

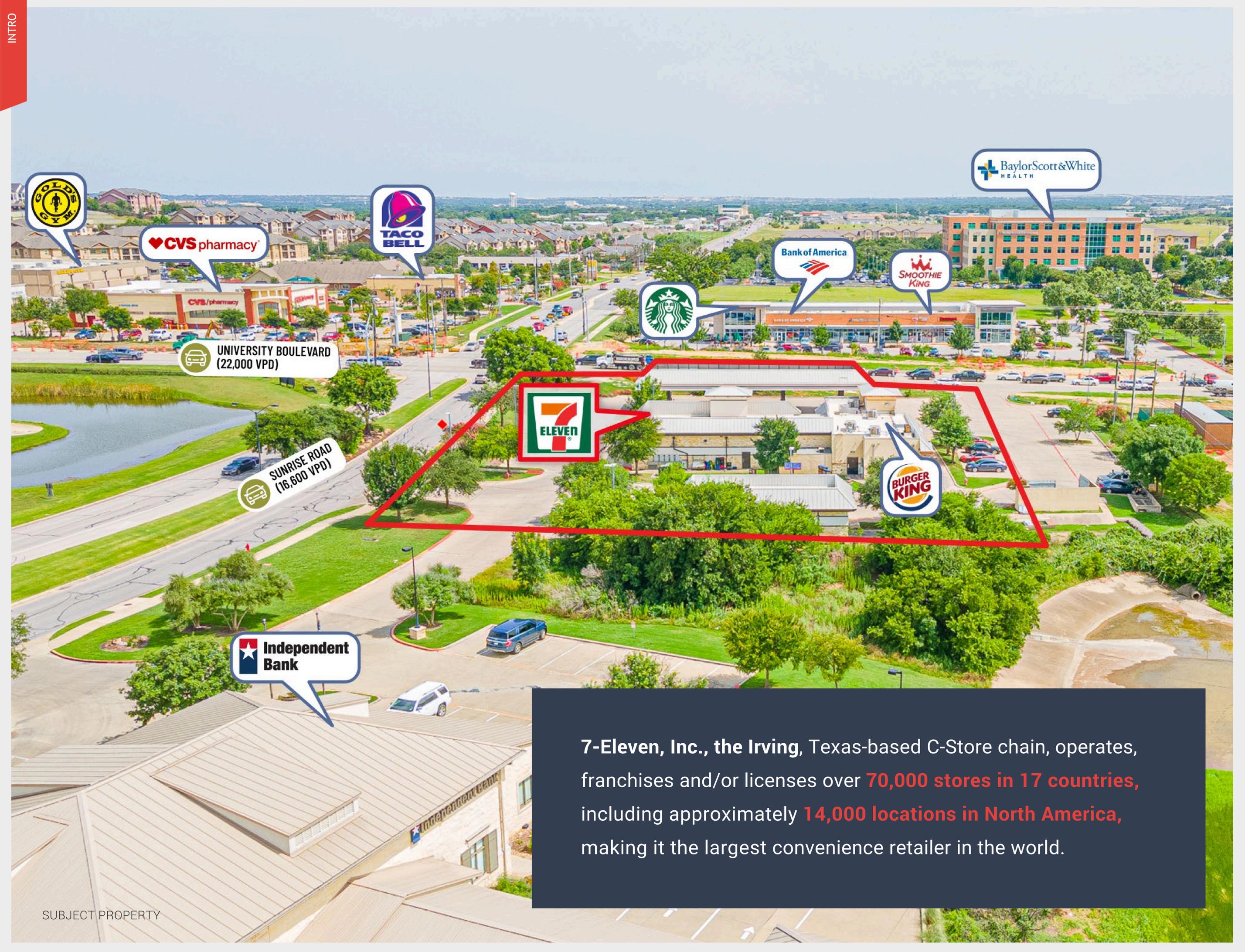


# 7-Eleven

**\$8,756,870**

4410 Sunrise Rd, Round Rock, TX (Austin MSA)

- ✓ Absolute NNN Lease
- ✓ 10% Rental Increases every 5 Years
- ✓ Ideal 1031 Replacement Property Qualifying for Bonus Depreciation
- ✓ E-Commerce & Recession Resistant
- ✓ 7-Eleven Averages 43 Year Occupancy on Established Locations



CVS pharmacy

TACO BELL

Baylor Scott & White HEALTH

Bank of America

SMOOTHIE KING

Starbucks

UNIVERSITY BOULEVARD (22,000 VPD)

SUNRISE ROAD (16,600 VPD)

7-ELEVEN

BURGER KING

Independent Bank

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.

# INVESTMENT OVERVIEW

7-ELEVEN ROUND ROCK, TX

# \$8,756,870

NOI

\$363,410.04

Building Area

±6,051 SF

Land Area

±1.914 AC

Year Built / Renovated

2008 / 2018

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **11.5-Year Corporate Absolute NNN Lease**, with 10% Rent Increases every 5 Years, and during the option periods
- ✓ **Excellent Hard Corner Location** located at the intersection of University Blvd (22,000 VPD) and Sunrise Rd (16,600 VPD), just 0.5 miles east of I-35 (105,000 VPD).
- ✓ **Located in Dense Retail Trade Area**, at the same intersection as CVS, Starbucks, and Taco Bell, and approximately 0.3 miles from Round Rock Premium Outlets, HEB, IKEA, Chick-Fil-A, In-N-Out, Raising Cane's, and McDonald's.
- ✓ **Burger King Franchise subtenant to 7-Eleven on site**, complementing convenience store and fuel sales
- ✓ **Adjacent to Baylor Scott & White Medical Center Round Rock**, a 101-bed, full-service hospital. Nationwide Baylor Scott & White has 49,000 employees across 52 hospitals.
- ✓ **0.5 Miles West of Caldwell Elementary School**, a public PK & K-5 grade school that has 805 students.
- ✓ **Texas is the World's 9th Largest Economy** with a gross domestic product totalling \$1.9T, ahead of Canada, Brazil, Russia, and South Korea.

SUBJECT PROPERTY

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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 ROUND ROCK, TX

## 7-Eleven

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

REVENUE

**\$36.1 B**

CREDIT RATING

**AA- S&P**

STOCK TICKER

**SVNDY**

TOTAL LOCATIONS

**72,800**



[7-eleven.com](http://7-eleven.com)

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 ROUND ROCK, 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 ROUND ROCK, TX

SUBJECT PROPERTY

Initial Lease Term	14 Years
Rent Commencement	12/14/2018
Lease Expiration	01/13/2033
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years
Annual Rent Years 1-5	\$363,410.04 (12/14/18 - 12/31/23)
Annual Rent Years 6-10	\$399,757.08 (1/1/24 - 12/31/28)
Annual Rent Years 11-15	\$439,733.04 (1/1/29 - 1/13/33)
Option 1	\$439,733.04 (1/14/33 - 12/31/33) \$483,706.08 (1/1/34 - 1/13/38)
Option 2	\$483,706.08 (1/14/38 - 12/31/38) \$532,077.00 (1/1/39 - 1/13/43)
Option 3	\$532,077.00 (1/14/43 - 12/31/43) \$585,285.00 (1/1/44 - 1/13/48)

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.



UNIVERSITY OAKS SHOPPING CENTER  
(306,394 SF)



JCPenney

BAYLOR SCOTT & WHITE  
MEDICAL CENTER  
- ROUND ROCK  
(190 BEDS)

ROCK PREMIUM OUTLETS  
(430,000 SF)



CALVIN KLEIN  
CINEMARK



Walgreens

H-E-B



POPEYES  
LOUISIANA KITCHEN



UNIVERSITY BOULEVARD  
(22,000 VPD)

SUNRISE ROAD  
(16,600 VPD)



±105,000 VPD



TERAVISTA ELEMENTARY SCHOOL (876 STUDENTS)

TERAVISTA GOLF CLUB



**ROCK PREMIUM OUTLETS (430,000 SF)**

**SUBJECT PROPERTY**  
4410 SUNRISE RD

TEXAS STATE UNIVERSITY - ROUND ROCK (1,502 STUDENTS)

UNIVERSITY BOULEVARD ±22,000 VPD



CALDWELL HEIGHTS ELEMENTARY SCHOOL (737 STUDENTS)

BAYLOR SCOTT & WHITE MEDICAL CENTER - ROUND ROCK (190 BEDS)



AUSTIN COMMUNITY COLLEGE - ROUND ROCK CAMPUS



CHANDLER ROAD ±35,363 VPD



LONE OAK (304 UNITS)

LAUREL RIDGE COMMUNITY PARK

**UNIVERSITY OAKS SHOPPING CENTER (306,394 SF)**



LAS BRISAS APARTMENTS (414 UNITS)



SUNRISE ROAD ±16,800 VPD



UNION HILL ELEMENTARY SCHOOL (766 STUDENTS)

HOPEWELL MIDDLE SCHOOL (1,217 STUDENTS)



# SITE OVERVIEW

7-ELEVEN ROUND ROCK, TX

	Year Built / Renovated	2008 / 2018
	Building Area	±6,051 SF
	Land Area	±1.914 AC



## NEIGHBORING RETAILERS

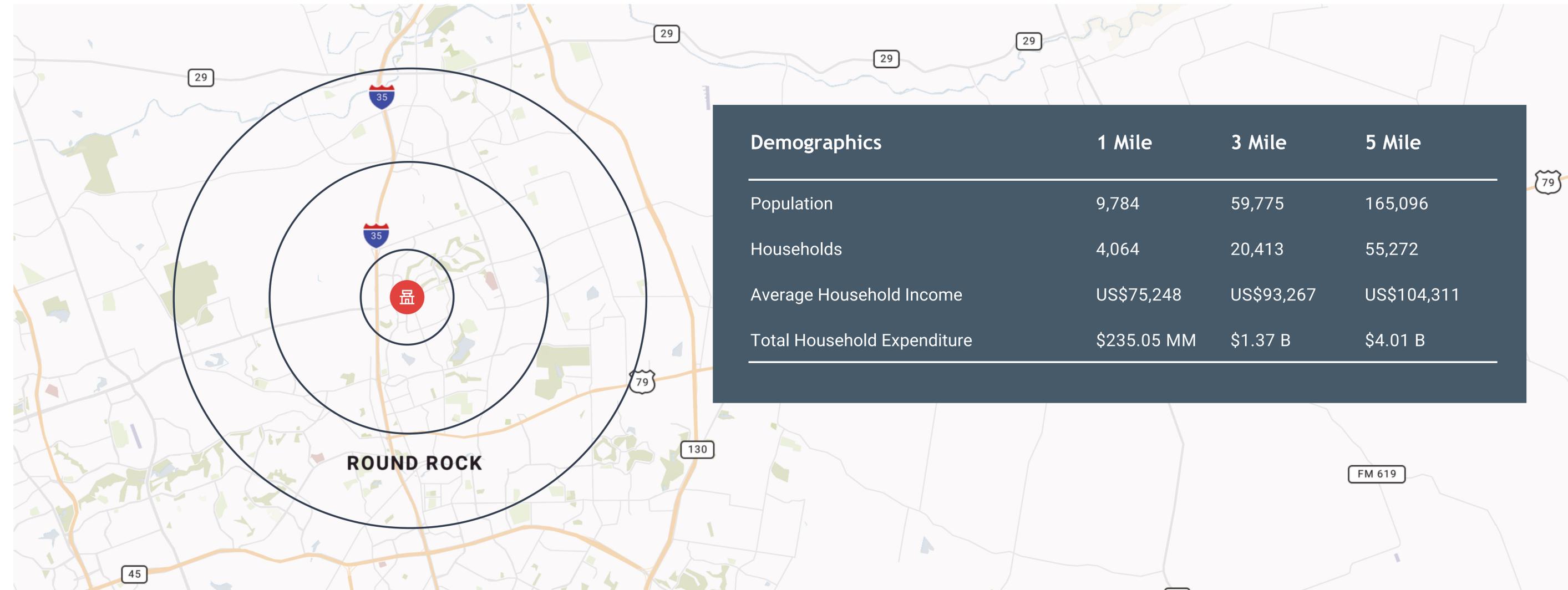
- H-E-B
- IKEA
- JOANN
- Ross Dress for Less
- JCPenney
- Five Below
- McDonald's
- Chick-fil-A
- Vans
- Famous Footwear



SUBJECT PROPERTY

# LOCATION OVERVIEW

7-ELEVEN ROUND ROCK, 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 ROUND ROCK, TX

## Round Rock

Texas

 **133,000**  
Population

 **\$80,637**  
Median Household Income



Round Rock has a dozen transportation projects under construction.

**ROUND  
ROCK**

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

**MAJOR  
METRO**

### Round Rock is located 15 miles north of Austin in the Central Texas hill country.

Round Rock is the 27th largest City in Texas. Its combined property tax and utility rates are among the lowest in the region.

**Major employers include Dell Technologies, Emerson Automation Solutions and three regional hospitals.**

It has an award-winning park system, school district and is one of the safest cities with a population of at least 100,000 population in the United States. Round Rock is one of the fastest growing cities in the nation, and one of the best-managed cities in Texas.

The city has maintained high quality of life while becoming a major center for economic growth in Central Texas, with industry clusters in Clean Energy, Advanced Manufacturing, Life Sciences and Computer/Software Development. Dell Diamond, Round Rock's stadium and conference center has drawn record crowds since opening in 2000. The ballpark is home to the Round Rock Express, the Triple A affiliate of the Texas Rangers. The Dell Diamond is the No. 1 ballpark in the country out of more than 200 parks according to the Fifth Annual Minor League News rankings. 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."

# IN THE NEWS

7-ELEVEN ROUND ROCK, TX

## New mixed-use development near Dell Diamond set to bring up to \$300 million to Round Rock

JUSTIN SAYERS, JULY 06, 2021 (KXAN)

Milhaus, which is based in Indianapolis, will bring its informally titled Kenney Fort North PUD project to the Round Rock City Council next month after the city's Planning and Zoning Commission recommended approving a rezoning to allow a mix of multifamily residences and townhomes, retail, a maker space and park space on a lot near East Palm Valley and Kenney Fort boulevards.

Milhaus is hoping to break ground early next year and **open the first buildings in 18-24 months.**

"A developer is poised to invest as much as \$300 million in a 110-acre project"

A **110-acre mixed-use project** could become the **second multi-hundred million dollar commercial** and residential development in this Austin suburb. Get more on the developers and what's planned in this article. "This is a big way to dip our toe in Austin," a representative said. "Our hope is to **expand into the market more broadly** once we start on this project."

EXPLORE ARTICLE



## More Companies are Relocating to Austin than Anywhere Else in Texas. Yes, They're Coming from California

TOM MILLER, APRIL 12, 2021 (KXAN)

In the past 11 years, more companies have relocated their headquarters to Austin than anywhere else in Texas, according to the Texas business network YTexas.

"The **majority of companies** and people that are moving to Texas, this is no surprise to anyone, they are coming from California," said YTexas CEO Ed Curtis. "**Austin and the technology scene**, the culture here, is what really attracts them. It's probably the closest thing they have to what they had in California."

"Since 2010, 94 company headquarters moved from California to Texas. 28 of those companies settled in Austin."

**Fifty-six took** the plunge in that time frame. They're often tech companies, with **Oracle's move from California** last year coming as the headliner.

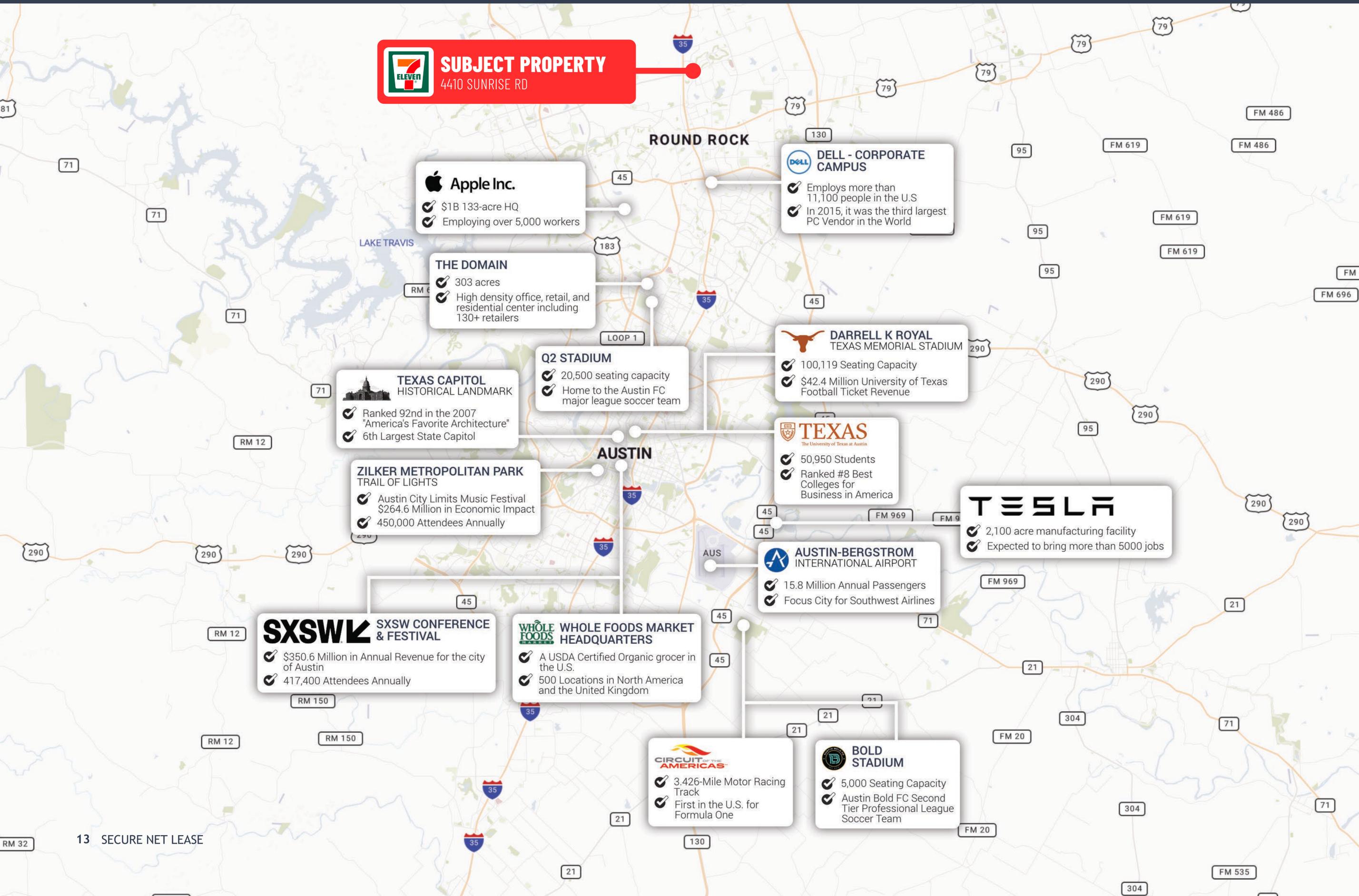
Sometimes those workers come with the company, but often they're not required to move in order to keep their jobs. **Curtis said most companies that move** still keep a presence in the state they're coming from.

EXPLORE ARTICLE



# AUSTIN METRO AREA

7-ELEVEN ROUND ROCK, TX



**SUBJECT PROPERTY**  
4410 SUNRISE RD

**Apple Inc.**  
 ✓ \$1B 133-acre HQ  
 ✓ Employing over 5,000 workers

**THE DOMAIN**  
 ✓ 303 acres  
 ✓ High density office, retail, and residential center including 130+ retailers

**TEXAS CAPITOL**  
HISTORICAL LANDMARK  
 ✓ Ranked 92nd in the 2007 "America's Favorite Architecture"  
 ✓ 6th Largest State Capitol

**ZILKER METROPOLITAN PARK**  
TRAIL OF LIGHTS  
 ✓ Austin City Limits Music Festival  
 \$264.6 Million in Economic Impact  
 ✓ 450,000 Attendees Annually

**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

**CIRCUIT OF THE AMERICAS**  
 ✓ 3.426-Mile Motor Racing Track  
 ✓ First in the U.S. for Formula One

**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

**Q2 STADIUM**  
 ✓ 20,500 seating capacity  
 ✓ Home to the Austin FC major league soccer team

**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

**AUSTIN-BERGSTROM INTERNATIONAL AIRPORT**  
 ✓ 15.8 Million Annual Passengers  
 ✓ Focus City for Southwest Airlines

**TESLA**  
 ✓ 2,100 acre manufacturing facility  
 ✓ Expected to bring more than 5000 jobs

**BOLD STADIUM**  
 ✓ 5,000 Seating Capacity  
 ✓ Austin Bold FC Second Tier Professional League Soccer Team

CALL FOR ADDITIONAL INFORMATION

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Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

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# TEXAS DISCLAIMER

7-ELEVEN ROUND ROCK, 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.