



7-Eleven

S&P: AA-

\$6,459,000 | 4.30% CAP

1901 US-281 Marble Falls, TX 78654

- ✓ **Brand New 15-Year Corp. Absolute NNN Lease**
- ✓ **10% Rental Increases in Year 11 and All Option Periods**
- ✓ **Strategically Positioned Along US-281 (34,000 VPD)**
- ✓ **Located 3 Miles from Baylor Scott & White Medical Center Marble Falls**
- ✓ **Marble Falls is Located in the Texas Hill Country, 58 Miles from Austin**

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 MARBLE FALLS, TX



CONTACT FOR DETAILS

Edward Benton

Vice President
(713) 263-3981

ebenton@securenetlease.com

Joe Caputo

Managing Partner
(424) 220-6432

joe@securenetlease.com

\$6,459,000

4.30% CAP

NOI

\$277,746

Building Area

±4,191 SF

Land Area

±1.26 AC

Year Built

2021

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **New 15-year corporate absolute NNN lease** with 10% rent increases starting year 11 in primary term and year 16 in renewal 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.
- ✓ **Brand new 7-Eleven property strategically located along US-281 (34,000 VPD)**, the main thoroughfare through downtown Marble Falls and the city's primary retail corridor.
- ✓ The average household income within a **3-mile radius of the property is approximately \$75,544.**
- ✓ **Marble Falls is located in the heart of the Texas Hill Country**, 58 miles northwest of downtown Austin and a growing tourist destination with its award-winning wineries, large recreational parks and picturesque lakes.
- ✓ With close proximity to both Austin and Killen (home of Fort Hood), Marble Falls is a popular Hill Country getaway.
- ✓ **Special tax advantages to gas stations/c-stores.** Consult your accountant about 100% Bonus Depreciation and Accelerated Depreciation options.

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.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN MARBLE FALLS, TX

7-Eleven

Lessee: 7-Eleven, Inc., a Texas Corporation

REVENUE

\$5.1 B

CREDIT RATING

S&P AA-

TOTAL LOCATIONS

67,000 +



7-eleven.com

The brand name 7-Eleven is 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 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 U.S. 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 gasoline retailers. Its company 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, and among GI Jobs Magazine's Top 100 Military Friendly Employers.



IN THE NEWS

7-ELEVEN MARBLE FALLS, TX

7-Eleven seeking 20,000 workers across US locations, adding to 50,000 already hired since March

DANIELLA GENOVESE, SEPTEMBER 21, 2020 (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, the company announced Monday.

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."

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.

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."

EXPLORE ARTICLE



7-Eleven plays host to entrepreneurs' exclusive snacks, drinks

SEPTEMBER 1, 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. "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**. 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.

More than **750 companies** applied to be invited to present their brand at the company's second annual emerging brands showcase, and **65** were invited to participate in the two-day **"show and taste"** expo, according to the release.

EXPLORE ARTICLE



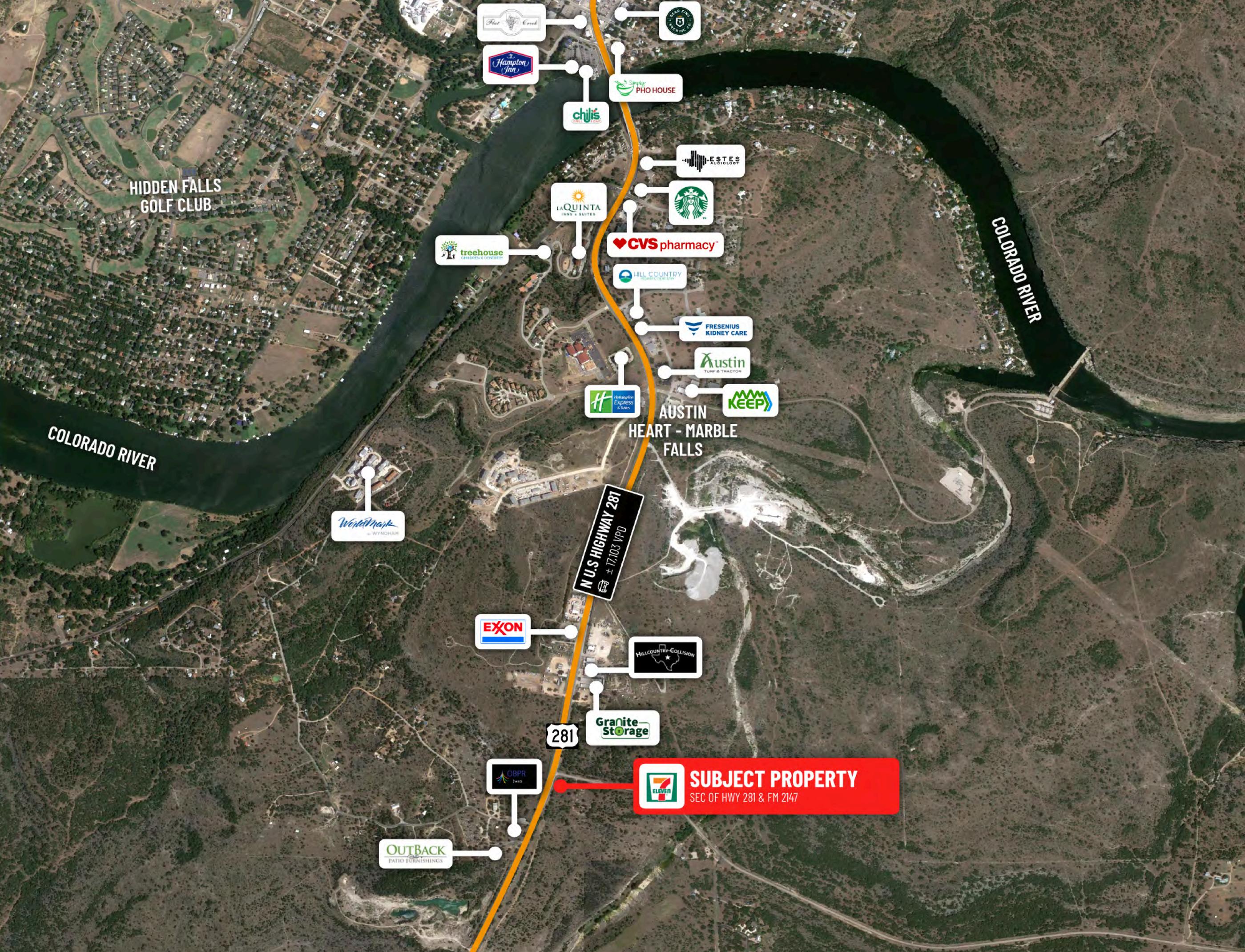
LEASE OVERVIEW

7-ELEVEN MARBLE FALLS, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Projected Rent Commencement	October 2021
Projected Rent Expiration	October 2036
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Year 11 & Options
Annual Rent Years 1-10	\$277,746
Annual Rent Years 11-15	\$305,520
Option 1	\$336,072.00
Option 2	\$369,680.04
Option 3	\$406,647.00
Option 4	\$447,312.00

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.





HIDDEN FALLS GOLF CLUB

COLORADO RIVER

COLORADO RIVER

AUSTIN HEART - MARBLE FALLS

N U.S. HIGHWAY 281
± 17,103 VPD

281

EXXON

HILL COUNTRY COLLISION

Granite Storage

OBPR Events

7-ELEVEN SUBJECT PROPERTY
SEC OF HWY 281 & FM 2147

OUTBACK
PATIO FRESHINGS

Flat Creek

TRASH KING

Hampton Inn

PHO HOUSE

chili's

ESTES
AUDIOLOGY

LA QUINTA
INNS & SUITES

Starbucks

treehouse
CHILDREN'S CENTRE

CVS pharmacy

HILL COUNTRY
HEALTH SERVICES

FRESENIUS
KIDNEY CARE

Austin
TURF & TRACTOR

Hilton Garden
Express
& Suites

MAM
KEEP

WorldMark
by WYNDHAM

LEASE OVERVIEW

7-ELEVEN MARBLE FALLS, TX

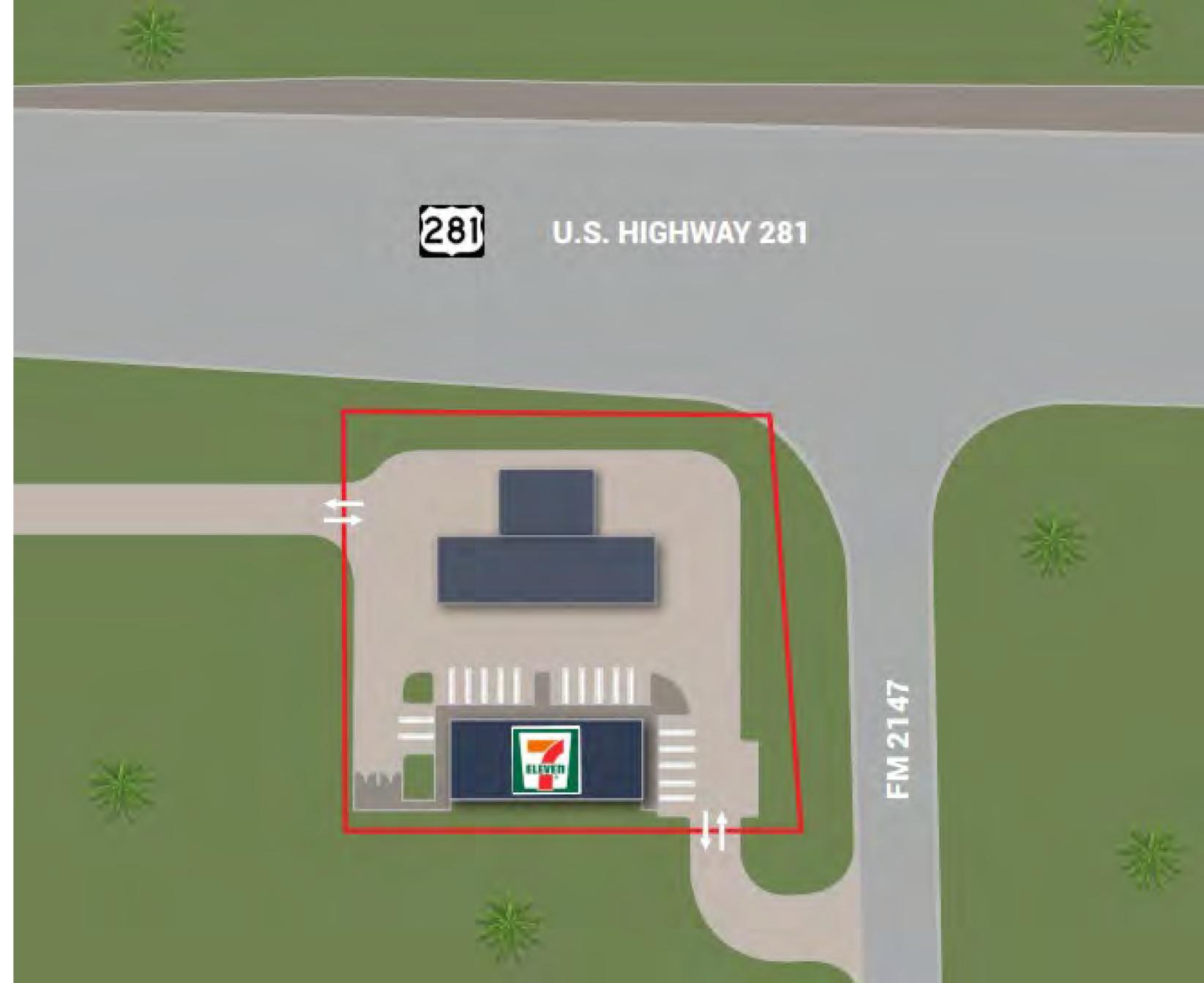
 Year Built | 2021

 Building Area | ±4,191 SF

 Land Area | ±1.26 AC

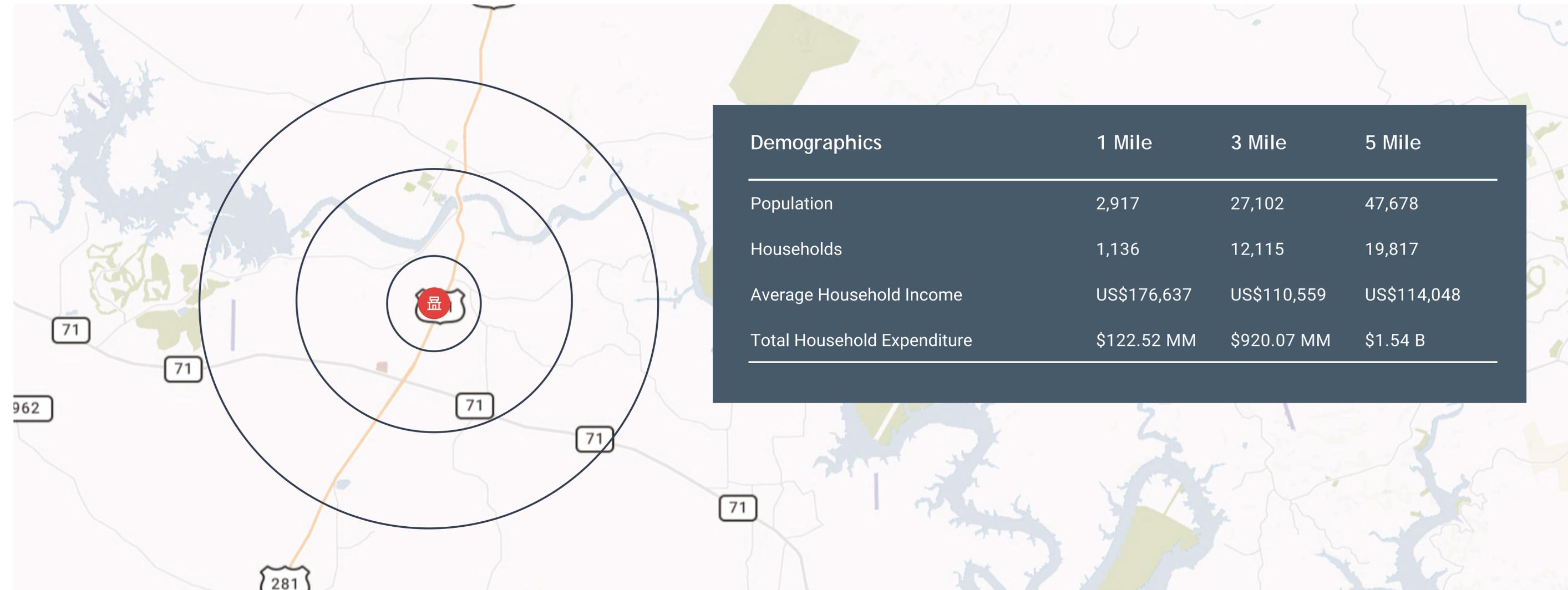
NEIGHBORING RETAILERS

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



LOCATION OVERVIEW

7-ELEVEN MARBLE FALLS, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Marble Falls ISD (695)
2. Horseshoe Bay Resort (670)
3. Baylor Scott & White (524)
4. H.E.B. Grocery Company (319)
5. Wal-Mart Corporation (285)
6. Lowes (127)
7. City of Marble Falls (125)
8. Home Depot (118)
9. Granite Mesa (115)
10. Johnson-Sewell Ford Lincoln (107)
11. Gibraltar (100)
12. Texas Materials (100)
13. Pedernales Electric Coop (95)
14. Blue Bonnet Café (72)
15. JM Huber (54)
16. Encompass Home Health (52)

LOCATION OVERVIEW

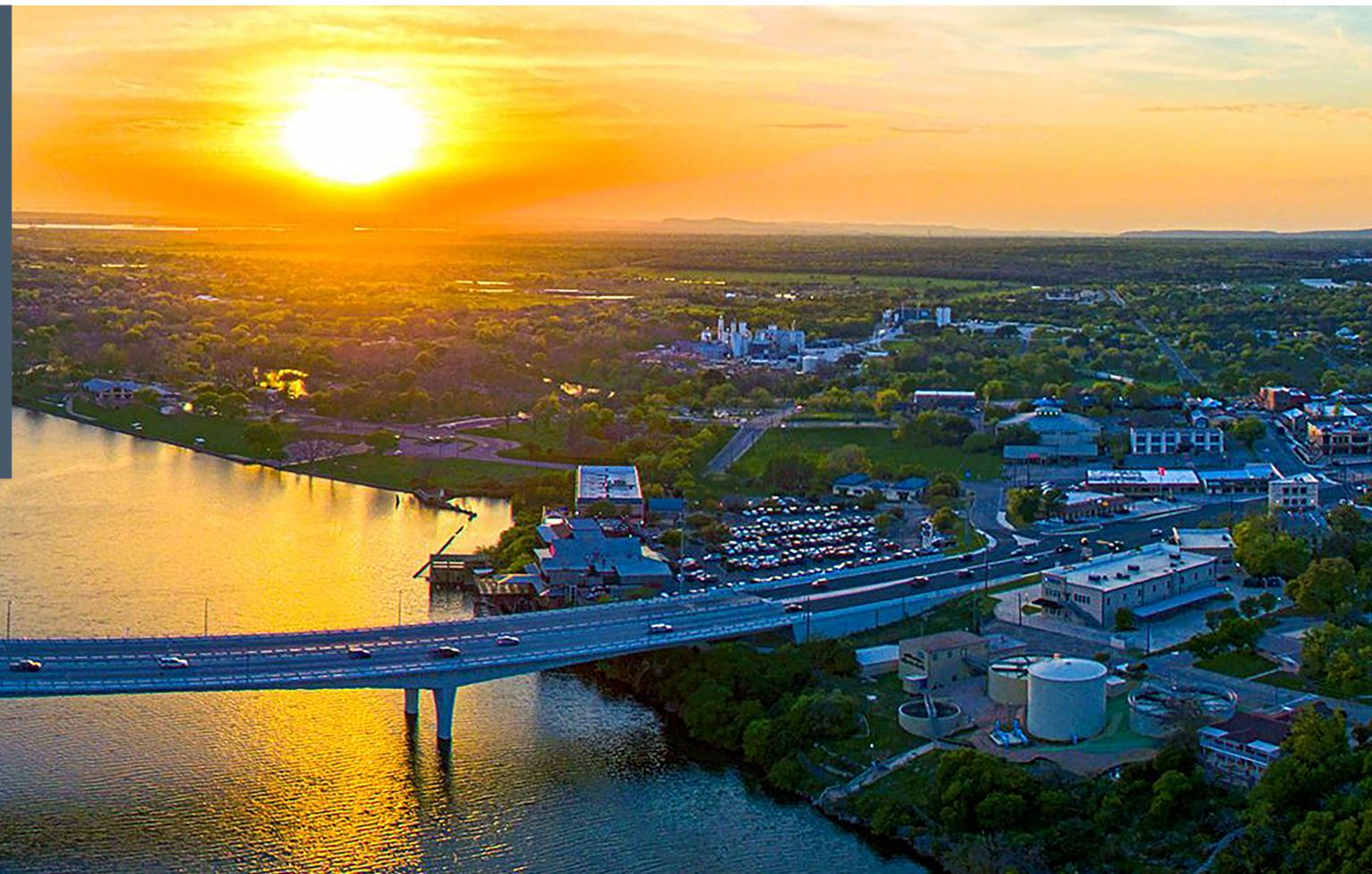
7-ELEVEN MARBLE FALLS, TX

Marble Falls

Texas

 **6,077**
Population

 **\$52,680**
Median Household Income



Earned a gold in the 2020
Certified Scenic City
award.

2020

No. 1 place to live in America
for the third year in a row –
Forbes (affordability, job
prospects and quality of life)

No.1

Marble Falls is approximately one hour driving distance from downtown Austin and 75 minutes from San Antonio.

It is the regional retail, wholesale, trade and service center for a primary trade area of 70,000 people and a secondary trade area population of 150,000.

Marble Falls is a city in Burnet County and is the gateway to the Highland Lakes area of the Texas Hill Country.

The Highland Lakes are a series of lakes located on the Colorado and Llano Rivers and include Lake Buchanan, Inks Lake, Lake LBJ, Lake Marble Falls and Lake Travis. They are the largest chain of lakes in Texas and Lake Marble Falls hosts

one of the largest boat races in the country annually. The natural beauty of the Texas Hill Country and the lakes combine to make the area ideal for visitors, tourism, second homes and retirement homes. The economy is led by tourism and natural resources including granite mining, limestone mining and business services. Austin is the capital city of Texas and is the economic heart of Central Texas. It is the 11th most populous city in the United States and the 4th most populous city in Texas. Austin was recently named the No. 1 place to live in America for the third year in a row by Forbes, based on affordability, job prospects and quality of life. It's no secret that Austin, Texas is a hotbed for technology, startups and innovation. There are so many tech companies that Austin has been nicknamed "Silicon Hills." Apple recently announced that it is creating a \$1 billion campus with the capacity for 15,000 employees, making it the largest private employer in Austin. Austin has long been the tech center of Texas, with 6,500 startups and tech companies based here, including Dell. A number of Fortune 500 companies have headquarters or regional offices in Austin, including Amazon, Apple, Cisco, General Motors, Google, IBM, Oracle, Texas Instruments, 3M and Whole Foods Market.

IN THE NEWS

7-ELEVEN MARBLE FALLS, TX

Hill Country community ready to rock with 2,000-home development

JOHN EGAN, JULY 08, 2021 (CULTUREMAP AUSTIN)

A master-planned community will bring nearly 2,000 single-family homes, more than 900 apartments, a sports complex, and a recreation center to an 1,100-acre site near the Hill Country community of Marble Falls.

Farmers Branch-based real estate developer Centurion American Development Group said July 6 that it has selected two homebuilders for the first phase of its Thunder Rock development: DR Horton and Lennar. The first phase will feature 280 single-family homes starting in the \$250,000 range. A later phase will include 82 2- to 5-acre lots for "ranchettes."

Marble Falls, home to more than 7,000 people, is about 50 miles northwest of Austin.

"We are looking forward to having two nationally recognized homebuilders of such high caliber to build in our signature Thunder Rock development in Marble Falls," Rob Romo, vice president of Centurion American, says in a news release. Thunder Rock is being developed at the northwest corner of U.S. Highway 281 and State Highway 71 in Burnet County. Attractions in the Marble Falls area include Balcones Canyonland National Wildlife Refuge, Longhorn Cavern State Park, Turkey Bend Recreation Area, and Horseshoe Bay Resort.

EXPLORE ARTICLE



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)

Rankings measure affordability, job market and quality of life.

Washington, D.C. – U.S. News & World Report, the global authority in rankings and consumer advice, today unveiled the 2019 Best Places to Live in the United States. The new list evaluates the country's 125 most populous metropolitan areas based on affordability, job prospects and quality of life. 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.

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.

While the majority of the top 25 Best Places to Live are located in the middle of the country, the tech boom has had a regional effect on the Pacific Northwest. San Francisco, Portland, Oregon, and Seattle make the top 10 at Nos. 7, 8 and 9, respectively. Washington, D.C., which dropped from No. 8 to No. 19 this year due to a decrease in housing affordability and net migration, is the only city in the Northeast to crack the top 20. Portland, Maine, No. 23, comes in ahead of Boston, No. 27, while New York City ranks No. 90 on the list.

"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."

EXPLORE ARTICLE



DALLAS-FORT WORTH METRO

7-ELEVEN MARBLE FALLS, TX



SUBJECT PROPERTY
SEC OF HWY 281 & FM 2147



SOUTHWESTERN UNIVERSITY

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



DELL - CORPORATE CAMPUS

- ✓ Employs more than 11,100 people in the U.S
- ✓ In 2015, it was the third largest PC Vendor in the World



WHOLE FOODS HEADQUARTERS

- ✓ A USDA Certified Organic grocer in the U.S.
- ✓ 500 Locations in North America and the United Kingdom



DARRELL K ROYAL TEXAS MEMORIAL STADIUM

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



TEXAS CAPITOL HISTORICAL LANDMARK

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



SXSW CONFERENCE & FESTIVAL

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



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

ZILKER METROPOLITAN PARK TRAIL OF LIGHTS

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



BOLD STADIUM

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



CIRCUIT OF THE AMERICAS

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

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

1000 N Central Expressway
Suite 200
Dallas, TX 75205
(214) 522-7200

Los Angeles

Office

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

CALL FOR ADDITIONAL INFORMATION

Edward Benton

Vice President
(713) 263-3981

ebenton@securenetlease.com

Joe Caputo

Managing Partner
(424) 220-6432

joe@securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN MARBLE FALLS, TX

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 the owner knows.

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.