



7-ELEVEN (S&P: AA-)
Affluent Dallas Suburb

\$6,274,000 | 4.60% CAP

1601 E. Princeton Dr., Princeton, TX 75407

- ✓ Absolute NNN Lease - No Landlord Responsibilities
- ✓ 10% Rent Bumps Every 5-Years
- ✓ Immediate Trade Area is Experiencing Explosive Growth
- ✓ Located in the DFW Metroplex, 4th Largest MSA in the US
- ✓ Bonus Depreciation Eligible



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 | PRINCETON, TEXAS

\$6,274,000 | 4.60% CAP

 **\$288,594**
NOI

 **±4,050 SF**
BUILDING AREA

 **±1.33 ACRES**
LAND AREA

 **2020**
YR BUILT

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **Brand new build-to-suit with 7-Eleven, Inc.** 7-Eleven (S&P rated AA-) operates more than 11,800 company-owned, or franchised convenience stores in North America. Globally, 7-Eleven licenses more than 69,000 stores in over 18 countries.
- ✓ **Absolute NNN Lease, with 10% rental increases every 5-years,** making it an excellent passive investment that will hedge against inflation.
- ✓ **The subject property is located in the Dallas-Fort Worth MSA.** DFW is the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. In 2016, the Dallas-Fort Worth metroplex ascended to the number one spot in the U.S. in year-over-year population growth.
- ✓ **Located in the heart of Princeton, one of the fastest-growing communities in North Texas.** Within walking distance to a Princeton High School (1,420 students) and Clark Junior High (620 students).
- ✓ **The subject property is located near many other national credit tenants, including:** Wal-Mart, Starbucks, What-A-Burger, Panda Express, Wendy's, Popeye's, Dollar General, Dollar Tree, McDonald's, Pizza Hut, Jack in the Box, CVS, Sonic and Taco Bell.

SECURE

NET LEASE

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FILE PHOTO



TENANT OVERVIEW

7-ELEVEN | PRINCETON, TEXAS



7-ELEVEN (7-Eleven.com)

LESSEE: 7-ELEVEN, INC.

GUARANTOR: 7-ELEVEN, INC.

The brand name 7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., primarily 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. 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. 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 rated 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

SVNDY

STOCK TICKER



70,000

TOTAL LOCATIONS

FILE PHOTO



IN THE NEWS

7-ELEVEN | PRINCETON, TEXAS

7-ELEVEN SEEKING 20,000 WORKERS ACROSS US LOCATIONS, ADDING TO 50,000 ALREADY HIRED SINCE MARCH

Daniella Genovese, September 21 (Fox Business)

7-Eleven is seeking to hire an additional 20,000 employees nationwide as it looks to meet continued demand for its products amid the COVID-19 pandemic.

The new hires, which will fill positions across more than 9,000 U.S. stores, will also help with orders through the company's 7NOW delivery app, which has seen an uptick in orders since the pandemic hit the country earlier this month,

In hiring 20,000 more employees, 7-Eleven CEO Joe DePinto says the company will be able to *"continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home."*

the company announced Monday.

7-Eleven was classified as an essential retailer, meaning its convenience retail stores remained open since March although it quickly enhanced its cleaning procedures and added extra safety protocols to protect employees and customers.

Since then, the company -- including its independent 7-Eleven franchise owners -- has hired more than 50,000 workers to assist in its operations during the course of the pandemic.



[CLICK HERE TO READ MORE](#)

7-ELEVEN PLAYS HOST TO ENTREPRENEURS' EXCLUSIVE SNACKS, DRINKS

September 01, 2020 (Retail Customer Experience)

Convenience retailer 7-Eleven is once again supporting innovative products with its second Sips & Snacks initiative.

This year's program will stock 200 California stores with 84 exclusive items from 25 up-and-coming brands, according to a press release.

The stores participating in Sips & Snacks 2.0 are located in Los Angeles and San Diego

"7-Eleven's Sips & Snacks initiative offers small businesses a rare opportunity to reach thousands — and potentially millions — of customers with their most innovative products."

"This selection of sips and snacks are ones that a 7-Eleven customer might not expect to find at one of our stores," 7-Eleven Senior Vice President, Merchandising and Demand Chain Jack Stout said in the release.

We are excited to help boost emerging brands' growth, development and success by giving them the chance to test their products in a real retail environment."

The products will also be available for purchase on the 7NOW delivery app for customers located in the Los Angeles and San Diego areas.



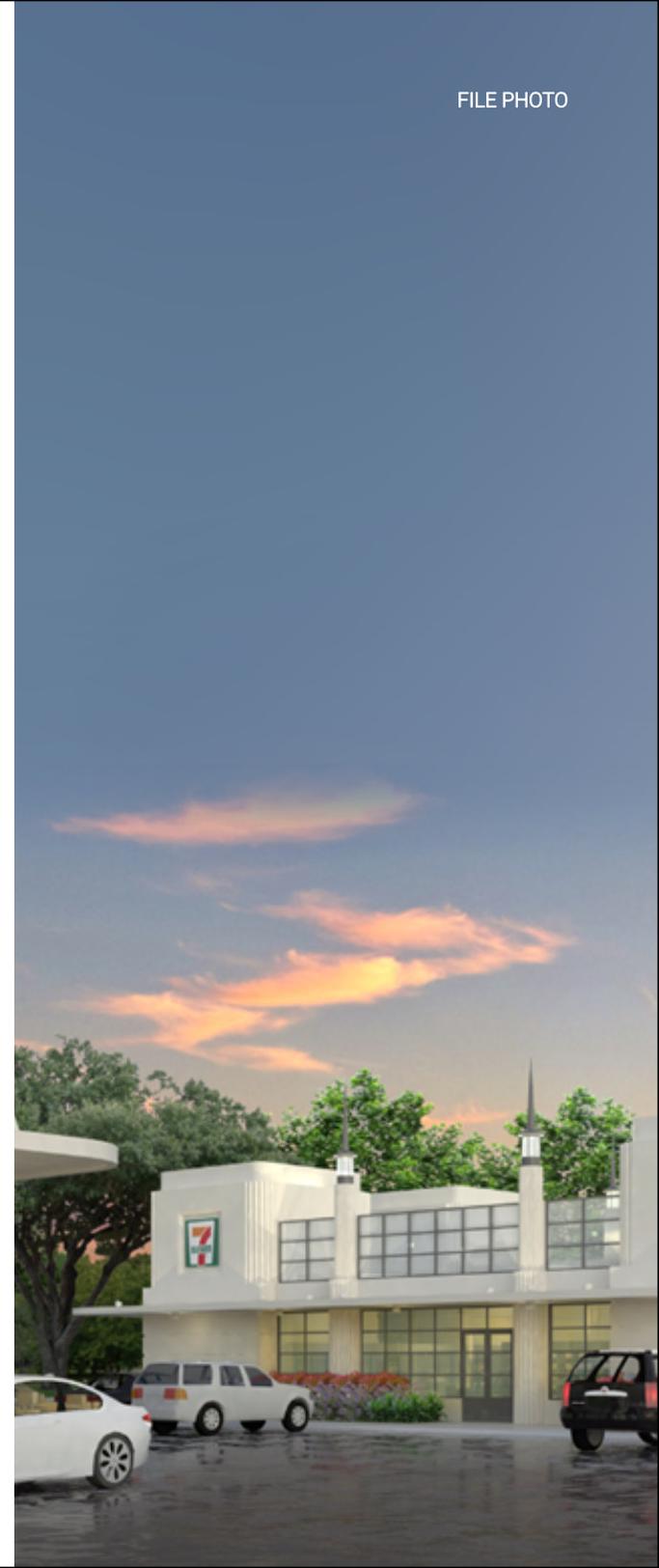
[CLICK HERE TO READ MORE](#)

LEASE OVERVIEW

7-ELEVEN | PRINCETON, TEXAS

INITIAL LEASE TERM	15-Years
RENT COMMENCEMENT	February 2021
LEASE EXPIRATION	February 2036
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every 5-Years
ANNUAL RENT YRS 1-5 (INITIAL TERM)	\$288,594
ANNUAL RENT YRS 6-10 (INITIAL TERM)	\$317,454
ANNUAL RENT YRS 11-15 (INITIAL TERM)	\$349,199
16-20 (FIRST EXTENDED TERM)	\$384,119
21-25 (SECOND EXTENDED TERM)	\$422,531
26-30 (THIRD EXTENDED TERM)	\$464,784
31-35 (FOURTH EXTENDED TERM)	\$511,262

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.



J.M. CALDWELL SR.
COMMUNITY PARK

LACY
ELEMENTARY
SCHOOL
(701 STUDENTS)

GODWIN
ELEMENTARY
SCHOOL
(549 STUDENTS)

HUDDLESTON
INTERMEDIATE
SCHOOL
(342 STUDENTS)

CLARK JUNIOR
HIGH SCHOOL
(620 STUDENTS)

PRINCETON
HIGH SCHOOL
(1420 STUDENTS)

BUFFALO
RUN
(41 UNITS)

COUNTY ROAD 458



PRINCETON DRIVE
± 28,781 VPD



7-ELEVEN
SUBJECT PROPERTY
1601 E. PRINCETON DR.

SITE OVERVIEW

7-ELEVEN | PRINCETON, TEXAS

 **2020**
YR BUILT

 **±4,050 SF**
BUILDING AREA

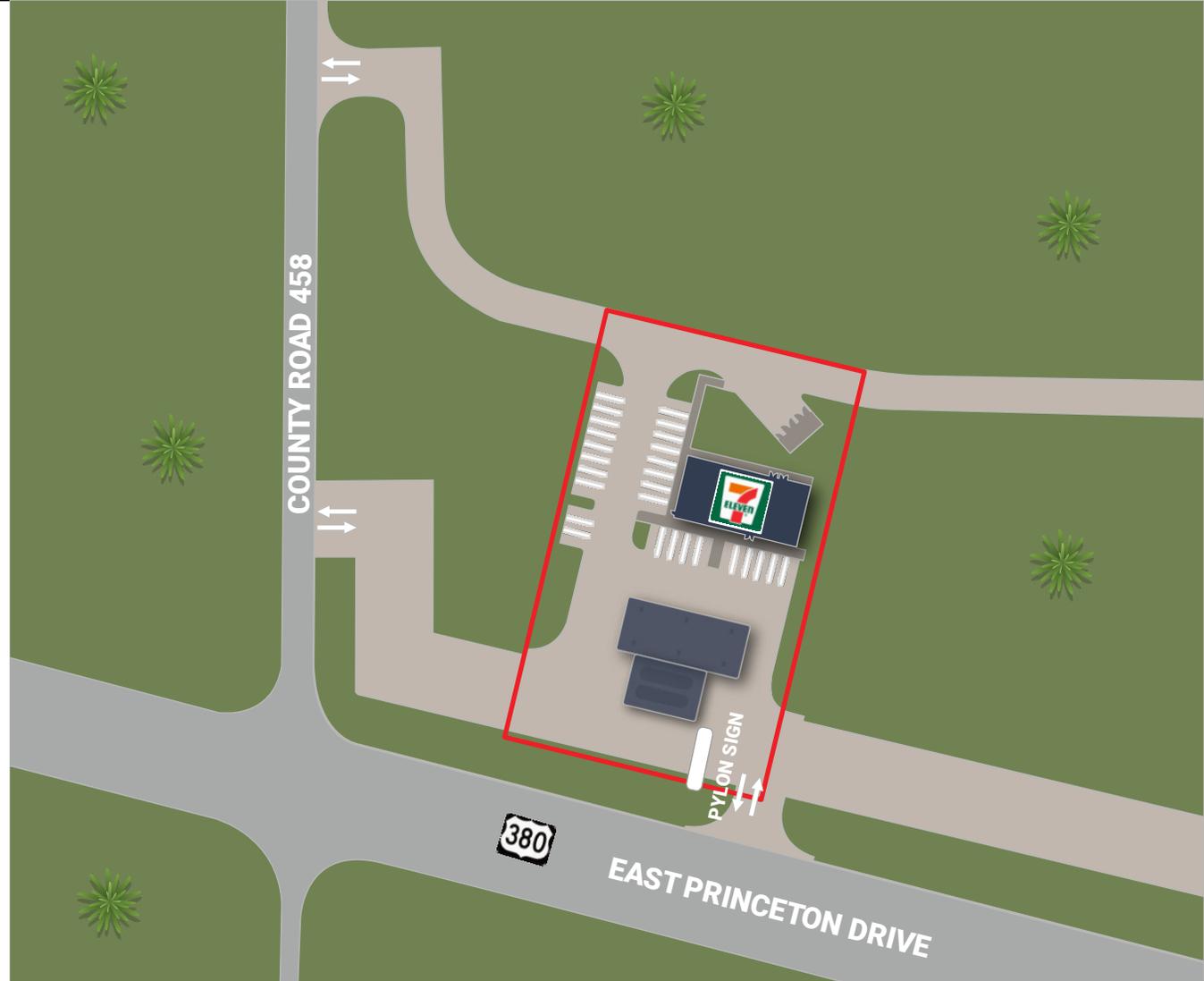
 **±1.33 ACRES**
LAND AREA

NEIGHBORING RETAILERS

Valero	O'Reilly Auto Parts
Taco Bell	Subway
Golden Chick	Dollar Tree
Dollar General	Walmart Supercenter
Sonic Drive-In	Panda Express
CVS	Wendy's
Domino's Pizza	Popeyes Louisiana Kitchen
AutoZone Auto Parts	Burger King
Jack in the Box	Starbucks
McDonald's	Whataburger
Papa John's Pizza	Wingstop

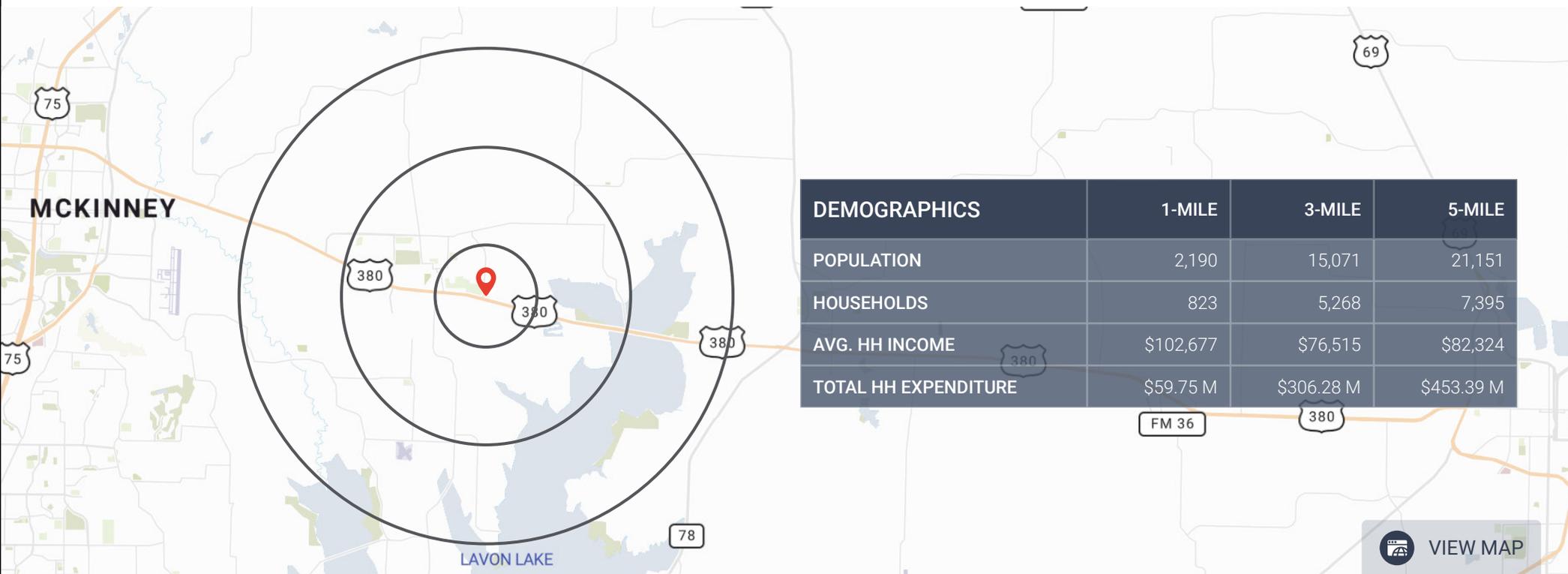
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LOCATION OVERVIEW

7-ELEVEN | PRINCETON, TEXAS



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	2,190	15,071	21,151
HOUSEHOLDS	823	5,268	7,395
AVG. HH INCOME	\$102,677	\$76,515	\$82,324
TOTAL HH EXPENDITURE	\$59.75 M	\$306.28 M	\$453.39 M

VIEW MAP

ECONOMIC DRIVER'S (# of Employees)

- Wal-Mart Stores, Inc. (34,698)
- American Airlines (24,700)
- Bank of America (20,000)
- Texas Health Resources (19,230)
- Dallas ISD (18,314)
- Baylor Health Care System (17,097)
- AT&T (15,800)
- Lockheed Martin (14,126)
- JPMorgan Chase (13,500)
- UT-Southwestern Medical Center (13,122)
- City of Dallas (12,836)
- HCA North Texas Division (12,000)
- U.S. Postal Service (10,439)
- Fort Worth ISD (10,129)
- Kroger Food Stores (10,097)

LOCATION OVERVIEW

7-ELEVEN | PRINCETON, TEXAS



PRINCETON TEXAS



8,947
POPULATION



\$57,374
MEDIAN HOUSEHOLD INCOME

Princeton is located along the U.S. Highway 380 corridor just east of McKinney and approximately 30 miles northeast of Dallas and 38 miles from DFW International Airport. Collin County Regional airport is located 8 miles west of

Currently one of the fastest growing cities in North Texas, Princeton's convenient location along Highway 380 and available land for development has opened opportunities for unprecedented retail and commercial growth, *including numerous large-scale planned residential communities*.

Princeton and is home of the largest and most active corporate flight department in the Dallas area. Currently one of the fastest growing cities in North Texas, Princeton's convenient location along Highway 380 and available land for development has opened opportunities for unprecedented retail and commercial growth, including numerous large-scale planned residential communities. The city

of Princeton has seen its population nearly double over the past five years. The city boasts excellent schools and attractive neighborhoods, while still maintaining small town charm. With an unemployment rate well below the national average, Princeton's economy is strong and primed for expansion. Princeton is part of Collin County, the fastest growing county in the entire state. Princeton Crossroads, a 297-acre mixed use development along both sides of Highway 380, will be the largest that Princeton has ever seen. It will include 333 single family homes and 166 townhomes. More and more Princeton land is being zoned for residential developments to accommodate the population and housing boom. The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, pro-business mindset, skilled labor force and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

SCHOOL

PRINCETON HAS ONE OF THE TOP RANKED INDEPENDENT SCHOOL SYSTEMS IN THE STATE.

48.6%

JOB GROWTH IN PRINCETON OVER THE NEXT 10 YEARS IS EXPECTED TO BE 48.6%, WELL OUTPACING NATIONAL AVERAGE.

SMALL NORTH TEXAS CITY SEES POPULATION DOUBLE IN 5 YEARS; ABOUT TO GET BIGGER

Erin Jones, October 9, 2018 (21 CBS DFW)

Princeton, just east of McKinney, is already growing and city leaders believe a new 297-acre mixed-use development will make it an even more appealing place to live and work.

Princeton Crossroads will sit on an undeveloped commercial tract along both sides of Highway 380 near Boorman Lane. It will be the largest mixed-use development Princeton has ever seen, according to city officials.

The developer said it will include the new

It's estimated more than 11,000 people now live in the city and he doesn't see that growth slowing down any time soon. He said hope is this development will make this city more appealing to both its current population and future residents.

Princeton City Hall, a commercial and retail center called Fireside Square, a city park and 333 single-family homes and 166 townhomes.

"The city has grown rapidly, in terms of residential development, but there's quite a void in terms of commercial development and retail services, restaurants, entertainment and so they're excited to be able to provide a lot of those services that don't currently exist," CEO of Range Realty Advisors Chris Burrow said.

Derek Borg, Princeton's city manager, said in the last five years the city's population has close to doubled.

 [CLICK HERE TO READ MORE](#)

PROJECT STEERS DEVELOPMENT EAST FROM MCKINNEY

Lisa Brown, March 19, 2019 (Globest)

Princeton Crossroads is the city's first mixed-use development, featuring future retail and restaurant locations, multifamily communities, offices and a city park, all promoting rare walkability in the area.

From 2017 to 2018, *Princeton experienced a 416% increase in new housing starts, as well as a 65%* appreciation in median home prices.

This level of growth may not come as a surprise due to the town's location in Collin County, one of the fastest-growing US counties.

 [CLICK HERE TO READ MORE](#)

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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(424) 220-6430

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TEXAS DISCLAIMER

7-ELEVEN | PRINCETON, 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.