



7-Eleven (S&P Rated AA-)

Rare 10% Rent Increases Every 5 Years

\$6,005,000 | 4.00% CAP

1550 Hardin Blvd, McKinney, TX (DFW) 75072

- ✓ New 15-Yr Corporate Absolute NNN Lease
- ✓ Largest Chain Retailer in the World
- ✓ 1.5 Miles from Raytheon, the Largest Employer in McKinney
- ✓ Strategically Located Just Off University Drive with 84,270 VPD
- ✓ Located in Collin County, One of the Wealthiest and Fastest Growing Counties in 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 MCKINNEY, TX



CONTACT FOR DETAILS

Matthew Scow

Executive Vice President
(214) 915-8888

mscow@securenetlease.com

\$6,005,000

4.00% CAP

NOI

\$240,191

Building Area

±4,100 SF

Land Area

±1.03 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in 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 70,000+ stores
- ✓ Strategically located just off University Drive with 84,270 VPD and **only 1.5 Miles from Raytheon, McKinney's largest employer with over 3,000 on-site employees.**
- ✓ **Dense retail corridor** with surrounding national tenants including Costco, 24 Hour Fitness, Panera Bread, LaMadeline, Dollar Tree, Dunkin' and **adjacent to Cinemark North McKinney.**
- ✓ **Affluent Dallas/Fort Worth suburb** with average household income of \$120,562 within a 3 mile radius.
- ✓ **McKinney ranked the #1 Best Place to Live in America** by Money magazine in 2018.
- ✓ **The Dallas-Fort Worth Metroplex is home to over 25 Fortune 500 Companies, including:** Exxon Mobile, McKesson, AT&T, American Airlines, Southwest Airlines, Texas Instruments and Kimberly-Clark.

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 MCKINNEY, TX

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$5.1 B

CREDIT RATING
AA-

LOCATIONS
70,000+

STOCK TICKER
SVNDF



7-eleven.com

7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., and surpassed McDonald's in 2007 as the world's largest retailer.

7-Eleven is also one of the **nation's largest independent gasoline** retailers. The company's **largest markets** are in the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand.

7-Eleven Accolades include: **Ranked #1** on Entrepreneur magazine's Top Global Franchises List; **#1** spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies, and **#2** in Forbes magazine's **Top 20 Franchises to Start**; **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 MCKINNEY, 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.

thanks to slight improvements across the board. At No. 18, **Sarasota, Florida**, debuted in the top 20, with the highest net migration score and increases in desirability, affordability, quality of life and job growth. **Tampa, Florida**, boasted housing affordability, net migration, quality of life, and job market scores that contributed to its climb from No. 75 to No. 56 this year.

The 2019 Best Places to Live were determined in part using a public survey of **thousands of individuals throughout the U.S.** to find out what qualities they consider important in a hometown. The methodology also factors in data from the U.S. Census Bureau, the Federal Bureau of Investigation and the Bureau of Labor Statistics, as well as the U.S. News rankings of the Best High Schools and Best Hospitals. mortgage and working with an agent to buying and selling a home.

EXPLORE ARTICLE



7-Eleven Charges Ahead With 'Massive' Electric Vehicle Installation Project

JULY 1, 2021 (CONVENIENCE STORE NEWS)

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 MCKINNEY, TX

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Rent Commencement	October 2020
Lease Expiration	October 2035
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$240,191.16
Annual Rent YRS 6-10	\$264,210.28
Annual Rent YRS 11-15	\$290,631.30
Option 1	\$319,694.43
Option 2	\$351,663.88
Option 3	\$386,830.27
Option 4	\$425,513.29

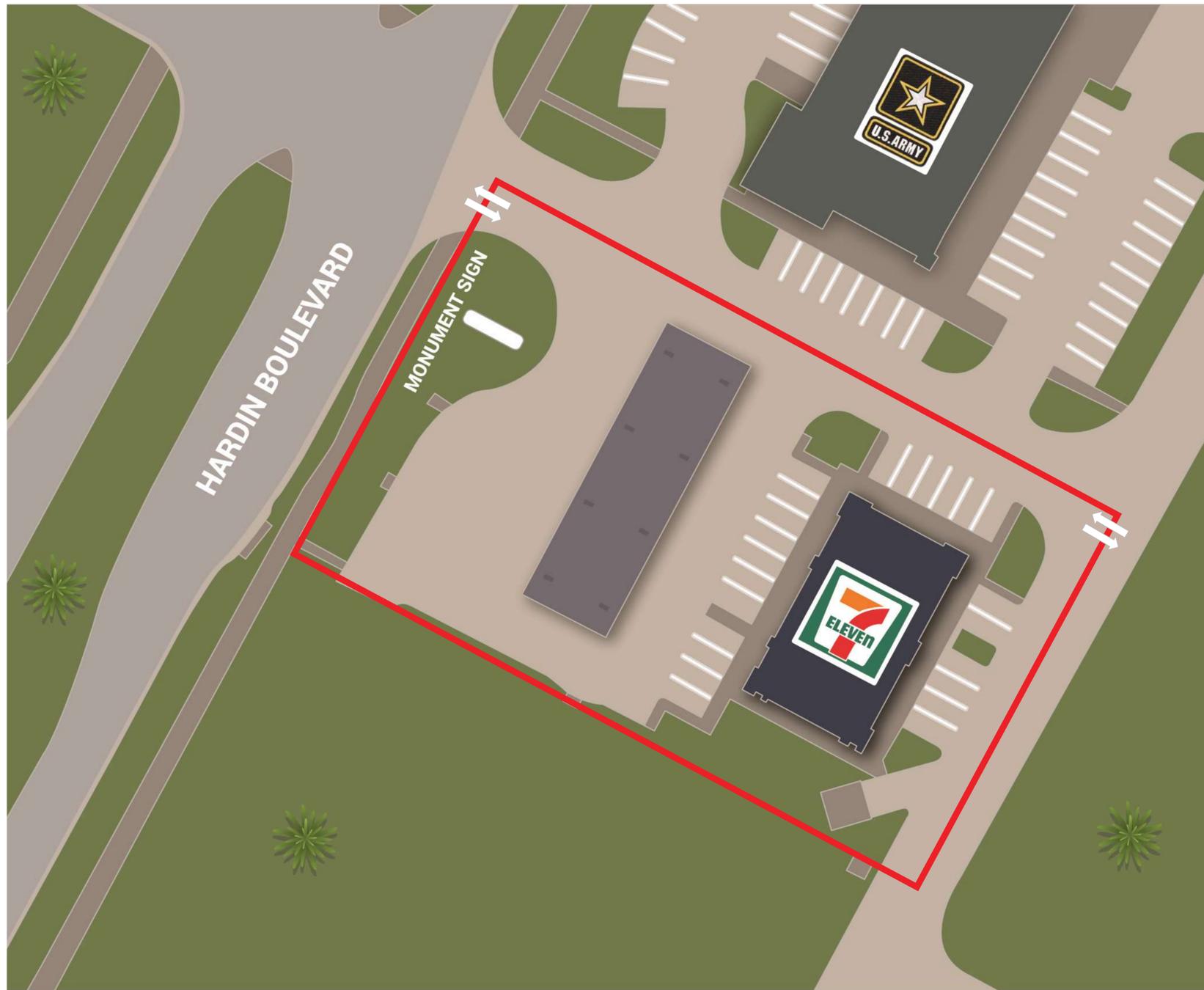
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SITE OVERVIEW

7-ELEVEN MCKINNEY, TX

	Year Built		2020
	Building Area		±4,100 SF
	Land Area		±1.03 AC



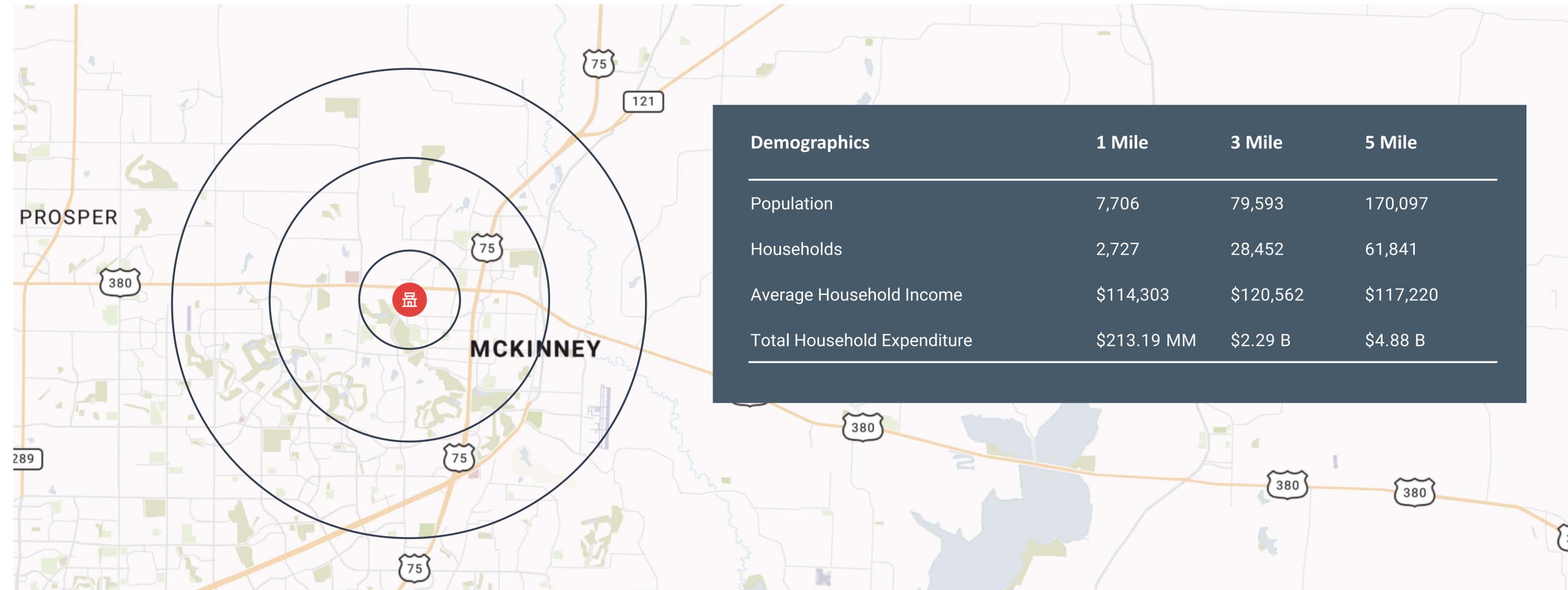
NEIGHBORING RETAILERS

- Target
- Party City
- Lowe's
- Kroger
- Petco
- Office Depot
- The Home Depot
- ROSS Dress For Less
- Walmart Supercenter
- Tuesday Morning



LOCATION OVERVIEW

7-ELEVEN MCKINNEY, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. UT Southwestern Medical Center (17,000)
2. Staff Force, Inc. (5,000)
3. Eyecare Services Partners Holdings LLC (3,400)
4. County of Dallas (3,000)
5. Raytheon (3,000)
6. Children's Health Clinical Operations (2,000)
7. Northrop Grumman Systems Corporation (2,000)
8. AT&T Corp. (2,000)
9. Dallas Market Center Development Company, Ltd. (1,500)
10. AT&T Corp. (1,500)
11. United States Postal Service (1,500)
12. County of Dallas (1,200)
13. Unisys (1,200)
14. Potter Concrete of Houston, Inc. (1,200)
15. Equinix LLC (1,200)

LOCATION OVERVIEW

7-ELEVEN MCKINNEY, TX

McKinney
Texas

182,055
Population

\$93,354
Median Household Income



WalletHub ranked McKinney the #5 Fastest Local Economic Growth in the U.S. (2018) and #6 Best Place to Buy a House in the U.S. (2019)

#5

Raytheon is the largest employer in McKinney with more than 3,000 employees.

3,000

McKinney is Collin County's second-largest city after Plano.

Part of the DFW Metroplex, McKinney is located 30 miles north of Dallas, and in 2018 was rated #1 "Best Place to Live" in America by Money Magazine.

Raytheon aerospace company employs over 3,000 people in McKinney and Medical City McKinney began a \$55 million expansion in 2020.

Factors considered in the ranking included employment opportunity, schools, crime and safety, as well as overall quality of life aspects, including a feeling of community pride.

In 2017, the US Census Bureau reported that McKinney was the third-fastest-growing city in the United States. The elements that established McKinney as unique from its very beginnings are the same that attract residents, visitors and businesses to the community today. Beautiful tree-lined streets, diverse residential neighborhoods, outstanding educational opportunities, a robust business environment, a charming historic downtown and a strong sense of community make McKinney truly stand out. Located just 25 minutes from the Dallas-Fort Worth International Airport, McKinney boasts a population of over 180,000 and was named 6th fastest-growing city in the US by the U.S. Census in 2018. Families are drawn to McKinney by the number of master-planned communities and employment opportunities. Raytheon aerospace company employs over 3,000 people in McKinney and Medical City McKinney began a \$55 million expansion in 2020.

IN THE NEWS

7-ELEVEN MCKINNEY, TX

McKinney ranks as 4th fastest-growing big city in the nation

MIRANDA JAIMES , MAY 21, 2020 (COMMUNITY IMPACT)

McKinney took its place among other cities with populations of 50,000 or more, increasing its population to 199,177 residents in 2019, according to census data. This represents a 51.9% increase from the 2010 census count of 132,934.

Frisco was number one on the list with **71.1% change in population growth**. Buckeye, Arizona, took second, and New Braunfels, Texas, was the **third fastest-growing big city**. Between 2018 and 2019, the census bureau estimates McKinney's population **grew 3.87%**.

McKinney is a diverse and engaged community that offers true work, live and play amenities, with a depth of cultural arts, music, outdoor spaces, connectivity to international airports, bustling corporate corridors, a historic downtown heritage and superior schools.

McKinney Mayor George Fuller said it was "no surprise" to him McKinney remained as one of the **fastest-growing cities in the U.S.**

"Although this pandemic has brought pain and difficulty across our country, and certainly we have not been sheltered from it, **McKinney has risen as a community** through so many humanitarian and supporting initiatives that speak to the reason we are being chosen by so many families to make McKinney home."

"As a business leader in the community, the chamber is working to address issues that come with **fast growth like strains on infrastructure** and maintaining a community-focused culture," she said in an email. "There's no question our community and businesses leaders are up to the task of addressing those challenges."

Lisa Hermes, McKinney Chamber of Commerce president and CEO, also said the updated data from the bureau was unsurprising. She credits this to the **city's quality of life** elements that make it a place for families to live, work and play. But she recognized rapid growth can bring some challenges to a community.

EXPLORE ARTICLE



Just how big is Collin County's boom?

CHARLES SCUDDER, FEBRUARY 19, 2019 (THE DALLAS MORNING NEWS)

McKinney's planning department estimated a population of 187,802 as of Jan. 1.

In Plano, the city's economic development group put the **city's population in 2018 at 279,088**. Senior planner Steve Sims estimates the city's population will top **300,000 by 2040**.

The department is in the process of updating projections, but currently estimates a population of 284,000 by 2040

Frisco's 2018 estimate puts its current **population at 183,896**. According to the city's 2015 comprehensive plan, the population will **hit 231,500 by 2030**. However, that number should drop due to recent zoning changes, decreases in residential zoning in the city's future land use plan, and the city's policies on mixed-use development.

The Allen Economic Development Council puts the city's 2018 population at 104,363 and estimates a **2.4 percent annual growth rate**. According to a 2016 city of Allen report, the city's built-out population will be **122,441 by 2030**.

The Dallas Builders Association estimates that even Celina — just over **6,000 people**, according to the 2010 census — will grow to more than 300,000 residents by 2050. By then, association executive officer Phil Crone said, population should start to plateau and "development will exist in every corner of the county," and may even spread into Grayson County, just north of Collin.

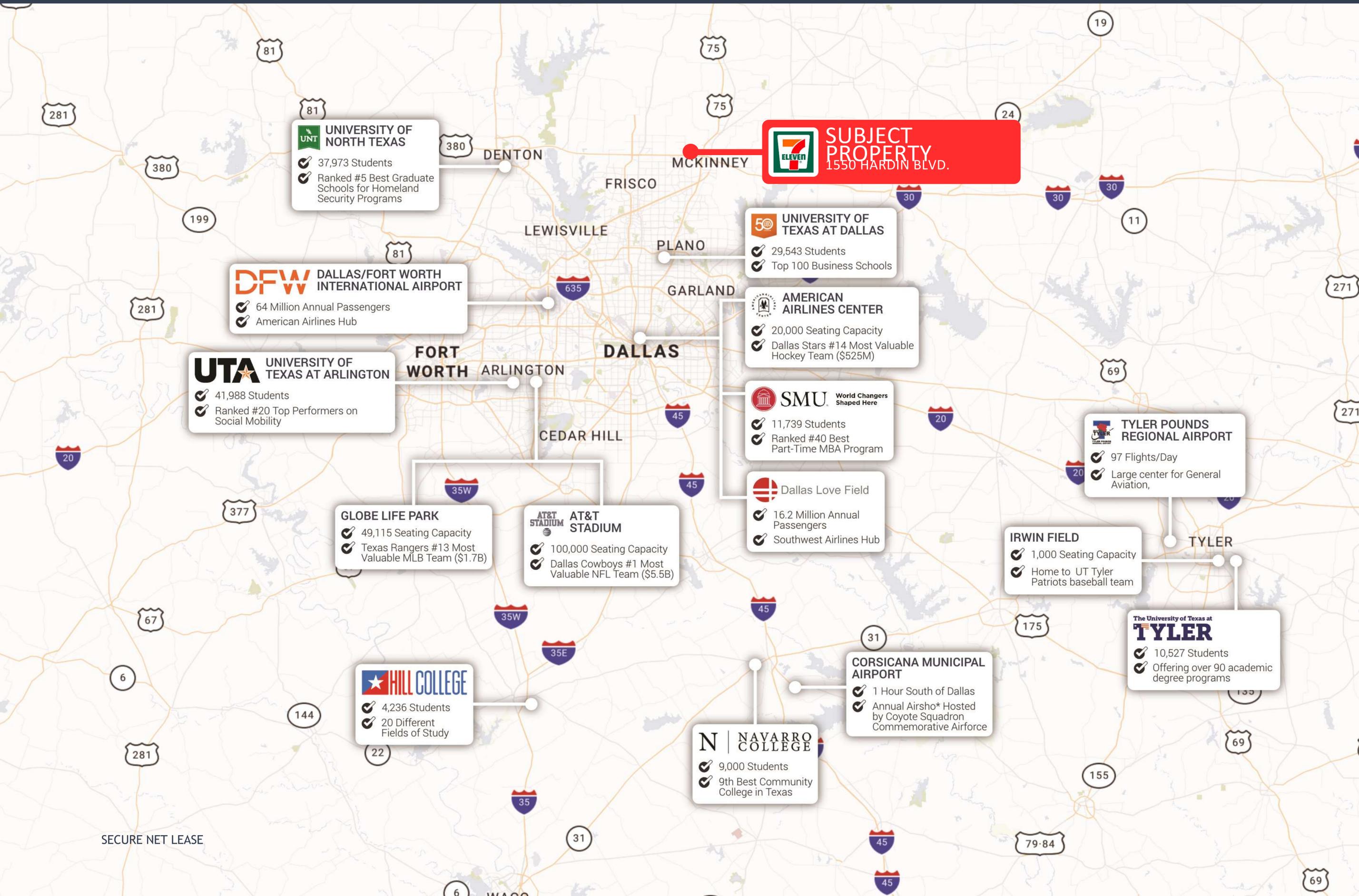
A lot of the **county's growth**, Potter said, is driven by businesses moving to the area. In the last several years, dozens of companies have set up shop in Collin County. Toyota has settled in Plano. Raytheon is in McKinney. The Dallas Cowboys are in Frisco.

EXPLORE ARTICLE



DALLAS-FORT WORTH METRO

7-ELEVEN MCKINNEY, TX



SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

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Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

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mscow@securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN MCKINNEY, 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.