



7-ELEVEN

S&P: AA- | Highly Desirable N. Austin Suburb

\$5,372,000 | 4.75% CAP

5610 Williams Drive, Georgetown, TX (Austin)

- ✓ Brand New 15-Year Corp. Absolute NNN Lease
- ✓ 7th Fastest-Growing U.S. City (U.S. Census)
- ✓ Adjacent to Randalls Anchored Shopping Center.
- ✓ Near Dell Technologies World HQ (11,100 Employees) and Southwestern University (1,600 Students).
- ✓ Less than 30-miles from Austin Int. Airport, Downtown, and University of Texas.



7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest convenience retailer in the World.

INVESTMENT OVERVIEW

7-ELEVEN | GEORGETOWN, TEXAS

\$5,372,000 | 4.75% CAP

 **\$255,156**
NOI

 **±4,190 SF**
BUILDING AREA

 **±1.16 ACRES**
LAND AREA

 **2020**
YR BUILT

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **New 15-year corporate absolute NNN lease** with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **7-Eleven (S&P rated AA-)** operates in 18 countries and employs over 54,000 people and is the largest chain store operator in the world with 65,000+ stores, 11,600 of which are in North America.
- ✓ **Located on SEC of Williams Drive & Jim Hoggs Road.** Strategically located in a popular corner, Williams drive is estimated to see approximately 21,527 vehicles per day.
- ✓ **Dense Retail Area.** Close proximity to 7-Eleven are tenants such as Walmart, HEB, Walgreens, Dollar General, Randalls, O'Reilly Auto Parts and Domino's. Also 4-miles from Georgetown Municipal Airport.
- ✓ **75,291 residents in Georgetown, TX.** 7th fastest-growing city in U.S. (2019) and 1st fastest-growing city 50,000+ residents (2015) according to U.S. census numbers. 6-miles from Southwestern University (1,600 students).
- ✓ **Austin MSA.** 28-miles north of downtown, the State Capitol, University of Texas (74,000+ faculty/students), and Austin International Airport (30,000 passengers/annually). 8-miles north of Round Rock, TX and Dell HQ (11,100 employees).

SECURE

NET LEASE

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SECURE NET LEASE | 3

TENANT OVERVIEW

7-ELEVEN | GEORGETOWN, TEXAS



7-ELEVEN (7-Eleven.com)

LESSEE: 7-ELEVEN, INC., A TEXAS CORPORATION

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., Primarily operating as a franchise. It is the largest chain store operator with approximately 65,000+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in sixteen countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-Originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. The US chain has its headquarters in Irving, Texas.

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local customers. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

\$205M

REVENUE

S&P : AA-

CREDIT RATING

65,000+

TOTAL LOCATIONS

FILE PHOTO



POSITIONING 7-ELEVEN FOR THE FUTURE

David Bennett, October 12, 2018 (Cstore Decisions)

For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company's launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many "firsts." The biggest, of course, occurred in 1927. Convenience retailing got its start when employee "Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth. Today, a new 7-Eleven store

President and CEO Joe DePinto shares with Convenience Store Decisions how a *customer-obsessed culture is propelling the world's largest convenience retailer* forward.

opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand.

The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world.

President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry, going forward.



[CLICK HERE TO READ MORE](#)



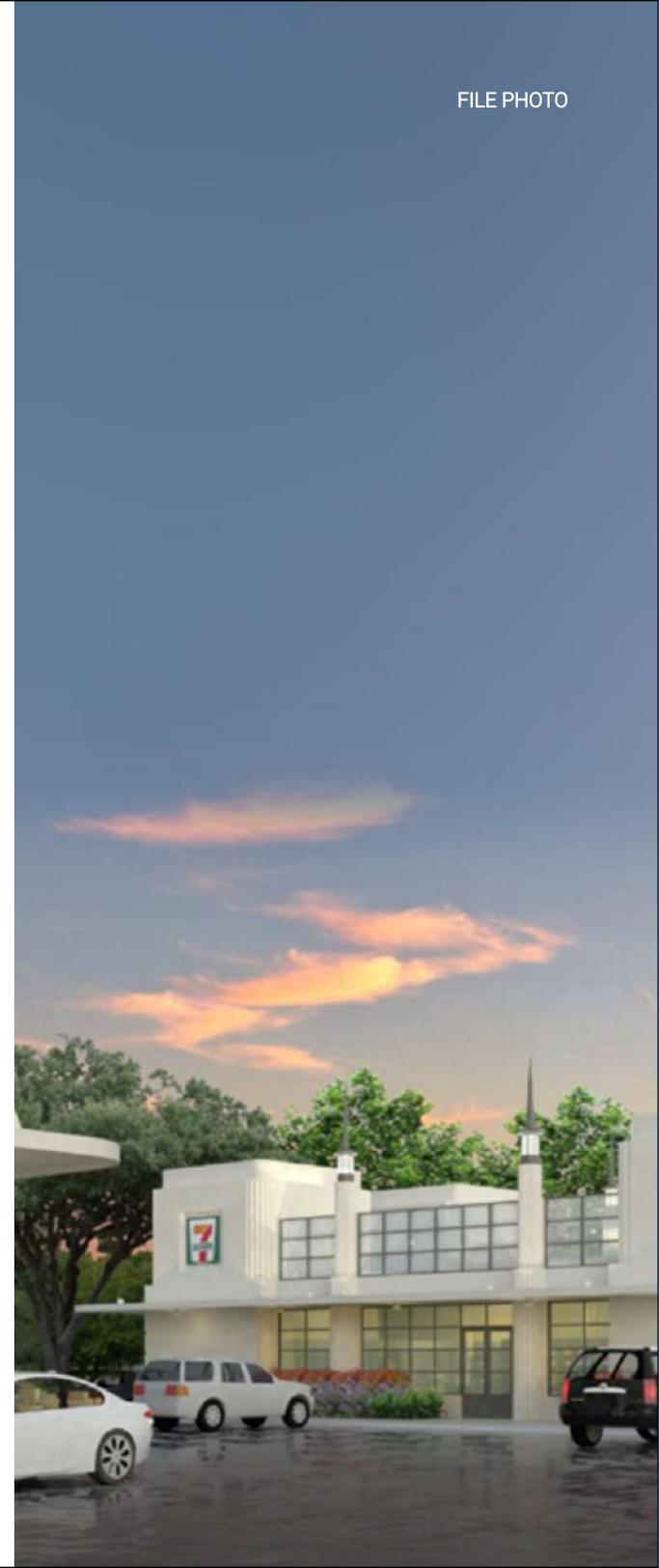
LEASE OVERVIEW

7-ELEVEN | GEORGETOWN, TEXAS

FILE PHOTO

INITIAL LEASE TERM	15-Years, Plus (4), 5-Year Options to Renew
PROJECTED RENT COMMENCEMENT	May 2020
PROJECTED LEASE EXPIRATION	May 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every 5 Years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$255,156
ANNUAL RENT YRS 6-10	\$280,672
ANNUAL RENT YRS 11-15	\$308,739
OPTION 1	\$339,613
OPTION 2	\$373,574
OPTION 3	\$410,932
OPTION 4	\$452,025

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U-HAUL



GOOD WATER
Animal Hospital



DOLLAR GENERAL

Randalls

ExtraSpace
Storage

FIRST
TEXAS BANK

DEL WEBB BOULEVARD
= 10,986 VPD

7-ELEVEN
SUBJECT PROPERTY
SEC OF WILLIAMS RD. & JIM HOGG RD.

Walgreens

BaylorScott&White
HEALTH

VILLAGE
ELEMENTARY SCHOOL
(555 STUDENTS)

ERA COLONIAL
REAL ESTATE

KAIA POINTE
APARTMENTS
(102 UNITS)

WILLIAMS DRIVE
= 23,965 VPD

JIM HOGG ROAD

OLD TIME PETTOS

Thrive
NUTRITION

OCHNA HEALTH

PERRY
HOMES

FORD ELEMENTARY
SCHOOL
(550 STUDENTS)



MERRITT HERITAGE
SENIOR VILLAGE
(244 UNITS)

LifeStorage

Bank of America

WELLS FARGO

AT&T

ANYTIME
FITNESS

FASTMED
URGENT CARE

SUBWAY



H-E-B

CVS pharmacy
suddenlink
by office

CHASE



SITE OVERVIEW

7-ELEVEN | GEORGETOWN, TEXAS

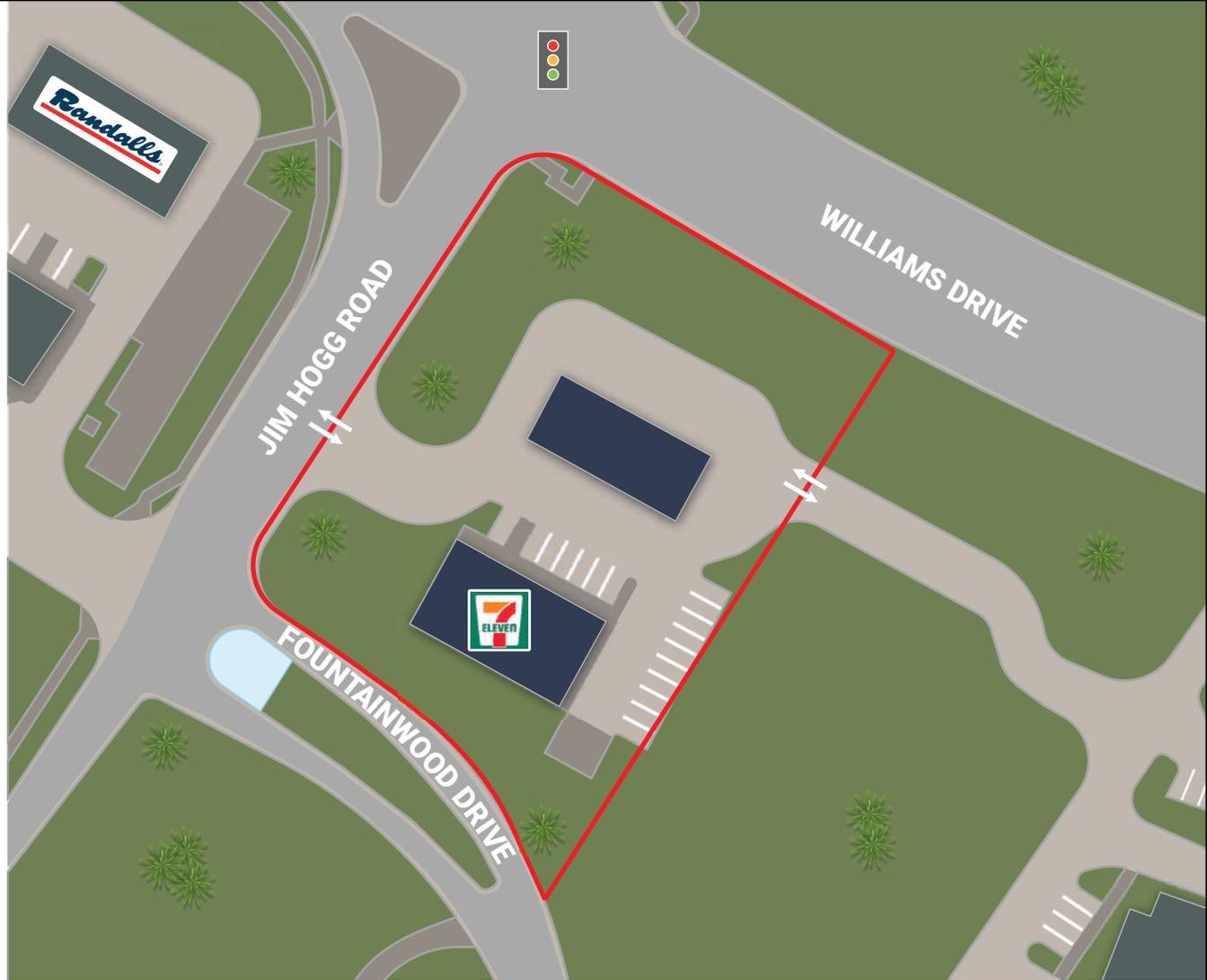
 **2020**
YR BUILT

 **±4,190 SF**
BUILDING AREA

 **±1.16 ACRES**
LAND AREA

NEIGHBORING RETAILERS

- | | |
|----------------|-----------------|
| Randalls | U-Haul |
| Starbucks | Bank of America |
| Dollar General | Anytime Fitness |
| Chevron | H-E-B |
| Walgreens | Thrive Mortgage |



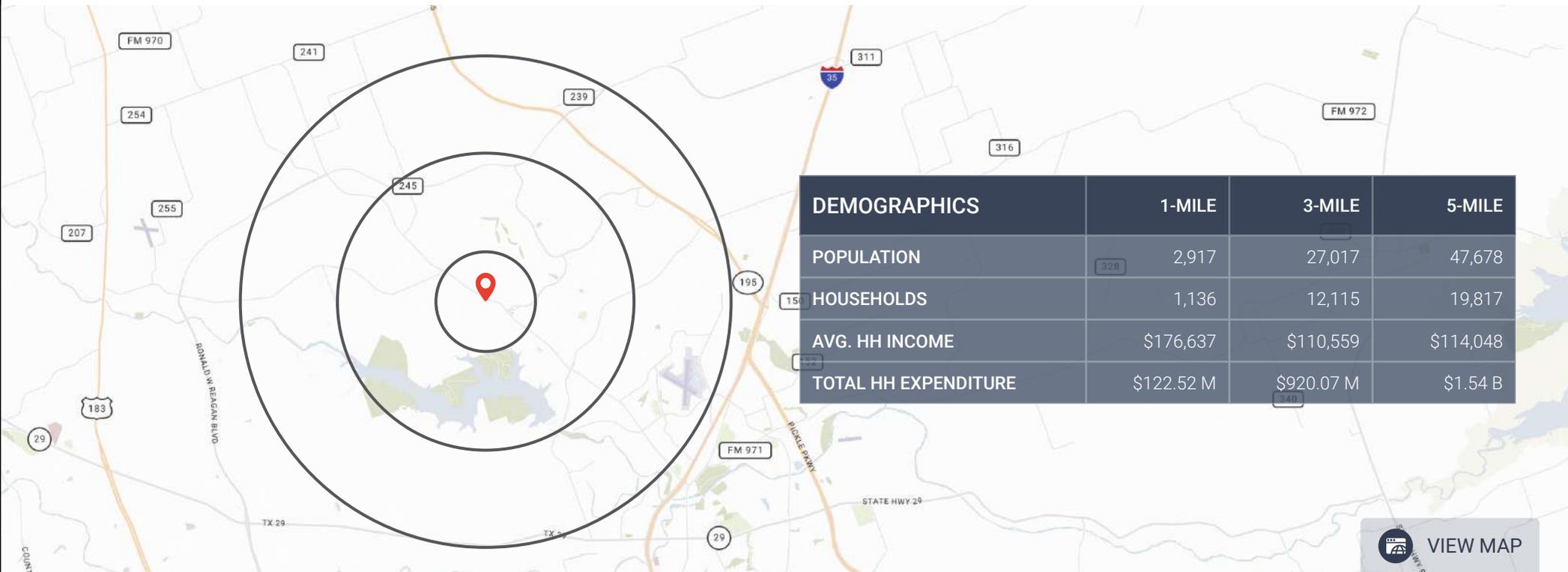
FILE PHOTO



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LOCATION OVERVIEW

7-ELEVEN | GEORGETOWN, TEXAS



 VIEW MAP

ECONOMIC DRIVER'S (# of Employees in Georgetown)

Southwestern University (1,832-Faculty/Staff/Students)
 Dell Webb LLP (260)
 National Wild Turkey Federation, Inc. (253)
 The Casino Connection LLC (100)
 Sun City Georgetown Community Association Inc. (100)
 Georgetown Independent School District (95)

Plat Village Elementary (80)
 Scott & White Memorial Hospital (70)
 Legacy At Georgetown (65)
 Pta Texas Congress (57)
 Pulte Home Company, LLC (30)
 B E Seale Inc. (25)

R.D. McMillan Company, Inc. (23)
 McDoubelg LLC (20)
 Rock House Inc. (20)
 Majestic Healthcare, Pllc (20)
 City of Georgetown (14)

LOCATION OVERVIEW

7-ELEVEN | GEORGETOWN, TEXAS



GEORGETOWN TEXAS

 **63,062**
POPULATION

 **\$67,753**
MEDIAN HOUSEHOLD INCOME

The city of **Georgetown** is located north of Austin, approximately 28 miles north of downtown. Georgetown is part of the Austin-Round Rock Metropolitan Statistical Area, with a population of more than 2 million and the 16th largest GDP per capita in the U.S.

With a population of about 75,291 residents, *Georgetown is currently ranked the 7th Fastest-Growing City in the country*, according to U.S. Census numbers.

This welcoming community is a popular destination due to its beautiful courthouse square that is known for its local shops and restaurants, a recreational lake, a spectacular cavern, and Southwestern University, the oldest university in Texas with an estimated enrollment of 1,600 students. 7-Eleven is located 8-miles north of Round Rock, and Dell Technologies corporate headquarters (11,100 employees) and just 4-miles from the Georgetown Municipal Airport. The

city's economy has expanded along with its population, adding an average of 650 new jobs annually since 2010.

The city benefits from its location off Interstate 35, a major arterial running through the center of the city linking Georgetown to Round Rock, Austin, Temple, Waco, and San Antonio. Major developments in Georgetown include Wolf Ranch Town Center, a 665,000 square foot open air regional power center with multiple prominent national anchor tenants, completed in 2007. Construction is currently underway on the nearby, 755-acre master-planned Wolf Ranch residential project, which will include 2,600 homes upon completion. The city is also home to Sun City Texas, a 5,300-acre age-restricted community that currently houses more than 11,500 residents and has continued to expand since its original construction in the late 1990s

2015

2015 FASTEST
GROWING U.S. CITY
(50,000+ RESIDENTS)

54.5%

HOUSEHOLDS EARN
\$100,000+ ANNUALLY

IN THE NEWS

7-ELEVEN | GEORGETOWN, TEXAS

AUSTIN, TEXAS, IS THE NO. 1 BEST PLACE TO LIVE, ACCORDING TO U.S. NEWS & WORLD REPORT

Madeline Smanik, April 9, 2019 (*U.S. News*)

"Our Northeastern cities, which are epicenters of higher education and economic development, are not growing nearly as much as places in Florida, California and Texas," said Devon Thorsby, Real Estate editor for U.S. News & World Report. "Plus, they are expensive to live in. Top-ranked places have the characteristics people are looking for, including steady job growth, affordability and a high quality of life."

Several metro areas saw significant gains year over year. San Francisco moved up from No. 20 to No. 7 due to desirability, quality of life and job market increases. Despite expensive housing, the city has the highest desirability and job market scores among all cities. Asheville, North Carolina, moved up 8 spots to No. 16

For the third year in a row, Austin, Texas, takes the **No. 1 spot, followed by Denver at No. 2 and Colorado Springs, Colorado, at No. 3. Fayetteville, Arkansas, moves up a spot to No. 4, and Des Moines, Iowa,** rounds out the top five.

thanks to slight improvements across the board. At No. 18, Sarasota, Florida, debuted in the top 20, with the highest net migration score and increases in desirability, affordability, quality of life and job growth. Tampa, Florida, boasted housing affordability, net migration, quality of life, and job market scores that contributed to its climb from No. 75 to No. 56 this year.

The 2019 Best Places to Live were determined in part using a public survey of thousands of individuals throughout the U.S. to find out what qualities they consider important in a hometown. The methodology also factors in data from the U.S. Census Bureau, the Federal Bureau of Investigation and the Bureau of Labor Statistics, as well as the U.S. News rankings of the Best High Schools and Best Hospitals. mortgage and working with an agent to buying and selling a home.



[CLICK HERE TO READ MORE](#)

FILE PHOTO



GREATER AUSTIN

7-ELEVEN | GEORGETOWN, TEXAS



SUBJECT PROPERTY
SEC. OF WILLIAMS RD. & JIM HOGG RD.

SOUTHWESTERN UNIVERSITY

- 1,600 Students
- Ranked #26 Best Colleges for Kinesiology & Physical Therapy in America

DRAUGHON-MILLER CENTRAL TEXAS REGIONAL AIRPORT

- 147 Flights/Day
- Modern, award winning aviation facility operated by the City of Temple

GEORGETOWN MUNICIPAL AIRPORT

- 267 Flights/Day
- 640 acres

EASTERWOOD AIRPORT

- 150 Flights/Day
- Busiest domestic routes from CLL

DELL - CORPORATE CAMPUS

- Employs more than 145,000 people in the U.S
- In 2015, it was the third largest PC Vendor in the World

TEXAS CAPITOL HISTORICAL LANDMARK

- Ranked 92nd in the 2007 'America's Favorite Architecture'
- 6th Largest State Capitol

DARRELL K ROYAL TEXAS MEMORIAL STADIUM

- 100,119 Seating Capacity
- \$42.4 Million University of Texas Football Ticket Revenue

TEXAS
The University of Texas at Austin

- 50,950 Students
- Ranked #8 Best Colleges for Business in America

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

- 15.8 Million Annual Passengers
- Focus City for Southwest Airlines

GREATER AUSTIN METRO STATISTICS	
TOTAL POPULATION	2,168,316
GDP	\$149 B
NATIONAL ECONOMY RANKING	10th
FORTUNE 500 COMPANIES	25

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION:

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN | GEORGETOWN, TEXAS

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 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:

- ▷ 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 of the other party.