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7-Eleven (S&P: AA-)

Affluent North Austin Suburb

\$8,239,000 | **4.00% CAP**

1315 University Ave. West, Georgetown TX 78628

- ✓ **Brand New 15-Year Corp. Absolute NNN Lease**
- ✓ **Georgetown Pop. Doubled From 2000. 7th Fastest-Growing City in U.S. (Census)**
- ✓ **Adjacent to Wolf Ranch Town Center - 627,000 SF Lifestyle Retail Venue**
- ✓ **Near Hillwood Communities \$700M Single Family & Multi-Family Developments**
- ✓ **Less than 35-miles from Austin Intl. Airport and Downtown Austin, TX**

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 GEORGETOWN, TX

\$8,239,000

4.00% CAP

NOI

\$329,570

- ✓ **New 15-year corporate absolute NNN lease** with 10% rent increases starting year 11 in primary term and year 16 in options.

Building Area

±4,500 SF

- ✓ **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.

Land Area

±1.26 AC

- ✓ **Located on TX-29 (University Ave) Just West of I-35.** Strategically located on a primary east-west corridor in the region, University ave is estimated to see approximately 22,620 vehicles per day and I-35 with more than 72,452 vehicles per day

Year Built

2020

- ✓ **Dense Retail Area. Immediately next to over 627,000 SF of Retail in Wolf Ranch Town Center.** Featuring tenants such Best Buy, DSW, Target, TJ Maxx, Gold's Gym, Kirkland's, Loft, Old Navy, and many more

Lease Type

Absolute NNN

- ✓ **75,291 residents in Georgetown, TX.** 7th fastest-growing city in U.S. (2019) and 1st fastest-growing city 50,000+ residents (2015) according to U.S. census numbers. 6-miles from Southwestern University (1,600 students).

Occupancy

100%

- ✓ **Austin MSA. 35-miles north of downtown, the State Capitol, University of Texas (74,000+ faculty/students), and Austin International Airport (30,000 passengers/annually). 8-miles north of Round Rock, TX and Dell HQ (11,100 employees).**



CONTACT FOR DETAILS

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SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN GEORGETOWN, TX

7-Eleven

The brand name 7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., primarily operating as a franchise.

REVENUE
\$5.1 B

CREDIT RATING
AA- S&P

LOCATIONS
67,000+



7-eleven.com

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. 7-Eleven, Inc. as a former U.S.-Originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. 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** in the United States, approximately **8,000** are franchised. Outside of the U.S. and Canada, there are more than **55,300** 7-Eleven stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

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 GEORGETOWN, 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 shares with Convenience Store Decisions how a customer-obsessed culture is propelling the world's largest convenience retailer 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. During the **last 13 years**, however, U.S. retail has been reformed drastically by demographic, technological, behavioral and entrepreneurial changes.

Just in the last few years, the explosion of e-commerce has forced c-stores to rethink how they do business and evaluate what kind of job they're doing to meet consumer demand.

EXPLORE ARTICLE



How 7-Eleven Uses Tech to Stay Ahead of its Competition

DAVID ZAX, JANUARY 15, 2018 (ENTREPRENEUR)

In 1927, an employee of Texas's Southland Ice Company named Johnny Green gave his boss a tip. Customers were requesting that the ice company sell household staples as well. The company tried it out and found great success, and the business was renamed to reflect its (then unheard-of) hours of operation. A convenience store empire was born: 7-Eleven now has 63,000 stores worldwide.

Ninety-one years later, the brand is still eager to experiment. **"In this digital age,"** says 7-Eleven CEO Joe DePinto, **"all segments of business are being disrupted."** And the convenience-store brand doesn't want to be left behind.

7-Eleven announced a partnership with Amazon that allows shoppers to hand over cash at a store and see it immediately transformed into Amazon credit, enabling people without credit cards to shop online at the everything store.

For example, it has a delivery **partnership with Postmates in 35 cities** (and in 2016, it tested drone delivery in Nevada in a partnership with Flirtey). In more than **8,000 stores nationwide**, 7-Eleven is even dipping a toe into financial services.

But 7-Eleven's experiments aren't limited to whiz-bang ideas. **Sometimes the simplest trials** are also the most impactful. Local owners are most attuned to the needs of their neighborhood's customers, says DePinto, and the company's "retailer initiative" program allows local owners to customize each store for the neighborhood.

EXPLORE ARTICLE

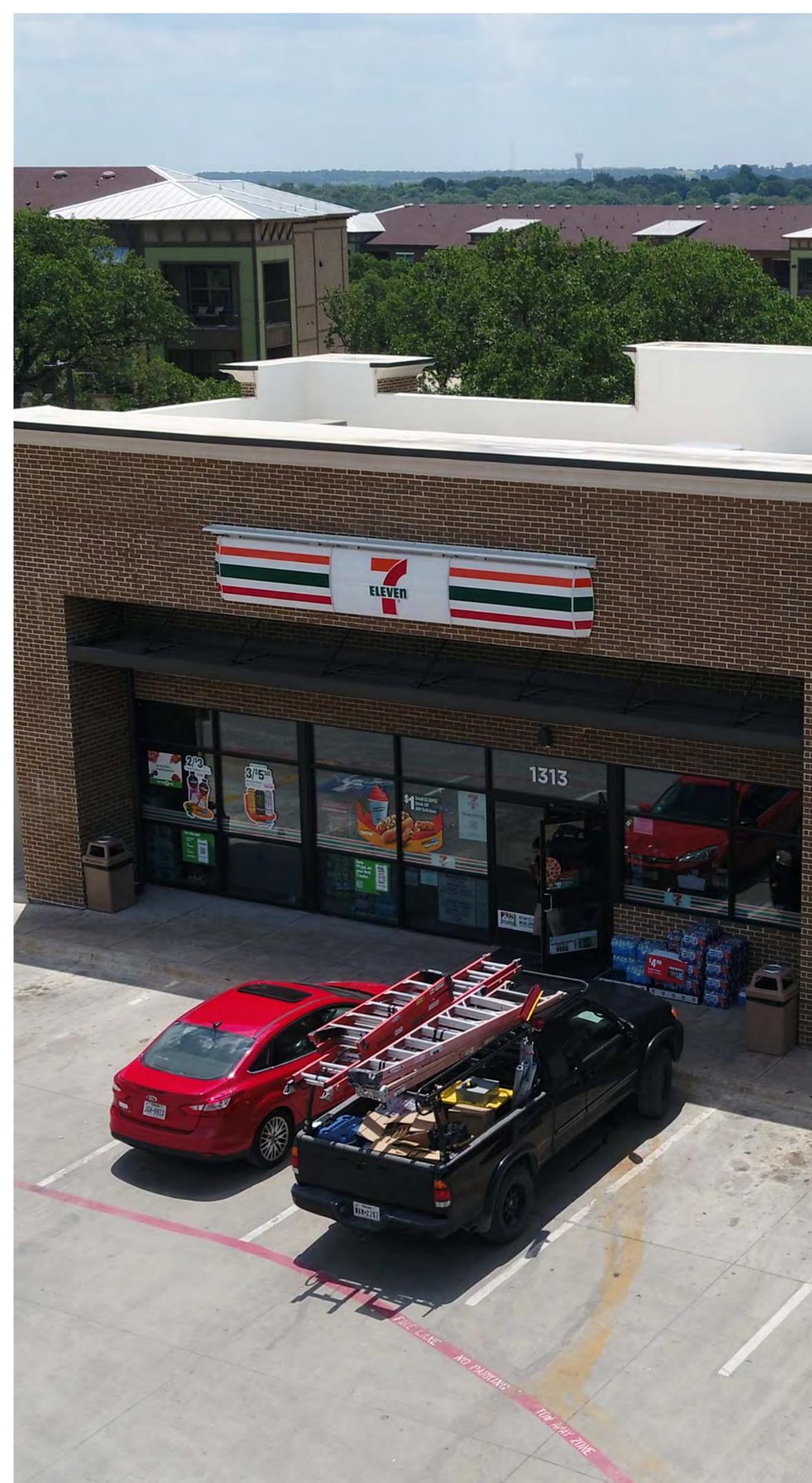


LEASE OVERVIEW

7-ELEVEN GEORGETOWN, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	November 2020
Lease Expiration	November 30, 2035
Lease Type	Absolute NNN
Rent Increases	10% In Year 11 of Primary Term, and Every 5 Years in Option Periods
Annual Rent YRS 1-10	\$329,570.04
Annual Rent YRS 11-15	\$362,526.96
Option 1	\$398,780.04
Option 2	\$438,657.96
Option 3	\$482,523.00
Option 4	\$530,775.96

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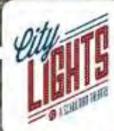


CITY OF GEORGETOWN
PARKS & RECREATION

SOUTHWESTERN
UNIVERSITY

PURL
ELEMENTARY
SCHOOL
(722 STUDENTS)

GEORGETOWN PLACE
APARTMENTS
(176 UNITS)



± 72,452 VPD



W UNIVERSITY AVENUE
± 22,620 VPD



 **SUBJECT PROPERTY**
1313 W UNIVERSITY AVE.

WOLF RANCH
ELEMENTARY
SCHOOL
(850 STUDENTS)

ST. DAVID'S
GEORGETOWN
HOSPITAL
(114 BEDS)



LEANDER ROAD
± 17,812 VPD

TIPPIT
MIDDLE
SCHOOL
(551 STUDENTS)



SITE OVERVIEW

7-ELEVEN GEORGETOWN, TX

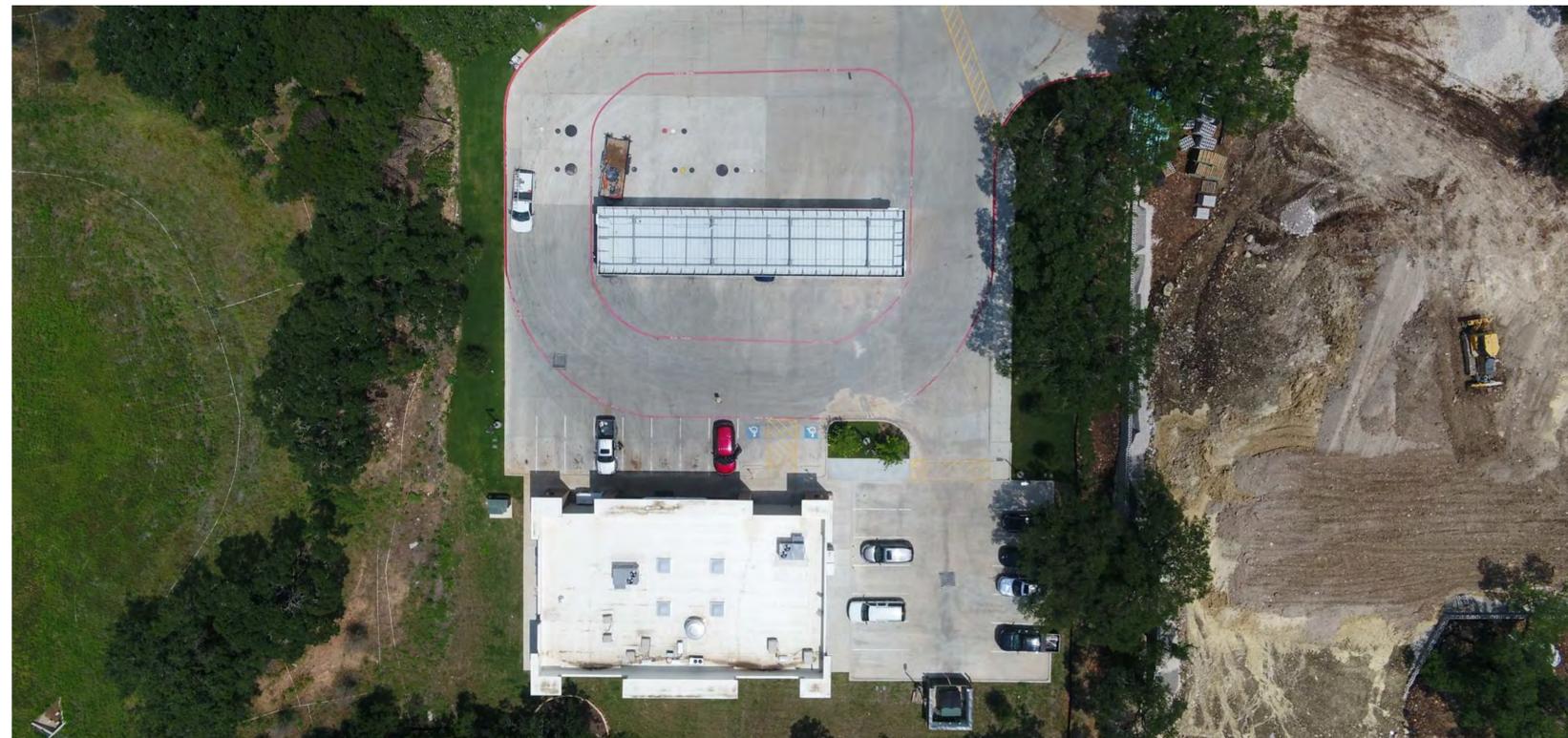
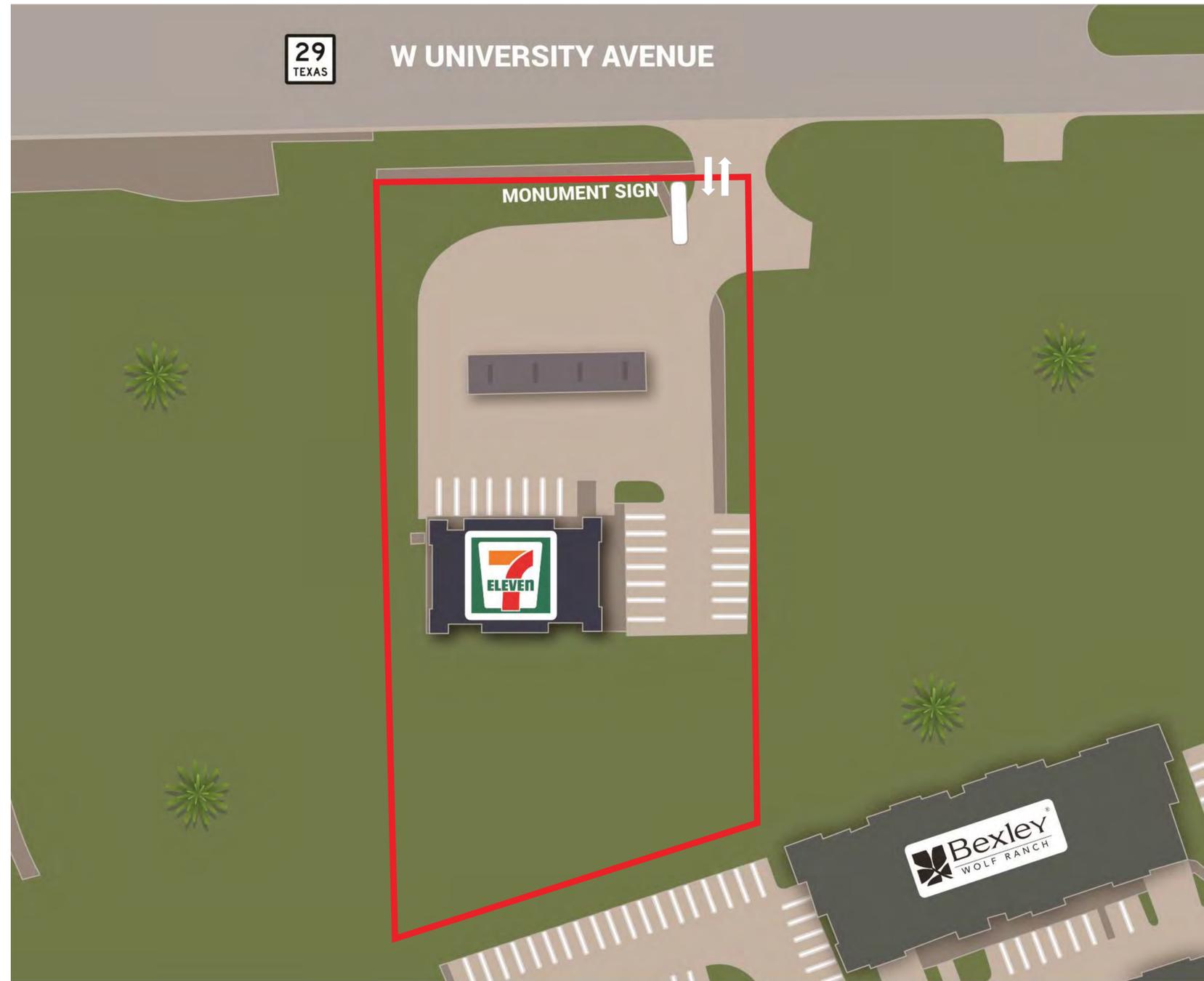
 Year Built | 2020

 Building Area | ±4,500 SF

 Land Area | ±1.26 AC

NEIGHBORING RETAILERS

- Target
- T.J.Maxx
- Kohl's
- ROSS Dress For Less
- Walmart Supercenter
- Tuesday Morning
- Hobby Lobby
- The Home Depot
- H-E-B
- PetSmart



LOCATION OVERVIEW

7-ELEVEN GEORGETOWN, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- Southwestern University (1,832-Faculty/Staff/Students)
- Williamson Country Home Health Care Inc. (400)
- Georgetown Independent School District (400)
- Airborn Interconnect, Inc (400)
- F.T. Woods Construction Services, Inc. (300)
- Bluebird Medical Enterprises LLC (300)
- Dell Webb LLP (260)
- National Wild Turkey Federation, Inc. (253)
- Austin Mac Haik Ford Lincoln Ltd (200)
- Target Stores, Inc. (177)
- Proactive Communications, Inc. (156)
- Rock-N-P, Inc (150)
- Texas Crushed Stone Company Inc. (135)
- Airbon Electronics, Inc. (135)
- The Casino Connection LLC (100)
- Sun City Georgetown Community Association Inc. (100)

LOCATION OVERVIEW

7-ELEVEN GEORGETOWN, TX

Georgetown

Texas

 **63,062**
Population

 **\$67,753**
Median Household Income



2015 Fastest Growing
U.S. City (950,000+
residents)

2015

Households Earn
(\$100,000+ annually)

**\$100,000+
ANNUALLY**

The city of Georgetown is located approximately 28 miles north of downtown.

The subject property is located on TX-29 (University Ave) just West of I-35, cumulatively estimated to see 100,000 vehicles per day.

With a population of about 75,291 residents, Georgetown is currently ranked the 7th Fastest-Growing City in the country, according to U.S. Census numbers.

Georgetown is part of the Austin-Round Rock Metropolitan Statistical Area, with a population of more than 2 million and the 16th largest GDP per capita in the U.S. This welcoming community is a popular destination due to its beautiful courthouse square that is known for its local shops and restaurants, a recreational lake, a spectacular cavern, and Southwestern University, the oldest university in Texas with an estimated enrollment of 1,600 students.

7-Eleven is located 8-miles north of Round Rock, and Dell Technologies corporate headquarters (11,100 employees) and just 3-miles from the Georgetown Municipal Airport. The city's economy has expanded along with its population, adding an average of 650 new jobs annually since 2010. Major developments in Georgetown include Wolf Ranch Town Center, a 665,000 square foot open air regional power center with multiple prominent national anchor tenants, completed in 2007. Construction is currently underway on the nearby, 755-acre master-planned Wolf Ranch residential project, which will include 2,600 homes upon completion. The city is also home to Sun City Texas, a 5,300-acre age-restricted community that currently houses more than 11,500 residents and has continued to expand. Austin recently surpassed San Francisco as the thirteenth (13th) largest city in the United States. Austin is geographically situated as the midpoint between the other major metros in Texas and benefits from its proximity between Dallas (200 miles north) and San Antonio (80 miles south) along Interstate Highway 35, and near Houston (160 miles east). As the seat of both the state capital and the state's flagship research university, Austin's economy benefits from the stabilizing influence of the education and government sectors. The University of Texas at Austin, with an annual enrollment of over 50,000 undergraduate and graduate students, is the sixth (6th) largest public, four-year university in the nation.

IN THE NEWS

7-ELEVEN GEORGETOWN, TX

Georgetown is seventh fastest-growing city in the U.S.

MAY 23, 2019 (GEORGETOWN TEXAS)

Today the U.S. Census Bureau released population estimates showing that Georgetown is ranked seventh on the list of fastest-growing cities in the country with a population of more than 50,000. Georgetown's growth rate was 5.2 percent from July 1, 2017, through July 1, 2018, resulting in a population estimate of 74,180.

"Georgetown is well-positioned in a **fast-growing region**. We are working to make the most of opportunities to bring **high-quality employers** to our city, while preserving Georgetown's **authentic charm and character**. We're fortunate to have like-minded partners like Southwestern University, Georgetown ISD, Williamson County, St. David's, and Sun City, too."

According to the Texas Demographic Center, the Austin region is expected to more than double in size by the year 2050, growing from 2 million to 4.5 million population.

Georgetown was the sixth **fastest-growing city in the U.S.** on the list released last year by the Census. In 2017, Georgetown was the fifth fastest-growing city in the U.S., the fastest in 2016, and the **second fastest in 2015**.

Georgetown's population was **47,400 in the 2010 census**. According to today's estimate, Georgetown added 26,780 residents with a growth rate of **56.5 percent** from 2010 to 2018.

"The growth does help the City maintain one of the **lowest tax rates** in the region," Ross added. "It helps fund the infrastructure needed to prepare for the many new people who will call Georgetown home this year. In fact, we are on pace to complete a decade's worth of voter approved road bonds in just seven years."

EXPLORE ARTICLE



Georgetown Ranks No. 1 on South's Best Cities To Live In List

(RANCHO SIENNA)

Hardly anybody knows the South better than Southern Living magazine and its readers, and they've ranked Georgetown, Texas – home to the RANCHO SIENNA new-home master-planned community – as the best city in the South to live in.

"There's no place quite like a **Southern city, where vibrant food scenes**, ample entertainment options, and dreamy downtowns are made even better because they **happily cohabitate** with old-school Southern signatures, like friendly neighbors and gracious charm," Southern Living writes.

Georgetown ranks No. 1 in the South's Best Cities to Live in 2018 list. Austin, Georgetown's bigger neighbor, also made the list, coming in at No. 11

"From lively foodie favorites to quieter gems with **plenty of outdoor activities**, these 17 Southern cities are the kinds of places you'll want to put down roots, build that house with the white picket fence, and stay for a lifetime. Who's ready to move?"

Georgetown also nabbed a **high-ranking** spot on another Southern Living list, **coming in at No. 4** on the magazine's 15 Affordable Small Towns We Love rankings.

"Georgetown is gearing up to be running on **100%** wind and solar power—a huge draw for affordable and eco-friendly living. Don't miss the annual Red Poppy Festival, a free celebration with live music, a parade, a kid zone, a car show, arts and crafts, and more," Southern Living writes.

The magazine continues: "Hailed as '**The Most Beautiful** Town Square in Texas,' downtown Georgetown allows free parking after 5 p.m. year-round so you can dine, try a wine-tasting or two, and take in a theatrical performance without feeding any meters.

EXPLORE ARTICLE



CALL FOR ADDITIONAL INFORMATION

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CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

7-ELEVEN GEORGETOWN, 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.