



# Circle K - Truck Stop

**\$2,700,000 | 5.00% CAP**

2705 N Cage Blvd, Pharr , TX 78577

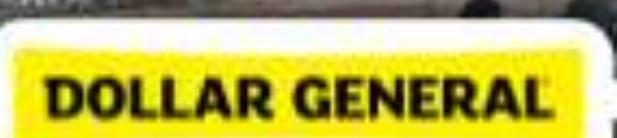
- ✓ **15-Year Absolute NNN Ground Lease**, With 8% Rental Increases
- ✓ **Premier Highway Corner Location** – Positioned on I-69C (N Cage Blvd) With 91,265+ VPD
- ✓ **Large Format Store** On Oversized Parcel of 2.36 Acres with 14 Fueling Positions & 4 High-Speed Diesel Pumps
- ✓ **Trade & Logistics Hub** – Near Pharr-Reynosa Bridge, Handling \$47B+ Trade and 3M+ Trucks Annually
- ✓ **Direct Access in All Directions to the I-2/I69C Interchange** which sees over 170,000+ VPD



Circle K is a **leading global convenience store** brand known for offering fuel, snacks, and essential items. The company operates over **14,000 locations** across more than **20 countries**. Established in **1951**, Circle K continues to **expand rapidly** and is headquartered in **Laval, Quebec, Canada**.







PSJA T. JEFFERSON T-STEM  
EARLY COLLEGE  
HIGH SCHOOL  
(539 STUDENTS)

PSJA EARLY COLLEGE  
HIGH SCHOOL  
(2,459 STUDENTS)

KELLY-PHARR  
ELEMENTARY  
(671 STUDENTS)



I-2  
(103,255 VPD)



TRUCK  
DEALERSHIP

DIRECT ACCESS TO I-2/I-69C  
INTERCHANGE WHICH CONNECTS OVER  
172,000 VPD IN ALL DIRECTIONS

TRUCK CAR  
WASH



I-69C  
(91,265 VPD)



W SIOUX ROAD  
(9,111 VPD)







SUBWAY  
Little Caesars  
McDonald's  
Church's  
Wendy's

LA QUINTA  
Hampton  
6

MELROSE  
TJ-maxx  
five BELOW  
Michael's  
Academy  
Burlington  
JCPenney  
petco  
Party City  
SHOE DEPT.  
BIG LOTS  
ROSS  
DRESS FOR LESS

Red Roof  
BURGER KING

BERT OGDEN  
ARENA

AutoZone  
LONG JOHN  
SILVER'S  
TACO BELL

DE ESCANDON  
ELEMENTARY  
SCHOOL  
(701 STUDENTS)

PSJA NORTH EARLY  
COLLEGE HIGH  
SCHOOL  
(2,176 STUDENTS)

DOLLAR GENERAL

DOLLAR TREE  
WING STOP

FAMILY DOLLAR

DR. WILLIAM LONG  
ELEMENTARY  
(792 STUDENTS)

RAUL LONGORIA ELEMENTARY  
AND LYNDON B JOHNSON  
MIDDLE SCHOOL  
(1500+ STUDENTS)

DIRECT EXIT  
FROM I-69C

281

69C

I-69C  
(91,265 VPD)

W SIOUX ROAD  
(9,111 VPD)

CIRCLE K

SUNOCO



# INVESTMENT OVERVIEW

CIRCLE K PHARR, TX



Subject Property

### CONTACT FOR DETAILS

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Associate  
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**Bob Moorhead**

Managing Partner  
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\$2,700,000

5.00% CAP

NOI

\$135,000

Building Area

±5,200 SF

Land Area

±2.36 AC

Year Built

2024

Lease Type

Absolute NNN  
Ground Lease

Occupancy

100%

- ✓ **Rare New Construction Circle K Truck Stop Ground Lease With 15-Year Absolute NNN Lease**, with 8% Rental Increases Every 5 Years, In Primary Term & Options
- ✓ **Premier Highway Corner Location on Major Thoroughfare – Located along I-69C**, a primary north-south route with high visibility and traffic counts of an estimated 91,265+ VPD
- ✓ **Large Format Prototype Convenience Store With Additional High-Speed Diesel Pumps** – This site is an oversized parcel at 2.36 Acres and 5,200 SF convenience store with 14 regular fueling positions along with 4 high-speed diesel fuel pumps and tall canopies for trucking needs.
- ✓ **Interstate 69 Leads Directly to the Pharr-Reynosa International Bridge** – Facilitates \$47B+ in annual trade and 3M+ commercial trucks annually, driving significant cross-border traffic and boosting local retail demand.
- ✓ **Strategic Gas and C-Store Location to Accommodate Commercial Trucks** – The adjacent tenants include a Truck Dealer, Truck Repair, and a Truck Car Wash. Located 7 miles from McAllen International Airport (900K+ passengers/yr) and direct access to I-2/I-69C Interchange (172,000 VPD). Closest gas station to I-2/I-69C interchange with commercial fueling lanes for commercial trucking needs.
- ✓ **Thriving Border City** – Pharr is a vital part of the McAllen-Edinburg-Mission metro, one of the fastest-growing regions in Texas. Its strategic location near the U.S.-Mexico border fuels economic growth, driven by trade, logistics, and a population exceeding 900,000 in the metro area.
- ✓ **Global Convenience Leader** – Circle K operates 15,000+ locations across 20+ countries, making it one of the largest and most recognized convenience store brands. Known for fuel, food, and essential goods, Circle K drives consistent traffic and delivers strong, reliable performance.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE  
NET LEASE



# TENANT OVERVIEW

CIRCLE K PHARR, TX

## Circle K

**Lessee:** Circle K Stores, Inc.

**Guarantor:** Circle K Stores, Inc.

### REVENUE

**\$71.86 Billion**

(Alimentation Couche-Tard Inc.)

### CREDIT RATING

**BBB+**

### LOCATIONS

**15,000+**

### STOCK TICKER

**TSX: ATD** (Parent Company - Alimentation Couche-Tard Inc.)



[circlek.com](https://www.circlek.com)

**Founded in 1951, Circle K is one of the largest and most recognized convenience store brands in the world.**

Operating under its **parent company**, Alimentation Couche-Tard Inc., Circle K has grown to over **15,000 locations** across more than **20 countries**. The company focuses on providing high-quality fuel, fresh food, beverages, and essential everyday products at **convenient locations globally**.

Circle K is **dedicated** to enhancing customer experiences through **innovative store formats**, technological advancements, and **loyalty programs** that engage **millions of consumers**. Known for its efficient operations and friendly service, Circle K continues to expand its footprint and market share in the **convenience retail sector**. The company's growth is driven by a **strong commitment** to operational excellence, strategic acquisitions, and consistent reinvestment into store upgrades and innovations. This focus has positioned Circle K as a leader in convenience retail, with a **strong reputation** for reliability and **customer satisfaction**.



Subject Property



# LEASE OVERVIEW

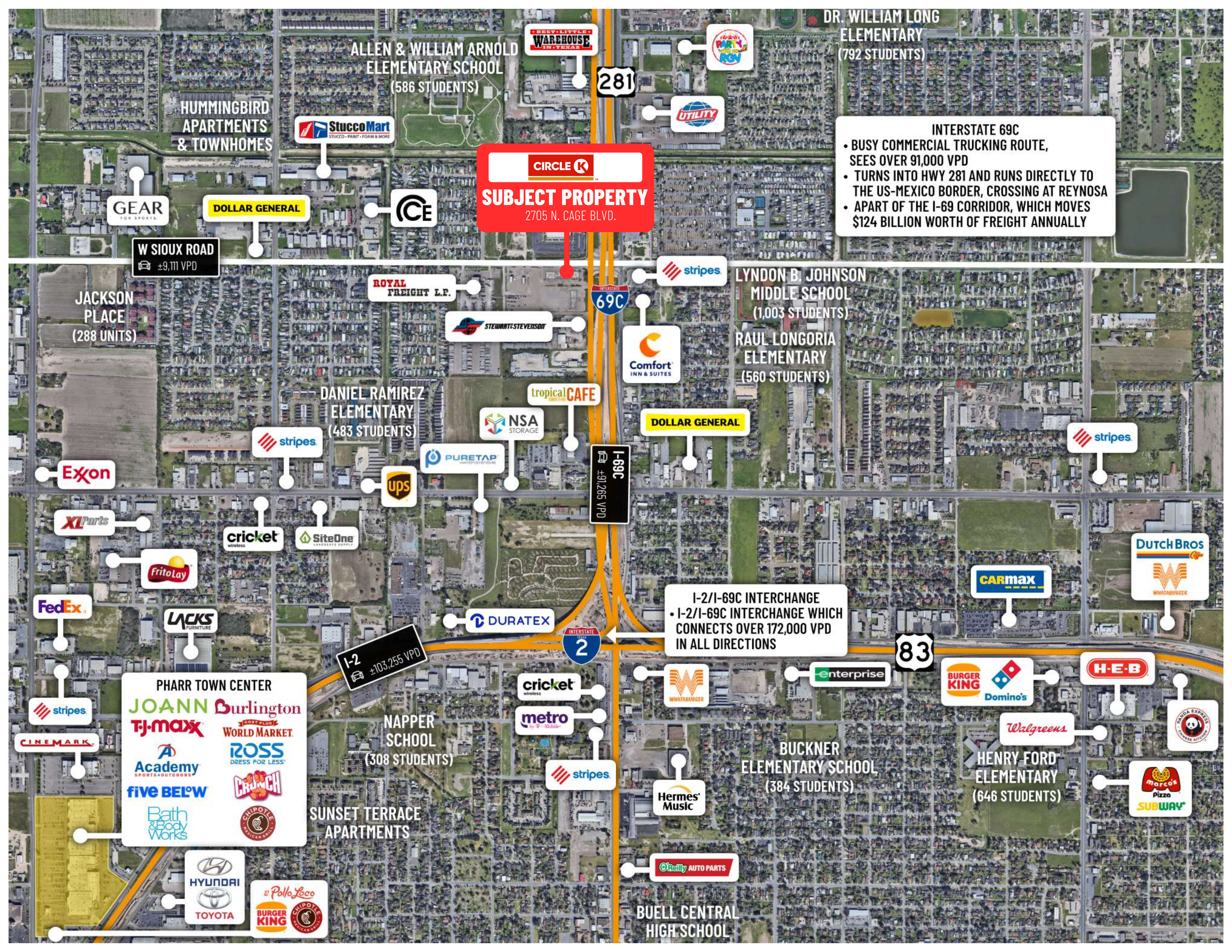
CIRCLE KPHARR, TX

Initial Lease Term	15 Years, Plus (6), 5 Year Options to Renew
Projected Rent Commencement	July 2024
Projected Lease Expiration	July 2039
Lease Type	Absolute NNN Ground Lease
Rent Increases	8% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$135,000
Annual Rent Years 6-10	\$145,800
Annual Rent Years 11-15	\$157,464
Option 1	\$170,061
Option 2	\$183,666
Option 3	\$198,359
Option 4	\$214,228
Option 5	\$231,366
Option 6	\$249,876

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.







ALLEN & WILLIAM ARNOLD  
ELEMENTARY SCHOOL  
(586 STUDENTS)

BEST LITTLE  
WAREHOUSE  
IN TEXAS

281

PG & G  
PARTY  
HOUSE  
RCV

UTILITY

DR. WILLIAM LONG  
ELEMENTARY  
(792 STUDENTS)

HUMMINGBIRD  
APARTMENTS  
& TOWNHOMES

StuccoMart  
STUCCO • PAINT • FOAM & MORE

CE

**CIRCLE K**  
**SUBJECT PROPERTY**  
2705 N. CAGE BLVD.

**INTERSTATE 69C**  
• BUSY COMMERCIAL TRUCKING ROUTE,  
SEES OVER 91,000 VPD  
• TURNS INTO HWY 281 AND RUNS DIRECTLY TO  
THE US-MEXICO BORDER, CROSSING AT REYNOSA  
• APART OF THE I-69 CORRIDOR, WHICH MOVES  
\$124 BILLION WORTH OF FREIGHT ANNUALLY

GEAR  
FOR SPORTS

DOLLAR GENERAL

W SIOUX ROAD  
±9,111 VPD

JACKSON  
PLACE  
(288 UNITS)

ROYAL  
FREIGHT L.P.

STEWART STEVENSON

stripes

LYNDON B. JOHNSON  
MIDDLE SCHOOL  
(1,003 STUDENTS)

RAUL LONGORIA  
ELEMENTARY  
(560 STUDENTS)

DANIEL RAMIREZ  
ELEMENTARY  
(483 STUDENTS)

tropical CAFE

NSA  
STORAGE

DOLLAR GENERAL

PURETAP  
WATER SYSTEMS

I-69C  
±91,265 VPD

Exxon

stripes

ups

stripes

XL Parts

cricket  
wireless

SiteOne  
LANDSCAPE SUPPLY

FritoLay

FedEx

LACKS  
FURNITURE

DURATEX

**I-2/I-69C INTERCHANGE**  
• I-2/I-69C INTERCHANGE WHICH  
CONNECTS OVER 172,000 VPD  
IN ALL DIRECTIONS

83

CARmax

DUTCH BROS  
WHATABURGER

PHARR TOWN CENTER  
JOANN Burlington  
TJ-maxx  
WORLD MARKET.  
Academy  
SPORTS+OUTDOORS  
fIVE BELOW  
Bath & Body  
Works  
CRUNCH  
CHIPOTLE  
MEXICAN BELL

NAPPER  
SCHOOL  
(308 STUDENTS)

cricket  
wireless

metro  
by T-Mobile

stripes

WHATABURGER

enterprise

BURGER KING  
Domino's

H-E-B

PANDA EXPRESS  
CHINESE KITCHEN

BUCKNER  
ELEMENTARY SCHOOL  
(384 STUDENTS)

Hermes  
Music

HENRY FORD  
ELEMENTARY  
(646 STUDENTS)

Walgreens

marco's  
Pizza  
SUBWAY

SUNSET TERRACE  
APARTMENTS

HYUNDAI

TOYOTA


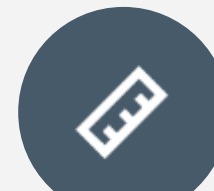



Pollo Loco  
BURGER KING  
CHIPOTLE  
MEXICAN BELL

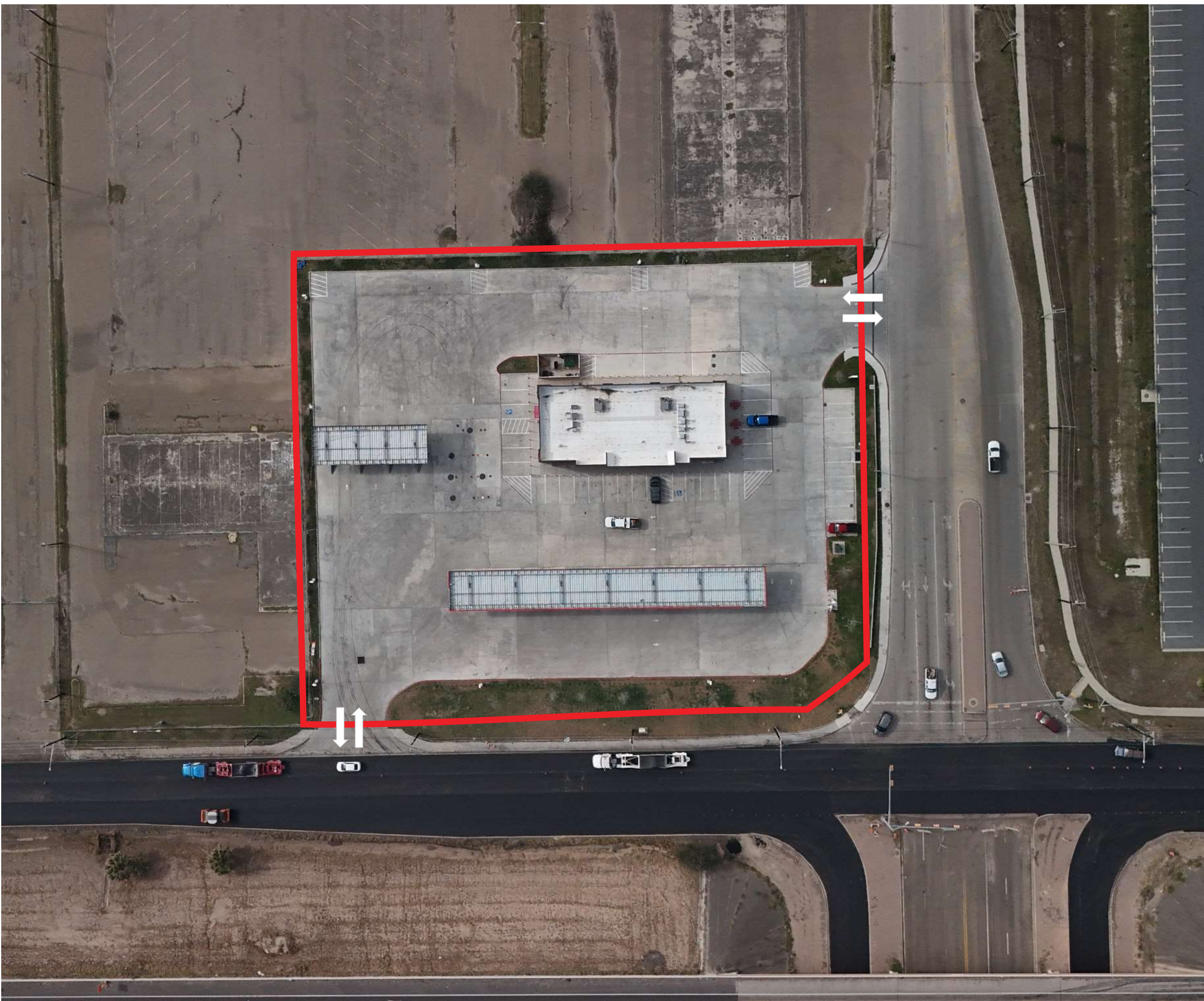
O'Reilly AUTO PARTS  
BUELL CENTRAL  
HIGH SCHOOL



# SITE OVERVIEW

CIRCLE K PHARR, TX

	Year Built	2024
	Building Area	±5,200 SF
	Land Area	±2.36 AC
	Gas Pumps	7 Gas Pumps and 4 Diesel Pumps
	Fueling Positions	14 Gas Pump Fueling Positions and 4 Fueling Positions for Diesel



## NEIGHBORING RETAILERS

- Joann
- Burlington
- T.J. Maxx
- World Market
- Academy Sports + Outdoors
- Ross Dress For Less
- Five Below
- Crunch Fitness
- Dollar General
- Cinemark





# IN THE NEWS

CIRCLE K PHARR, TX

## Why GetGo agreed to sell to Couche-Tard — and what happens next

BRETT DWORSKI, OCTOBER 21, 2024 (CSTOREDIVE)

**Giant Eagle, the Pittsburgh-based supermarket chain, surprised its customers, vendors and competitors when it agreed to sell its GetGo Café + Markets convenience store chain to Alimentation Couche-Tard — parent of Circle K — in August.**

The **\$1.6 billion** deal included all **270 GetGo convenience stores** across Pennsylvania, Ohio, West Virginia, Maryland and Indiana. Both companies estimate closing will occur early next year, GetGo President **Terri Micklin** said in an interview with **C-Store Dive** during the **2024 NACS Show**.

GetGo had other suitors before selling for \$1.6 billion to Circle K's parent, which wants to take the Pittsburgh retailer to a national — and potentially global — stage, President Terri Micklin said.

Although most of its locations offer fuel, GetGo, which has been around since the **mid-1980s**, centers its business around **foodservice**. Its **QSR**-like menu features a variety of wraps, sandwiches, salads and burgers, as well as chicken tenders and wings, burritos and even plant-based protein options. The company has been at the forefront of implementing several **c-store foodservice trends** and **innovations** in recent years, from building **drive-thrus** to selling artisanal coffee.

It's unclear how long Giant Eagle was shopping GetGo around, but Micklin said there were other suitors besides Couche-Tard. She added that **Bill Artman**, CEO of **Giant Eagle**, led those sale discussions and settled on **Couche-Tard** after the companies had **"an immediate connection"** and realized their values and cultures were **closely aligned**.

EXPLORE ARTICLE



## Circle K Inks Leases for Three Distribution Centers

DANIELLE ROMANO, JUNE 12, 2024 (CSNEWS)

**The facilities will supply approximately 1,600 c-stores in 14 states.**

**Circle K** is making a **strategic effort** to optimize its merchandise supply chain by signing lease agreements for **three distribution centers**.

The convenience store retailer plans to contract out all **warehouse and distribution operations** at these sites to **third-party logistics (3PL)** providers with expertise in supporting convenience and other **small-format retailers**. The company expects to **award 3PL** contracts before the end of the year.

Located in Otsego, Minn.; Lockbourne, Ohio; and Hazelwood, Mo., the **three distribution centers** average approximately **266,000 square feet**.

They will supply roughly 1,600 Circle K and Holiday stores in 14 states with national and private brand packaged snacks, candy, beverages, tobacco/nicotine and other convenience items not normally supported via Direct Store Delivery.

With the addition of these **three facilities**, Circle K will have **five 3PL distribution centers** supplying more than **2,600 company-owned stores** in the United States. The company's existing facilities are in the San Antonio and Phoenix areas, and supply stores in parts of Texas as well as Arizona and Nevada.

In addition, the company operates and staffs a **full distribution center** in Laval, Quebec, supplying Couche-Tard and Circle K sites in **eastern Canada**.

"We have a long, successful history of operating dedicated warehouse and distribution centers in **Texas and Arizona**, with the support of strong and capable **3PL partners**. Expanding this **hybrid distribution** model into the **Midwest** will materially improve the control we have over key parts of the supply chain, enable further differentiation of retail programs and **improve our inventory** management **processes and capabilities**," said Trey Powell, senior vice president of global merchandising for Circle K.

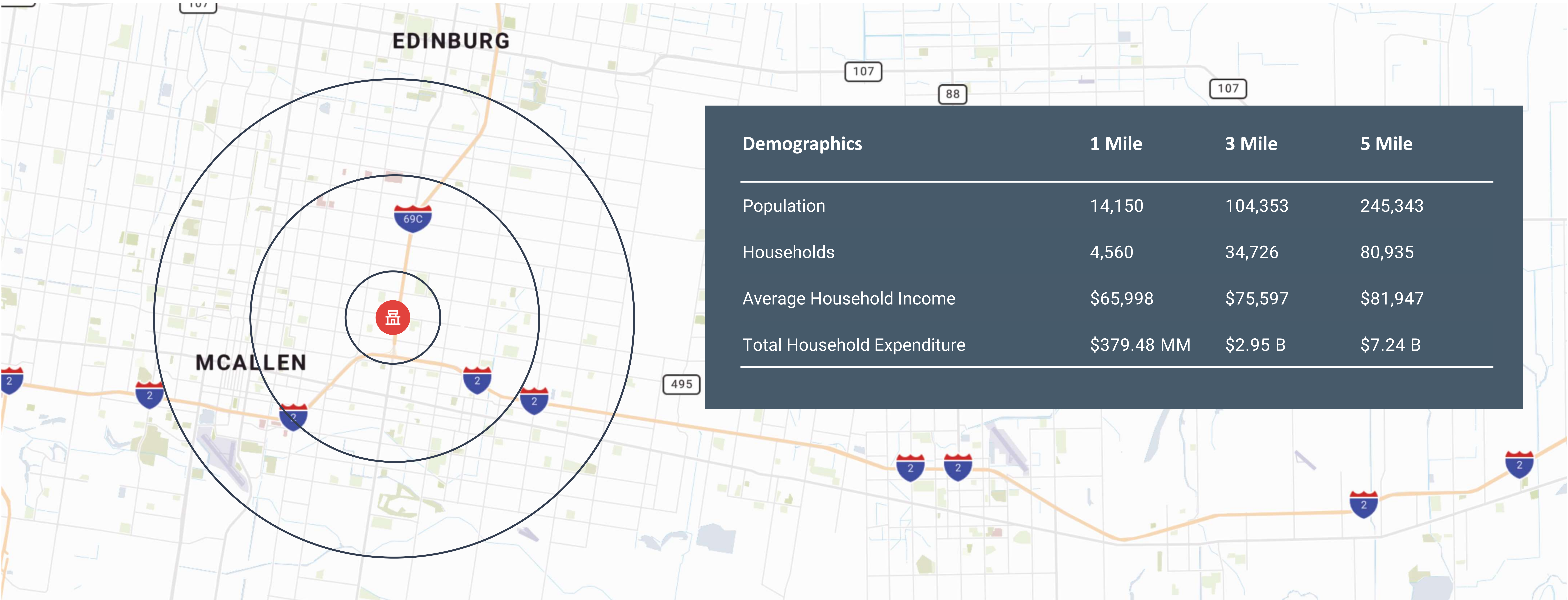
EXPLORE ARTICLE





# LOCATION OVERVIEW

CIRCLE K PHARR, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Pharr-San Juan-Alamo ISD (4,644)
2.

City of Pharr (900)
3.

Maximus (547)
4.

Juniors Meat Market (450)
5.

Walmart (400)
6.

Atento Contact US Teleservices (360)
7.

Dragados (350)
8.

VDP Healthcare (333)
9.


HEB (300)
10.

Lack's Valley Store Ltd (230)




# LOCATION OVERVIEW

CIRCLE K PHARR, TX




## Pharr

Texas



80,602

Population



\$66,581

Average Household Income

Below National Average  
Cost of Living

20%

Annual Trade Through  
Pharr-Reynosa  
International Bridge

\$47B

**Pharr, Texas, is a dynamic and rapidly growing city in Hidalgo County, positioned strategically in the Rio Grande Valley along the U.S.-Mexico border.**

With a population of approximately 80,602, Pharr serves as an important economic and cultural hub for the region.

**The city’s location provides a unique advantage for international trade and commerce, facilitated by the Pharr-Reynosa International Bridge, one of the largest commercial land ports in the United States.**

This bridge plays a critical role in cross-border trade, generating over \$1 billion in annual commerce and significantly boosting the local economy.

Pharr’s economic landscape is diverse, driven by industries such as healthcare, retail, manufacturing, and logistics. The city’s largest employer, the Pharr-San Juan-Alamo Independent School District (PSJA ISD), employs more than 4,600 people, underscoring the city’s focus on education and public service. Other major employers include the City of Pharr, Walmart, and Maximus, reflecting a blend of public, retail, and corporate sectors that contribute to the city’s growth and stability.

The city offers an attractive cost of living, reported to be 20% below the national average, making it an appealing destination for families, retirees, and businesses looking to expand. Affordable housing, a skilled workforce, and a welcoming community atmosphere further enhance the city’s appeal.

In addition to its economic strengths, Pharr is known for its investment in infrastructure and public amenities. The city continues to prioritize improvements in transportation, business development, and quality of life initiatives. This commitment has positioned Pharr as a key player in the region’s ongoing growth, with opportunities for continued expansion in manufacturing, agriculture, and international trade.

Pharr’s blend of economic vitality, affordability, and strategic location makes it an ideal environment for business development and a thriving community for residents.

12 SECURE NET LEASE



IN THE NEWS

CIRCLE K PHARR, TX

MasterBrand’s one million square foot project underway in south Pharr

STEVE TAYLOR, OCTOBER 25, 2024 (RIOGRANDEGUARDIAN)

Developed by California-based Majestic Realty, the project is the largest of its type being built in Hidalgo County.

A one million square foot manufacturing, assembly, and distribution center – the largest of its type in Hidalgo County – is to be built in south Pharr.

Around two dozen excavators are already on the site leveling the ground. Construction is expected to take around 15 months.

The tenant is MasterBrand, which manufactures kitchen cabinets. Among the retail outlets that sell MasterBrand produces are Lowe’s and Home Depot.

"The developer of the site is Majestic Realty out of California. Majestic is the largest industrial developer in the country of privately-owned properties."

The 600-acre masterplanned Majestic International Trade Port, being developed on the corner of Hi Line Road and Veterans Boulevard in South Pharr, is being built in phases.

When fully complete the park will have seven million square feet of covered space. MasterBrand is taking up one million square feet of the seven million planned.

MasterBrand have not said anything publicly yet.

However, Janie Cavazos, property and business development manager for Pharr Economic Development Corporation, did include details of the project during her recent presentation at IWS4.

"We are really excited about this. We are glad to announce that on either Nov. 6th or Nov. 8th they will be groundbreaking ceremony. Hopefully we all get invited," Cavazos said.

EXPLORE ARTICLE



Borderlands Mexico: \$44M expansion begins at Pharr international bridge

NOI MAHONEY, AUGUST 18, 2024 (FREIGHTWAVES)

Borderlands is a weekly rundown of developments in the world of United States-Mexico cross-border trucking and trade.

This week: \$44 million expansion begins at Pharr international bridge; China-based tire maker to build \$500 million factory in northern Mexico; RK Logistics acquires warehouse in Arizona to support clients; and new distribution and logistics center planned for Austin, Texas.

The city of Pharr, Texas, recently kicked off construction on a project to build a second bridge span on the U.S. side of the Pharr-Reynosa International Bridge.

The expansion project is a joint U.S.-Mexico venture. The project will connect with another 1.5-mile portion of the bridge that Mexico has been working on for over a year.

"In conjunction with the existing bridge at Pharr, the second bridge will create the Rio Grande Valley’s largest international cargo crossing with Mexico once completed."

"This bridge expansion is a regional strategic approach to attract more trade and investments and give our area an economic advantage and position ourselves to be competitive on a global scale," Luis Bazan, director of the Pharr-Reynosa International Bridge, said at a groundbreaking on Wednesday. "The bridge will give us 100% added capacity, four more lanes, a twin bridge, if you will. This will increase our capacity, not just on the bridge, but more importantly in trade."

The project costs about \$44 million and is being funded by Pharr in collaboration with the U.S. General Services Administration and U.S. Customs and Border Protection.

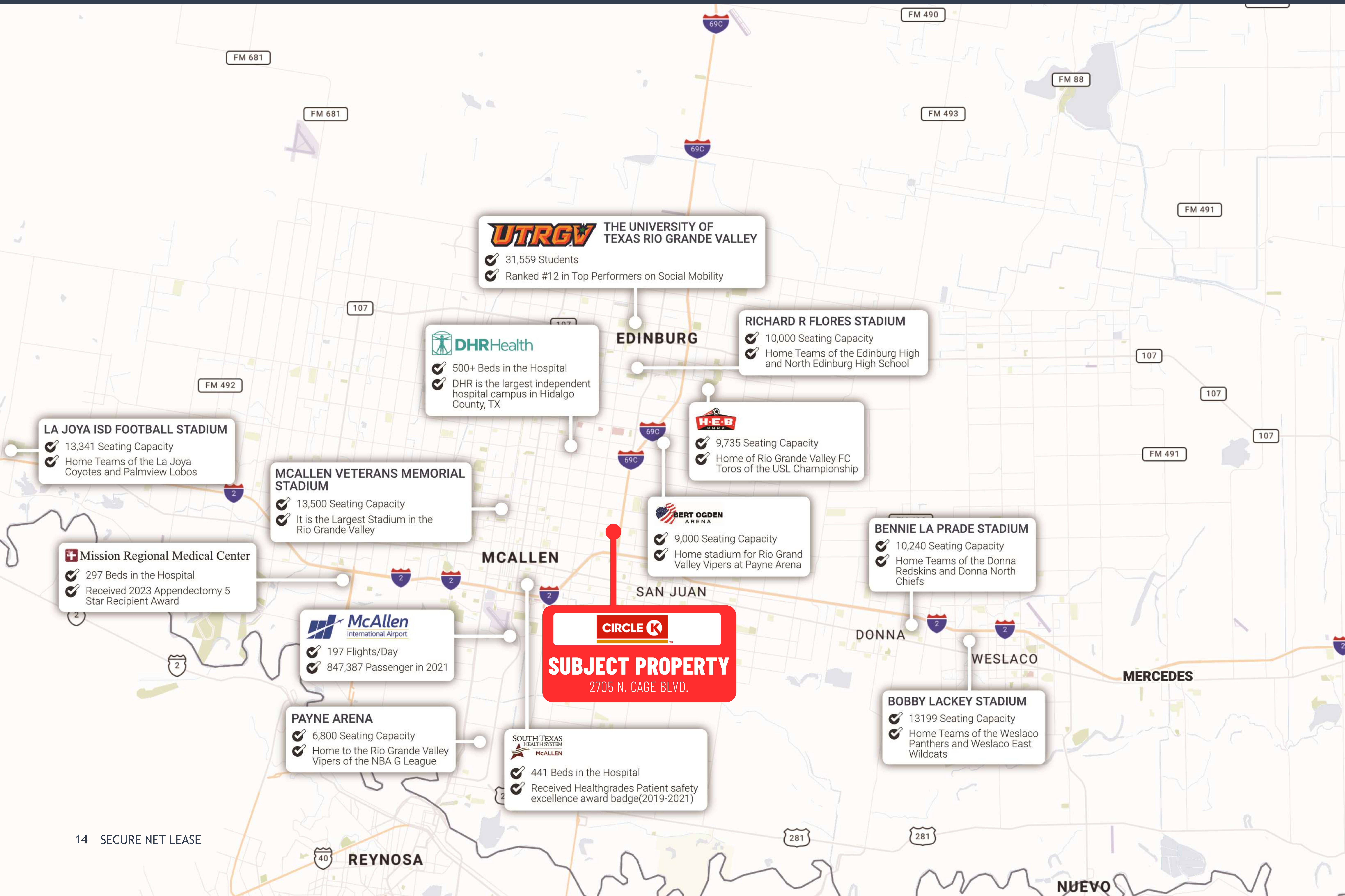
EXPLORE ARTICLE





# METRO AREA

CIRCLE K PHARR, TX





CALL FOR ADDITIONAL INFORMATION

## Dallas

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Dallas, TX 75231  
  
(214) 522-7200

## Los Angeles

Office

123 Nevada Street  
El Segundo, CA 90245  
  
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Ben Johnson

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Bob Moorhead

Managing Partner  
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[bob@securenetlease.com](mailto:bob@securenetlease.com)



# TEXAS DISCLAIMER

CIRCLE K PHARR, TX

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information 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 subagency 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 the owner knows.

### 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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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 that Act and associated with the broker to communicate with and carry out instructions.