



7-ELEVEN (S&P: AA-)
RARE 10% RENT INCREASES EVERY 5 YEARS

\$7,106,000 | 4.50% CAP

1103 West Main Street La Porte, TX (Houston) 77571

- ✓ New 15-Yr Corp. Absolute NNN Lease
- ✓ 10% Rent Bumps Every Five Years
- ✓ Largest Chain Retailer in the World
- ✓ Adjacent to Texas State Highway 146
- ✓ Excellent Visibility in High-Traffic Retail Area
- ✓ Property Includes Laredo Taco Company, 7-Eleven's Owned Mexican Food Chan

SUBJECT PROPERTY



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 retailer in the world.

INVESTMENT OVERVIEW

7-ELEVEN | LA PORTE, TEXAS

\$7,106,000 | 4.50% CAP

 **\$319,760**
NOI

 **±4,842 SF**
BUILDING AREA

 **±1.01 ACRES**
LAND AREA

 **2020**
YR BUILT

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Property featuring Laredo Taco Company, 7-Eleven's own authentic Mexican food chain.** 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.
- ✓ **Excellent Access and Visibility:** Strategically located along Texas State Highway 146 with 157,849 VPD.
- ✓ **High-Traffic Location:** Located near retailers including Kroger, Dollar Tree, Goodwill, Firehouse Subs, Whataburger, Boats Etc., as well as multiple hotels and motels. Less than 2 miles from both Sylvan Beach and Bay Forest Golf Course.
- ✓ Stellar demographics and the **Houston region is 5th largest MSA in the U.S.**
- ✓ Jointed with the home of authentic, **traditional Tex-Mex food Laredo Taco.**
- ✓ **Brand New 7-Eleven property featuring Laredo Taco Company, 7-Eleven's Own authentic Mexican food chain.** 7-Eleven (S&P rated AA-) operates more than 11,800 company-owned, or franchised convenience stores in North American. Globally, 7-Eleven licenses more than 69,000 stores in over 18 countries.

SECURE

NET LEASE

CONTACT FOR DETAILS

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SUBJECT PROPERTY



TENANT OVERVIEW

7-ELEVEN | LA PORTE, TEXAS



7-ELEVEN (7-Eleven.com)

LESSEE: 7-ELEVEN, INC.

\$205M

REVENUE

S&P : AA-

CREDIT RATING

SVNDY

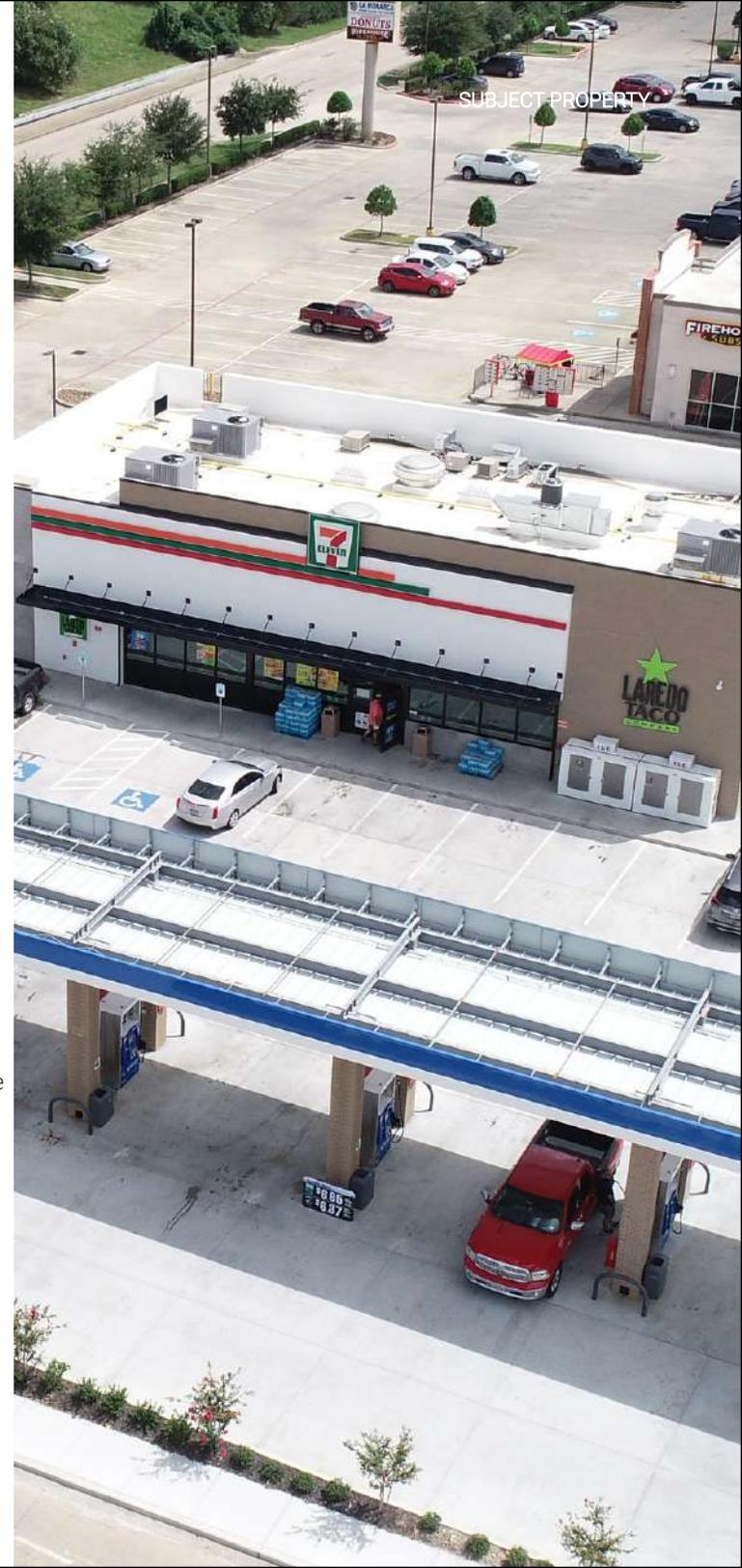
STOCK TICKER

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.



70,000

TOTAL LOCATIONS



IN THE NEWS

7-ELEVEN | LA PORTE, 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.



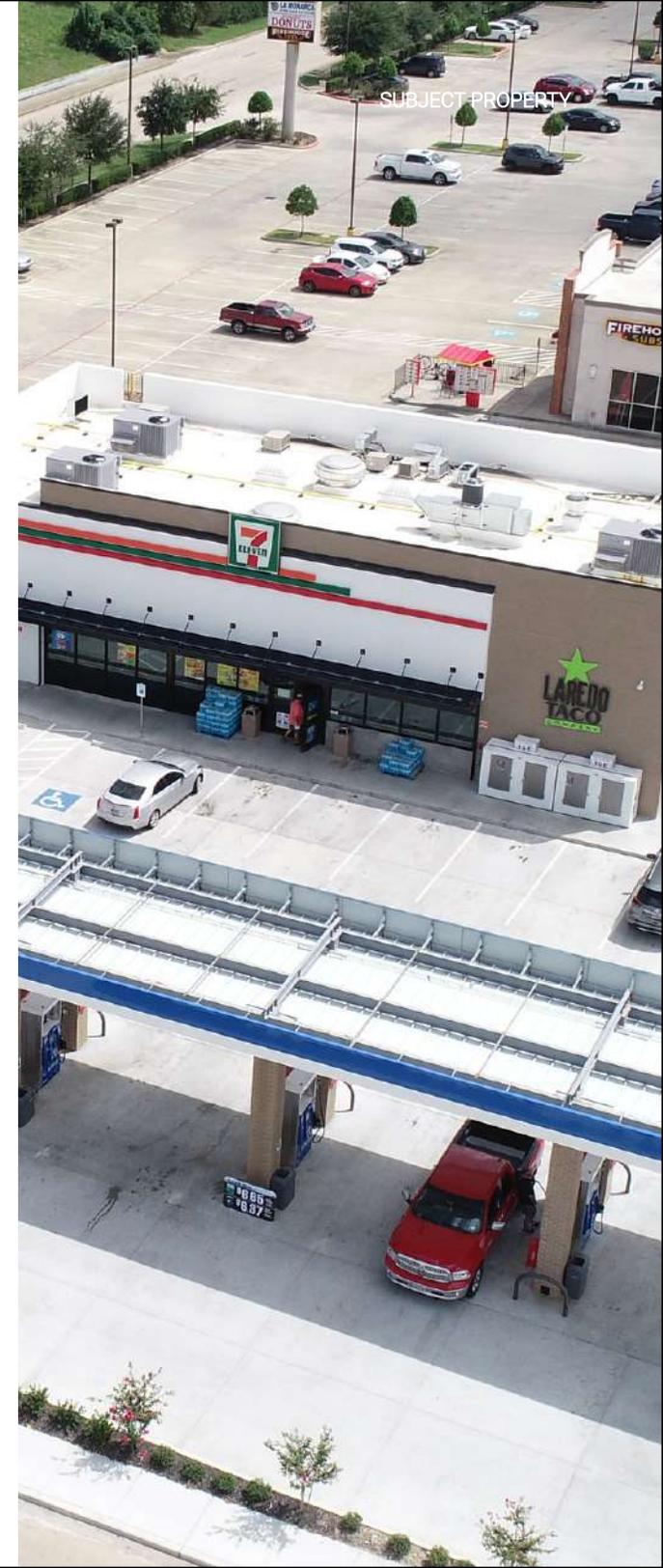
[CLICK HERE TO READ MORE](#)

LEASE OVERVIEW

7-ELEVEN | LA PORTE, TEXAS

INITIAL LEASE TERM	15 Years, Plus Four, 5 - Year Options to Renew
PROJECTED RENT COMMENCEMENT	August 2020
PROJECTED LEASE EXPIRATION	July 2035
LEASE TYPE	Corporate Absolute NNN Lease
RENT INCREASES	10% bumps every 5 years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$319,760
ANNUAL RENT YRS 6-10	\$351,736
ANNUAL RENT YRS 11-15	\$386,910
OPTION 1	\$425,600
OPTION 2	\$468,160
OPTION 3	\$514,977
OPTION 4	\$566,474

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.





SUBJECT PROPERTY
1103 WEST MAIN STREET

[CLICK HERE FOR DRONE VIDEO](#)

W MAIN STREET
± 15,630 VPD

146 TEXAS

146 TEXAS

± 67184 VPD

LA PORTE JUNIOR HIGH
(510 STUDENTS)

LA PORTE ELEMENTARY SCHOOL
(518 STUDENTS)

LA PORTE HIGH SCHOOL
(2,102 STUDENTS)

SYLVAN BEACH

LA PORTE DOG PARK

BAY FOREST GOLF COURSE

Phoenix Services

BEACON VALERO

MARTIN LI-HAUL

SUNOCO

stripes

TEXAS SUBS

WHATABUGGER

SHIRLEY DONUTS

NAPA

DOLLAR TREE FIREHOUSE SUBS Arandas

Hartz CHICKEN BUFFET

PHILLIPS 66

KING'S BEE

MTLD

goodwill

BEATS ETC.

HIGHWAY TRANSPORT

CIRCON

HydroChemPSC

Super 8

MITSUBISHI MOTORS

AMERICAS

Kroger at&t GNC KFC H&R BLOCK TACO BELL

Denny's Jack in the box

PUFFER

Comfort SUITES

DQ

INTER CARGO

WOOD SPRING SUITES

WELLS FARGO

PAPA JOHN'S

FAMILY DOLLAR

Fischer's Hardware

HOERBIGER

POPEYES Waffle House AmegyBank

BURGER KING Pizza Hut SUBWAY

LAQUINTA

McDonald's

UNITED STATES POSTAL SERVICE

AutoZone

O'Reilly

EXXON

Walgreens DOLLAR GENERAL

DOW

Hampton Inn

scafoM

WOLSELEY

FRONTIER

kuraray

SITE OVERVIEW

7-ELEVEN | LA PORTE, TEXAS

 **2020**
YR BUILT

 **±4,842 SF**
BUILDING AREA

 **±1.01 ACRES**
LAND AREA

NEIGHBORING RETAILERS

- | | |
|-----------------|---------------------|
| Whataburger | Papa John's Pizza |
| Dollar Tree | Walgreens |
| Firehouse Subs | Dollar General |
| Shipley Do-Nuts | AutoZone Auto Parts |
| NAPA Auto Parts | O'Reilly Auto Parts |
| Goodwill | Family Dollar |
| Kroger | Domino's Pizza |
| Denny's | Dairy Queen |
| Jack in the Box | U.S. Postal Service |
| Taco Bell | McDonald's |
| KFC | U-Haul |

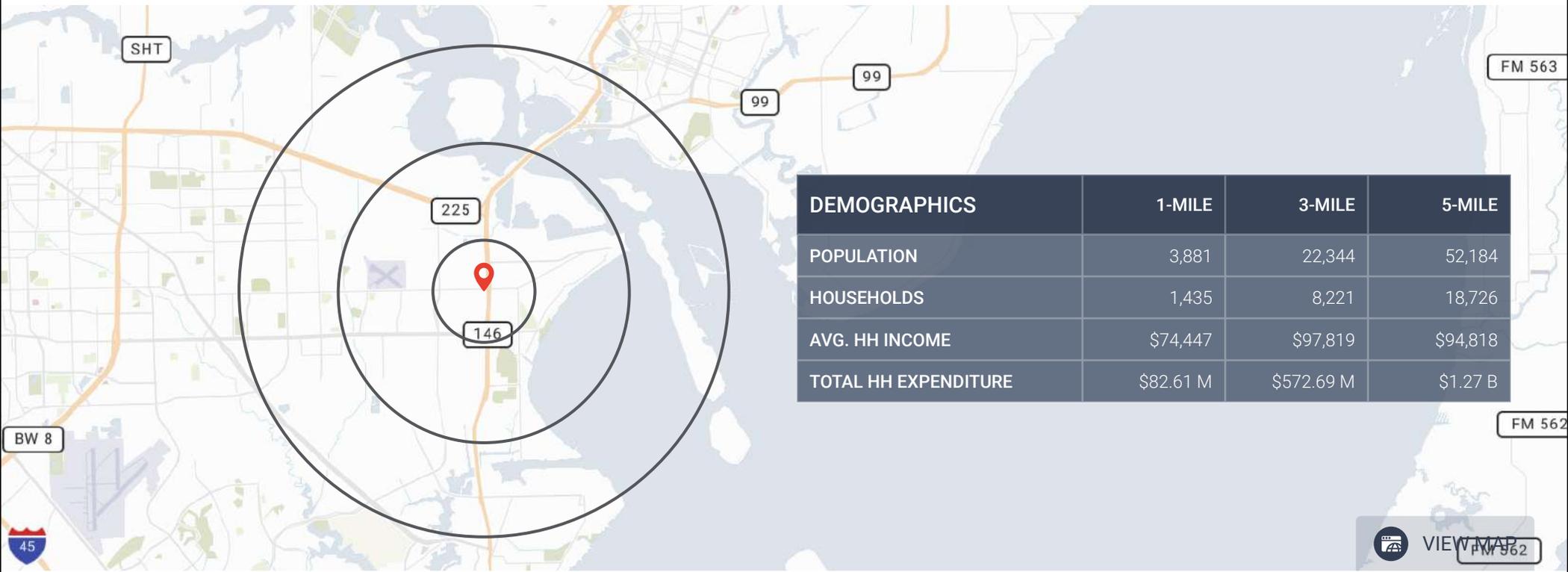
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8 | SECURE NET LEASE



LOCATION OVERVIEW

7-ELEVEN | LA PORTE, TEXAS



ECONOMIC DRIVER'S (# of Employees)

- | | | |
|--|----------------------------|------------------------------------|
| Walmart (37,000) | Houston Methodist (20,000) | Exxon Mobil Corporation (11,000) |
| Memorial Hermann Health System (24,108) | Kroger (16,000) | Texas Children's Hospital (10,922) |
| H-E-B (23,732) | United Airlines (14,941) | HCA (10,830) |
| The University of Texas MD Anderson Cancer Center (21,086) | Schlumberger (12,069) | Landry's (10,800) |
| McDonald's Corporation (20,918) | Shell Oil Company (11,507) | UTMB Health (9,928) |

LOCATION OVERVIEW

7-ELEVEN | LA PORTE, TEXAS



LA PORTE TEXAS



35,216
POPULATION



\$73,645
MEDIAN HOUSEHOLD INCOME

La Porte is a small Texas town located just south of where the Houston Ship Channel meets Galveston Bay. Located in Harris County, just 35 miles east of downtown Houston, La Porte is situated in an ideal location for businesses in the

The geographical advantage of the Texas Gulf Coast, *access to an ever-expanding transportation system*, and available property for *development is ideal for corporations, employees, and their families.*

warehousing and manufacturing industries. La Porte is the fourth-largest incorporated city in Harris County. The city sits directly between Barbour's Cut and Bayport Container Terminals of the Port of Houston. With fast access to the Interstate 45 North/South corridor and Interstate 10 East/West Corridor, industries in La Porte are served by more than 130 trucking lines providing routes to all of the United States, Canada, and Mexico. The Union Pacific and BNSF railroads, with rail hubs in Houston, and other Texas cities, serve thousands of miles of track and all

Gulf ports. La Porte is home to Pecan Park - a premiere baseball complex featuring 10 manicured fields for every age group. The geographical advantage of the Texas Gulf Coast, access to an ever-expanding transportation system, and available property for development is ideal for corporations, employees, and their families. **Houston** is the most populous city in the state of Texas and the fourth most populous city in the United States. The seat of Harris County, Houston is the principal city of the Greater Houston metropolitan area, which is the fifth most populous MSA in the United States. With a total of 627 square miles, Houston is the eighth most expansive city in the United States. Houston is home of the Texas Medical Center-the world's largest concentration of healthcare and research institutions-and NASA's Johnson Space Center, where the Mission Control Center is located.

73.5%

THE HOME OWNERSHIP RATE IN LA PORTE IS 73.5%, WELL ABOVE THE NATIONAL AVERAGE.

15TH

IF HOUSTON WERE A STATE, ITS ECONOMY WOULD RANK 15TH IN THE U.S.

HOUSTON CROWNED ONE OF THE WORLD'S TOP CITIES OF THE FUTURE IN NEW REPORT

Natalie Harms, August 26, 2020 (*Culturemap Houston*)

Houston comes in third on a prestigious new list ranking which cities are on track for continued global business success. The inaugural fDi Tier 2 Cities of the Future 2020/21 evaluated second-tier cities — defined as non-capital cities with a population under 8 million.

Last year, Houston ranked in the No. 5 position on fDi's North American ranking. In this new report for 2020/2021, the city ranks No. 3 overall. Houston also takes the No. 3 spot for human capital and lifestyle and ranks No. 7 for economic

*With superior global access, a business-friendly climate, exceptional quality of life and a highly educated workforce, **Houston is well positioned** to continue to build on that momentum in the years ahead.*

growth potential.

The report evaluated 116 data points across the five categories: economic potential, cost effectiveness, business friendliness, connectivity, and human capital and lifestyle.

"This ranking is further evidence of Houston's place among the world's great global cities," says Susan Davenport, chief economic development officer for the Greater Houston Partnership, in a news release. "Houston today competes at a higher level than ever before when it comes to foreign direct investment and our business ties to cities and countries around the world.

 [CLICK HERE TO READ MORE](#)

TEXAS RECOGNIZED AS SECOND BEST STATE FOR BUSINESS, WHILE HOUSTON EXPECTED TO SEE KEY ECONOMIC GROWTH

John Egan, December 30, 2019 (*Innovationmap*)

Houston and the rest of Texas received two early Christmas presents signaling that their economies continue to percolate.

In a report released December 23, economic forecasting and analysis firm Oxford Economics predicted Houston and Dallas-Fort Worth will enjoy a greater share of economic growth through 2023 than any other mega-metro area in the U.S. except San Francisco.

Meanwhile, Forbes magazine declared on December 19 that Texas is the

In a recent forecast, *the Greater Houston Partnership envisions the Houston area adding 42,300 jobs in 2020, mostly outside the energy sector.*

second best state for business, behind only North Carolina. Texas previously sat in the No. 3 spot on the Forbes list, preceded by North Carolina and Utah.

Through 2023, Oxford Economics forecasts average compound GDP growth of 2.4 percent in Houston and Dallas-Fort Worth. Among the country's 10 biggest metro areas, only the projection for San Francisco is higher (2.7 percent).

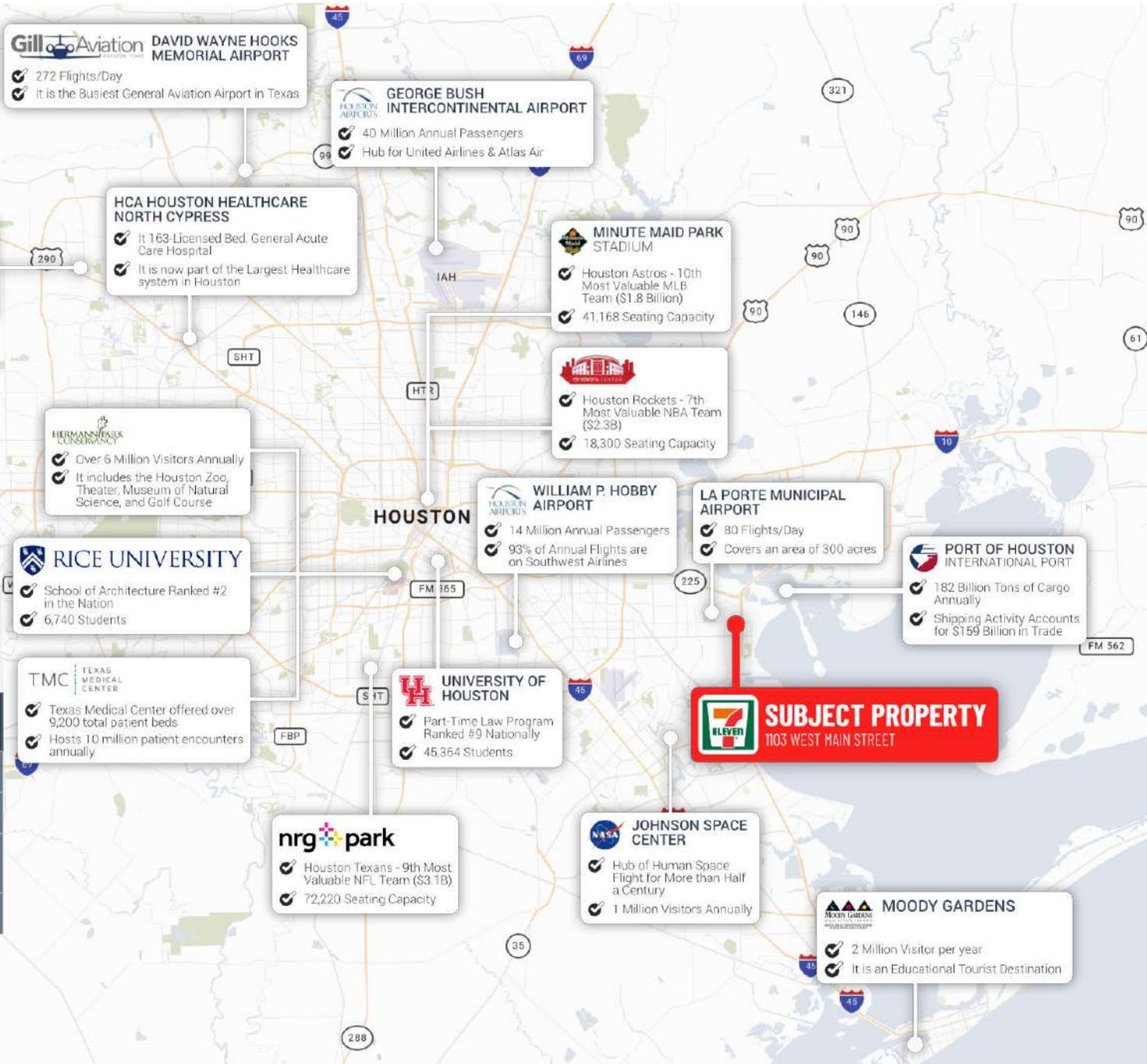
For Houston, the 2.4 percent figure would be an improvement over recent economic performance. From 2014 to 2018, the region's GDP growth rate was 1 percent, while it was 1.5 percent for 2015-19. In the 2020-21 timeframe, the growth rate for Houston is expected to be 1.9 percent.

 [CLICK HERE TO READ MORE](#)

HOUSTON-THE WOODLANDS-SUGARLAND-BAYTOWN MSA

7-ELEVEN | LA PORTE, TEXAS

METRO STATISTICS	
TOTAL POPULATION	7,066,141
GDP	\$490.1 B
NATIONAL ECONOMY RANKING	7
FORTUNE 500 COMPANIES	21



SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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TEXAS DISCLAIMER

7-ELEVEN | LA PORTE, 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.