

# SECURE NET LEASE



SUBJECT PROPERTY

## 7-Eleven

**\$4,242,770 | 6.65% CAP**

105 E Stassney Lane, Austin, TX

- ✓ **Absolute NNN Leasehold**
- ✓ **10% Rental Increases every 5 Years**
- ✓ **Potential Bonus Depreciation Opportunity**
- ✓ **Dense Retail Trade Area with High Household Expenditure Demographics**
- ✓ **7-Eleven Averages 43 Year Occupancy on Established Locations**

7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses over **70,000 stores in 17 countries**, including approximately **14,000 locations in North America**, making it the largest convenience retailer in the world.



275 TEXAS

S CONGRESS AVENUE (28,786 VPD)

E STASNEY LANE (26,703 VPD)

# INVESTMENT OVERVIEW

7-ELEVEN AUSTIN, TX

SUBJECT PROPERTY



## CONTACT FOR DETAILS

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# \$4,242,770 | 6.65% CAP

## 7.22% AVG Cap Rate over Initial Term

### NOI

\$282,144.04

- ✓ **11-Year Corporate Absolute NNN Leasehold** with 10% rent increases every 5 years in initial term and option periods.

### Building Area

±5,600 SF

- ✓ **High Traffic Site at the Hard Corner** of intersection S Congress Avenue/E Stassney Lane (55,000 VPD), just northwest of I-35 (176,000 VPD).

### Land Area

±1.748 AC

- ✓ **Located in Dense Retail Trade Area** surrounded by neighboring retailers including Lowe's, Chipotle, CVS, Walgreens, and Dollar General.

### Year Built / Remodeled

2012 / 2018

- ✓ **Bahama Bucks Franchisee subtenant to 7-Eleven on site**, complementing convenience store and fuel sales.

### Lease Type

Absolute NNN Leasehold

- ✓ **Subject property is conveniently located approximately 6 miles from Zilker Park.** With natural spring water pools, a 26-acre botanical garden, and an outdoor theater that hosts major music festivals like Austin City Limits, the 351-acre park is one of the top local and tourist attractions in Austin.

### Occupancy

100%

- ✓ **Within 8 miles of Austin-Bergstrom International Airport**, which serves over 20 airlines and has 28,000 passengers flying in and out every day.

- ✓ **Texas is the World's 9th Largest Economy** with a gross domestic product totaling \$1.9T, ahead of Canada, Brazil, Russia, and South Korea.

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 AUSTIN, TX

## 7-Eleven

REVENUE

**\$36.1 B**

CREDIT RATING

**AA- S&P**

STOCK TICKER

**SVNDY**

TOTAL LOCATIONS

**72,800**



[7-eleven.com](https://www.7-eleven.com)

**7-Eleven, Inc. a the premier name in the convenience-retailing industry.**

From their humble beginning as the world's first convenience stores, 7-Eleven continues its pursuit of innovative ways to cater to a new, digital-savvy generation of shoppers. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than **72,800 stores in 17 countries**, including **14,000 in North America**. Known for its iconic brands such as **Slurpee®, Big Bite® and Big Gulp®**, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven has a legacy of innovation. They were the first to provide to-go coffee cups, offer a self-serve soda fountain and **operate for 24 hours a day**.

7-Eleven offers customers **industry-leading private brand products** under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with **more than 40 million members**, place an order in the 7NOW® delivery app in **over 1,300 cities**, or **rely on 7-Eleven for bill payment service**, self-service lockers and other convenient services.

SUBJECT PROPERTY



# IN THE NEWS

7-ELEVEN AUSTIN, TX

## 7-Eleven Opens Evolution Store in Prosper, Texas

APRIL 09, 2021 (QSR MAGAZINE)

**Each 7-Eleven Evolution Store is an experiential testing ground where customers can try and buy the retailer's latest innovations in a pioneering store format.**

7-Eleven and Laredo Taco Company, the convenience retailer's taqueria, are heading north to Collin County – the **first** North Texas-area Evolution Store outside of Dallas County. This is 7-Eleven's **fourth Evolution Store** in the Dallas-Fort Worth area and seventh in the country.

Each 7-Eleven Evolution Store is an **experiential** testing ground where customers can try and buy the retailer's **latest innovations** in a pioneering store format.

**You have to visit an Evolution Store to experience just how much 7-Eleven continues to raise the bar on product quality, selection and the overall shopping experience," says Chris Tanco, 7-Eleven executive vice president and chief operating officer.**

"Evolution Stores and Laredo Taco Company taquerias have been **game-changers** for 7-Eleven, and we will continue to test and iterate to incorporate learnings into new and existing 7-Eleven stores across the system. We can't wait to see this location's **new patio concept** become a fun gathering place for Prosper residents."

While all Evolution Stores include a restaurant concept, no two **locations** are exactly alike as the retailer continues to tweak the design and product mix based on **customer feedback** and shopping habits.

EXPLORE ARTICLE



## 7-Eleven to Hire Additional 20,000 Employees

ISABELLE GUSTAFSON, SEPTEMBER 22, 2020 (CSTORE DECISIONS)

**7-Eleven estimates the organization and independent franchise owners have hired over 50,000 employees. Now, the company is recruiting 20,000 more to work in its 9,000-plus U.S. stores to meet continued demand for 7-Eleven products and services amid the COVID-19 pandemic.**

"Classified as an **essential retailer**, 7-Eleven kept its doors open all year long, adding enhanced cleaning procedures and **extra safety** protocols such as acrylic shields at checkout, floor distance markers, sanitizing stations and offering employees masks and gloves. Additionally, the company gives customers the **opportunity** to utilize disposable tissues and gloves as they shop for essential pantry items, their morning coffee or an indulgent afternoon snack to recharge.

### 7-Eleven to Hire Additional 20,000 Employees

Also, during the COVID-19 pandemic, the world's **largest convenience retail chain** has scaled frictionless mobile checkout technology to new markets, expanded delivery from **400 to 1,300 cities**, added in-store pick-up through its 7NOW delivery app and increased its U.S. store base by more than **300 stores** this year.

"I am constantly inspired by our 7-Eleven Heroes – franchisees and employees alike – who have stepped up to serve communities as we continue to navigate through the complexities of the COVID-19 pandemic," said 7-Eleven President and CEO Joe DePinto. "Hiring **20,000** more store employees allows us 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

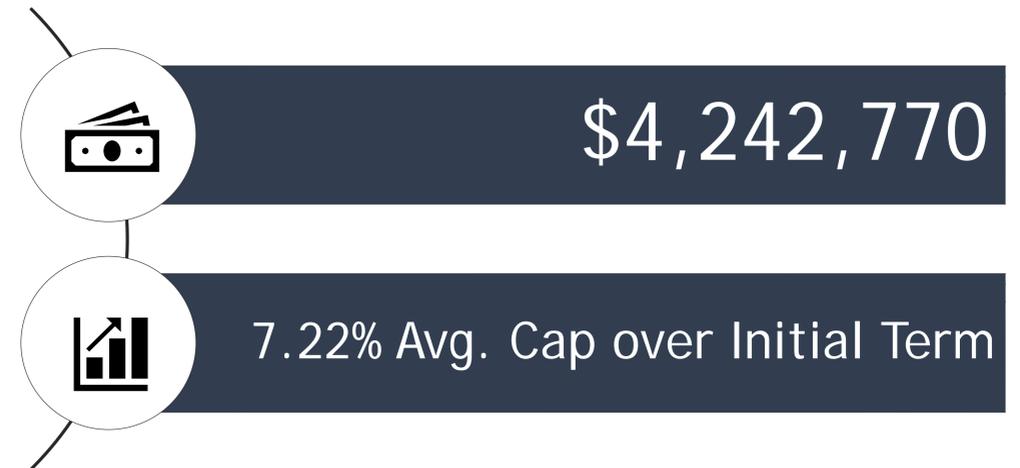


# LEASE OVERVIEW

7-ELEVEN AUSTIN, TX

7-ELEVEN LEASE	
Initial Lease Term	13.5 Years, Plus 4, 5-Year Options to Renew
Rent Commencement	12/18/2018
Lease Expiration	7/31/2032
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Options

GROUND LEASE	
Initial Lease Term	20 Years, Plus 4, 5-Year Options to Renew
Rent Commencement	8/1/2012
Lease Expiration	7/31/2032
Lease Type	Ground Lease
Rent Increases	10% Every 5 Years, in Primary Term & Options



## RENT SCHEDULE

	SCHEDULE	7-ELEVEN RENT	GROUND LEASE PAYMENTS	NOI
INITIAL TERM	CURRENT – 7/31/2022	\$359,144.04	\$(77,000.00)	\$282,144.04
	8/1/2022 – 12/31/2023	\$359,144.04	\$(84,700.00)	\$272,444.04
	1/1/2024 – 7/31/2027	\$395,058.00	\$(84,700.00)	\$310,358.00
	8/1/2027 – 12/31/2028	\$395,058.00	\$(93,170.00)	\$301,888.00
	1/1/2029 – 7/31/2032	\$434,563.80	\$(93,170.00)	\$341,393.80
OPTION 1	8/1/2032 – 12/31/2033	\$434,563.80	\$(105,282.00)	\$329,281.80
	1/1/2034 – 7/31/2037	\$478,020.24	\$(105,282.00)	\$372,738.24
OPTION 2	8/1/2037 – 12/31/2038	\$478,020.24	\$(118,968.00)	\$359,052.24
	1/1/2039 – 7/31/2042	\$525,822.00	\$(118,968.00)	\$406,854.00
OPTION 3	8/1/2042 – 12/31/2043	\$525,822.00	\$(134,433.00)	\$391,389.00
	1/1/2044 – 7/31/2047	\$578,404.20	\$(134,433.00)	\$443,971.20
OPTION 4	8/1/2047 – 12/31/2048	\$578,404.20	\$(151,909.00)	\$426,495.20
	1/1/2049 – 7/31/2052	\$636,244.68	\$(151,909.00)	\$484,335.68

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.

DOWNTOWN AUSTIN  
6 MILES FROM  
SUBJECT PROPERTY

275  
TEXAS

S CONGRESS AVENUE  
±28,786 VPD

**MOTOR MILE**

**SUBJECT PROPERTY**  
105 E. STASSNEY LN.

E STASSNEY LANE  
±26,103 VPD

KIPP AUSTIN  
BRAVE  
HIGH SCHOOL  
(590 STUDENTS)

RODRIGUEZ  
ELEMENTARY SCHOOL  
(503 STUDENTS)

INTERSTATE  
TEXAS  
35

JOSEPHINE HOUSTON  
ELEMENTARY SCHOOL  
(642 STUDENTS)

PLEASANT HILL  
ELEMENTARY  
SCHOOL  
(465 STUDENTS)

REGAL

jiffylube

Hertz

BEDICHEK  
MIDDLE  
SCHOOL  
(846 STUDENTS)

CHEVROLET

Jack  
in the box

Firestone  
COMPLETE AUTO CARE

POPEYES  
LOUISIANA KITCHEN

Walgreens

McDonald's

planet  
fitness

**Southpark Meadows**

- 3.5 miles from Subject Property
- Largest single shopping destination in Austin spanning 1.6 million Square Feet

Wendy's

WHATABURGER

H-E-B

AutoZone

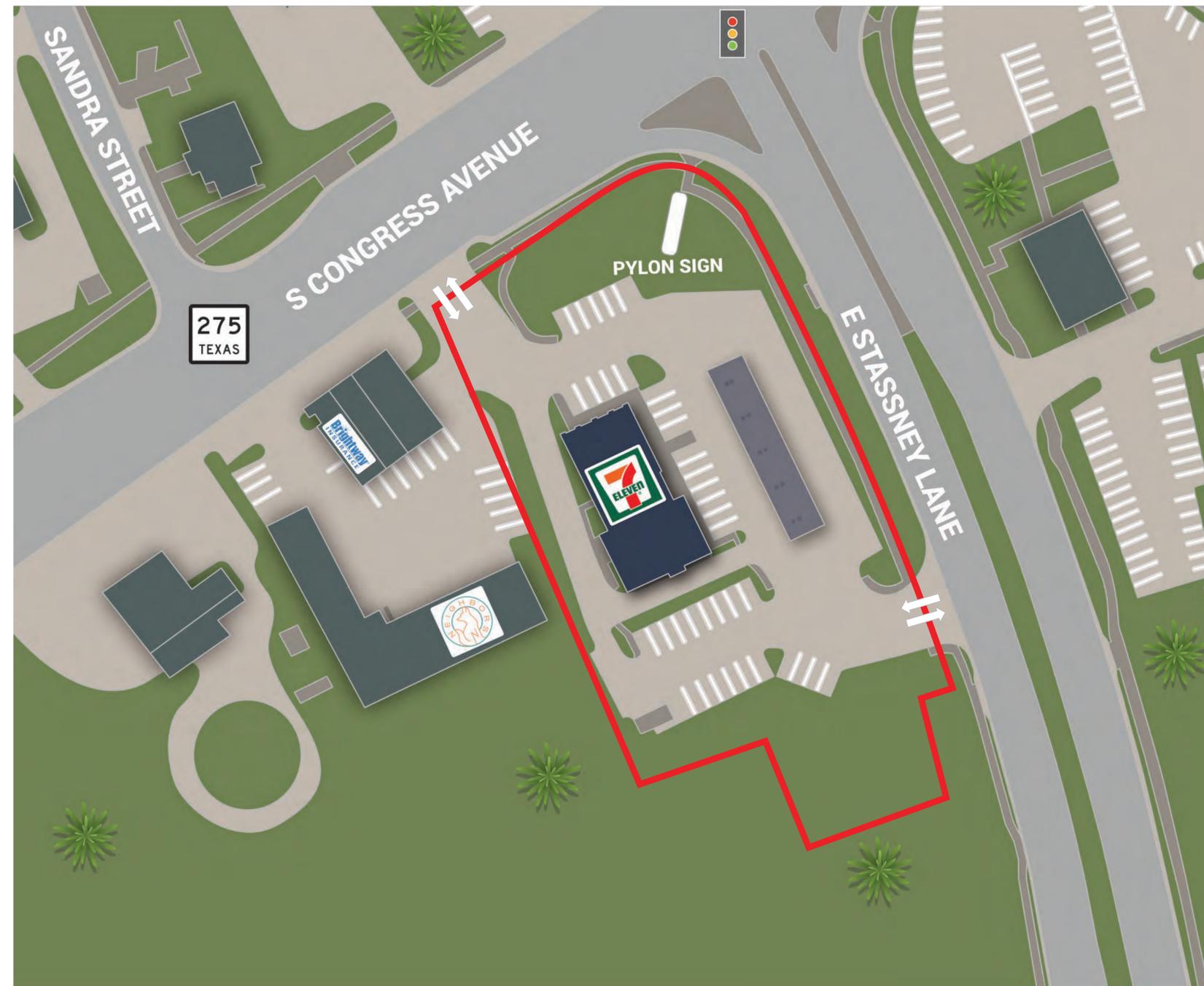
MENDEZ  
MIDDLE SCHOOL  
(646 STUDENTS)

Burlington

# SITE OVERVIEW

7-ELEVEN AUSTIN, TX

	Year Built / Remodeled	2012 / 2018
	Building Area	±5,600 SF
	Land Area	±1.748 AC



## NEIGHBORING RETAILERS

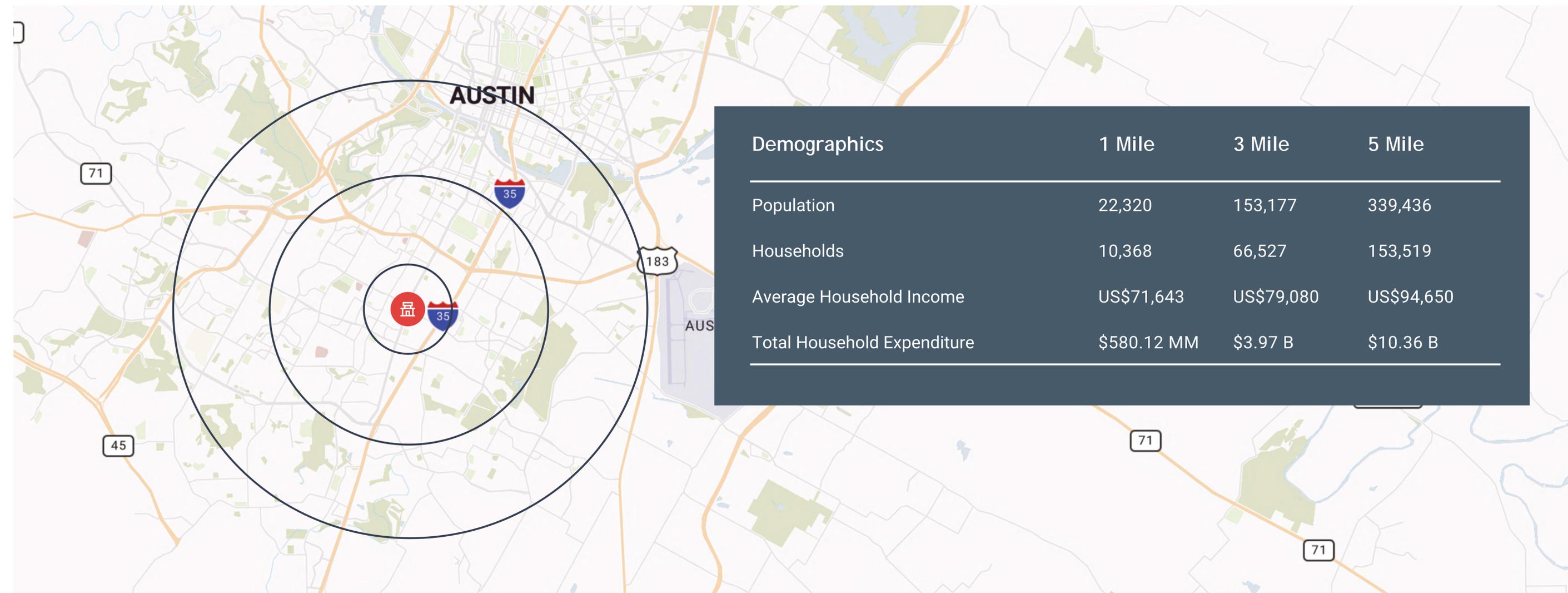
- Burlington
- H-E-B
- Walgreens
- Planet Fitness
- Dollar General
- Big Lots
- Gold's Gym
- Lowe's
- Dollar Tree
- Advance Auto Parts



SUBJECT PROPERTY

# LOCATION OVERVIEW

7-ELEVEN AUSTIN, 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)

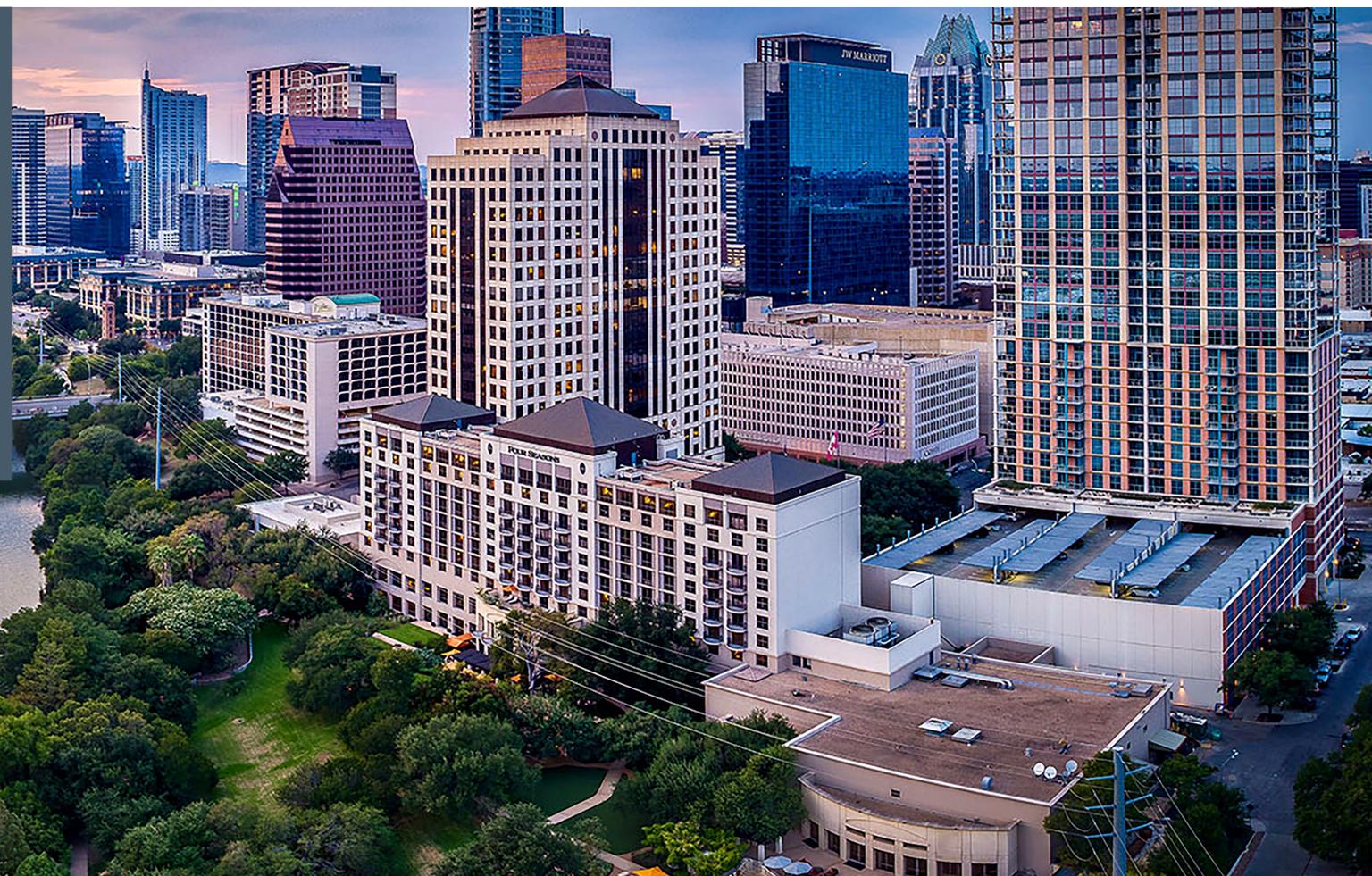
# LOCATION OVERVIEW

7-ELEVEN AUSTIN, TX

Austin  
Texas

 964,243  
Population

 \$71,543  
Median Household Income



UT Austin ranks No. 7 among U.S. public universities in the 2020-2021 Center for World University Rankings.

**Ranks No. 7**

Austin once again named the fastest growing major metro in the US in 2021 (U.S. Census Bureau)

**Major Metro**

## 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. Oracle's new 40-acre Austin campus is located less than a mile from the 7-Eleven site on the riverfront. With over \$1 billion invested to date, the company plans to employ and house up to 10,000 employees there. The city is also the home of South by Southwest (SXSW), which has transformed from an indie music gathering into one of the world's most trendsetting technology festivals. Austin is a special place with an appealing culture. It has an abundance of great parks, river access, hike and bike trails, good food, great music and a collaborative culture. Austin also has a highly educated workforce, thanks in part to the University of Texas and other local universities. Austin's low cost of living adds to its appeal. There's no personal income tax, and the city has more affordable housing than on the coasts, from which it pulls a lot of its transplants.

## IN THE NEWS

7-ELEVEN AUSTIN, TX

## Elon Musk Makes Good on Tesla's Promise to Bring Thousands of Middle-Skilled Jobs to Texas

MARIA MERANO, MARCH 31, 2021 (TESLARATI)

In June 2020, Tesla's proposal for Giga Texas indicated that its Cybertruck Factory would bring up to 9,000 jobs total into the state.

The panelists accounted for the jobs that would **indirectly** come from the Cybertruck Factory's **general operations**. One panelist suggested that **dozens of suppliers** would follow Tesla into Texas, **resulting in more jobs**.

"Later that year, in November, panelists from the second annual East Austin Growth Summit estimated that Tesla Giga Texas could bring closer to 15,000 jobs into the Lone Star State"

Tesla seems adamant about bringing **middle-skilled jobs** to Texas. According to the Austin Business Journal, Tesla has **established relationships** with Austin Community College, Huston-Tillotson University, the University of Texas, and the Del Valle Independent School District. According to Tesla's director of **recruiting and workforce development**, Chris Reilly, the company is "thinking of recruiting students who can graduate high school and start a **career at Tesla** while continuing their education."

EXPLORE ARTICLE



## Austin Named Fastest Growing Major Metro in the US

DINAH CHUKWU, MAY 4, 2021 (KVUE)

It's no surprise that Austin is once again the fastest growing big metropolitan city in the country.

According to U.S. Census Bureau figures released May 4, Austin's **multi-county metro** population increased to an estimated **2,295,303 people** as of last July. This was a **3%** increase from the previous year, making it the fastest population growth among metros with at least **1 million residents**.

The Austin metro now **ranks 29th** among the nation's largest metros, moving up one spot from the previous year and ranking just behind Las Vegas, Pittsburgh and Sacramento.

"Since 2010, the Austin metro gained about 579,014 residents, a 34% population growth"

In terms of raw population growth, the Austin metro averaged **184 new residents** every day. That includes a natural increase of births minus deaths, as well as net migration, which accounts for people leaving the Austin area.

This recent dataset also shows that metros in **Silicon Valley** are seeing an exodus of residents last year, as many residents have reportedly relocated to Austin, according to The Austin Business Journal. The San Francisco metro population decreased by **27,114** residents from **mid-2019 to mid-2020**, according to Census data, and the San Jose metro dropped by **14,054**.

EXPLORE ARTICLE





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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### Cole Williams

Broker Associate  
(214) 689-8160

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

# TEXAS DISCLAIMER

7-ELEVEN AUSTIN, 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.