

SECURE  
NET LEASE



SUBJECT PROPERTY



# 7-ELEVEN (S&P: AA-)

DENSE INFILL LOCATION

**\$4,652,000 | 4.75% CAP**

2920 N Westmoreland Road, Dallas, TX 75212

- ✓ Brand New, 15-year, Absolute NNN
- ✓ 10% Rent Increases Every 5-Years
- ✓ High Traffic Counts
- ✓ Located 5 Miles from Downtown Dallas
- ✓ Considered an Essential Business



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 | DALLAS, TEXAS

## \$4,652,000 | 4.75% CAP



**\$220,982**

NOI



**±3,060 SF**

BUILDING AREA



**±1.02 ACRES**

LAND AREA



**2020**

YR BUILT / RENOVATED



**100%**

OCCUPANCY



**ABSOLUTE NNN**

LEASE TYPE

- ✓ **The Subject Property is located at the Corner of Singleton Blvd. (30,000 VPD) and Westmoreland Rd. (81,695 VPD).** The Store is strategically located on the AM side of both Singleton and Westmoreland, making it the most desirable corner at this intersection.
- ✓ **Brand New, 15-Year Lease with 7-Eleven, Inc.** 10% Rent Increases Every 5-Years, Including Options Periods. An excellent Hedge Against Inflation.
- ✓ **DFW is the 4th Largest MSA in the US.** DFW has experienced explosive growth of over 20% since 2010.
- ✓ **The Dallas-Fort Worth Metroplex is home to over 25 Fortune 500 Companies, including:** Exxon Mobile, McKesson, AT&T, American Airlines, Southwest Airlines, Texas Instruments and Kimberly-Clark.
- ✓ **7-Eleven is the Largest Convenience Store Chain in the World.** With over 68,000 locations, worldwide, 8,500+ of those in the US. 2018 Revenue was nearly \$100 Billion.
- ✓ **Explosive retail and multi-family development in the immediate trade area.** West Dallas is rapidly becoming one of the hottest retail and multi-family areas of Dallas.

# SECURE

## NET LEASE

CONTACT FOR DETAILS

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FILE PHOTO



SECURE NET LEASE 3

# TENANT OVERVIEW

7-ELEVEN | DALLAS, TEXAS



## 7-ELEVEN (7-eleven.com)

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.

**\$205 M**

REVENUE

**S&P : AA-**

CREDIT RATING

**70,000**

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

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.

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



CLICK HERE TO READ MORE

### 7-ELEVEN'S 7-SELECT PRODUCTS WIN PRIVATE BRAND AWARDS

Isabelle Gustafson, October 21, 2019 (CStore Decisions)

Three of 7-Eleven's 7-Select-branded products have received the Private Label Manufacturers Association's (PLMA)'s 2019 "Salute to Excellence" awards.

For this year's competition, PLMA had 750 product submissions and 60+ retailers represented, a record number for both.

The 7-Select entries and other winning products will be featured on a special Salute to Excellence Awards website and displayed at PLMA's 2019 Private Label Trade Show to be held Nov. 17-19 in Chicago.

Since 2014, **7-Eleven private brand products have won 28 awards for product innovation, quality and package design**, including 12 PLMA Salute to Excellence awards. Award-winning items have ranged from sea-salt chocolate caramels and Yosemite Road Pink Moscato wine to frozen thin-crust pizza, yogurt-drizzled fruit and nut bars, and decadent dessert cookies.

In the annual PLMA competition for top private brand honors, food and beverage entries are reviewed for concept, packaging, taste and value for money. Non-food products are judged on concept, innovation, presentation and value for money.

"Since you can only get 7-Select items at 7-Eleven, we try to create products that are so delicious and unique that they bring customers back to our stores because they can't find anything like it anywhere else," Cogil said. "In every category, our private brands really set us apart from the competition."



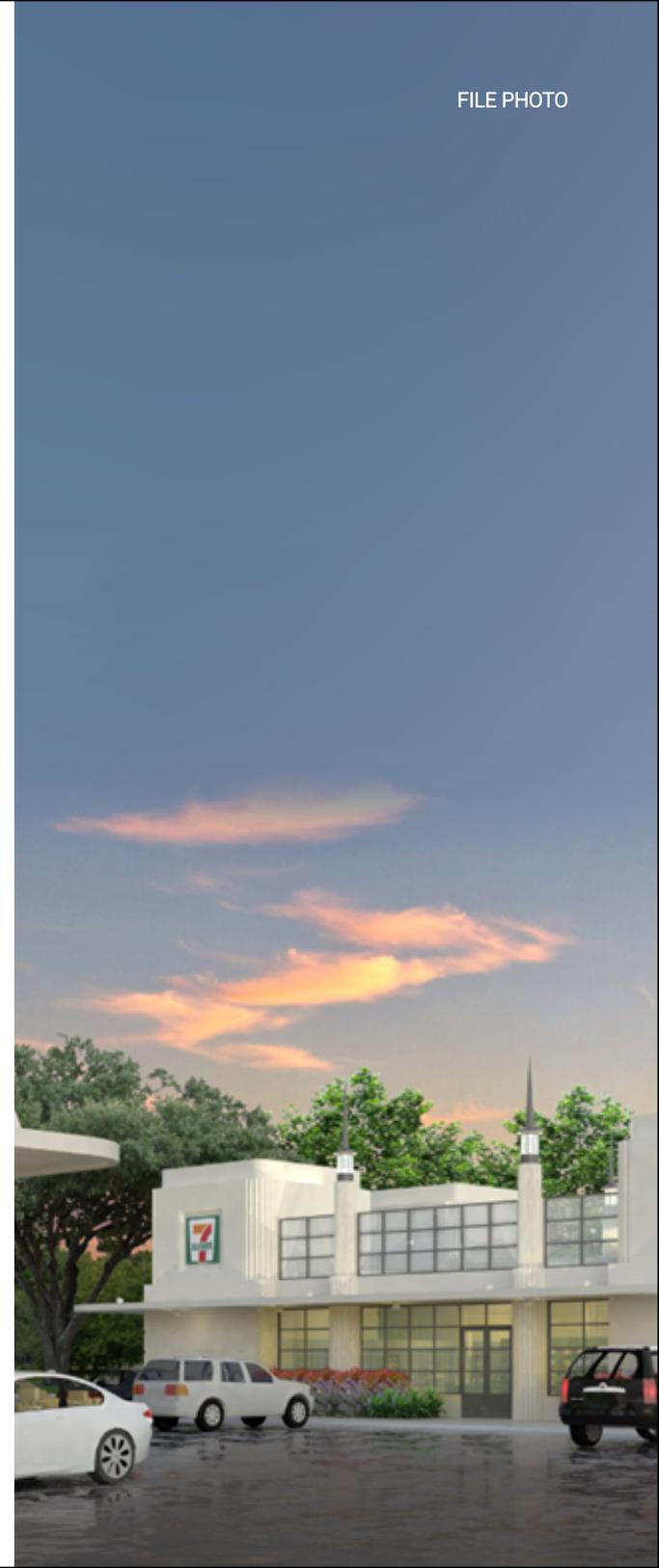
CLICK HERE TO READ MORE

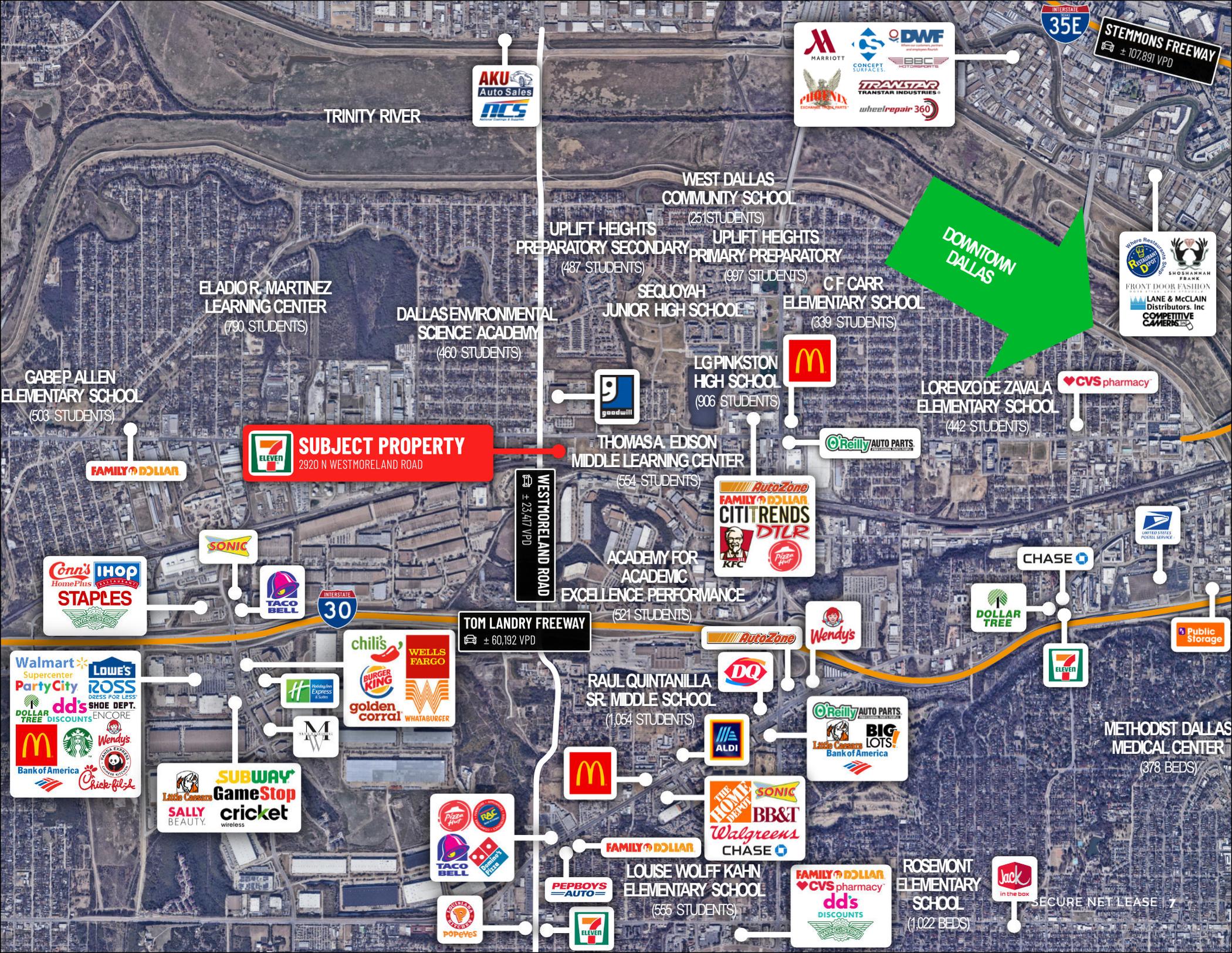
# LEASE OVERVIEW

7-ELEVEN | DALLAS, TEXAS

INITIAL LEASE TERM	15-Years
RENT COMMENCEMENT	January 2020
LEASE EXPIRATION	January 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every 5-Years, Including Option Periods
ANNUAL RENT YRS 1-5	\$220,982
ANNUAL RENT YRS 6-10	\$243,080
ANNUAL RENT YRS 11-15	\$267,388
OPTION 1	\$294,127
OPTION 2	\$323,540
OPTION 3	\$355,894
OPTION 4	\$391,484

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.





TRINITY RIVER

INTERSTATE 35E  
STEMMONS FREEWAY  
± 107,891 VPD

AKU Auto Sales  
NCS

MARRIOTT  
CONCEPT SURFACES  
BBC  
PHOENIX EXCHANGE  
TRANSSTAR TRANSTAR INDUSTRIES  
wheelrepair 360



Where Restaurants  
Restaurant Drops  
SHOSHANNAH FRANK  
FRONT DOOR FASHION  
LANE & McCLAIN Distributors, Inc  
COMPETITIVE CAMERAS

ELADIO R. MARTINEZ LEARNING CENTER  
(730 STUDENTS)

DALLAS ENVIRONMENTAL SCIENCE ACADEMY  
(460 STUDENTS)

UPLIFT HEIGHTS PREPARATORY SECONDARY  
(487 STUDENTS)

UPLIFT HEIGHTS PRIMARY PREPARATORY  
(997 STUDENTS)

SEQUOYAH JUNIOR HIGH SCHOOL

CF CARR ELEMENTARY SCHOOL  
(339 STUDENTS)

GABEP ALLEN ELEMENTARY SCHOOL  
(503 STUDENTS)

LG PINKSTON HIGH SCHOOL  
(906 STUDENTS)

LORENZO DE ZAVALA ELEMENTARY SCHOOL  
(442 STUDENTS)

**SUBJECT PROPERTY**  
2920 N WESTMORELAND ROAD

WESTMORELAND ROAD  
± 23,471 VPD

THOMASA EDISON MIDDLE LEARNING CENTER  
(554 STUDENTS)

ACADEMY FOR ACADEMIC EXCELLENCE PERFORMANCE  
(521 STUDENTS)

TOM LANDRY FREEWAY  
± 60,192 VPD

RAUL QUINTANILLA SR. MIDDLE SCHOOL  
(1,054 STUDENTS)

METHODIST DALLAS MEDICAL CENTER  
(378 BEDS)

Cnn's HomePlus  
IHOP RESTAURANT  
STAPLES  
Winston

SONIC

TACO BELL

INTERSTATE 30

chili's  
BURGER KING  
golden corral  
WELLS FARGO  
WHATABURGER

TOM LANDRY FREEWAY  
± 60,192 VPD

AutoZone  
FAMILY DOLLAR  
CITITRENDS  
DTLR  
KFC  
Pizza Hut

O'Reilly AUTO PARTS

McDonald's

CHASE

DOLLAR TREE

UNITED STATES POSTAL SERVICE

Public Storage

Walmart Supercenter  
Party City  
LOWE'S  
ROSS  
DRESS FOR LESS  
dd's SHOE DEPT.  
DOLLAR TREE DISCOUNTS  
ENCORE  
McDonald's  
Starbucks  
Wendy's  
Bank of America  
Chick-fil-ck

Little Caesars  
SUBWAY  
GameStop  
SALLY BEAUTY  
cricket wireless

Holiday Inn Express

MARRIOTT

AutoZone

Wendy's

DQ

ALDI

O'Reilly AUTO PARTS  
Lucky Caesar  
BIG LOTS!  
Bank of America

McDonald's

THE HOME DEPOT  
SONIC  
BB&T  
Walgreens  
CHASE

Pizza Hut  
P&G  
TACO BELL  
Domino's Pizza

PEPBOYS AUTO

ELEVEN

LOUISE WOLFF KAHN ELEMENTARY SCHOOL  
(555 STUDENTS)

FAMILY DOLLAR  
CVS pharmacy  
dd's DISCOUNTS

ROSEMONT ELEMENTARY SCHOOL  
(1,022 BEDS)

Jack in the box

SECURE NET LEASE | 7

# SITE OVERVIEW

7-ELEVEN | DALLAS, TEXAS



**2020**

YR BUILT / RENOVATED



**±3,060 SF**

BUILDING AREA

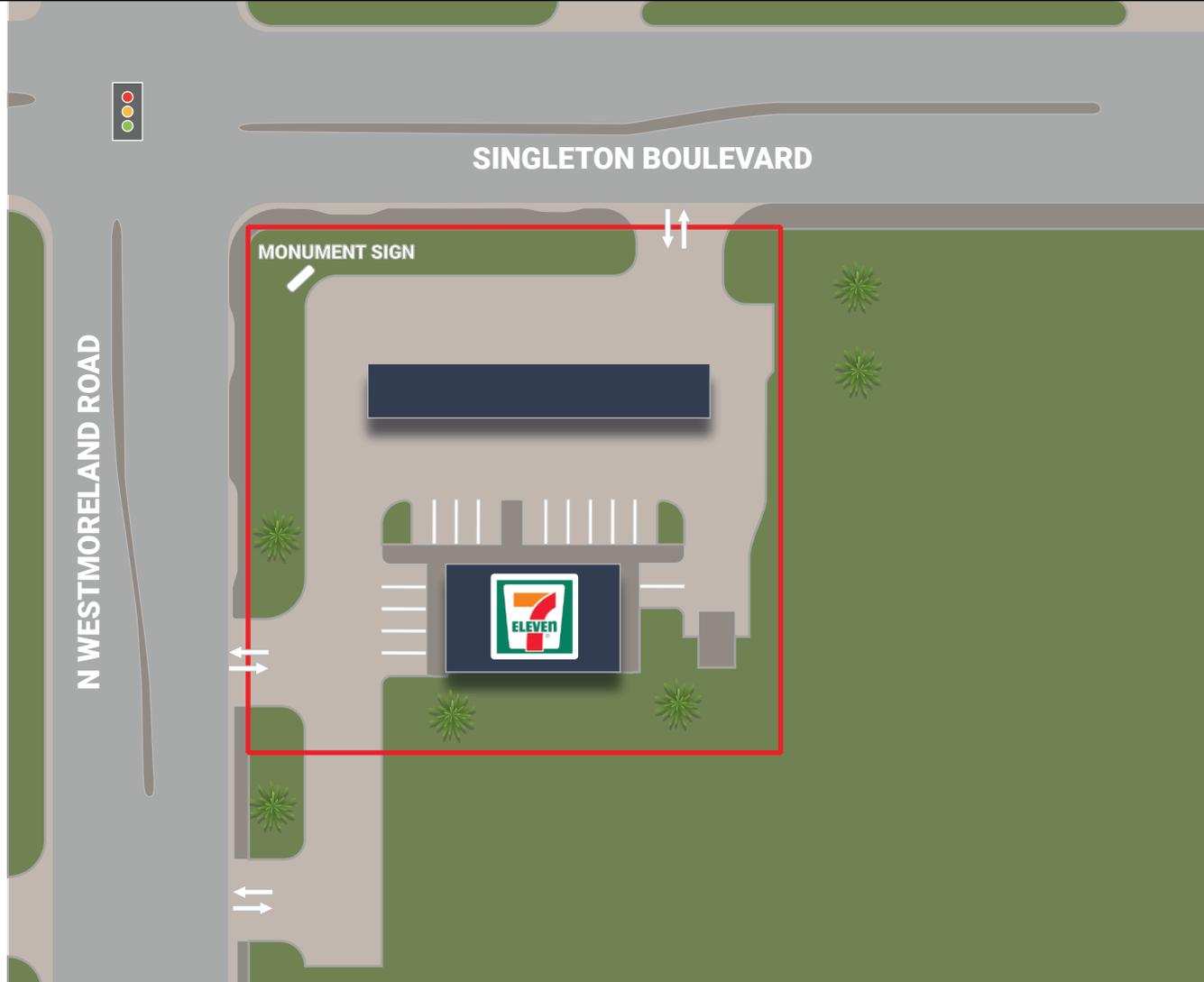


**±1.02 ACRES**

LAND AREA

## NEIGHBORING RETAILERS

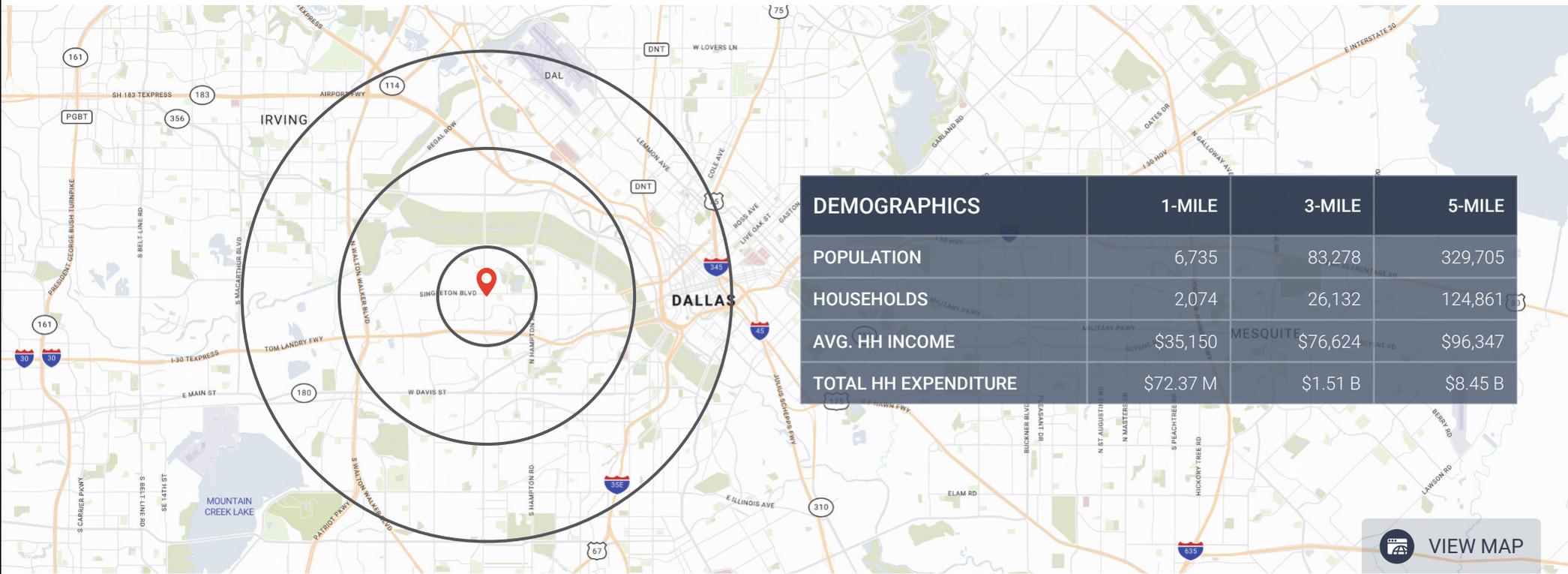
Walmart Supercenter	T-Mobile
Lowe's	McDonald's
Dollar Tree	Cicis
Party City	Whataburger
Ross Dress for Less	Chick-fil-A
Shoe Dept.	Family Dollar
GameStop	Circle K
Sprint Store	AutoZone Auto Parts
Goodwill Thrift Store	Panda Express



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# LOCATION OVERVIEW

7-ELEVEN | DALLAS, TEXAS



VIEW MAP

## ECONOMIC DRIVER'S (# of Employees Dallas)

UT Southwestern Medical Center (17,000)

Staff Force, Inc. (5,000)

Eyecare Services Partners Holdings LLC (3,400)

County of Dallas (3,000)

Children's Health Clinical Operations (2,000)

Northrop Grumman Systems Corporation (2,000)

AT&T Corp. (2,000)

Dallas Market Center Development Company, Ltd. (1,500)

AT&T Corp. (1,500)

United States Postal Service (1,500)

County of Dallas (1,200)

Unisys (1,200)

Potter Concrete of Houston, Inc. (1,200)

Equinix LLC (1,200)

Banctec, Inc. (1,100)

# LOCATION OVERVIEW

7-ELEVEN | DALLAS, TEXAS



## DALLAS TEXAS



**1.35 M**  
POPULATION



**\$52,210**  
MEDIAN HOUSEHOLD INCOME

**Dallas** is the 3rd largest city in Texas and the ninth-largest in the United States. The city's prominence arose from its historical importance as the center for the oil and cotton industries, and its position along numerous railroad lines. With the advent of the interstate highway system in the 1950's and 1960's, Dallas became an east/west and north/south focal point of the interstate system with the convenience of four major interstate highways in the city. Dallas developed a strong industrial and financial sector, and a major inland port, due largely to the presence of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world. Dallas was ranked the #13 out of 500 "Most Innovative Cities in the World" in 2019 by 2thinknow and the #9 "Best Performing City" by Milken Institute in 2020. Dallas has more shopping centers per capita than any other city in the United States and is also home to two super regional center malls, the Dallas Galleria and NorthPark Center, which is the 2nd largest mall in Texas. Dallas is home to the 3rd largest concentration of Fortune 500 companies in the country and is the economic center of the DFW Metroplex. The DFW Metroplex also contains the largest Information Technology Industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor), due to the large number of

corporate IT projects and the presence of numerous electronics, computing and telecommunications firms. The Telecom Corridor located just north of Dallas in Richardson is home to more than 5,700 companies including Texas Instruments which employs over 10,000 people. HP Enterprises, Dell Services, i2, AT&T, Ericsson and Verizon also have headquarters or major operations in and around Dallas.

**#1**

IN 2019, DALLAS-FORT WORTH RANKED THE #1 AREA IN THE COUNTRY FOR TOTAL JOB GROWTH (127,600) IN THE YEAR.

**#2**

DALLAS-FORT WORTH WAS RANKED THE #2 "FASTEST GROWING ECONOMY" BY FORBES IN 2019.

## FORBES LISTS DALLAS TOP 10 BEST CITIES FOR BUSINESS AND CAREERS

Kurt Badenhausen, June 29, 2011 (*Forbes*)

Texas was one of the last economies to succumb to the recession and one of the first to bounce back, while California is limping along with an unemployment rate of 11.7%” wrote Badenhausen of Forbes.

Forbes based its ranking on past and projected job growth, costs of business and living, income growth, educational attainment and projected economic growth. It also factored in such things as crime rates, cultural and recreational opportunities and net migration patterns. Also, the magazine looked at the

“Our look at America’s Best Places for Business showcases the stark contrast between Texas—with its **low-cost, pro-business regulatory environment (5 cities among the top 25)—and overregulated and wildly expensive California.**

number of highly ranked universities in an area.

Besides Austin, Texas also placed San Antonio and Dallas in the top 10. San Antonio, ranked No. 8, is among the fastest-growing metro areas in the U.S. (the population increased 25% since 2000). It has been buoyed by defense spending and hiring at Toyota Motor’s truck assembly plant. Dallas (No. 10) has been one of the most resilient economies during the recession and could add 190,000 jobs in the next three years.



CLICK HERE TO READ MORE

## DALLAS, HOUSTON PROJECTED TO SEE CONTINUED ECONOMIC GROWTH

Nate Hovee, Feb 17, 2020 (*The Center Square*)

As much of the world's economic growth is expected to slow in the near future, two cities in Texas look to be turning that projection on its head.

Oxford Economics' analysis projects nearly two-thirds of the world's major cities will see an economic slowdown over the next two years. It also predicts declining gross domestic product growth in the world's 10 largest cities.

But Dallas and Houston along with San Francisco buck the trend because of the technology industry and their highly skilled workforces. Oxford's analysis

“**The mix of both affordability and sturdy job growth has attracted new firms and residents,**” the Dallas Morning News reports.

projects the two Texas cities will continue to see growth despite a slowdown elsewhere.

The analysis predicts Dallas' GDP to grow by 2.2 percent between 2020 and 2021. That increases to 2.4 percent for both Dallas and Houston if projections are pushed out to 2023.

So what's happening in the Lone Star State that enables these cities to grow as other areas are experiencing slower growth?

“In San Francisco, growing demand for computing power and high-tech services offsets California's highly regulated economy and housing costs,” says the Dallas Morning News, but in Texas, the cost of living is lower and the lower cost and less restrictive regulation allow businesses to grow faster.



CLICK HERE TO READ MORE

# DALLAS-FORT WORTH METRO

7-ELEVEN | DALLAS, TEXAS

METRO STATISTICS	
TOTAL POPULATION	7,539,711
GDP	\$613.4 B
NATIONAL ECONOMY RANKING	4th
WORLD ECONOMY RANKING	10th
FORTUNE 500 COMPANIES	25

**UNT UNIVERSITY OF NORTH TEXAS**

- 37,973 Students
- Ranked #5 Best Graduate Schools for Homeland Security Programs

**DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT**

- 64 Million Annual Passengers
- American Airlines Hub

**UTD UNIVERSITY OF TEXAS AT DALLAS**

- 29,543 Students
- Top 100 Business Schools

**7-ELEVEN SUBJECT PROPERTY**  
2920 N. WESTMORELAND RD.

**GLOBE LIFE PARK**

- 49,115 Seating Capacity
- Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

**DALLAS LOVE FIELD AIRPORT**

- 16.2 Million Annual Passengers
- Southwest Airlines Hub

**UTA UNIVERSITY OF TEXAS AT ARLINGTON**

- 41,988 Students
- Ranked #20 Top Performers on Social Mobility

**SOUTHERN METHODIST UNIVERSITY**

- 11,739 Students
- Ranked #40 Best Part-Time MBA Program

**AMERICAN AIRLINES CENTER**

- 20,000 Seating Capacity
- Dallas Stars #14 Most Valuable Hockey Team (\$525M)

**AT&T STADIUM**

- 100,000 Seating Capacity
- Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

# SECURE

NET LEASE

*WE LOOK FORWARD TO HEARING FROM YOU*

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## **DALLAS OFFICE**

10000 N. Central Expressway  
Suite #200  
Dallas, TX 75231  
(214) 522-7200

## **LOS ANGELES OFFICE**

123 Nevada Street  
El Segundo, CA 90245  
(424) 220-6430

[securenetlease.com](https://securenetlease.com)

# TEXAS DISCLAIMER

7-ELEVEN | DALLAS, 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.