



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

5th Largest MSA in Texas

**\$6,315,000 | 4.35% CAP**

1901 W. 3 Mile Line Rd., Mission TX 78573

- ✓ **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**
- ✓ **Excellent Hard Corner 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 MISSION, TX

File Photo



## CONTACT FOR DETAILS

**Edward Benton**

Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

# \$6,315,000

## 4.35% CAP

NOI

\$274,719

Building Area

±5,250 SF

Land Area

±1.206 AC

Year Built

2004

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
- ✓ **Strategically located along dense retail corridor** and adjacent to Palmview High School and Lloyd M. Bentson Elementary.
- ✓ **Excellent hard corner location** at the signalized intersection of West 3 Mile Line Road and Inspiration Road with traffic count of over 33,000 vehicles per day
- ✓ **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

\*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 MISSION, 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 MISSION, 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 MISSION, 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	\$274,719.00
Annual Rent Years 11-15	\$295,322.93
Option 1	\$317,472.14
Option 2	\$341,282.56
Option 3	\$366,878.75
Option 4	\$394,394.65

\*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.





ARS DIESEL REPAIR



CARL C. WAITZ  
ELEMENTARY SCHOOL  
(576 STUDENTS)



364  
TEXAS

107  
TEXAS

N CONWAY AVENUE  
±25,706 VPD

DOLLAR GENERAL



**7-ELEVEN** SUBJECT PROPERTY



LLOYD M. BENTSEN  
ELEMENTARY SCHOOL  
(617 STUDENTS)



3 MILE LINE ROAD  
±25,740 VPD



PALMVIEW  
HIGH SCHOOL  
(2,157 STUDENTS)



HURLA M. MIDKIFF  
ELEMENTARY SCHOOL  
(714 STUDENTS)

LA HOMA ROAD  
±10,733 VPD

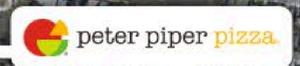
INSPIRATION ROAD  
±7,454 VPD

HOLLIS RUTLEDGE  
NORTHWEST  
PARK

ESCOBAR/RIOS  
ELEMENTARY SCHOOL  
(470 STUDENTS)



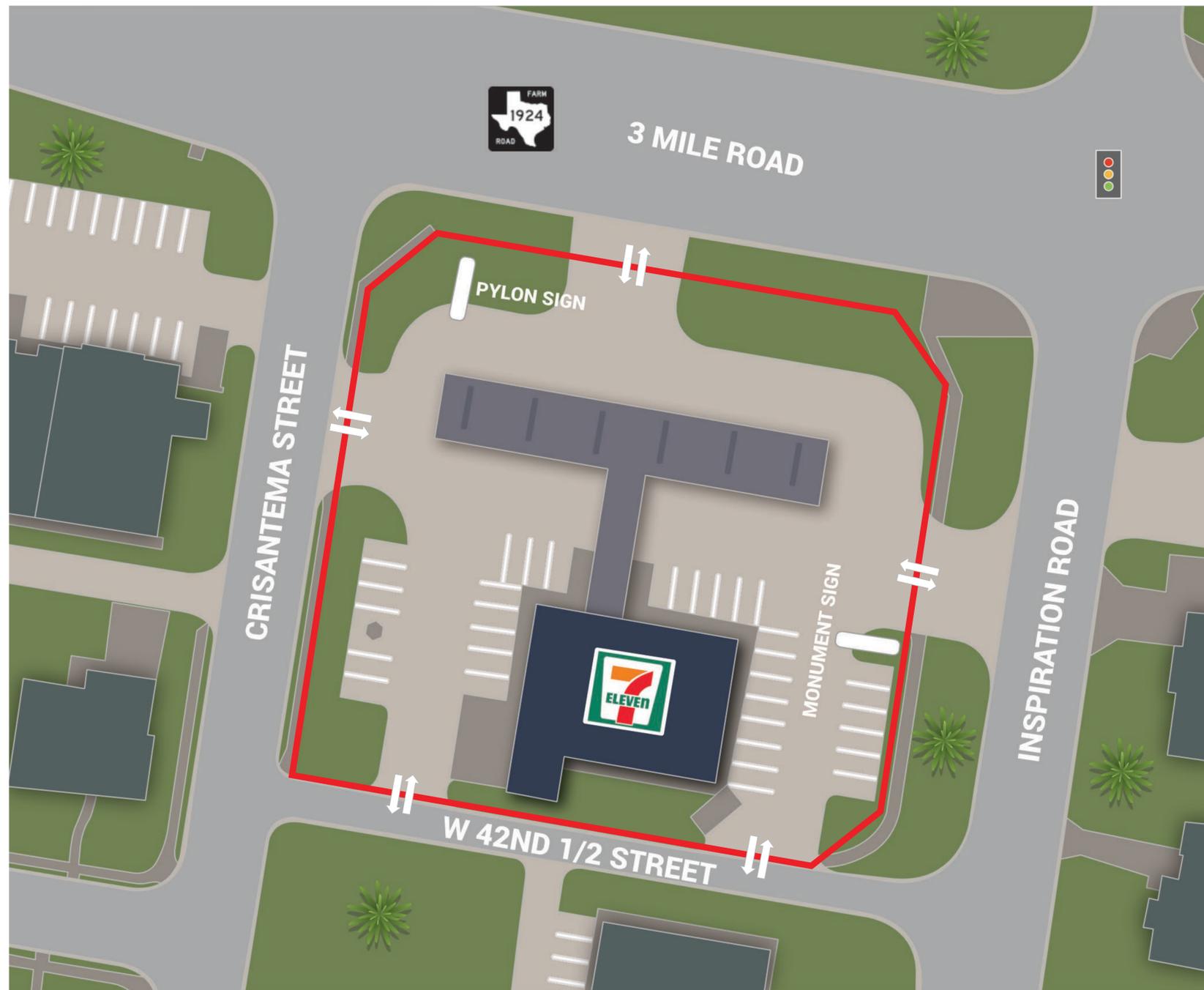
PUEBLO DE PAZ  
APARTMENTS  
(200 UNITS)



# SITE OVERVIEW

7-ELEVEN MISSION, TX

	Year Built	2004
	Building Area	±5,250 SF
	Land Area	±1.206 AC



## NEIGHBORING RETAILERS

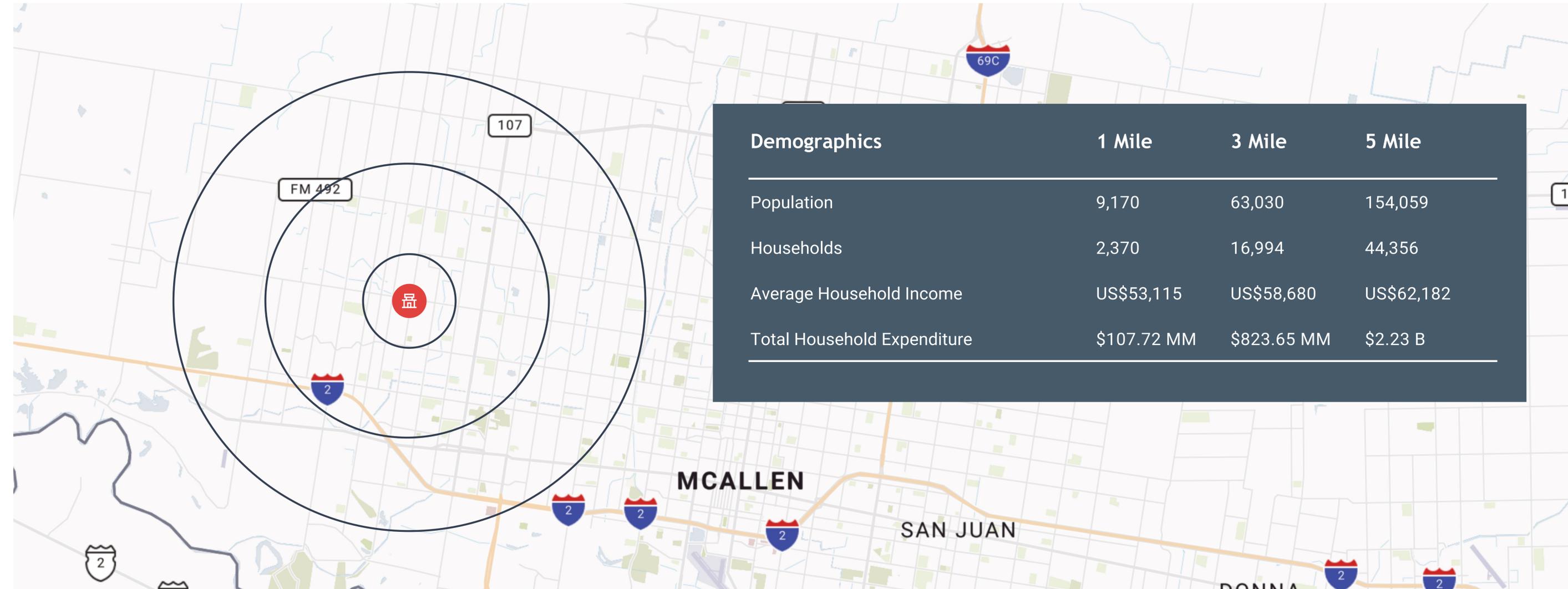
- Walmart Supercenter
- Walgreens
- H-E-B
- Whataburger
- Dollar General
- ROSS Dress For Less
- Goodwill
- Shoe Dept.
- Jack in the Box
- Valero



File Photo

# LOCATION OVERVIEW

7-ELEVEN MISSION, 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 MISSION, TX

Mission  
Texas

 83,567  
Population

 \$36,407  
Median Household Income



Mission, Texas, known as the "Home of the Grapefruit," sits in the western portion of the McAllen metro area and just minutes north of bustling Reynosa, Tamaulipas, Mexico.

**HOME OF THE  
GRAPEFRUIT**

**Mission is a city in Hidalgo County and is part of the McAllen-Edinburg-Mission and Reynosa-McAllen metropolitan areas.**

McAllen-Edinburg-Mission is one of the fastest-growing MSAs in the country, experiencing tremendous growth in population, business development and its economy in recent years.

**It is the retail center of South Texas and Northern Mexico, drawing a consumer base of more than 10 million people and generating some of the highest sales per capita in the state.**

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The historic La Lomita Mission still stands and is visited regularly each year by tourists and residents, and the multimillion-dollar citrus industry is celebrated annually with the gala Texas Citrus Fiesta, attracting participants from both sides of the Rio Grande. Mission is a city that is quickly growing but that has not forgotten its vibrant and important history. Thanks to its outdoor attractions, culture and warm weather, Mission is one of the most popular Winter Texan communities, with its population doubling during the influx of part-time residents every winter. Widely known for its ecotourism and birding attractions, Mission is home to the World Birding Center at the Bentsen-Rio Grande Valley State Park, the NABA International Butterfly Park and four golf courses. It offers highly rated healthcare through the Mission Regional Medical Center, outstanding schools, a diverse faith community and, with the construction of the new Anzaldua International Bridge, enhanced opportunities for international relations.

## IN THE NEWS

7-ELEVEN MISSION, TX

### Texas named best state for business by CEO Magazine for a record-smashing 17th year in a row

APRIL 28, 2021 (TEXAS ECONOMIC DEVELOPMENT CORPORATION)

For the 17th year in a row, Texas has again been named the Best State for Business by the nation's leading CEOs in an annual survey conducted by Chief Executive Magazine.

The rankings are determined by the CEO's assessments of each state's business climate, workforce, and quality of life. Texas has secured **the top spot each year since the ranking's inception.**

As we continue to unleash the full economic might of the Lone Star State, I look forward to welcoming even more innovative, job-creating businesses to Texas.

"Texas continues to **dominate as the Best State for Business** because of the unmatched competitive advantages we offer: no corporate or personal income taxes, a predictable regulatory climate, and **a young, growing, and skilled workforce,**" said Governor Greg Abbott.

EXPLORE ARTICLE



### New Study Identifies Economic Impact of \$13.7 Billion in the RGV Healthcare & Bioscience Industry

MIKE GONZALEZ , 28 OCTOBER, 2020 (WORKFORCE SOLUTIONS)

The study was funded via \$7,000 in federal funds awarded to WFS by the Texas Workforce Commission (TWC) Texas Industry Partnership Grant and leveraged by matching contributions from RGVP. The purpose of the study was to measure the regional impact to the Healthcare Industry, focusing on wage data for high-demand, middle-skilled occupations. The data collected, provides wage and salary information on the existing workforce and highlights training needs in specific occupations to continue to build the talent pipelines in the healthcare industry for a better trained workforce.

"The study finds that the **RGV's healthcare and bioscience industry** is both large and diverse" said RGV Partnership CEO, Sergio Contreras. "A business-friendly environment and training **resources will continue to strengthen our ability to expand** into research and drive investment in our region."

Workforce Solutions (WFS) recognizes that the Healthcare Industry in the Rio Grande Valley (RGV) is amongst the fastest growing in the region, with a projected growth of 32.1% by the year 2030.

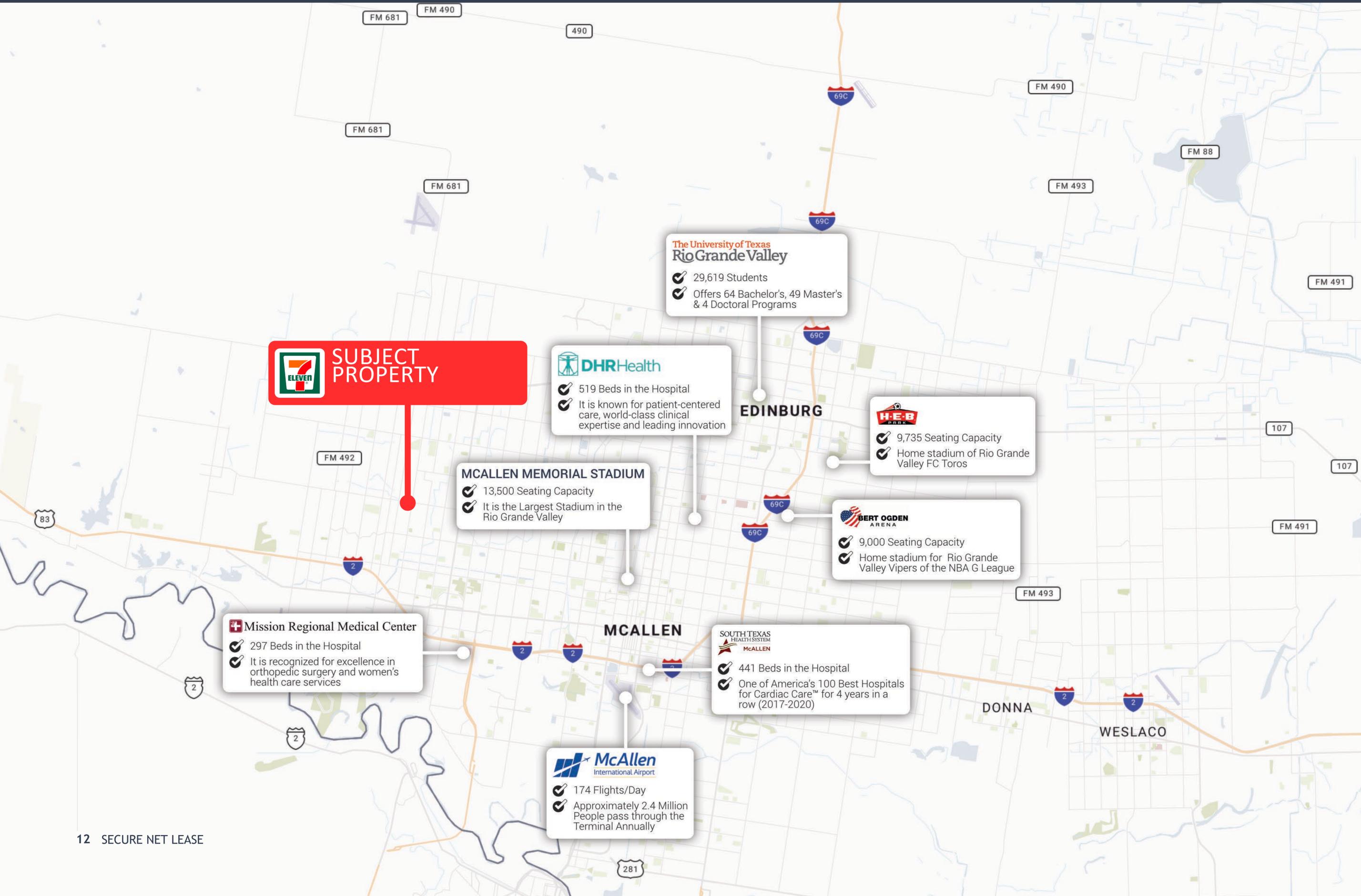
"With healthcare playing a pivotal role in our workforce, employing over **116,563 workers (30% of workforce) in the RGV** in 2019, WFS understands the importance of fostering career pathways to ensure the **continued growth and development** of the industry," said WFS Chief Executive Officer, Francisco Almaraz. "Collaboration with organizations like the RGVP help pave the way for a critical analysis of our current situation and provide us with **a vision for the future.** We're eager to use the information collected to nurture the RGV's healthcare industry for years to come."

EXPLORE ARTICLE



# MCALLEN-EDINBURG-MISSION

7-ELEVEN MISSION, TX



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

Edward Benton

Vice President  
(713) 263-3981

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

# TEXAS DISCLAIMER

7-ELEVEN MISSION, 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.