



7-Eleven

\$5,471,500 | 4.35% CAP

2860 Nolan River Road, Cleburne, TX 76033

- ✓ Brand New 15-Year Abs. NNN Corporate Lease with 10% Rent Bumps Every 5 Years
- ✓ Anchored by Cleburne Station - 75 AC Mixed Use Development
- ✓ High Traffic Site with 32,000+ VPD combined at intersection
- ✓ Just off Major Thoroughfare connecting Cleburne to Downtown Fort Worth
- ✓ Next to The Depot Stadium - Minor League Baseball stadium with 3,000 person capacity

7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses more than 77,000 stores in 18 countries.



INVESTMENT OVERVIEW

7-ELEVEN CLEBURNE, TX



CONTACT FOR DETAILS

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(713) 263-3981

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Matt Slovak

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\$5,471,500

4.35% CAP

NOI

\$238,000

Building Area

±4,090 SF

Land Area

±1.1488 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

✓ **Brand New 15-Year Absolute NNN Corporate Lease**, with RARE 10% rental increases every 5 years in both the Primary Term and (4) 5-Year Option Periods.

✓ **Anchored by Cleburne Station**, a 75-acre mixed use development which will feature 400,000 SF retail, 68,000 SF office space and a 4-story, 71,400 SF hotel. Estimated to generate \$100 million in economic growth and property value increase of \$46 million.

✓ **Excellent highway location at the signalized intersection of State Highway 67** - Location sees approximately 32,000 vehicles per day and is located less than a mile from major intersection of Highways 171 and 174

✓ **Positioned at the Entrance to Chisholm Trail Parkway** - The \$1.4 billion project opened in May 2014 and consists of a 27.6 mile toll road linking Cleburne to Downtown Fort Worth. The Chisholm Trail is expected to generate \$3.4 billion in economic development over a ten year period.

✓ **Across from The Depot Stadium** - Home to the minor league baseball team Cleburne Railroaders with a 3,000 person capacity, hosting more than 130 events per year including games, tournaments, and concerts.

✓ **Located in close proximity to Dallas-Fort Worth which benefits from a booming economy and leads the nation in job growth**: DFW ranked #1 in the country for total job growth adding 322,200 jobs between December 2015 and December 2020

* Seller requires closing date on or after September 28, 2022

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 CLEBURNE, TX

7-Eleven

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

REVENUE
\$64.74 B

CREDIT RATING
A

STOCK TICKER
SVNDY

LOCATIONS
77,000+



7-eleven.com

Founded in 1927, 7-Eleven **focuses** on providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with approximately 77,000 stores in 19 countries, of which **approximately 16,000** are in the U.S. and Canada. These stores see approximately **65 million customers per day**. The name 7-Eleven originated in 1946 when the stores were **open from 7 a.m. to 11 p.m.** Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, 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 guests. 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 **50 million members**, place an order in the 7NOW® delivery app in over **2,000 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



IN THE NEWS

7-ELEVEN CLEBURNE, TX

7-Eleven Charges Forward with Installation of 500 Electric Vehicle Ports by End of 2022, Providing Convenient Charging Options that Drive a More Sustainable Future

JUNE 1, 2021 (7-ELEVEN CORPORATE)

Owned and operated by 7-Eleven, the new DCFC ports will increase convenient charging options for EV drivers by adding to the company's existing 22 charging stations located at 14 stores in four states.

Once this expansion is complete, the company will have **one of the largest and most compatible fast-charging systems** of any retailer in the U.S. "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.

7-Eleven, Inc. is accelerating its environmental ambitions. The iconic retailer is undertaking a massive installation project, with a goal of building at least 500 Direct Current Fast Charging (DCFC) ports at 250 select U.S. and Canada stores by the end of 2022.

Additionally, the company recently **"doubled-down"** on its original commitment and pledged to meet a **50 percent reduction of CO2** emissions by 2030. 7-Eleven set ambitious and measurable sustainability goals in 2016 as part of the company's commitment to operating a globally sustainable business. To help address the challenge created by climate change, the company planned to achieve a **20% reduction of CO2 emissions** from its stores by 2027. Instead, 7-Eleven reached this **20% reduction goal in 2019**, eight years ahead of schedule. This CO2 reduction equals the carbon sequestered by more than **349,000 acres** of U.S. forests in one year.

EXPLORE ARTICLE



7-Eleven Expands Mobile Checkout Feature to Thousands of US Stores

JULY 13, 2021 (7-ELEVEN CORPORATE)

The frictionless shopping experience is a benefit of 7-Eleven's award-winning 7Rewards® loyalty program where members (rather, more than 50 million of them) can earn and redeem points on product purchases and receive coupons and promotional pricing.

As an incentive to try Mobile Checkout, for a limited time, 7-Eleven **is offering 10x the rewards** points for every purchase made using the new feature in the app.

7-Eleven was the **first convenience store** chain to develop proprietary technology for a full frictionless shopping experience from start to finish. Mobile Checkout works on both Android and iOS devices and is available for most **7-Eleven merchandise that has a bar code**. The company plans to expand Mobile Checkout to all US **stores by the end of 2022**.

7-Eleven, Inc. has expanded its new Mobile Checkout contactless shopping solution to an additional 2,500+ stores across the U.S. Using the 7-Eleven app, customers can quickly scan items and pay for purchases without ever standing in a checkout line. Mobile Checkout is now available in more than 3,000 participating 7-Eleven stores in 32 states including Washington, D.C.

"After over a year of living through the pandemic, Americans have a new perception of what convenience looks like. For many, it's a contactless **shopping experience without waiting in line**," says 7-Eleven Digital Senior Vice President Raghu Mahadevan. "Luckily, we were already testing Mobile Checkout and had begun **expanding 7NOW home delivery** to hundreds of markets before lockdowns occurred. It's what people expect from the world's leading convenience store — we plan to exceed those expectations and take the **in-store shopping experience to the next level.**"

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN CLEBURNE, TX

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	March 22, 2022
Lease Expiration	March 31, 2037
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	\$238,000.08
Annual Rent YRS 6-10	\$261,800.04
Annual Rent YRS 11-15	\$287,979.96
Option 1	\$316,778.04
Option 2	\$348,455.76
Option 3	\$383,301.36
Option 4	\$421,631.52

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.



7-ELEVEN **SUBJECT PROPERTY**
SEC OF STATE HWY. 67 AND NOLAN RIVER RD.

67

MARTI ELEMENTARY SCHOOL
(491 STUDENTS)

W KATHERINE P RAINES ROAD
±17,949 VPD

ZK
Zimmerer Kubota

FARM ROAD 1216

NOLAN RIVER ROAD
±20,092 VPD

PINNACLE

W KILPATRICK STREET
±11,511 VPD

SUN VALLEY APARTMENTS
(52 UNITS)

AFFORDABLE SELF STORAGE

CLEBURNE PLAZA APARTMENTS
(72 UNITS)

COOKE ELEMENTARY SCHOOL
(556 STUDENTS)

CHEVROLET GMC BUICK

CLEBURNE REGIONAL AIRPORT

CLEBURNE HIGH SCHOOL
(1,767 STUDENTS)

A.D. WHEAT MIDDLE SCHOOL
(687 STUDENTS)

DOLLAR TREE DOLLAR GENERAL

Walmart Supercenter DISCOUNT TIRE CATO

HIBBETT SPORTS POPEYES LOUISIANA KITCHEN

BIG LOTS! TSC TRACTOR SUPPLY CO SUBWAY Kroger Cane's

Walgreens

McDonald's

Starbucks

goodwill

Chick-fil-e DQ

COLEMAN ELEMENTARY SCHOOL
(523 STUDENTS)

Shell

Applebee's ALBERTSONS THE HOME DEPOT

CHRYSLER Jeep RAM

Jack in the box

LOWE'S MCDONALD'S

WHATABURGER

Days Inn BY WYNDHAM

DICKEY'S BARBECUE PIT TACO BELL

±49,517 VPD

174 TEXAS

LAQUINTA BY WYNDHAM

DQ

enterprise

NAPA

DOLLAR GENERAL

Chicken EXPRESS

Aaron's

FAMILY DOLLAR R&C

Church's

SONIC

AutoZone

O'Reilly AUTO PARTS

CVS pharmacy

H-E-B

CLEBURNE TECHNICAL CENTER

ups

±26,244 VPD

Firestone COMPLETE AUTO CARE

FAMILY DOLLAR

cicis pizza WORLD GYM WING-STOP

PANDA EXPRESS CHINESE KITCHEN KFC

BUSINESS 67

Advance Auto Parts

RANGAIRE JENSEN

Jack in the box

Domino's

TACO BELL

Exxon

CIMARRON SPRINGS APARTMENTS
(156 UNITS)

IRVING ELEMENTARY SCHOOL
(481 STUDENTS)

Trinity Habitat for Humanity

SITE OVERVIEW

7-ELEVEN CLEBURNE, TX

	Year Built		2022
	Building Area		±4,090 SF
	Land Area		±1.1488 AC
	Pumps		8
	Fueling Positions		16

NEIGHBORING RETAILERS

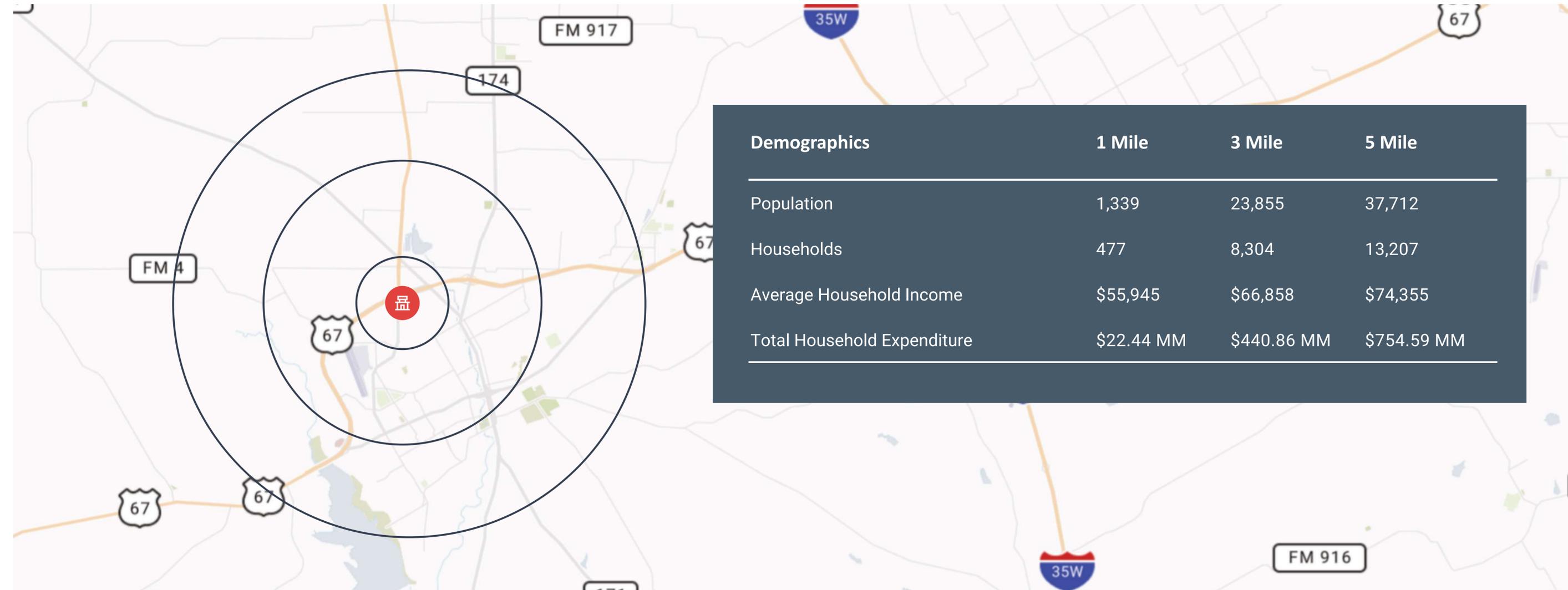
- Walmart Supercenter
- Kroger
- Dollar General
- Albertsons
- The Home Depot
- Lowe's
- Big Lots!
- H-E-B
- Dollar Tree
- CVS



FILE PHOTO

LOCATION OVERVIEW

7-ELEVEN CLEBURNE, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Cleburne ISD (968)
2. Walmart Distribution Center (916)
3. Johnson County (598)
4. Hill College (455)
5. Walmart Supercenter (450)
6. Johns Manville Corp. (415)
7. Texas Health Harris Methodist Hospital (413)
8. City of Cleburne (348)
9. Greenbriar Rail Services (200)
10. Technical Chemical (181)
11. Supreme Corp of Texas (175)
12. Techlight/Horizon Mfg. Co (140)
13. James Hardie Building Product (137)
14. Tuttle & Tuttle Trucking (114)
15. Sachem, Inc. (85)

LOCATION OVERVIEW

7-ELEVEN CLEBURNE, TX

Cleburne Texas

 30,289
Population

 \$50,848
Median Household Income



Cost of living is
8.1% lower than
the U.S. average.

8.1% LOWER

Ranked #4 'Best
Cities to Relocate
to in America.

#4

Once a stop along the historic Chisholm Trail, Cleburne was home to one of the largest railroad shops in the world.

Today, you can visit our history in one of our many museums, but Cleburne is more than just a historic stop.

Downtown Fort Worth is a mere 25 minutes away via the Chisholm Trail Parkway, and less than an hour from downtown Dallas via US 67 or the Chisholm Trail Parkway/Interstate 30.

The past two years, the academic advanced placement program at CISD was rated in the top 3% of all Texas schools and is nationally recognized as one of the very best.

Today, Cleburne boasts a wide array of culture. You can take in a play through the Plaza Theater or witness a production through the local Carnegie Players, hear a variety of jazz at Songbird Live, enjoy outdoor concerts at Market Square, take in the vistas along one of North Texas' best municipal golf courses (don't forget to try North Texas' best golf course burger), or just relax in one of our many parks and there is more to come. Our neighborhoods are quiet and friendly. A simple trip to the grocery store requires additional time to catch up with neighbors and friends. Some say American cities aren't what they used to be. They haven't been to Cleburne. New retail, dining and entertainment will soon arrive at Cleburne Station. And you can catch a professional baseball game at the Depot at Cleburne Station. 2017 marked the return of professional baseball and defense of the 1906 Texas League championship won by the legendary Tris Speaker and his Cleburne Railroaders. The Depot is one of the most unique professional baseball stadiums in America with its railroad theme and intimate setting. The depot is also home to minor league soccer and hosts concerts and events all year.

IN THE NEWS

7-ELEVEN CLEBURNE, TX

75-acre Mixed-Use Public-Private Development in Cleburne, Texas

(NEW ERA)

Cleburne Station is a mixed-use development that at build out will be a master planned pedestrian-friendly project that will include retail, restaurant, commercial office, hotel, entertainment and an independent minor league baseball team located in Cleburne, Texas.

Cleburne Station is strategically positioned at the gateway into Cleburne at **Highway 67 & the Chisholm Trail Parkway** to give it a regional draw. The Chisholm Trail Parkway is operated by the North Texas Tollway Authority and is a **28-mile toll road** connecting Cleburne to **downtown Fort Worth**.

Chisholm Summit will feature **28 acres** of commercial space, Hooper Business Park, a 106-acre professional office park/medical district, and Chisholm Square, a community “downtown” node that will be similar to the city’s Old Town.

This 75-acre mixed use public-private development is anchored by The Depot, a multi-use entertainment stadium that is the **new home** to a minor league baseball team, the Cleburne Rail Roaders and a minor league soccer team, FC Cleburne as of April 2017. The multi-use stadium will hold over **3,000 fans per Railroaders’** game for **53 home games** a year and over **10,000 patrons** for on field events with plans for up to an additional 80 events per year such as concerts and other area sporting events.

EXPLORE ARTICLE



\$1.2 billion master-planned development, 106-acre professional office park headed to Burleson

JUNE 8, 2021(CLEBURNE TIMES REVIEW)

Burleson City Council approved an economic development agreement for Chisholm Summit, a project of roughly 900 acres near the Chisholm Trail Parkway on the city’s western border, during their Monday council meeting.

RA Development has proposed the **city’s first master-planned community**. The project will feature residential homes, over **100 acres** of dedicated parkland, including an equestrian center, a community park, **pocket parks**, trail parks, and over ten miles of an interconnected trail system that will weave through the development. The project will also feature **large peaceful ponds** for fishing and relaxing and horseback riding trails.

Estimated to generate 100 million of economic growth and property value increase of 46 million

Chisholm Summit will feature **28 acres** of commercial space, Hooper Business Park, a 106-acre professional office park/medical district, and Chisholm Square, a community “downtown” node that will be similar to the city’s Old Town.

“We are happy to welcome the first master-planned community to Burleson,” Mayor Chris Fletcher said. “This project fits right in with the character and vision for our city. It also provides a development on our western city limits that creates new housing possibilities for families and for seniors.”

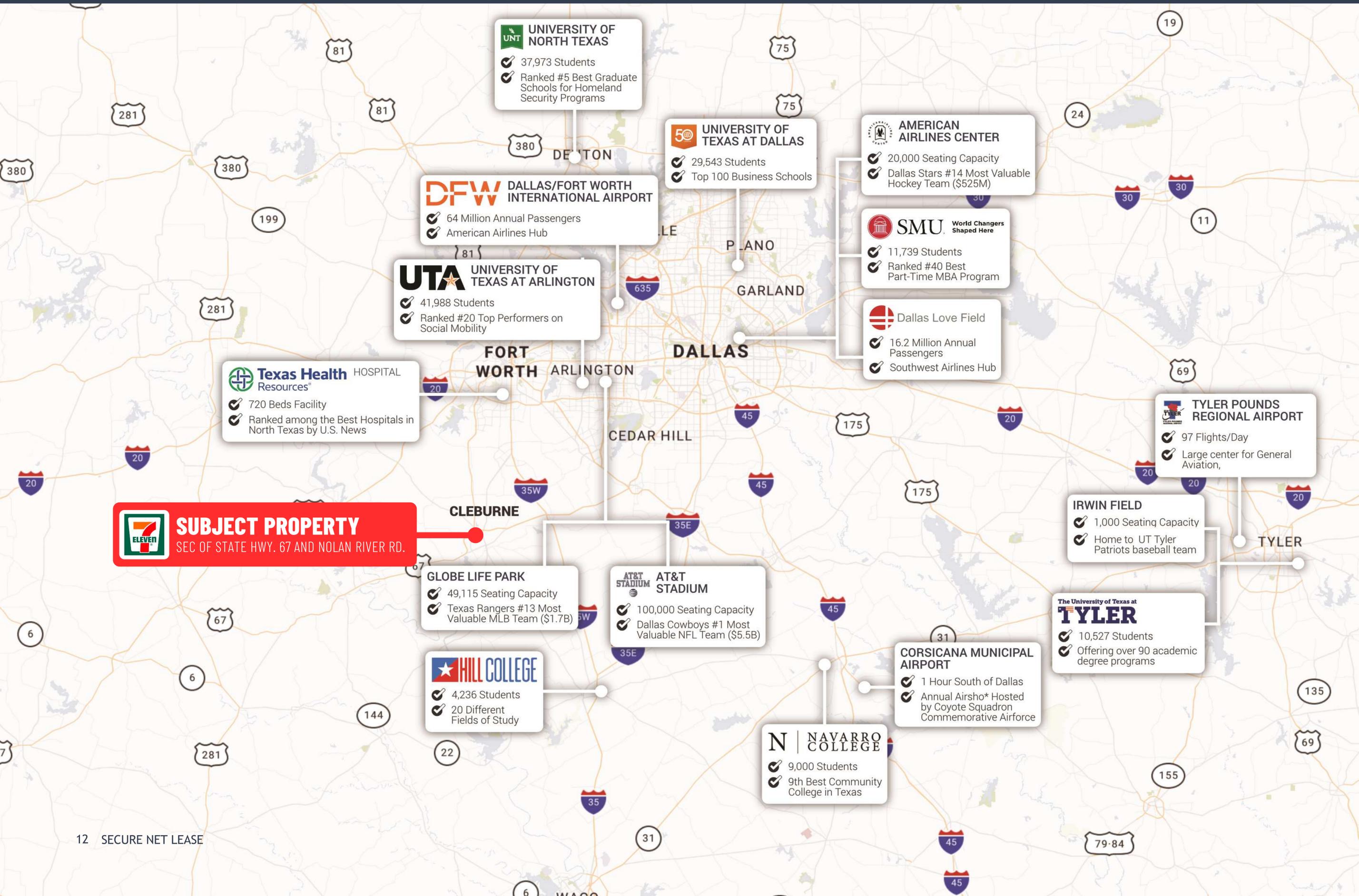
The development will feature a variety of residential lot sizes to meet any resident’s age, family status or income. Townhomes, **40- to 80-foot lots** and estate lots ranging in prices from the **\$290,000’s to \$1 million** will all be available. At build out the project is expected to accommodate approximately **3,066 residential units**. The homes will be located in Joshua ISD, water will be provided through the Johnson County Special Utility District, sewer will be provided by the city of Burleson and electric will be provided by United Cooperative.

EXPLORE ARTICLE



DALLAS-FORT WORTH MSA

7-ELEVEN CLEBURNE, TX





4 FRONT ELEVATION
3/16" = 1'-0"

FRONT ENTRANCE

PROPOSED: 46 SQ. FT.



3 REAR ELEVATION
3/16" = 1'-0"



1 RIGHT ELEVATION
3/16" = 1'-0"

RIGHT SIDE

PROPOSED: 36 SQ. FT.



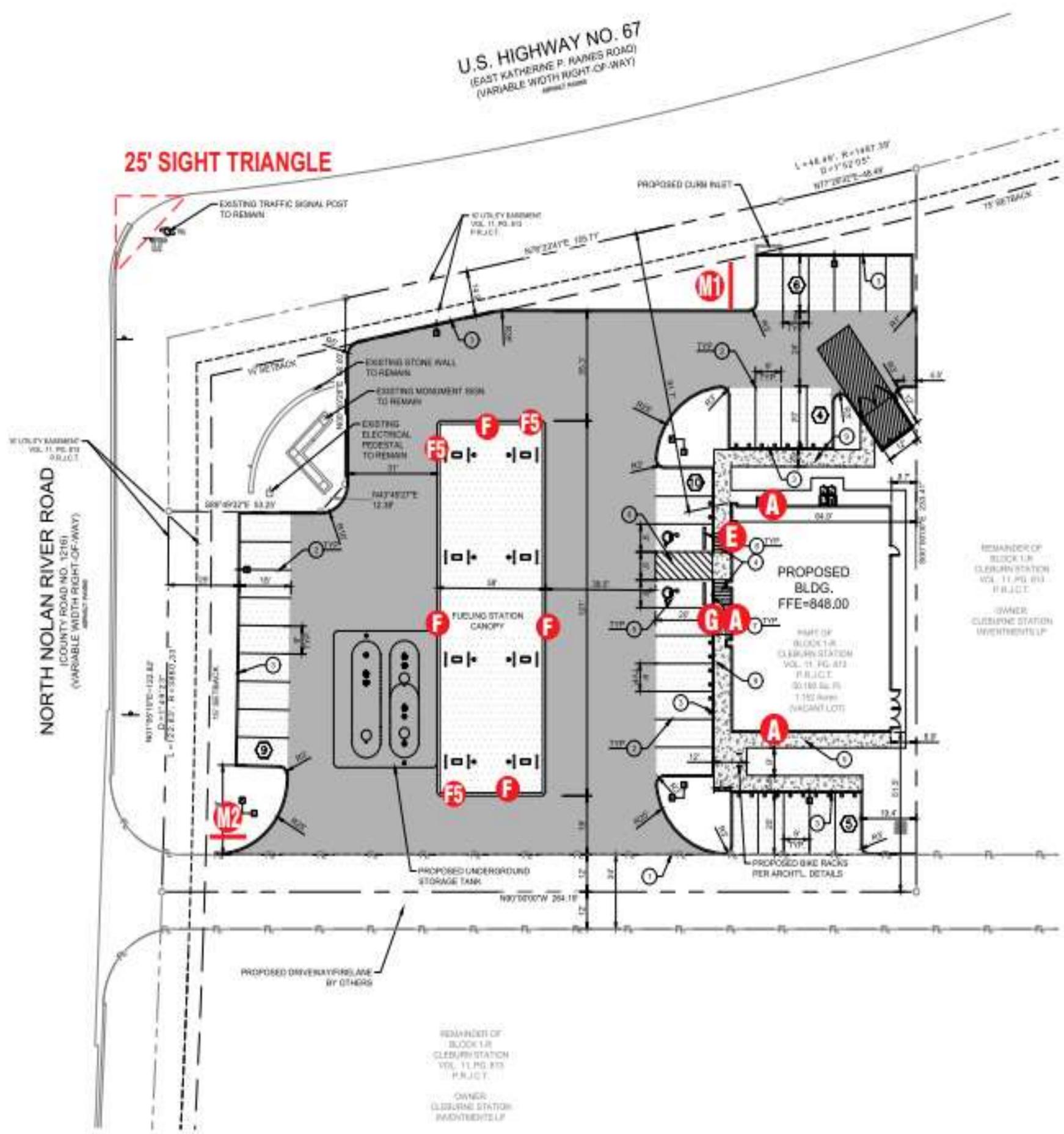
2 LEFT ELEVATION
3/16" = 1'-0"

LEFT SIDE

PROPOSED: 36 SQ. FT.

U.S. HIGHWAY NO. 67
 (EAST KATHERINE P. RAMES ROAD)
 (VARIABLE WIDTH RIGHT-OF-WAY)

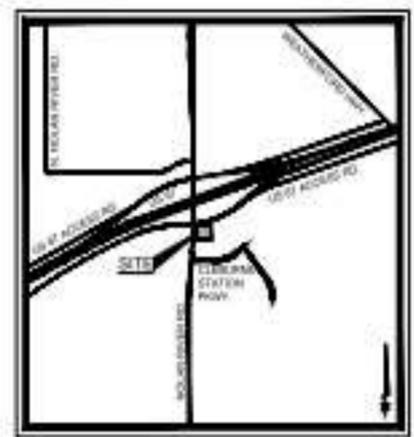
25' SIGHT TRIANGLE



PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS		
A	36	3 W37 WALL SIGN
E	10	1 ATM WALL SIGN
INTERIOR WINDOW VINYLs		
G	N/A	TBD WINDOW VINYLs
EXTERIOR GROUND SIGNS		
M1	72	1 M37 DF MONUMENT SIGN
M2	50	1 M25 DF MONUMENT SIGN
FUEL CANOPY FASCIA SIGNS & VINYLs		
F5	9	3 5F CANOPY SIGNS (MAIN ID KEYSTONE)
F	N/A	4 TRI-STRIPE VINYL SETS



GRAPHIC SCALE



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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TEXAS DISCLAIMER

7-ELEVEN CLEBURNE, 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.