



# 7-Eleven (S&P: AA-)

RARE Austin, TX MSA Location

**\$6,403,000 | 4.25% CAP**

1309 Main St. Buda, TX (Austin MSA) 78610

- ✓ Brand New 15-Year Corp. Absolute NNN Lease
- ✓ 10% Rental Increases in Year 11 and All Option Periods
- ✓ Ideal 1031 Replacement Property Qualifying for Bonus Depreciation
- ✓ Rapidly Growing Austin Suburb with High Income Demographics
- ✓ Irreplaceable 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 convenience retailer in the world**.

# INVESTMENT OVERVIEW

7-ELEVEN BUDA, TX

# \$6,403,000

## 4.25% CAP

NOI

\$272,135

Building Area

±5,000 SF

Land Area

±1.13 AC

Year Built

2017

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.
- ✓ **Excellent high traffic location at the signalized intersection of Main Street and Cabelas Drive** which is estimated to see approximately 26,000 vehicles per day in front of the subject property
- ✓ **Located in the affluent Austin, TX suburb of Buda with tremendously high household incomes** of over \$108,000, \$107,000 and \$100,000 average household income within a one, three and five mile radius respectively
- ✓ **Buda, TX is currently growing rapidly** and the town's population has increased by approximately 132% since the 2010 census
- ✓ **Subject Property is located in the Great State of Texas which is the World's 9th largest economy** with a state domestic product totalling \$1.9 trillion.
- ✓ **Texas ranks #1 in the United States in:** job creation, population growth, corporate expansions/locations and exports.

## CONTACT FOR DETAILS

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**SECURE**  
NET LEASE

# TENANT OVERVIEW

7-ELEVEN BUDA, TX

## 7-Eleven

**Lessee:** 7-Eleven, Inc.

**Guarantor:** 7-Eleven, Inc.

### LOCATIONS

**70,000**

### STOCK TICKER

**SVNDY**

### CREDIT RATING

**AA- S&P**



[7-eleven.com](http://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 is also 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 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.



# IN THE NEWS

7-ELEVEN BUDA, 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 – 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.**

"We'll continue **to innovate our assortment** to provide customers with high quality products that also provide an incredible value. Congrats, team **@7eleven! #7Eleven #PrivateBrands**," **the tweet said.**

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

"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.**"

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.

EXPLORE ARTICLE



# LEASE OVERVIEW

7-ELEVEN BUDA, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	May 19, 2021
Lease Expiration	May 18, 2036
Lease Type	Absolute NNN
Rent Increases	10% in Year 11 & in Renewal Options
Annual Rent Years 1-10	\$272,135.04
Annual Rent Years 11-15	\$299,348.52
Option 1	\$329,283.36
Option 2	\$362,211.72
Option 3	\$398,432.88
Option 4	\$438,276.12

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.



BUDA ELEMENTARY SCHOOL  
(692 STUDENTS)



HISTORIC STAGECOACH PARK



**SUBJECT PROPERTY**

**Walmart Supercenter**

*Pizza Hut* *Walmart*

*Rocky Road* *Little Caesars* *Wendy's*

*Taco Bell* *KFC* *Chili's* *Panda Express*



PURPLE HEART TRAIL  
±127,344 VPD



S MAIN STREET  
±15,994 VPD



BRADFIELD VILLAGE PARK



CABELAS DRIVE  
±10,248 VPD



SILVERADO CROSSING APARTMENTS  
(300 UNITS)



HUNTINGTON APARTMENTS  
(120 UNITS)



SPRINGS AT SUNFIELD  
(256 UNITS)



# SITE OVERVIEW

7-ELEVEN BUDA, TX

 Year Built | 2017

 Building Area |  $\pm 5,000$  SF

 Land Area |  $\pm 1.13$  AC

## NEIGHBORING RETAILERS

- Walmart Supercenter
- Walgreens
- Taco Bell
- AutoZone Auto Parts
- O'Reilly Auto Parts
- Little Caesars Pizza
- Whataburger
- United States Postal Service
- H-E-B
- Panda Express



# LOCATION OVERVIEW

7-ELEVEN BUDA, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Capital Excavation (315)
2. H-E-B Grocery (249)
3. Wal-Mart (240)
4. ProBuild (222)
5. Fat Quarter Shop (215)
6. Cabela's (196)
7. Texas Lehigh (180)
8. US Food Service (159)
9. Ascension Seton (9,947)
10. Hays Community YMCA (157)
11. Capital Spectrum (150)

# LOCATION OVERVIEW

7-ELEVEN BUDA, TX



**Buda**  
Texas

 **14,503**  
Population

 **\$84,011**  
Median Household Income

One of the biggest attractions in Buda is Downtown Buda, which is a **nationally recognized historic site**.

Because of the scenery, lifestyle, and many public parks, Buda has become known as **"The Outdoor Capital of Texas"**.

## The City of Buda is located on Interstate Highway 35 – 20 minutes of downtown Austin in northeastern Hays County.

The City was formally established on April 1, 1881, when Cornelia Trimble donated land for a town site at an International-Great Northern Railroad depot.

**Buda is considered one of the fastest-growing cities in Texas.**

Phillip J. Allen had settled the area, which was originally part of the Mexican land grant to Stephen B. von Eggleston, as early as 1846. The first community center in this part of the county, Mountain City, developed before the Civil War, but it was rapidly depopulated as its residents and businesses flocked to the new rail depot, which took the name of Du Pre.

Folklore has it that the name originated in 1880, when, as the railroad pushed into Hays County, the postmaster at Mountain City approached a railroad official and requested, "Do, pray, give us a depot." In 1887, at the request of the post office department, the name was changed to Buda. The common explanation for the new name is that it derives from Spanish *viuda*, or widow. The town had gained a reputation as a popular eating stop for rail travelers, and the name may refer to a pair of widows who cooked at the Carrington Hotel in the 1880s. The provisions of supplies and services to surrounding dairy farms and ranches was the basis of the local economy, and at different times the community supported mills, hotels, banks, a lumberyard, two newspapers, a cheese factory, a movie theatre, and a skating rink. In 1928 local businesses organized a Chamber of Commerce. Buda remained an active commercial center and railroad depot until the Great Depression. In the past two decades, Buda has seen tremendous residential, commercial, and industrial growth as it becomes one of the premier locations to live, work and play in Central Texas. Close proximity to Downtown Austin, Austin Bergstrom International Airport, Interstate 35 and SH-45 have allowed Buda to undergo a rapid transformation from a small rural community to a thriving community. Buda has been fortunate and had the foresight to plan for growth while maintaining its history charm and small town feeling.

# IN THE NEWS

7-ELEVEN BUDA, TX

## Why You Should Live in Buda

JUNE 15, 2020 (AUSTIN MONTHLY)

The conversion of decaying metal sheds, silos, and a cotton gin building into the thriving 27,000-square-foot Buda Mill & Grain Co. is a testament to the sweeping changes taking place 17 miles south of Austin. Once only associated with Cabela's, Buda can now point a revitalized downtown with six blocks of historic 19th-century buildings (sporting such landmarks as the Buda Soda Fountain), as well as the aforementioned Buda Mill & Grain Co. industrial complex with its many high-end restaurants and shops.

But the **"Outdoor Capital of Texas"** also offers more park land per capita than anywhere else in the state. That's why working families and empty-nesters are now flocking to this enclave that is **home to reputable companies** (Deep Eddy Vodka distillery, Cen tex Materials), **exciting new developments, and plenty of green space.**

Perfect for empty-nesters and working families, here's why Buda is on our list for best Austin suburbs.

### PROS

- Affordability, with new homes in the \$200,000 to \$300,000 range
- Small community with a slower pace of life
- Scenic views in 13 parks spread over 268 acres of land
- Better for home-owners who want more land and less condensed housing areas

### FUN FACT

Founded by freed slaves in 1870, the 490-acre Antioch Colony is one of the few freedmen communities in Texas where direct descendants still reside. Segregation and a lack of electricity persisted until the early 1960s.

EXPLORE ARTICLE



## New Amazon delivery station bringing hundreds of jobs to Buda

DREW KNIGHT, JUNE 11, 2020 (KVUE)

The Buda Economic Development Corporation announced on Thursday Amazon would be leasing a 305,000 square-foot facility at 2956 Main St., Park 35, later this year.

**"We are proud that Amazon selected Buda, bringing hundreds of good-paying jobs and opportunities for Buda residents,"** said Jennifer Storm, Buda EDC board of directors president.

The new delivery station will be creating **hundreds of permanent, full-time jobs** in addition to **powering** local small businesses and independent contractors.

According to the Buda EDC, these delivery stations enable Amazon Logistics to **supplement capacity and flexibility to Amazon's delivery capabilities.**

Amazon is continuing to boost its presence in Central Texas, now opening a new facility in Buda later this year.

"The Buda EDC stands ready to **help all businesses, big or small**, locate or expand in Buda," said Storm. "Amazon's selection affirms that Buda is well-positioned for **growth with a prime location**, a qualified workforce and a pro-business environment."

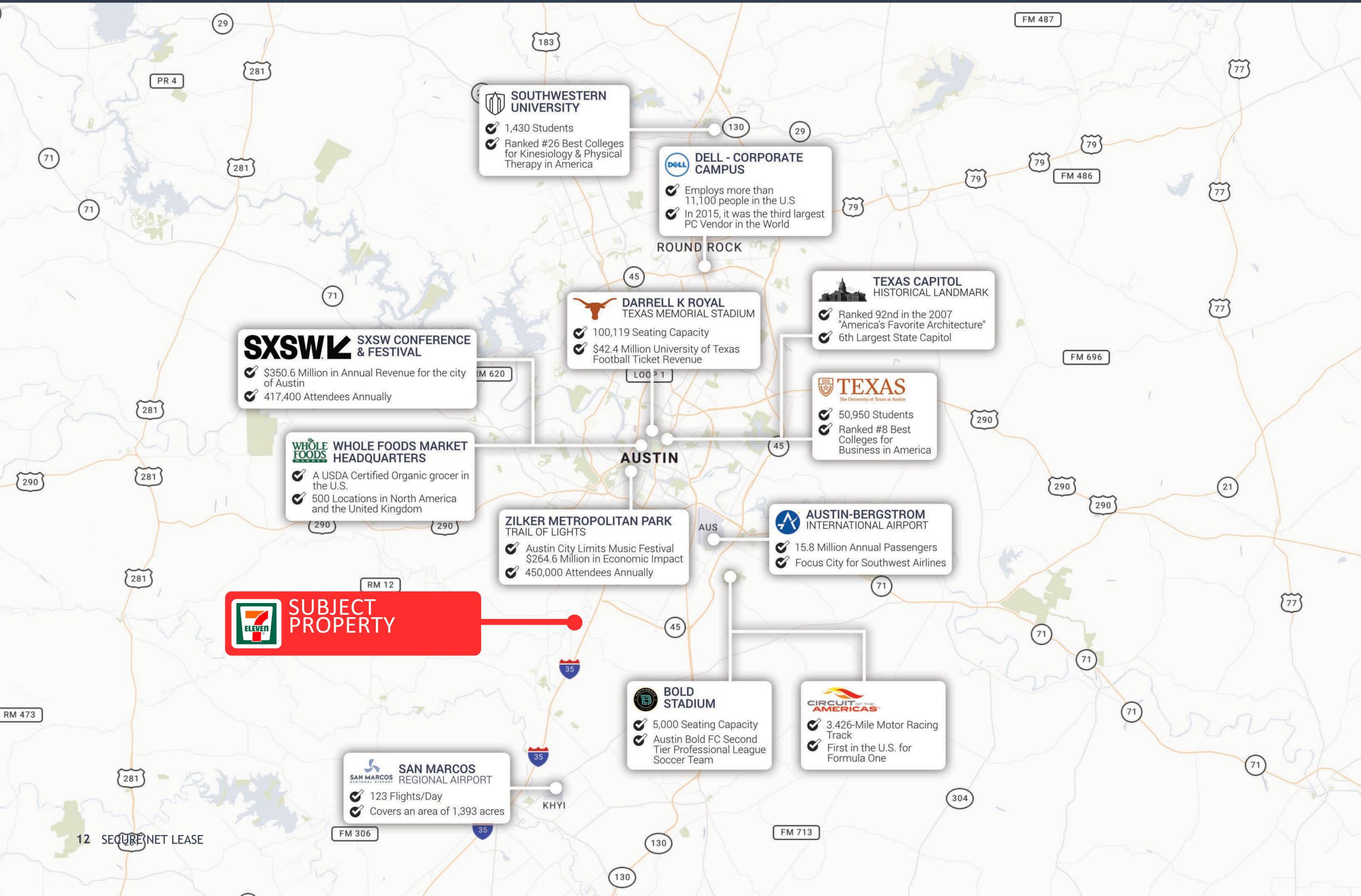
This comes just a few days after the Round Rock Chamber confirmed Amazon would also be building a delivery station in Round Rock. This campus is about **441,000 square feet** and will be located off of Interstate 35 and Old Settlers Boulevard.

EXPLORE ARTICLE



# AUSTIN METRO AREA

7-ELEVEN BUDA, TX



**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

**TEXAS CAPITOL HISTORICAL LANDMARK**

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

**DARRELL K ROYAL TEXAS MEMORIAL STADIUM**

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

**TEXAS**  
The University of Texas at Austin

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

**SXSW** SXSW CONFERENCE & FESTIVAL

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

**WHOLE FOODS MARKET HEADQUARTERS**

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

**ZILKER METROPOLITAN PARK TRAIL OF LIGHTS**

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

**AUSTIN-BERGSTROM INTERNATIONAL AIRPORT**

- ✓ 15.8 Million Annual Passengers
- ✓ Focus City for Southwest Airlines

**7-ELEVEN** SUBJECT PROPERTY

**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

**SAN MARCOS REGIONAL AIRPORT**

- ✓ 123 Flights/Day
- ✓ Covers an area of 1,393 acres

12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

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El Segundo, CA 90245  
(424) 224-6430

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# TEXAS DISCLAIMER

7-ELEVEN BUDA, 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.