



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

5th Largest MSA in Texas

**\$5,417,000 | 4.35% CAP**

4524 South Ware Road, McAllen, TX 78503

- ✓ **New Fifteen Year Corporate Absolute NNN Lease**
- ✓ **7.5% Rental Increases in Year 11 and All Option Periods**
- ✓ **Ideal 1031 Replacement Property Qualifying for Bonus Depreciation**
- ✓ **Rio Grande Valley is One of the Fastest Growing Regions in America**
- ✓ **McAllen is the twenty-first most populous city in Texas and the largest city in Hidalgo County**

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 MCALLEN, TX

File Photo



## CONTACT FOR DETAILS

**Edward Benton**

Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

# \$5,417,000

## 4.35% CAP

NOI

\$235,657

Building Area

±4,971 SF

Land Area

±1.204 AC

Year Built

2005

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **New 15-year corporate absolute NNN lease** with 7.5% 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.
- ✓ **The Rio Grande Valley continues to be one of the fastest growing regions in America** – the combined McAllen-Edinburg-Mission metro area became the 5th largest MSA in Texas during 2015.
- ✓ **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.
- ✓ **The cost of living in McAllen is 16.2% lower than the national average**, making McAllen an affordable place of buyers of all walks of life.
- ✓ **McAllen is within close proximity to five higher educational institutions** – The University of Texas-Rio Grande Valley, The University of Texas-Brownsville, Texas Southmost College, Texas State Technical College and South Texas College.

\*Seller cannot close escrow on this property before September 17, 2021

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 MCALLEN, 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.

File Photo



# IN THE NEWS

7-ELEVEN MCALLEN, 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 Charges Ahead With Massive Electric Vehicle Installation Project

JUNE 01, 2021 (CONVENIENCE STORE NEWS)

**The convenience retailer is adding 500 fast chargers at 250 c-stores by the end of 2022. The convenience retailer will own and operate the new DCFC ports. They will build upon 7-Eleven's 22 electric vehicle (EV) charging stations located at 14 c-stores in four states.**

"7-Eleven has always been a leader in new ideas and technology to better serve the needs of our customers," said 7-Eleven President and CEO Joe DePinto. **"Adding 500 charging ports at 250 7-Eleven stores** will make EV charging **more convenient** and help accelerate broader adoption of EVs and alternative fuels. We are committed to the communities we serve and to working **toward a more sustainable future.**"

7-Eleven Inc.'s latest initiative calls for installing at least 500 Direct Current Fast Charging (DCFC) ports at 250 select convenience stores in the United States and Canada by the end of 2022.

Additionally, the company pledged recently to meet a **50-percent reduction of carbon emissions by 2030**. The pledge more than doubles **7-Eleven's 2016 goal** to **achieve a 20-percent reduction** of carbon emissions from its stores by 2027.

7-Eleven reached that reduction goal in 2019, eight years ahead of schedule.

"7-Eleven's legacy is **bringing convenience to the customer**, and that continues to evolve — from ice on a dock in 1927 to electricity for your car today," DePinto said. **"7-Eleven's rapid expansion of EV charging ports** across the country is good for our customers and our planet and it's the right thing to do."

EXPLORE ARTICLE



# LEASE OVERVIEW

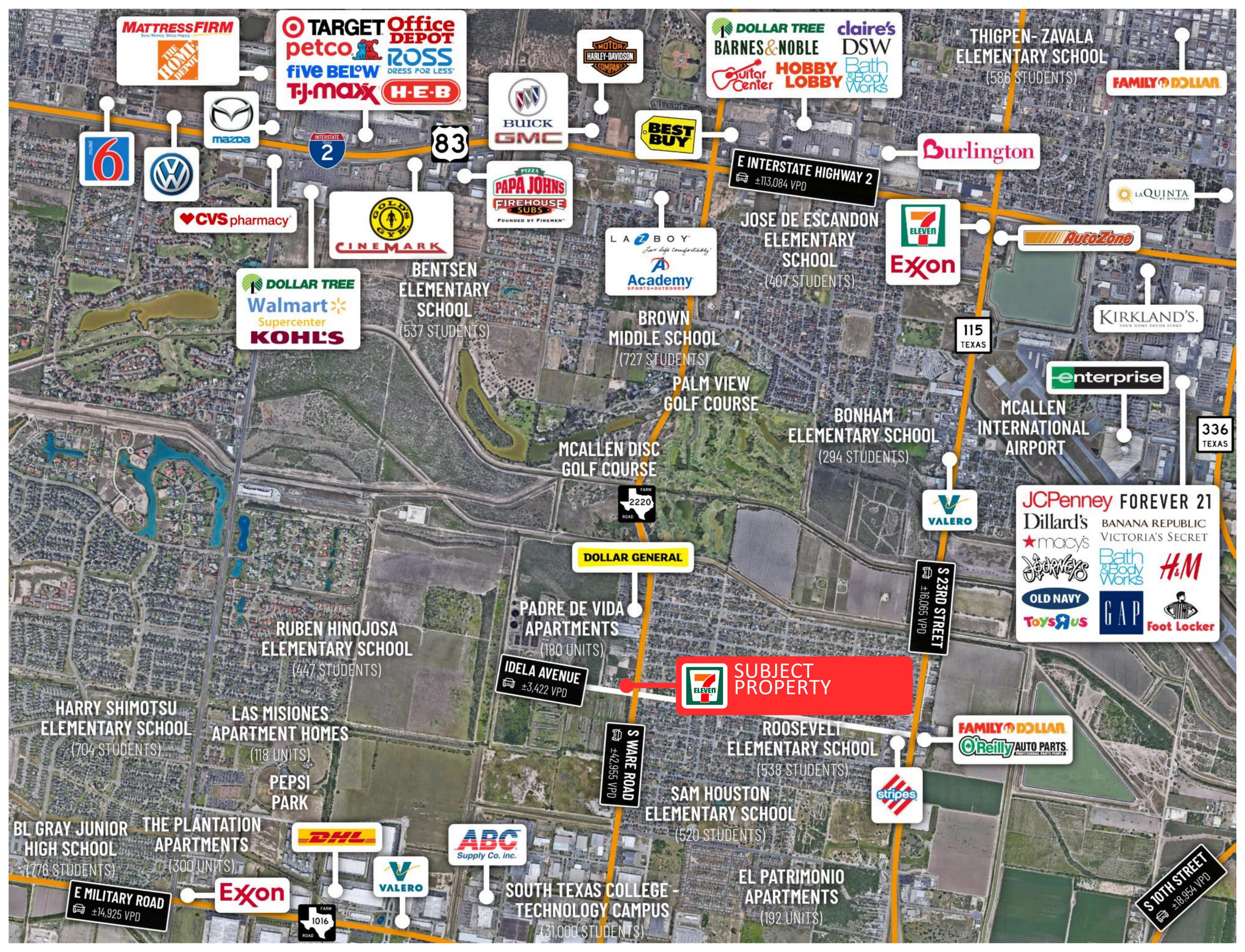
7-ELEVEN MCALLEN, TX

|                         |   |
|-------------------------|---|
| Initial Lease Term      | 15-Years, Plus (4), 5-Year Options to Renew |
| Rent Commencement       | October 1, 2020                             |
| Lease Expiration        | September 30, 2035                          |
| Lease Type              | Absolute NNN                                |
| Rent Increases          | 7.5% in Year 11 & in Renewal Options        |
| Annual Rent Years 1-10  | \$235,657.00                                |
| Annual Rent Years 11-15 | \$253,331.28                                |
| Option 1                | \$272,331.12                                |
| Option 2                | \$292,755.95                                |
| Option 3                | \$314,712.65                                |
| Option 4                | \$338,316.10                                |

\*Seller cannot close escrow on this property before September 17, 2021

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**MATTRESS FIRM**  
Save Money. Sleep Right.  
**THE HOME DEPOT**

**TARGET**  
**petco**  
**five BELOW**  
**T.J. MAXX**  
**Office DEPOT**  
**ROSS**  
DRESS FOR LESS!  
**H-E-B**

**DOLLAR TREE**  
**BARNES & NOBLE**  
**claire's**  
**DSW**  
**Guitar Center**  
**HOBBY LOBBY**  
**Bath & Body Works**

**THIGPEN-ZAVALA**  
**ELEMENTARY SCHOOL**  
(586 STUDENTS)

**FAMILY DOLLAR**

**6**

**VW**

**Mazda**

**INTERSTATE 2**

**83**

**BUICK GMC**

**MOTOR HARLEY-DAVIDSON COMPANY**

**BEST BUY**

**E INTERSTATE HIGHWAY 2**  
±113,084 VPD

**Burlington**

**CVS pharmacy**

**GOLDS GYM**  
**CINEMARK**

**PAPA JOHN'S**  
**FIREHOUSE SUBS**  
FOUNDED BY FIREMEN™

**LA BOY**  
*Live life comfortably.*  
**Academy**  
SPORTS • OUTDOORS

**JOSE DE ESCANDON**  
**ELEMENTARY SCHOOL**  
(407 STUDENTS)

**7 ELEVEN**  
**Exxon**

**AutoZone**

**LAQUINTA**  
BY WYNDHAM

**DOLLAR TREE**  
**Walmart**  
Supercenter  
**KOHL'S**

**BENTSEN**  
**ELEMENTARY SCHOOL**  
(537 STUDENTS)

**BROWN**  
**MIDDLE SCHOOL**  
(727 STUDENTS)

**PALM VIEW**  
**GOLF COURSE**

**BONHAM**  
**ELEMENTARY SCHOOL**  
(294 STUDENTS)

**115 TEXAS**

**KIRKLAND'S**  
YOUR HOME DECOR STORE

**enterprise**

**336 TEXAS**

**MCALLEN DISC**  
**GOLF COURSE**

**FARM ROAD 2220**

**DOLLAR GENERAL**

**PADRE DE VIDA**  
**APARTMENTS**  
(180 UNITS)

**IDELA AVENUE**  
±3,422 VPD

**7 ELEVEN**  
**SUBJECT PROPERTY**

**VALERO**

**JCPenney** **FOREVER 21**  
**Dillard's** **BANANA REPUBLIC**  
**macy's** **VICTORIA'S SECRET**  
**Jockey** **Bath & Body Works** **H&M**  
**OLD NAVY** **GAP** **Foot Locker**  
**Toys R Us**

**S 23RD STREET**  
±16,905 VPD

**RUBEN HINOJOSA**  
**ELEMENTARY SCHOOL**  
(447 STUDENTS)

**HARRY SHIMOTSU**  
**ELEMENTARY SCHOOL**  
(704 STUDENTS)

**LAS MISIONES**  
**APARTMENT HOMES**  
(118 UNITS)

**PEPSI**  
**PARK**

**S WARE ROAD**  
±42,955 VPD

**ROOSEVELT**  
**ELEMENTARY SCHOOL**  
(538 STUDENTS)

**FAMILY DOLLAR**  
**O'Reilly AUTO PARTS**  
PROFESSIONAL PARTS. PEOPLE.

**stripes**

**SAM HOUSTON**  
**ELEMENTARY SCHOOL**  
(520 STUDENTS)

**BL GRAY JUNIOR**  
**HIGH SCHOOL**  
(776 STUDENTS)

**THE PLANTATION**  
**APARTMENTS**  
(300 UNITS)

**DHL**

**ABC**  
Supply Co. inc.

**SOUTH TEXAS COLLEGE**  
**TECHNOLOGY CAMPUS**  
(31,000 STUDENTS)

**EL PATRIMONIO**  
**APARTMENTS**  
(192 UNITS)

**Exxon**

**VALERO**

**E MILITARY ROAD**  
±14,925 VPD

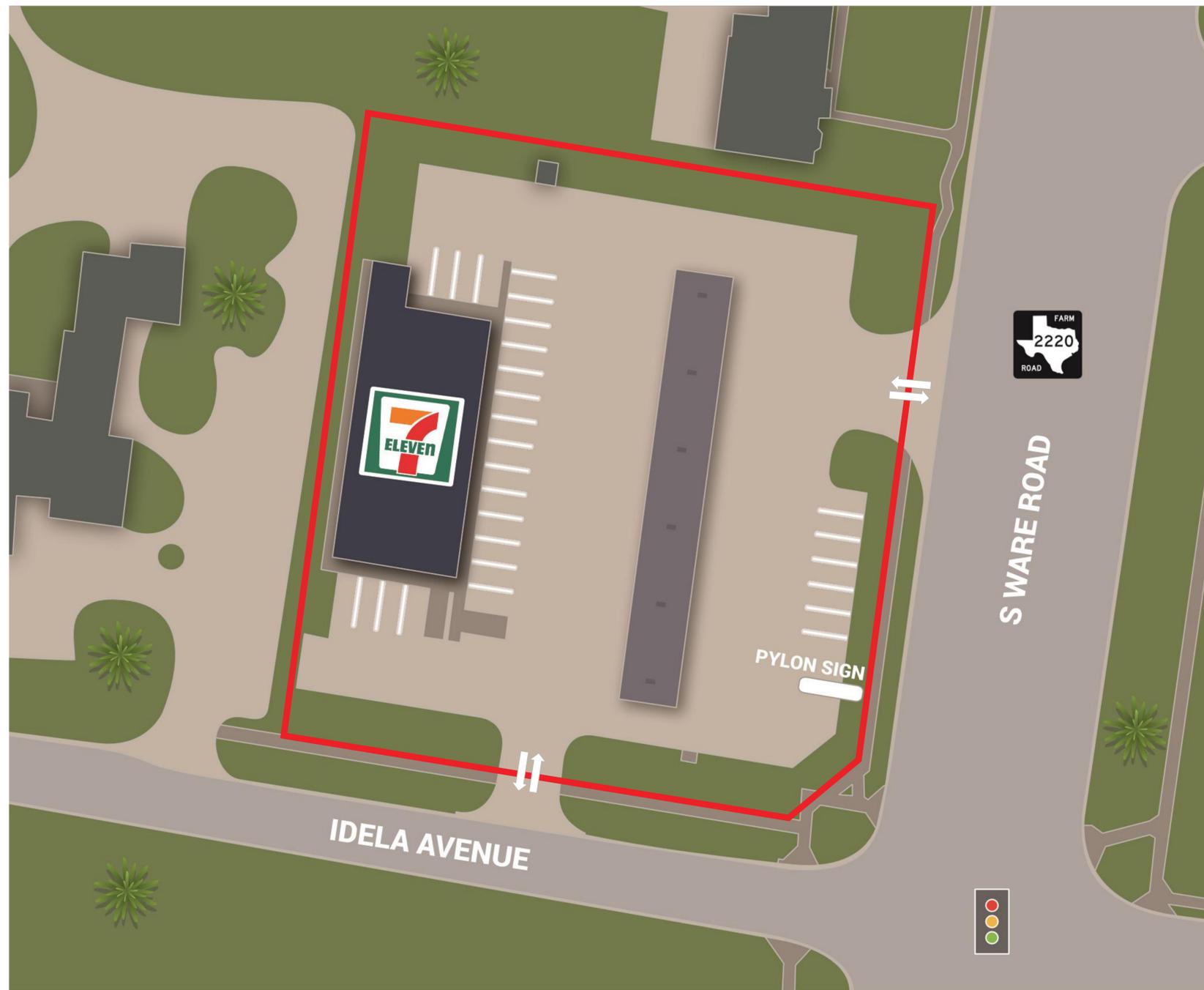
**FARM ROAD 1016**

**S 10TH STREET**  
±18,954 VPD

# SITE OVERVIEW

7-ELEVEN MCALLEN, TX

|   |               |           |
|---|---------------|-----------|
|  | Year Built    | 2005      |
|  | Building Area | ±4,971 SF |
|  | Land Area     | ±1.204 AC |



## NEIGHBORING RETAILERS

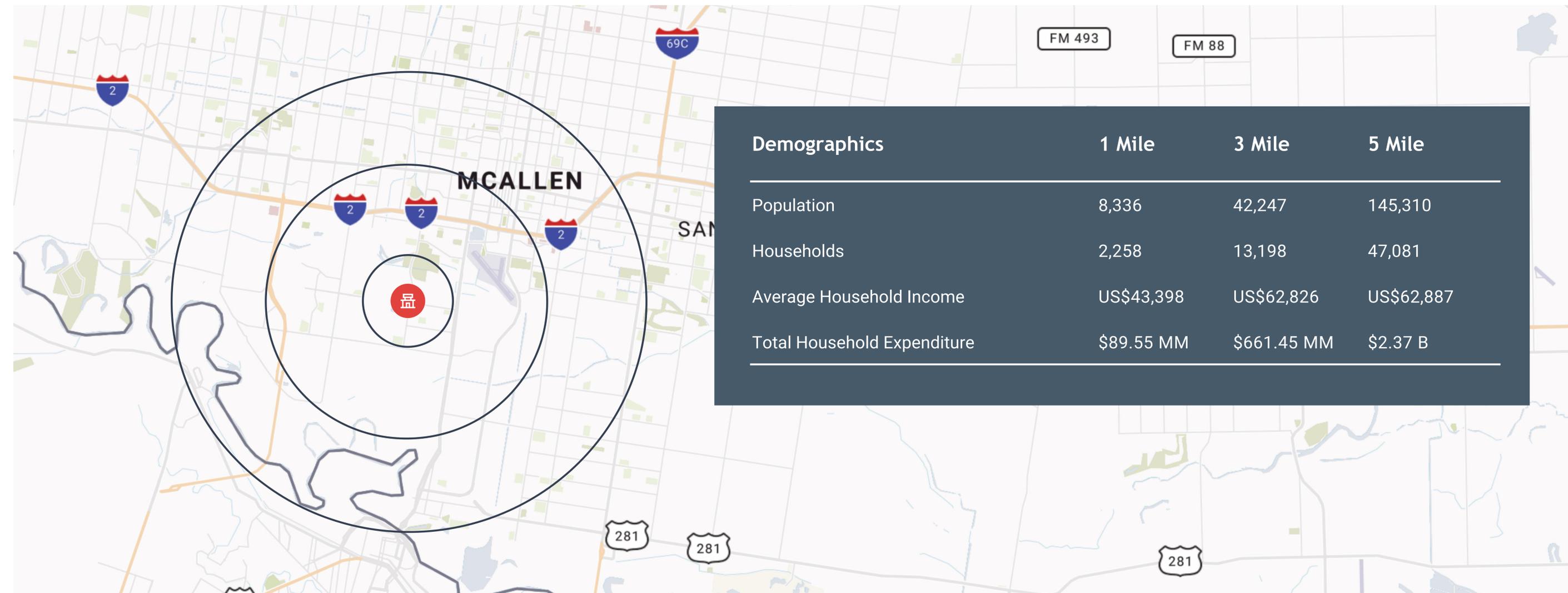
- Target
- Petco
- Office Depot
- T.J.Maxx
- ROSS Dress For Less
- Hobby Lobby
- Five Below
- The Home Depot
- H-E-B
- Macy's



File Photo

# LOCATION OVERVIEW

7-ELEVEN MCALLEN, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Edinburg Consolidated I.S.D (3600)
- 2. McAllen Independent School District (3595)
- 3. Edinburg Regional Medical Center (3000)
- 4. University of Texas Pan American (2850)
- 5. McAllen Medical Center (2800)
- 6. Hidalgo County (2211)
- 7. Mission Consolidated I.S.D (2140)
- 8. City of McAllen (1801)
- 9. Walmart (1000)
- 10. Columbia Rio Grande Regional Hospital (975)
- 11. South Texas College (811)
- 12. T-Mobile (720)
- 13. H-E-B (380)
- 14. Dillards (345)
- 15. Foleys (350)

# LOCATION OVERVIEW

7-ELEVEN MCALLEN, TX

McAllen  
Texas

142  
Population

\$43,476  
Median Household Income



According to Forbes, McAllen is the third best city in Texas for job growth with an annual growth projected at 3.9%.

3.9%

The cost of living in McAllen is 16.2% lower than the national average, making McAllen an affordable place of buyers of all walks of life.

16.2%

## McAllen is the largest city in Hidalgo County and the 22nd most populous city in Texas.

It is located at the southern tip of the state in the Rio Grande Valley.

**The McAllen area is dominated by local agriculture, border-zone factories, and commerce related to the port of entry at Reynosa in to Mexico.**

The city limits extend to the south to the Rio Grande, across from the Mexican city of Reynosa. The McAllen area is dominated by local agriculture, border-zone factories, and commerce related to the port of entry at Reynosa in to Mexico.

Like other border towns the area has a dominant Hispanic heritage, high growth rate and a low cost of living. McAllen is the center of a broad, flat agricultural area known locally as "The Valley" dotted with vegetable and citrus growing interspersed with small towns and expanding suburbs. Edinburg, 5 miles north is home to the University of Texas Pan American campus, the largest higher education facility in South Texas. The area serves many needs, including shopping of wealthy Mexican residents. The metro has a diverse employment base, including sectors healthcare, retail and trade. GE Aviation and Royal Technologies Corporation have major manufacturing facilities providing hundreds of jobs. South Texas College is also located within McAllen. It regularly receives grants to provide equipment upgrades and manufacturing training to local residents. Texas A&M University opened a satellite campus in the new master-planned community of Tres Lagos.

# IN THE NEWS

7-ELEVEN MCALLEN, TX

## McAllen ranks in top 10 list of safest cities in America

SAMANTHA GARZA, APRIL 13, 2021 (VALLEY CENTRAL)

In 2019, the city ranked the tenth position, which means they moved up a spot for 2020.

"I am so proud of the brave, hardworking McAllen Police Officers who, not only protect and serve our community and its residents on a daily basis but also, have kept our crime rate dropping each year to the lowest it has ever been in the past 36 years... McAllen is safe and secure."

**McAllen is the only top Texas city** that is located outside of Collin County which is , according to the website.

The city of McAllen was ranked the ninth safest city in the U.S. by SmartAsset.com

"McAllen has the lowest drug poisoning mortality rate, with only **3.5 drug deaths for every 100,000 residents**. But it ranks in the bottom half of this study for vehicular mortality rate, with **10.6 deaths for every 100,000," stated the website.**

EXPLORE ARTICLE



## McAllen and Brownsville ranked 'safest cities' according to research

DECEMBER 01, 2020 (VALLEY CENTRAL)

F.B.I. data ranked border cities, McAllen and Brownsville as one of the "safest cities in the country."

The City of Brownsville ranks in the Top 10 whereas the City of McAllen ranks in the Top 20, according to 2019 data.

Brownsville Police Chief Felix Saucedo credits the community for their recognition, "We are the community, the community is us. We have to give them all the **credit in the world for accomplishing the statistics.**"

"We recorded our lowest crime in thirty-five years," said Rodriguez. "We have a city commission that is very dedicated to making public safety number one on their agenda."

McAllen showed a **low violent and property crime rate compared** to past years says McAllen Chief of Police, Victor Rodriguez.

Having state, local and federal agencies work together has attributed to keeping the **crime rate low, added Rodriguez.**

EXPLORE ARTICLE



# MCALLEN-EDINBURG-MISSION

7-ELEVEN MCALLEN, TX



 **SUBJECT PROPERTY**

 **Mission Regional Medical Center**

- ✓ 297 Beds in the Hospital
- ✓ It is recognized for excellence in orthopedic surgery and women's health care services

**MCALLEN MEMORIAL STADIUM**

- ✓ 13,500 Seating Capacity
- ✓ It is the Largest Stadium in the Rio Grande Valley

 **DHRHealth**

- ✓ 519 Beds in the Hospital
- ✓ It is known for patient-centered care, world-class clinical expertise and leading innovation

**The University of Texas Rio Grande Valley**

- ✓ 29,619 Students
- ✓ Offers 64 Bachelor's, 49 Master's & 4 Doctoral Programs

 **H-E-B**

- ✓ 9,735 Seating Capacity
- ✓ Home stadium of Rio Grande Valley FC Toros

 **BERT OGDEN ARENA**

- ✓ 9,000 Seating Capacity
- ✓ Home stadium for Rio Grande Valley Vipers of the NBA G League

 **SOUTH TEXAS HEALTH SYSTEM MCALLEN**

- ✓ 441 Beds in the Hospital
- ✓ One of America's 100 Best Hospitals for Cardiac Care™ for 4 years in a row (2017-2020)

 **McAllen International Airport**

- ✓ 174 Flights/Day
- ✓ Approximately 2.4 Million People pass through the Terminal Annually

CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

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

## Los Angeles

### Office

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

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CALL FOR ADDITIONAL INFORMATION

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Vice President  
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[ebenton@securenetlease.com](mailto:ebenton@securenetlease.com)

# TEXAS DISCLAIMER

7-ELEVEN MCALLEN, 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.