



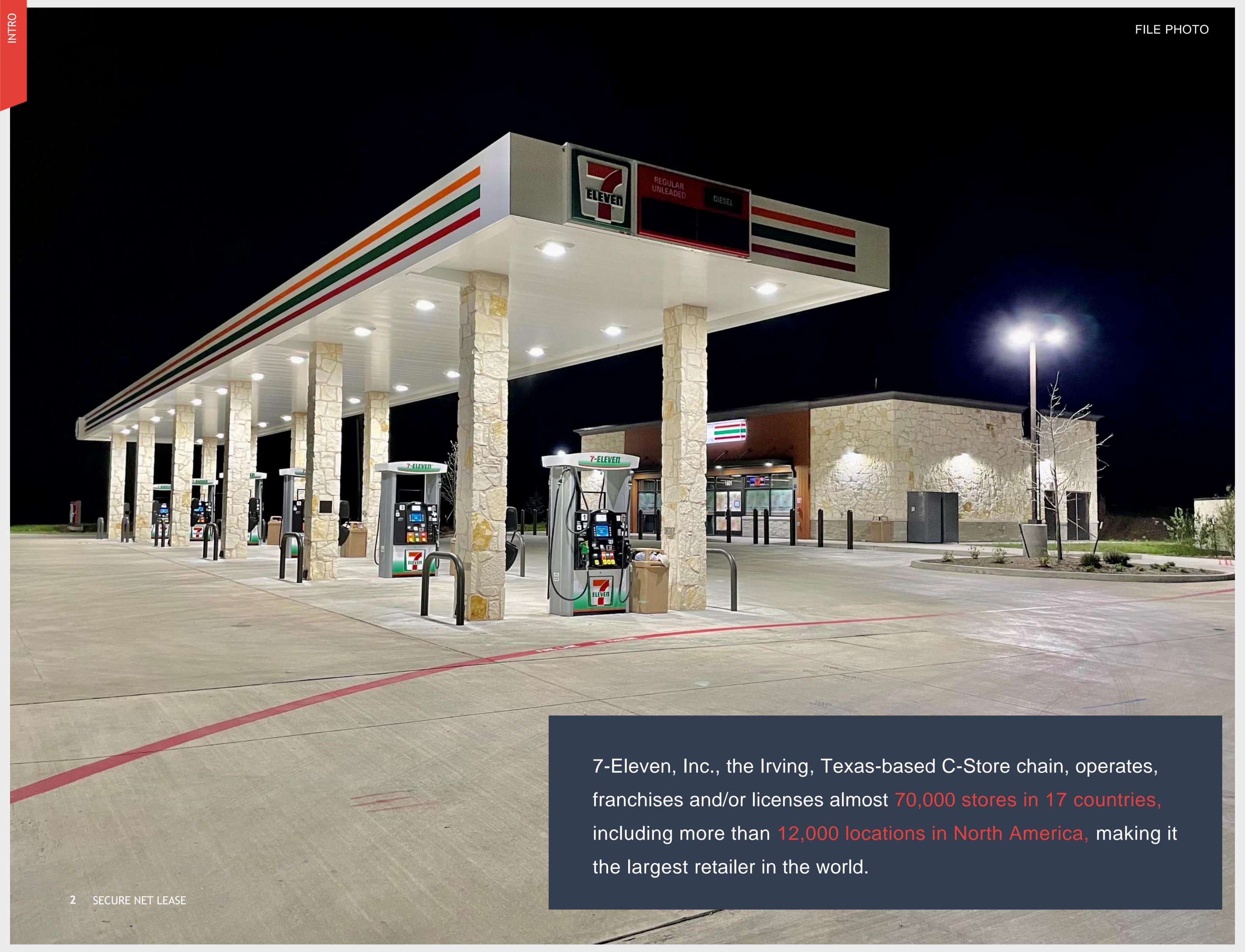
7-Eleven (S&P: AA-)

Rare Austin, TX MSA Location

\$5,206,000 | 4.40% CAP

1711 A Highway 290, Dripping Springs, TX 78620

- ✓ Brand New 15-Year Corporate Absolute NNN Lease
- ✓ 10% Rent Increases in Year 11 and All Option Periods
- ✓ Ideal 1031 Replacement Property Qualifying for Bonus Depreciation
- ✓ Rapidly Growing Austin Suburb with High Income Demographics
- ✓ Excellent Highway Location at Signalized Intersection



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 DRIPPING SPRINGS, TX

FILE PHOTO



CONTACT FOR DETAILS

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\$5,206,000

4.40% CAP

NOI

\$229,068

- ✓ New 15-year corporate absolute NNN lease with 10% rent increases starting year 11 in primary term and year 16 in renewal options.

Building Area

±4,500 SF

- ✓ 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.

Land Area

±2.12 AC

- ✓ Excellent highway location at the signalized intersection of Highway 290 and Meadow Oaks Drive which is estimated to see approximately 26,500 vehicles per day.

Year Built

2021

- ✓ Located in the affluent Austin, TX suburb of Dripping Springs with tremendously high household incomes of over \$107,000, \$118,000 and \$127,000 average household income within a one, three and five mile radius respectively.

Lease Type

Absolute NNN

- ✓ Dripping Springs is currently growing rapidly at a rate of 13.27% annually and its population has increase by 316.89% since the 2010 census.

Occupancy

100%

- ✓ Subject Property is located in the Great State of Texas which is the World's 9th largest economy with a state domestic product totaling \$1.9 trillion.

- ✓ Texas ranks #1 in the United States in: job creation, population growth, corporate expansions/locations and exports.

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 DRIPPING SPRINGS, TX

7-Eleven

Lessee: 7-Eleven, Inc.

Guarantor: 7-Eleven, Inc.

CREDIT RATING

AA-

STOCK TICKER

SVNDF

TOTAL LOCATIONS

70,000



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 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.

FILE PHOTO



IN THE NEWS

7-ELEVEN DRIPPING SPRINGS, TX

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 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 remains in high demand.

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.

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.

Since he was appointed president and CEO of 7-Eleven in 2005, DePinto has led the charge of building long-term sustainable growth in part by implementing programs designed to satisfy its franchisees and its customers.

EXPLORE ARTICLE



7-Eleven Reaches \$1B Milestone in Private Brand Sales

DANIELLE ROMANO, MARCH 03, 2021 (CONVENIENCE STORE NEWS)

7-Eleven Inc. President and CEO Joe DePinto took to Twitter to share with the world that the convenience store retailer reached a milestone: the company hit \$1 billion in private brand annual sales.

7-Eleven — which operates, franchises and/or licenses more than 71,800 stores in 17 countries, including 12,000 in North America — began its 7-Select private brand line in 2008 with just 87 items. Thirteen years later, the retailer now offers roughly 1,500 in-store items under two private brand lines, 7-Select and 24/7 Life by 7-Eleven.

The change in consumers' shopping patterns during the pandemic has reiterated the need for brands to offer value to customers.

Driven by the combination of its customers' desires, market trends and products that will most benefit its franchisees, 7-Eleven looks at categories where it feels there is untapped potential to determine which products to add to its private brand roster.

"But every product we consider for 7-Select must pass a high hurdle before we are going to offer it," Amy Werth, senior director of private brands for 7-Eleven, told Convenience Store News. "We must be confident that we have created something that is better than or equal to competing national brands, and we want to be able to offer it at a price that is more affordable."

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN DRIPPING SPRINGS, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	June 10, 2021
Lease Expiration	June 9, 2036
Lease Type	Absolute NNN
Rent Increases	10% in Year 11 & in Renewal Options
Annual Rent Years 1-10	\$229,068.00
Annual Rent Years 11-15	\$251,974.80
Option 1	\$277,172.28
Option 2	\$304,889.51
Option 3	\$335,378.46
Option 4	\$368,916.31

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.



MERRITT HILL COUNTRY
(80 UNITS)



290

DRIPPING SPRINGS MIDDLE SCHOOL
(846 STUDENTS)



 **SUBJECT PROPERTY**
1711 A HIGHWAY 290



DRIPPING SPRINGS HIGH SCHOOL
(2,148 STUDENTS)

DSYSA HOPE HANKS PARK

FOUNDERS MEMORIAL PARK



WALNUT SPRINGS ELEMENTARY SCHOOL
(739 STUDENTS)

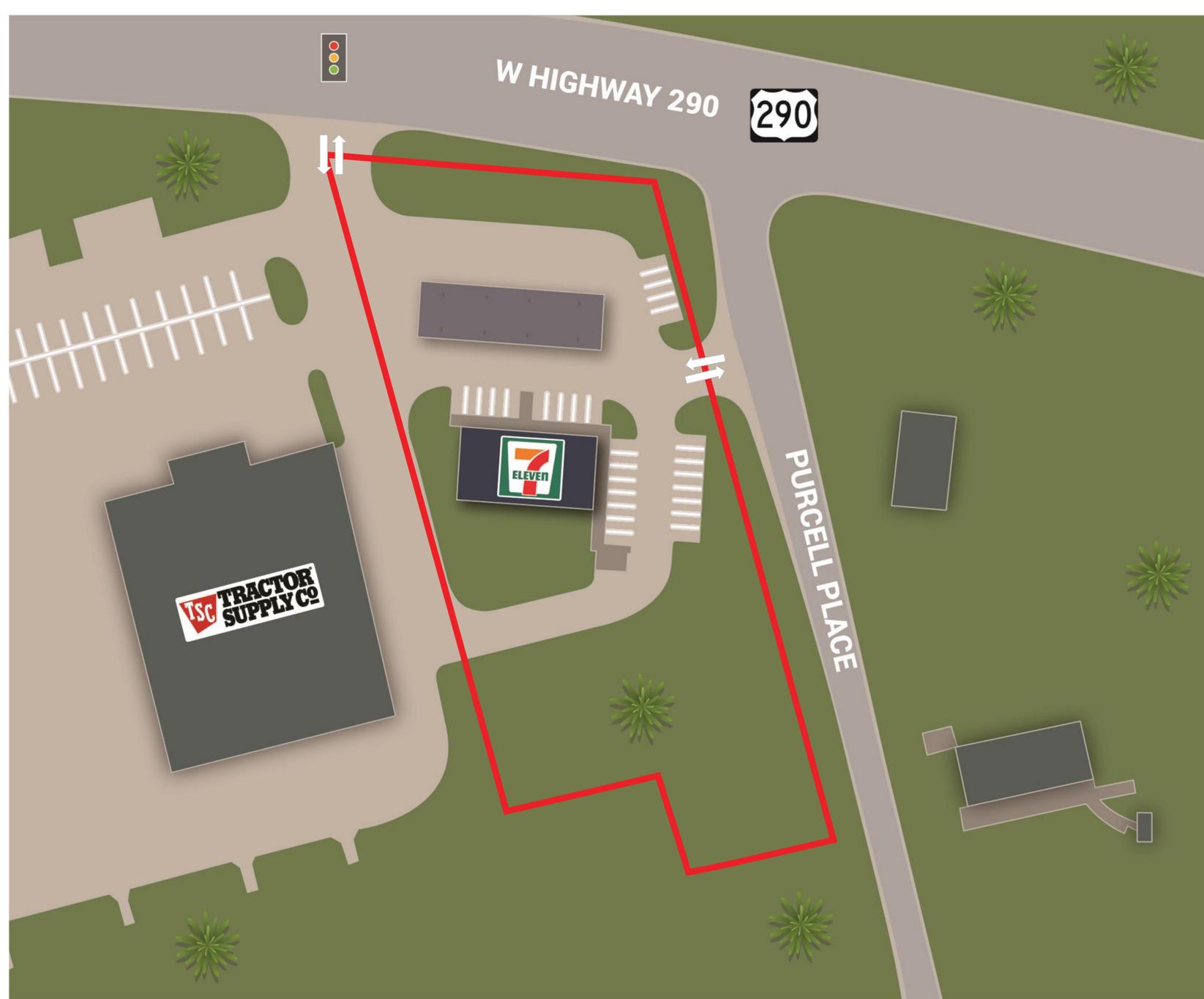
W HIGHWAY 290
± 31,804 VPD



SITE OVERVIEW

7-ELEVEN DRIPPING SPRINGS, TX

	Year Built	2021
	Building Area	±4,500 SF
	Land Area	±2.12 AC



NEIGHBORING RETAILERS

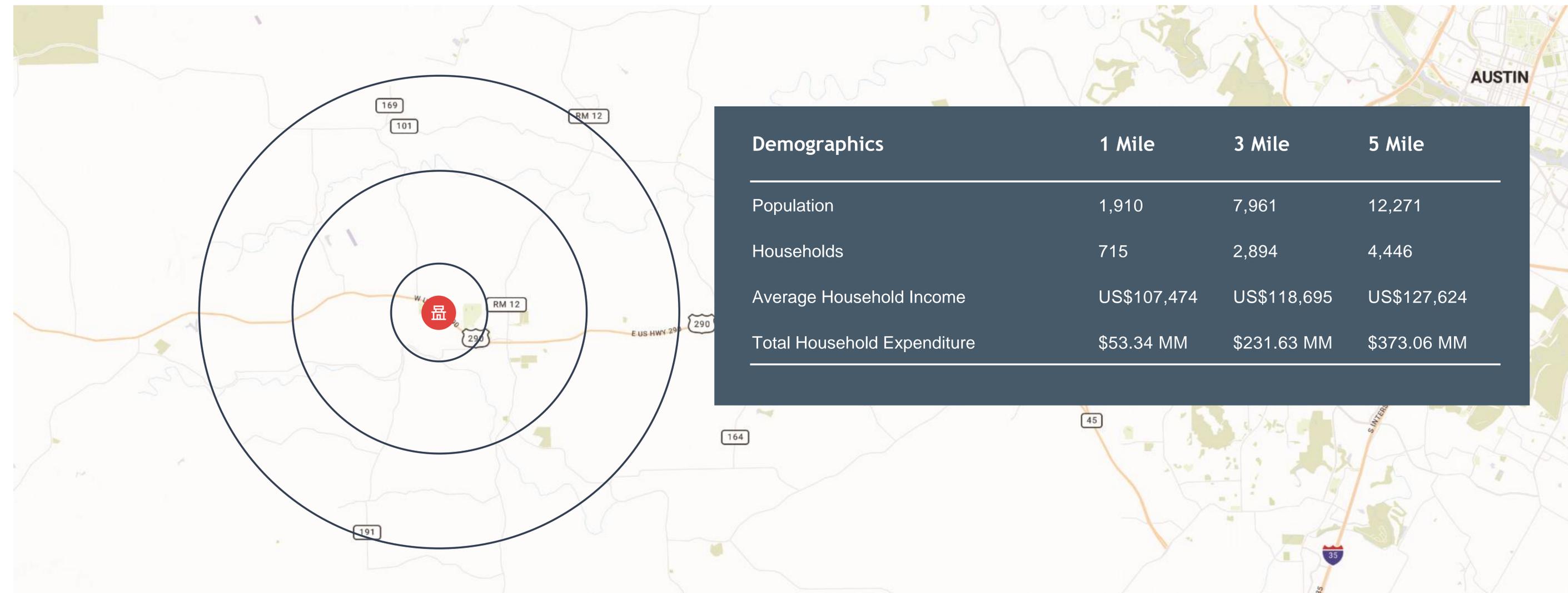
- Tractor Supply Co.
- Walgreens
- The Home Depot
- H-E-B
- Subway
- Pizza Hut
- O'Reilly Auto Parts
- Anytime Fitness
- McDonald's
- Sonic Drive-In



FILE PHOTO

LOCATION OVERVIEW

7-ELEVEN DRIPPING SPRINGS, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. State of Texas (62,853)
2. The University of Texas at Austin (23,925)
3. H-E-B (13,756)
4. City of Austin (13,531)
5. Dell Technologies (13,000)
6. Federal Government (12,795)
7. Austin Independent School District (12,227)
8. St. David's HealthCare Partnership (10,309)
9. Ascension Seton (9,947)
10. Samsung Austin Semiconductor (8,935)
11. Apple (7,000)
12. Round Rock Independent School District (6,345)
13. IBM Corp. (6,000)
14. U.S. Internal Revenue Service (5,700)
15. Travis County (5,309)

LOCATION OVERVIEW

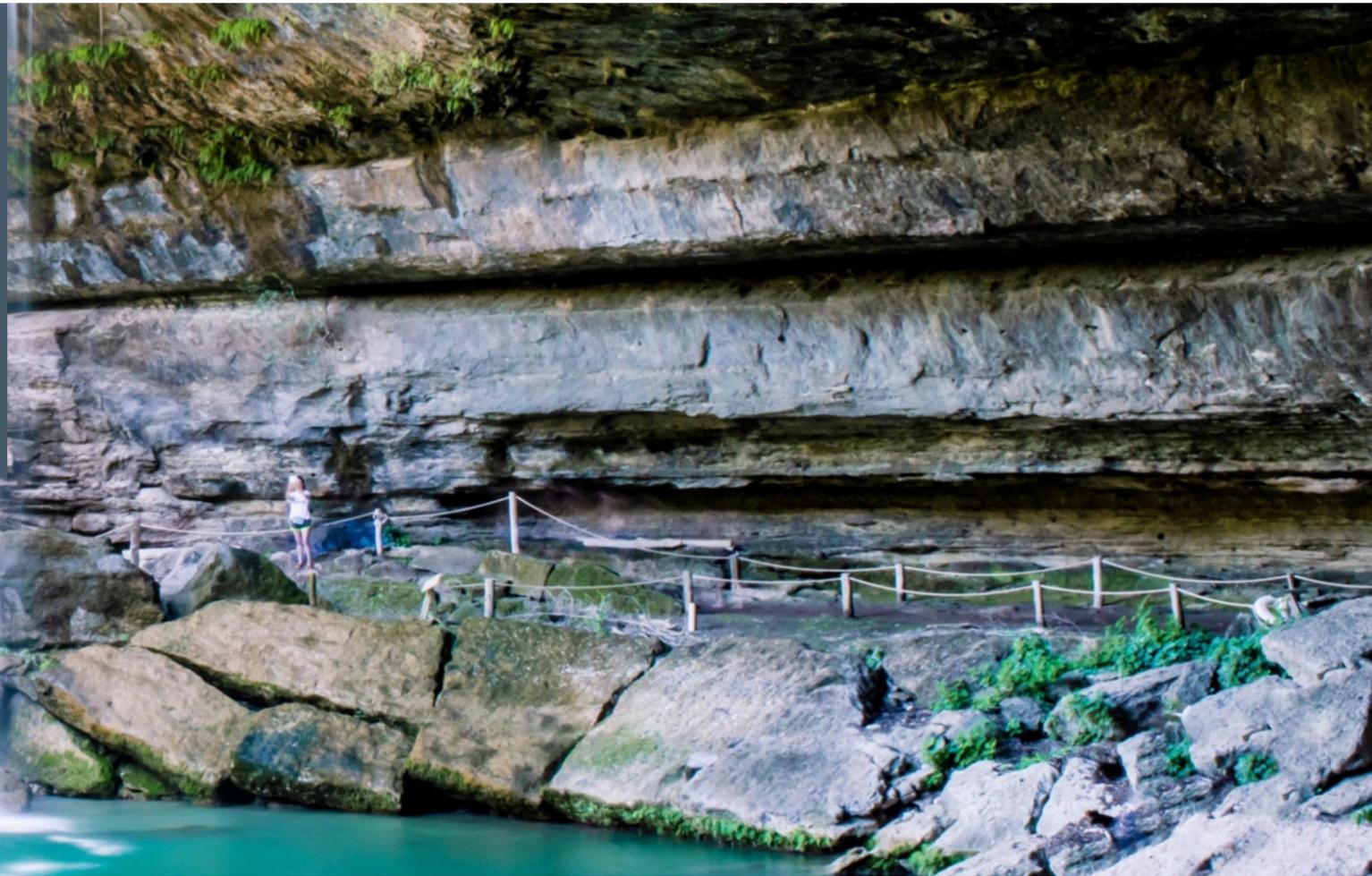
7-ELEVEN DRIPPING SPRINGS, TX

Dripping Springs

Texas

 4,667
Population

 \$64,250
Median Household Income



2015 fastest growing
U.S. city (50,000+
residents)

2015

54.5% of households
earn \$100,000+
annually

54.5%

Dripping Springs is a beautiful city located in the heart of the Texas Hill Country, and only 20 miles from Austin.

Known as the "Wedding Capital of Texas," the city is an agricultural mecca with stunning hills, lakes and parks.

A true destination for adventure and relaxation, Dripping Springs boasts over 150 options for lodging and more than 1.5 M people travel through the city each year along Hwy 290.

Visitors can climb a limestone cliff at Reimers Ranch, float in the turquoise waters of Hamilton Pool Preserve, or visit one of the many award-winning wineries in the region. Dripping Springs is home to 36 wedding venues within a 17 mile radius and 26 wineries, distilleries and breweries.

Pedernales Falls State Park is located in Dripping Springs and brings visitors from around the state with its many opportunities to hike, tube and fish. A true destination for adventure and relaxation, Dripping Springs boasts over 150 options for lodging and more than 1.5 M people travel through the city each year along Hwy 290. As a growing suburb of the state capital, Austin 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. Austin also has a highly educated workforce, thanks in part to the University of Texas and other local universities.

IN THE NEWS

7-ELEVEN DRIPPING SPRINGS, TX

H-E-B submits first plans for store on Nutty Brown property in Southwest Austin

NICHOLAS CICALÉ, MARCH 12, 2021 (COMMUNITY IMPACT)

The first set of details on a long-awaited H-E-B supermarket at the corner of Nutty Brown Road and West Hwy. 290 near Dripping Springs have been submitted to the Texas Department of Licensing and Regulation. The construction price tag for the Austin area's 33rd H-E-B is listed at \$25.8 million.

In an email to Community Impact Newspaper, H-E-B spokesperson Felicia Pena said the company is looking forward to providing **services to those along West Hwy. 290** in the future. She said the project is still in the early **stages of development**, and no further details are available at this time.

According to project details submitted March 5, H-E-B could break ground on a 105,689-square-foot store by March 2022, with a possible seven-month buildout.

In 2015, H-E-B purchased the **65-acre property**, which is currently home to the Nutty Brown Cafe & Amphitheatre, located at 12225 W. Hwy 290, Austin. At the time, the company said plans **to develop the property** were not imminent, and the amphitheater would be allowed to continue operating at the site.

Nutty Brown Cafe & Amphitheatre owner Mike Farr announced in **2014 plans** to build a new **\$10 million venue** in Round Rock. Farr secured land for the new amphitheater in 2018, and construction permits are active **through 2021**. Concerts and events are still scheduled to take place at the current Southwest Austin location but will transition to the new venue once it opens.

EXPLORE ARTICLE



Dripping Springs' population has doubled in five years, while household incomes in Austin continue to increase

NICHOLAS CICALÉ, DECEMBER 29, 2020 (COMMUNITY IMPACT)

The U.S. Census Bureau released the latest American Community Survey five-year estimates for 2014-19 on Dec. 10, with data showing the latest estimates for city populations, local income and other demographics. According to the census, data is used by local officials and communities to best plan for future changes.

In the city of Austin, estimates show that the **population has grown to 950,807**, an **10.02%** increase in the five years since 2014. That compares to **8.31% growth** in Texas over that same period.

Dripping Springs has also seen substantial growth over the past five years, helping propel Hays County's growth even above that of Austin and Travis County, while population growth the region continues to surpass growth across the state.

Within its city limits, Dripping Springs has almost doubled in size **since 2014, with 97.27%** growth over five years. The city of Sunset Valley has seen its small population drop by an estimated **149 people in five years**.

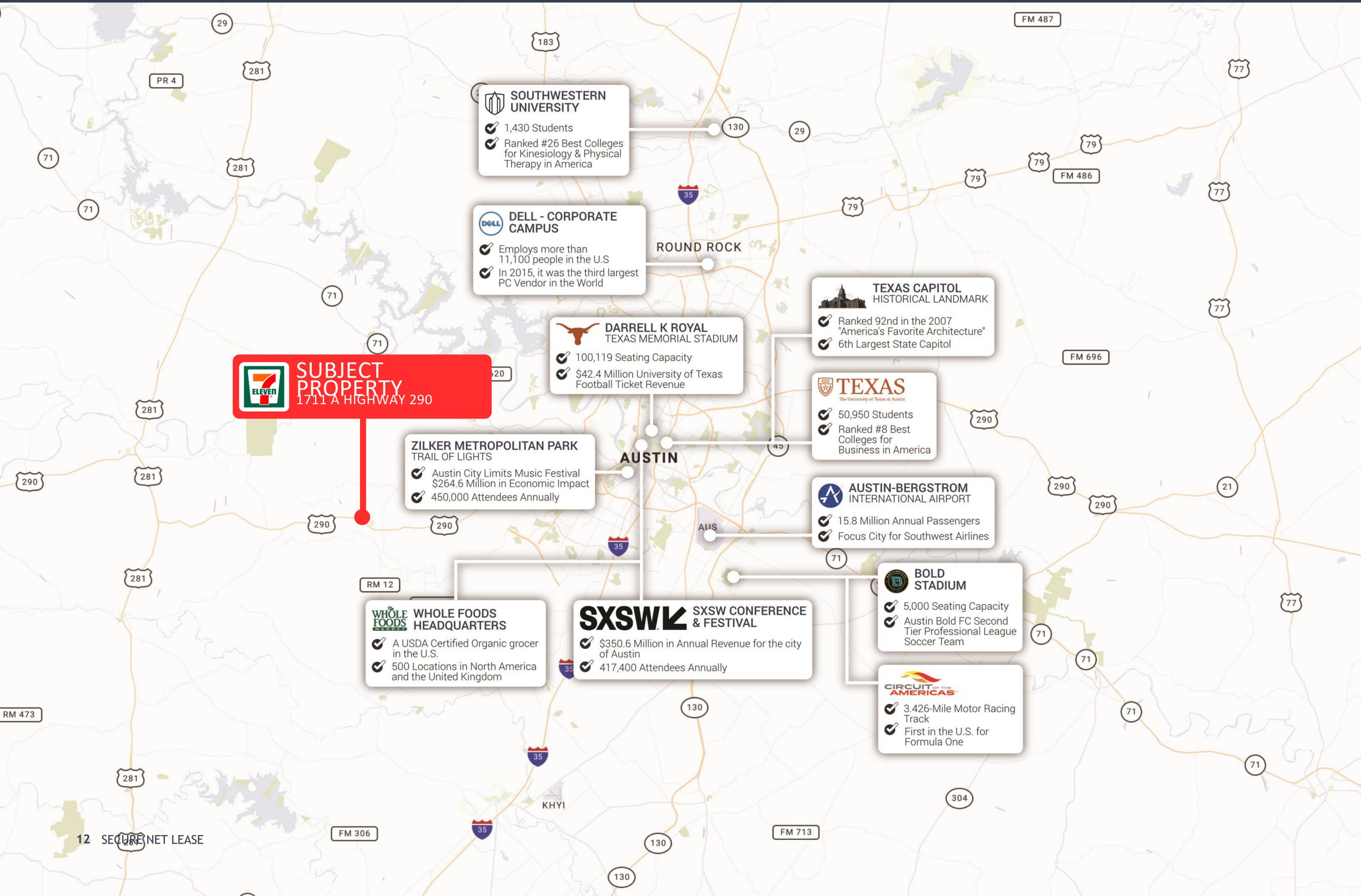
The median income of a household in Austin has increased by **29.63%** over the past five years, with households making an estimated **\$71,576 in the 2019** data. Dripping Springs has seen its median **income increase by 38.1%**, while Sunset Valley household incomes have stayed about the same.

EXPLORE ARTICLE



AUSTIN METRO AREA

7-ELEVEN DRIPPING SPRINGS, TX



 **SUBJECT PROPERTY**
1711 A HIGHWAY 290

 **WHOLE FOODS HEADQUARTERS**

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

 **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 TEXAS MEMORIAL STADIUM**

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

 **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

 **SOUTHWESTERN UNIVERSITY**

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

 **TEXAS CAPITOL HISTORICAL LANDMARK**

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

 **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

 **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

12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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

Los Angeles

Office

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TEXAS DISCLAIMER

7-ELEVEN DRIPPING SPRINGS, 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.