



7-ELEVEN (S&P AA-)

AFFLUENT NORTH AUSTIN SUBURB

\$7,324,000 | 4.5% CAP

1313 University Ave. West, Georgetown TX 78628

- ✓ Brand New 15-Year Corp. Absolute NNN Lease
- ✓ Georgetown Pop. Doubled From 2000. 7th Fastest-Growing City in U.S. (Census)
- ✓ Adjacent to Wolf Ranch Town Center - 627,000 SF Lifestyle Retail Venue
- ✓ Near Hillwood Communities \$700M Single Family & Multi-Family Developments
- ✓ Less than 35-miles from Austin Intl. Airport and Downtown Austin, TX



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

\$7,324,000 | 4.5% CAP

 **\$329,570**
NOI

 **±4,500 SF**
BUILDING AREA

 **±1.26 ACRES**
LAND AREA

 **2020**
YR BUILT

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **New 15-year corporate absolute NNN lease** with 10% rent increases starting year 11 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 TX-29 (University Ave) Just West of I-35.** Strategically located on a primary east-west corridor in the region, University ave is estimated to see approximately 22,620 vehicles per day and I-35 with more than 72,452 vehicles per day
- ✓ **Dense Retail Area. Immediately next to over 627,000 SF of Retail in Wolf Ranch Town Center.** Featuring tenants such Best Buy, DSW, Target, TJ Maxx, Gold's Gym, Kirkland's, Loft, Old Navy, and many more
- ✓ **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. 35-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).

Rent is based on a formula that includes a % of total improvement costs and will be adjusted accordingly upon building completion. Annual Rent shown above are estimates. Consequently, the Purchase Price may change but the agreed upon CAP rate will not.

SECURE

NET LEASE

CONTACT FOR DETAILS

EDWARD BENTON

VICE PRESIDENT

(713) 263-3981

ebenton@securenetlease.com

JOE CAPUTO

MANAGING PARTNER

(424) 220-6432

joe@securenetlease.com

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.



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.

\$5.1B

REVENUE

S&P : AA-

CREDIT
RATING

67,000+

LOCATIONS

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.

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

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

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.



[CLICK HERE TO READ MORE](#)

HOW 7-ELEVEN USES TECH TO STAY AHEAD OF ITS COMPETITION

David Zax, January 15, 2018 (*Entrepreneur India*)

In 1927, an employee of Texas's Southland Ice Company named Johnny Green gave his boss a tip. Customers were requesting that the ice company sell household staples as well. The company tried it out and found great success, and the business was renamed to reflect its (then unheard-of) hours of operation. A convenience store empire was born: 7-Eleven now has 63,000 stores worldwide.

7-Eleven announced a partnership with Amazon that allows shoppers to hand over cash at a store and see it **immediately transformed into Amazon credit, enabling people without credit cards to shop online at the everything store.**

Ninety-one years later, the brand is still eager to experiment. "In this digital age," says 7-Eleven CEO Joe DePinto, "all segments of business are being disrupted." And the convenience-store brand doesn't want to be left behind. For example, it has a delivery partnership with Postmates in 35 cities (and in 2016, it tested drone delivery in Nevada in a partnership with Flirtey). In more than 8,000 stores nationwide, 7-Eleven is even dipping a toe into financial services.

But 7-Eleven's experiments aren't limited to whiz-bang ideas. Sometimes the simplest trials are also the most impactful. Local owners are most attuned to the needs of their neighborhood's customers, says DePinto, and the company's "retailer initiative" program allows local owners to customize each store for the neighborhood. So while you can always get a Slurpee, locations in residential neighborhoods may have more toothpaste and diapers, while urban shops near offices may have more taquitos to grab for a quick lunch.



[CLICK HERE TO READ MORE](#)

LEASE OVERVIEW

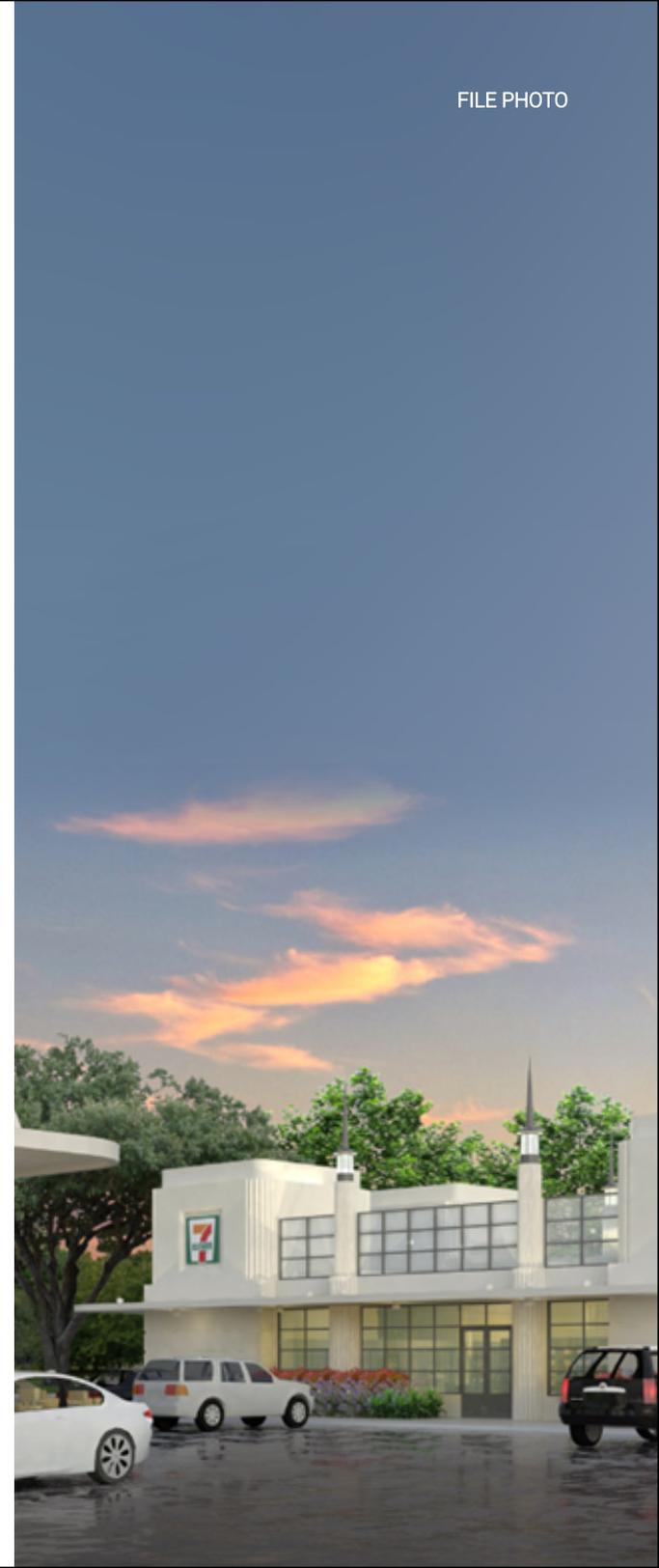
7-ELEVEN | GEORGETOWN, TEXAS

FILE PHOTO

INITIAL LEASE TERM	15-Years, Plus (4), 5-Year Options to Renew
PROJECTED RENT COMMENCEMENT	November 2020
PROJECTED LEASE EXPIRATION	November 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% In Year 11 of Primary Term, and Every 5 Years in Option Periods
ANNUAL RENT YRS 1-10	\$329,570.04
ANNUAL RENT YRS 11-15	\$362,526.96
OPTION 1	\$398,780.04
OPTION 2	\$438,657.96
OPTION 3	\$482,523.00
OPTION 4	\$530,775.96

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.

Rent is based on a formula that includes a % of total improvement costs and will be adjusted accordingly upon building completion. Annual Rent shown above are estimates. Consequently, the Purchase Price may change but the agreed upon CAP rate will not.



7-ELEVEN
SUBJECT PROPERTY
1313 UNIVERSITY AVE.

29
TEXAS

W UNIVERSITY AVENUE
± 13,439 VPD

INTERSTATE
35

± 8,278 VPD

LEANDER ROAD
± 17,812 VPD

Target
Michael's
OLD NAVY
BEST BUY
T.J. MAXX
PIER 1
ROSS
DRESS FOR LESS
PET SMART
DSW
KOHLS
Office DEPOT

ST. DAVID'S
GEORGETOWN
HOSPITAL
(114 BEDS)

SOUTHWESTERN
UNIVERSITY
(1,511 STUDENTS)

HAMMERLUN CENTER
FOR LEADERSHIP
AND LEARNING

PURL
ELEMENTARY
SCHOOL
(810 BEDS)

Walmart
Supercenter

THE HOME
DEPOT

Aaron's

McDonald's

STAGE

BW
Best Western
PLUS

REGIONS

Golf
Ranch

IHOP

Applebees

Comfort
SUITES

BURGER
KING

Hampton
by WILTON

Bank of America

TSC
TRACTOR
SUPPLY CO

HOBBY LOBBY

FAMILY DOLLAR
metroPCS
SUBWAY

UPS

FIRST
TEXAS BANK

Walgreens

WELLS
FARGO

CVS
pharmacy

NATURAL GROCERS

H-E-B

goodwill

O'Reilly
AUTO PARTS

AutoZone

BUDGETINN

Builders
FirstSource

Public
Storage

FASTENAL

Shell

UNITED STATES
POSTAL SERVICE

enterprise

TASUS

Chevron

Jack
in the box

SITE OVERVIEW

7-ELEVEN | GEORGETOWN, TEXAS

 **2020**
YR BUILT

 **±4,500 SF**
BUILDING AREA

 **±1.26 ACRES**
LAND AREA

NEIGHBORING RETAILERS

Target	T.J. Maxx
Ross Dress for Less	Old Navy
PetSmart	Michaels
Walgreens	Best Buy
Kohl's	Pier 1
Office Depot	H-E-B
Hobby Lobby	Tractor Supply Co.
Goodwill	O'Reilly Auto Parts
Family Dollar	Subway
The Home Depot	Walmart

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.

8 | SECURE NET LEASE

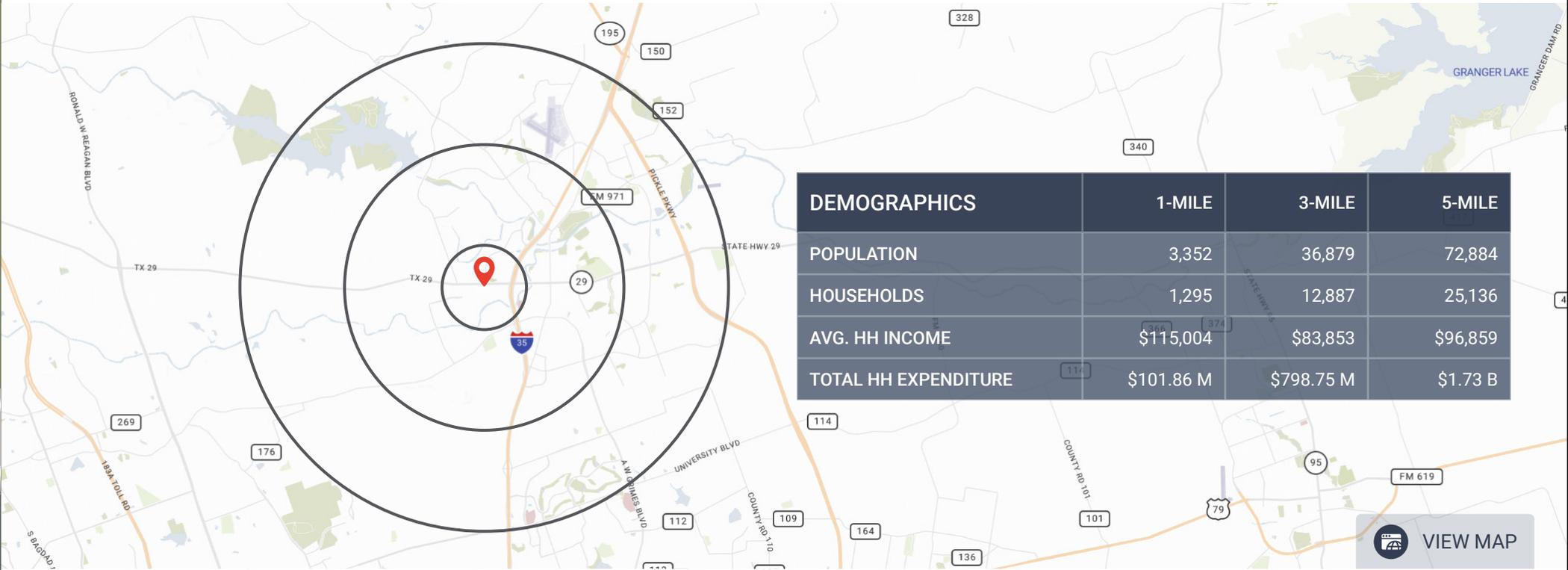
29
TEXAS

W UNIVERSITY AVENUE



LOCATION OVERVIEW

7-ELEVEN | GEORGETOWN, TEXAS



VIEW MAP

ECONOMIC DRIVER'S (# of Employees in Georgetown)

Southwestern University (1,832-Faculty/Staff/Students)

Williamson County Home Health Care Inc. (400)

Georgetown Independent School District (400)

Airborn Interconnect, Inc (400)

F.T. Woods Construction Services, Inc. (300)

Bluebird Medical Enterprises LLC (300)

Dell Webb LLP (260)

National Wild Turkey Federation, Inc. (253)

Austin Mac Haik Ford Lincoln Ltd (200)

Target Stores, Inc. (177)

Proactive Communications, Inc. (156)

Rock-N-P, Inc (150)

Texas Crushed Stone Company Inc. (135)

Airborn Electronics, Inc. (135)

The Casino Connection LLC (100)

Sun City Georgetown Community Association Inc. (100)

LOCATION OVERVIEW

7-ELEVEN | GEORGETOWN, TEXAS



GEORGETOWN TEXAS



63,062

POPULATION



\$67,753

MEDIAN HOUSEHOLD INCOME

The city of **Georgetown** is located approximately 28 miles north of downtown. The subject property is located on TX-29 (University Ave) just West of I-35, cumulatively estimated to see 100,000 vehicles per day. 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. This welcoming community

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.

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 3-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. 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.

Austin recently surpassed San Francisco as the thirteenth (13th) largest city in the United States. Austin is geographically situated as the midpoint between the other major metros in Texas and benefits from its proximity between Dallas (200 miles north) and San Antonio (80 miles south) along Interstate Highway 35, and near Houston (160 miles east). As the seat of both the state capital and the state's flagship research university, Austin's economy benefits from the stabilizing influence of the education and government sectors. The University of Texas at Austin, with an annual enrollment of over 50,000 undergraduate and graduate

2015

2015 FASTEST
GROWING U.S.
CITY (950,000+
RESIDENTS)

\$100,000+
Annually

HOUSEHOLDS
EARN

GEORGETOWN IS SEVENTH FASTEST-GROWING CITY IN THE U.S.

(Georgetown Texas)

Today the U.S. Census Bureau released population estimates showing that Georgetown is ranked seventh on the list of fastest-growing cities in the country with a population of more than 50,000. Georgetown's growth rate was 5.2 percent from July 1, 2017, through July 1, 2018, resulting in a population estimate of 74,180.

"I promise, we're not trying to be the fastest-growing city in the U.S.," Mayor Dale Ross said. "Frankly, people choose Georgetown because we are a safe city with a high-quality of life, great parks, an award-winning library, a low tax

According to the Texas Demographic Center, *the Austin region is expected to more than double in size by the year 2050*, growing from 2 million to 4.5 million population.

rate, and the Most Beautiful Town Square in Texas. We recognize what a great place Georgetown is, and others recognize it, too."

"Georgetown is well-positioned in a fast-growing region. We are working to make the most of opportunities to bring high-quality employers to our city, while preserving Georgetown's authentic charm and character. We're fortunate to have like-minded partners like Southwestern University, Georgetown ISD, Williamson County, St. David's, and Sun City, too."

Georgetown was the sixth fastest-growing city in the U.S. on the list released last year by the Census. In 2017, Georgetown was the fifth fastest-growing city in the U.S., the fastest in 2016, and the second fastest in 2015.



CLICK HERE TO READ MORE

GEORGETOWN RANKS NO. 1 ON SOUTH'S BEST CITIES TO LIVE IN LIST

(*Rancho Sienna by Newland*)

Hardly anybody knows the South better than Southern Living magazine and its readers, and they've ranked Georgetown, Texas – home to the RANCHO SIENNA new-home master-planned community – as the best city in the South to live in.

For the second year in a row, Southern Living asked its readers to select the South's Best, and more than 32,000 responses flooded in.

"There's no place quite like a Southern city, where vibrant food scenes, ample entertainment options, and dreamy downtowns are made even better because

Georgetown ranks No. 1 in the South's Best Cities to Live in 2018 list.

Austin, Georgetown's bigger neighbor, also made the list, coming in at No. 11

they happily cohabitate with old-school Southern signatures, like friendly neighbors and gracious charm," Southern Living writes.

Georgetown also nabbed a high-ranking spot on another Southern Living list, coming in at No. 4 on the magazine's 15 Affordable Small Towns We Love rankings.

"Georgetown is gearing up to be running on 100% wind and solar power—a huge draw for affordable and eco-friendly living. Don't miss the annual Red Poppy Festival, a free celebration with live music, a parade, a kid zone, a car show, arts and crafts, and more," Southern Living writes.



CLICK HERE TO READ MORE

AUSTIN METROPOLITAN AREA

7-ELEVEN | GEORGETOWN, TEXAS

METRO STATISTICS	
TOTAL POPULATION	2,168,316
GDP	\$149 B
NATIONAL ECONOMY RANKING	24th
FORTUNE 500 COMPANIES	21

KILLEEN-FORT HOOD REGIONAL AIRPORT

- ✓ Airport had 12,208 Aircraft Operations
- ✓ Airport is Based inside the South End of the Fort Hood Military Reservation

SOUTHWESTERN UNIVERSITY

- ✓ 1,430 Students
- ✓ Ranked #26 Best Colleges for Kinesiology & Physical Therapy in America

TEXAS
The University of Texas at Austin

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

DRAUGHON-MILLER CENTRAL TEXAS REGIONAL AIRPORT

- ✓ 113 Flights/Day
- ✓ Covers 922 Acres

ATM TEXAS A&M UNIVERSITY

- ✓ 68,367 Students
- ✓ Ranked 70 in National Universities

SXSW SXSW CONFERENCE & FESTIVAL

- ✓ \$350.6 Million in Annual Revenue for the city of Austin
- ✓ 417,400 Attendees Annually

ZILKER METROPOLITAN PARK TRAIL OF LIGHTS

- ✓ Austin City Limits Music Festival \$264.6 Million in Economic Impact
- ✓ 450,000 Attendees Annually

DARRELL K. ROYAL STADIUM

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

TOYOTA FIELD

- ✓ 18,000 Seating Capacity
- ✓ Home of the San Antonio FC

TEXAS CAPITOL HISTORICAL LANDMARK

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

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

EASTERWOOD AIRPORT

- ✓ 150 Flights/Day
- ✓ Busiest Domestic Routes from CLL

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

- ✓ 571 Flights/Day
- ✓ 15.8 Million Yearly Passengers

CIRCUIT OF THE AMERICAS

- ✓ 3.426-Mile Motor Racing Track
- ✓ First in the U.S. for Formula One

BOLD STADIUM

- ✓ 5,000 Seating Capacity
- ✓ Austin Bold FC Second Tier Professional League Soccer Team

SAN ANTONIO INTERNATIONAL AIRPORT

- ✓ 451 Flights/Day
- ✓ More than 10.36 million Passenger by 2019

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) 220-6430

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.