laredo Independent School District, City of Laredo, Laredo Medical Center, Wal-Mart (4 locations), U.S. CBP - Customs Field Officer, among the top.

The Republic of the Rio Grande Capitol Building Museum chronicles the history of the short-lived republic and is housed in the building, which actually served as the republic's Capitol building. The Laredo Center for the Arts, located in historic downtown Laredo, houses three galleries displaying regional artwork and offers community activities for children and adults. The Imaginarium of South Texas, formerly known as Laredo Children's Museum, provides a hands-on educational experience for kids in science, technology, and art. The Laredo Entertainment Center is a state-of-the-art multipurpose facility bringing family-oriented entertainment to the region. Included in its attractions are major concerts, sporting events, ice shows, and conventions. Annual festivals in Laredo include the Washington's Birthday Celebration, an almost month-long event that features a Jalapeño Eating Contest. The Laredo Birding and Butterfly Festival, a 3-day February event, offers



SECTION 5

# TENANT OVERVIEW

# TENANT PROFILE



Actual Property Image



Actual Property Image



## TENANT OVERVIEW

Company:	Subsidiary
Founded:	1951
Locations:	15,000+
Headquarters:	Tempe, AZ
Website:	circlek.com

## CIRCLE K

Circle K is a globally recognized convenience store and fuel retail chain known for providing quick, accessible shopping options for customers on the go. Founded in 1951 in El Paso, Texas, the brand has grown significantly over the decades and now operates thousands of locations worldwide. Circle K stores typically offer fuel services along with a wide selection of everyday essentials such as snacks, beverages, coffee, groceries, tobacco products, and ready-to-eat food items. The company is owned by Alimentation Couche-Tard, a Canadian multinational operator of convenience stores. Through strategic acquisitions and expansion, Circle K has built a strong presence across North America, Europe, and parts of Asia-Pacific. Many locations operate 24 hours a day, serving commuters, travelers, and local neighborhoods. Circle K is particularly known for its private-label beverages such as Polar Pop fountain drinks and Froster frozen beverages. In addition to retail goods, many stores provide ATMs, car wash services, and loyalty rewards programs to enhance customer convenience.

# GET FINANCING

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**10+**

CLIENTS ADVISED

**1,500+**

CAPITAL PARTNERS

**3,000+**

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 from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

**Contact SIG's Capital Markets Team Today**



Scan QR Code  
to Learn More

# CONFIDENTIALITY AGREEMENT

## 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.



# CIRCLE K

Southwest Corner of Lomas Del Sur Blvd & S Ejido Ave - Laredo, TX 78046

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# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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
Max Freedman	644481	max@SandsIG.com	512-766-2711
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Buyer/Tenant/Seller/Landlord Initials

Date