



7-Eleven with Laredo Taco

\$7,703,200 | 4.15% CAP

NWC Hardy Toll Rd & Crosstimbers St, Houston, TX 77022

- ✓ **Brand New 15-Year Abs. NNN Corporate Lease** with 7.5% Rent Bumps Every 5 Years
- ✓ **Large Format 7-Eleven** - 2.992 Acre site with 8 MPDs and a Laredo Taco
- ✓ **High Traffic Highway Hard Corner Site** - 70,000+ VPD combined at intersection
- ✓ **1 Mile East from Walmart Anchored Shopping Center** (64 acres) featuring national retailers Chick-fil-A, KFC, Panda Express
- ✓ **4 Miles from Downtown Houston.** Close proximity to Toyota Center & Minute Maid Park

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 HOUSTON, TX

FILE PHOTO



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\$7,703,200

4.15% CAP

NOI

\$319,681

Building Area

±4,842 SF

Land Area

±2.992 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** September 2022
- ✓ **Brand New 15-Year Absolute NNN** Corporate Guaranteed Lease with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods. New store features a Laredo Taco and 8 MPDs.
- ✓ **Superb Highway Hard Corner Site.** Located at the signalized intersection of Hardy Toll Rd (52,500+ VPD) and E Crosstimbers St (19,000+ VPD), subject property will have direct access from both cross streets and is less than 1.5 miles east from I-45 (180,000+ VPD) and approximately 1 mile west from I-59 (189,000+ VPD).
- ✓ **Close Proximity to Walmart-Anchored Shopping Center.** Just 1 mile west from subject property is Northline Commons Shopping Mall which spans over 64 acres and features national retailers: Walmart, Chick-fil-A, KFC, and Panda Express.
- ✓ **Direct Residential Consumer Base.** Total estimated population within a 1-mile, 3-mile, and 5-mile radius from subject property is 16,285, 131,286, and 357,601, respectively.
- ✓ **4 Miles from Downtown Houston.** Downtown is home to Minute Maid Park (Houston Astros home stadium), Toyota Center (Houston Rockets home stadium), and features multiple Fortune 500 company operations including JP Morgan Chase Bank and ExxonMobil.
- ✓ **Houston is the 4th Fastest Growing MSA in the Nation.** Between 2010 - 2019, Houston saw a 19.4% population increase. Houston's population exceeds 7.15 Million and is the 5th Largest MSA in the Nation.

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 HOUSTON, 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
\$36.1 B

CREDIT RATING
A

STOCK TICKER
SVNDY

LOCATIONS
72,800+



[7-eleven.com](https://www.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 more than 72,800 stores in 18 countries, of which approximately **14,000 are in the U.S.** and Canada. These stores see approximately **64 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 **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.



IN THE NEWS

7-ELEVEN HOUSTON, TX

7-Eleven seeking 20,000 workers across US locations, adding to 50,000 already hired since March

DANIELLA GENOVESE, SEPTEMBER 21 (FOX BUSINESS)

7-Eleven is seeking to hire an additional 20,000 employees nationwide as it looks to meet continued demand for its products amid the COVID-19 pandemic.

The new hires, which will fill positions across **more than 9,000 U.S. stores**, will also help with orders through the company's **7NOW delivery app**, which has seen an **uptick in orders** since the pandemic hit the country earlier this month, the company announced Monday.

In hiring 20,000 more employees, 7-Eleven CEO Joe DePinto says the company will be able to "continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home."

7-Eleven was classified as an essential retailer, meaning its convenience retail stores remained open since March although it quickly enhanced its cleaning procedures and added extra **safety protocols to protect** employees and customers.

Since then, the company -- including its independent 7-Eleven franchise owners -- has hired more than **50,000 workers** to assist in its operations during the course of the pandemic.

The company also acknowledged that the hiring spree comes amid a time when **millions of Americans** are still looking to work after many industries underwent mass layoffs to better weather the pandemic.

Interest applicants for both corporate and franchised stores can apply online or in person.

The Texas-based company operates, franchises and/or licenses more than **71,100 stores** in **17 countries**, including **11,800 in North America**.

EXPLORE ARTICLE



7-Eleven plays host to entrepreneurs' exclusive snacks, drinks

SEPTEMBER 1, 2020 (RETAIL CUSTOMER EXPERIENCE)

Convenience retailer 7-Eleven is once again supporting innovative products with its second Sips & Snacks initiative.

This year's program will stock 200 California stores with **84 exclusive items** from **25 up-and-coming brands**, according to a press release. The stores participating in Sips & Snacks 2.0 are located in Los Angeles and San Diego

"7-Eleven's Sips & Snacks initiative offers small businesses a rare opportunity to reach thousands — and potentially millions — of customers with their most innovative products."

"This selection of sips and snacks are ones that a 7-Eleven customer might not expect to find at one of our stores," 7-Eleven Senior Vice President, Merchandising and Demand Chain Jack Stout said in the release.

We are excited to help boost **emerging brands' growth**, development and success by giving them the chance to test their products in a real retail environment."

The products will also be available for purchase on the **7NOW delivery app** for customers located in the Los Angeles and San Diego areas.

More than **750 companies** applied to be invited to present their brand at the company's second annual emerging brands showcase, and 65 were invited to participate in the two-day **"show and taste"** expo, according to the release.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN HOUSTON, TX

Initial Lease Term	15-Years
Rent Commencement	September 2022 (Est.)
Lease Expiration	September 2037 (Est.)
Lease Type	Abs. NNN
Rent Increases	7.5% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	\$319,680.96
Annual Rent YRS 6-10	\$343,656.96
Annual Rent YRS 11-15	\$369,431.04
Option 1	\$397,139.04
Option 2	\$426,924.00
Option 3	\$458,943.00
Option 4	\$493,364.04
Option 5	\$530,366.04

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.





SUBWAY
HIBBETT SPORTS
BURGER KING
99¢ only STORES
WSS

Advance Auto Parts

boost mobile

SHIPLEY DO-NUTS

McDonald's

U-HAUL

FAMILY DOLLAR

AutoZone

O'Reilly AUTO PARTS

SMART LIVING AT GARDEN OAKS
 (150 UNITS)



SHERWIN WILLIAMS

DISCOUNT TIRE

POPEYES

Davita Kidney Care

TIDWELL PARK APARTMENTS
 (128 UNITS)

BURBANK ELEMENTARY SCHOOL
 (929 STUDENTS)

KIPP 3D ACADEMY
 (469 STUDENTS)

BURBANK MIDDLE SCHOOL
 (1,416 STUDENTS)

FAMILY DOLLAR

SEF SOUTHEASTERN FREIGHT LINES

GARCIA ELEMENTARY SCHOOL
 (644 STUDENTS)

McDonald's

O'Reilly AUTO PARTS

AutoZone

TRUSSWAY

DOLLAR GENERAL

LA VISTA VILLA APARTMENTS
 (54 UNITS)

Fiesta

HOUSTON COMMUNITY COLLEGE - AUTOMOTIVE TECHNOLOGY TRAINING CENTER

JOHN F KENNEDY ELEMENTARY SCHOOL
 (739 STUDENTS)

Burlington HomePlus **Conn's HomePlus** **rue21** **Domino's**
DOLLAR TREE **WING STOP** **Foot Locker**
CHUCK E. CHEESE. **Chick-fil&** **IHOP** **KFC**
five BELOW **SHOE CARNIVAL** **ROSS DRESS FOR LESS**
Marshalls **Rainbow** **carter's** **BR bagkin toboggin** **PANDA EXPRESS CHINESE KITCHEN**
Walmart Supercenter **CHAMPS**

WHATABURGER

NORTH HOUSTON EARLY COLLEGE HIGH SCHOOL
 (471 STUDENTS)

metro by T-Mobile

DOLLAR GENERAL

cricket wireless

CVS pharmacy

JANOWSKI ELEMENTARY SCHOOL
 (588 STUDENTS)

7-ELEVEN **SUBJECT PROPERTY**
 NWC HARDY TOLL RD. & CROSTIMBERS ST.

INDEPENDENCE HEIGHTS
 (154 UNITS)

Church's

DOLLAR GENERAL

BURGER KING

Little Caesars

McDonald's

Walgreens

O'Reilly AUTO PARTS

FAMILY DOLLAR

E CROSTIMBERS STREET
 ±19,000 VPD

BOOKER T WASHINGTON SR HIGH SCHOOL
 (760 STUDENTS)

SUBWAY

TACO BELL **Jack in the box**

HERRERA ELEMENTARY SCHOOL
 (888 STUDENTS)

SHERWIN WILLIAMS

NORTH FREEWAY
 ±180,000 VPD

ROOSEVELT ELEMENTARY SCHOOL
 (657 STUDENTS)

THE DEIERING CO.

TIMBER CROSSING APARTMENTS
 (122 UNITS)

UNIVERSAL ORNAMENTS, INC.

Orangetheory FITNESS **WHOLE FOODS MARKET**

BURRUS ELEMENTARY SCHOOL
 (494 STUDENTS)

MOTOR HARLEY-DAVIDSON COMPANY

Jack in the box

Office DEPOT

U-HAUL

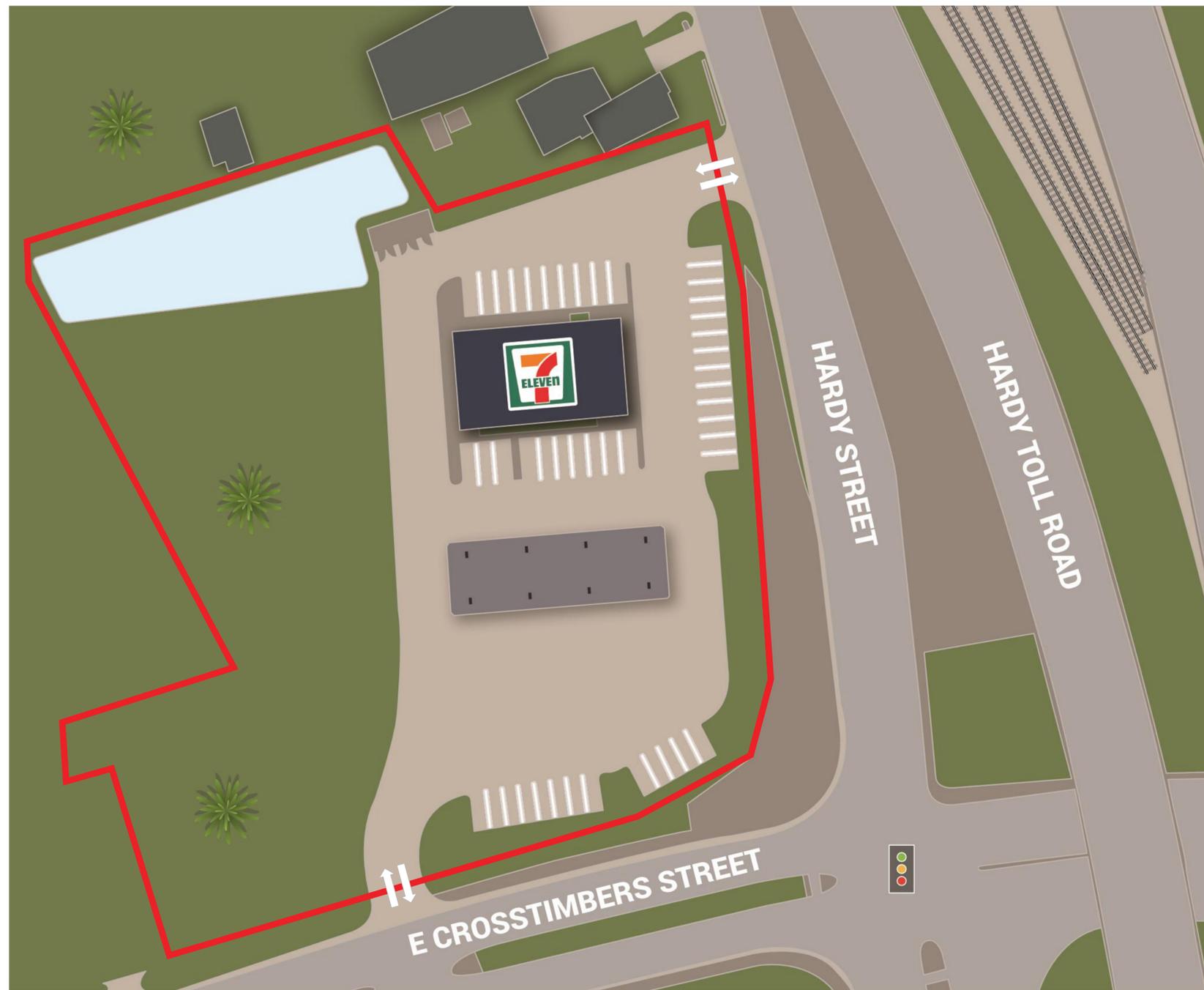
N LOOP E FREEWAY
 ±98,533 VPD



SITE OVERVIEW

7-ELEVEN HOUSTON, TX

	Year Built		2022
	Building Area		±4,842 SF
	Land Area		±2.992 AC
	Pumps		8
	Fueling Positions		16



NEIGHBORING RETAILERS

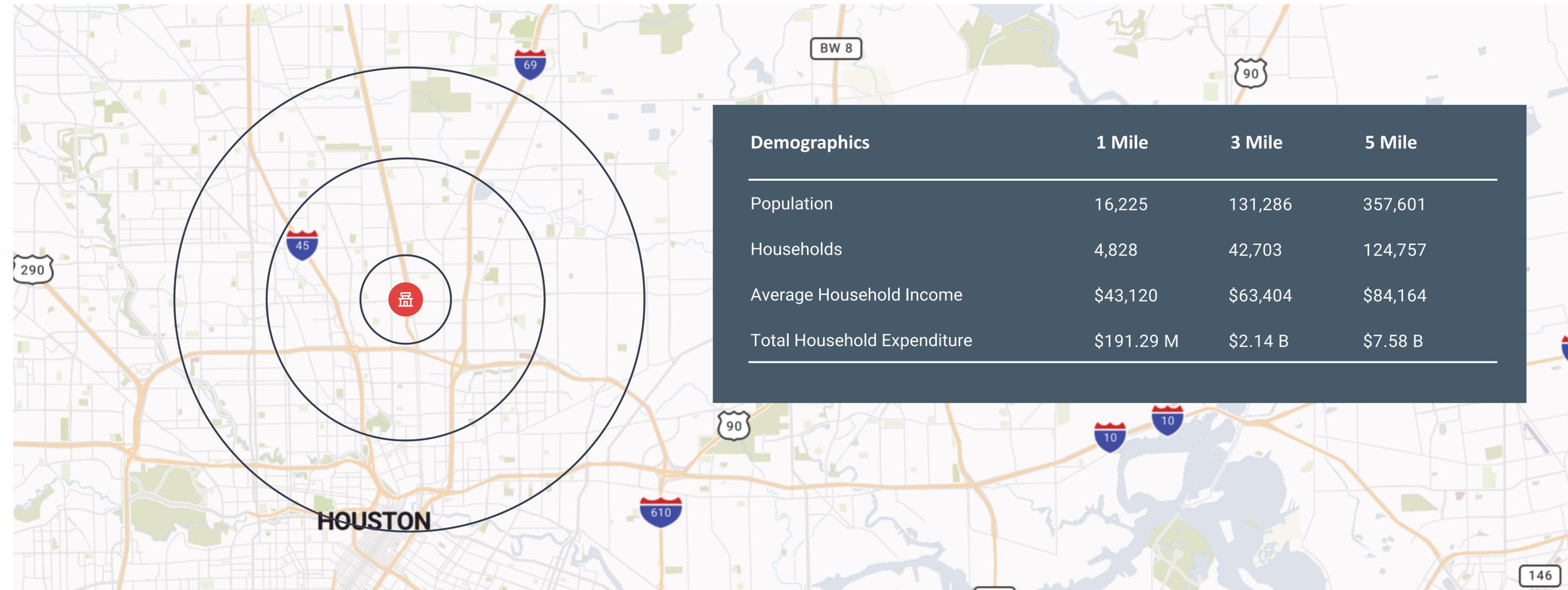
- Walmart Supercenter
- Marshalls
- Ross Dress For Less
- Hibbett Sports
- Burlington
- O'Reilly Auto Parts
- Shoe Carnival
- AutoZone Auto Parts
- Five Below
- Rainbow



FILE PHOTO

LOCATION OVERVIEW

7-ELEVEN HOUSTON, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart (37,000)
2. Memorial Hermann Health System (24,108)
3. H-E-B (23,732)
4. The University of Texas MD Anderson Cancer Center (21,086)
5. McDonald's Corp (20,918)
6. Houston Methodist (20,000)
7. Kroger (16,000)
8. United Airlines (14,941)
9. Schlumberger (12,069)
10. Shell Oil Co. (11,507)
11. Exxon Mobil Corp. (11,000)
12. Texas Children's Hospital (10,992)
13. HCA (10,830)
14. Landry's (10,800)
15. UTMB Health (9,928)

LOCATION OVERVIEW

7-ELEVEN HOUSTON, TX

Houston

Texas

 **2.33 MM**
Population

 **\$51,203**
Median Household Income



Houston is home to the Texas Medical Center—the largest medical center in the world

HOME

Galveston Bay and the Buffalo Bayou together form one of the most important shipping hubs in the world

HUBS

The Houston-The Woodlands-Sugar Land Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, is the 5th largest in the United States with a population of 7,154,478 as of 2020.

From 2000 to 2030, the metropolitan area is projected by Woods & Poole Economics to rank 5th in the nation in population growth—adding 2.66 million people.

Houston is 2nd to New York City in Fortune 500 headquarters.

In 2006, Greater Houston ranked 1st in Texas and 3rd in the U.S. within the category of "Best Places for Business and Careers" by Forbes.

The Greater Houston Gross Metropolitan Product (GMP) in 2005 was \$308.7 billion, up 5.4 percent from 2004 in constant dollars. By 2016, the GMP rose to \$491 billion, 6th in the nation. Only 26 nations other than the United States have a GDP exceeding the Greater Houston GMP. Mining, which in Houston is almost entirely oil and gas exploration and production, accounts for 11 percent of Greater Houston's GMP. The area is one of the leading centers of the energy industry, particularly petroleum processing, and many companies have large operations in this region. The MSA comprises the largest petrochemical manufacturing area in the world, including for synthetic rubber, insecticides, and fertilizers. Much of metro area's success as a petrochemical complex is enabled by the Houston Ship Channel. The area is also the world's leading center for building oilfield equipment, and is a major center of biomedical research, aeronautics, and high-technology. Houston is home to several universities (including Rice University, Texas Southern University, and The University of Houston), and two of the largest systems of higher learning in the United States (The Houston and Lone Star Community College systems). The University of Houston's annual impact on the Houston-area's economy alone equates to that of a major corporation: \$1.1 billion in new funds attracted annually to the Houston area, \$3.13 billion in total economic benefit, and 24,000 local jobs generated. CNN/Money and Money Magazine have recognized 5 cities in the Greater Houston area the past 3-years as part of its 100 Best Places to Live in the United States.

IN THE NEWS

7-ELEVEN HOUSTON, TX

Houston crowned one of the world's top cities of the future in new report

NATALIE HARMS, AUGUST 26, 2020 (CULTURE MAP HOUSTON)

Houston comes in third on a prestigious new list ranking which cities are on track for continued global business success. The inaugural fDi Tier 2 Cities of the Future 2020/21 evaluated second-tier cities — defined as non-capital cities with a population under 8 million. Last year, Houston ranked in the No. 5 position on fDi's North American ranking. In this new report for 2020/2021, the city ranks No. 3 overall. Houston also takes the No. 3 spot for human capital and lifestyle and ranks No. 7 for economic growth potential.

The report evaluated **116 data points** across the five categories: economic **potential**, **cost** effectiveness, business friendliness, **connectivity**, and human capital and lifestyle.

With superior global access, a business-friendly climate, exceptional quality of life and a highly educated workforce, Houston is well positioned to continue to build on that momentum in the years ahead.

"This ranking is further evidence of Houston's place among the **world's great global cities**," says Susan Davenport, chief **economic development** officer for the Greater Houston Partnership, in a news release. "Houston today competes at **a higher level** than ever before when it comes to foreign direct investment and our business ties to cities and countries around the world.

San Francisco comes in **at No. 1 on the list**, and Montreal ranks as **No. 2**. Texas has a stronghold on the list, with Austin and Dallas also appearing in the **top 20, at Nos. 11 and 19, respectively**.

EXPLORE ARTICLE



Texas recognized as second best state for business, while Houston expected to see key economic growth

JOHN EGAN, DECEMBER 30, 2019 (INNOVATION MAP)

Houston and the rest of Texas received two early Christmas presents signaling that their economies continue to percolate.

In a report released December 23, **economic** forecasting and analysis firm Oxford Economics predicted Houston and Dallas-Fort Worth will enjoy a **greater share** of **economic growth** through **2023** than any other mega-metro area in the U.S. except San Francisco.

In a recent forecast, the Greater Houston Partnership envisions the Houston area adding 42,300 jobs in 2020, mostly outside the energy sector.

Meanwhile, Forbes magazine declared on December 19 that Texas is the **second-best state for business**, behind only North Carolina. Texas previously sat in **the No. 3 spot** on the Forbes list, preceded by North Carolina and Utah.

Through **2023**, Oxford Economics forecasts average compound **GDP growth of 2.4 percent** in Houston and Dallas-Fort Worth. Among the country's **10 biggest** metro areas, only the projection for San Francisco is **higher (2.7 percent)**.

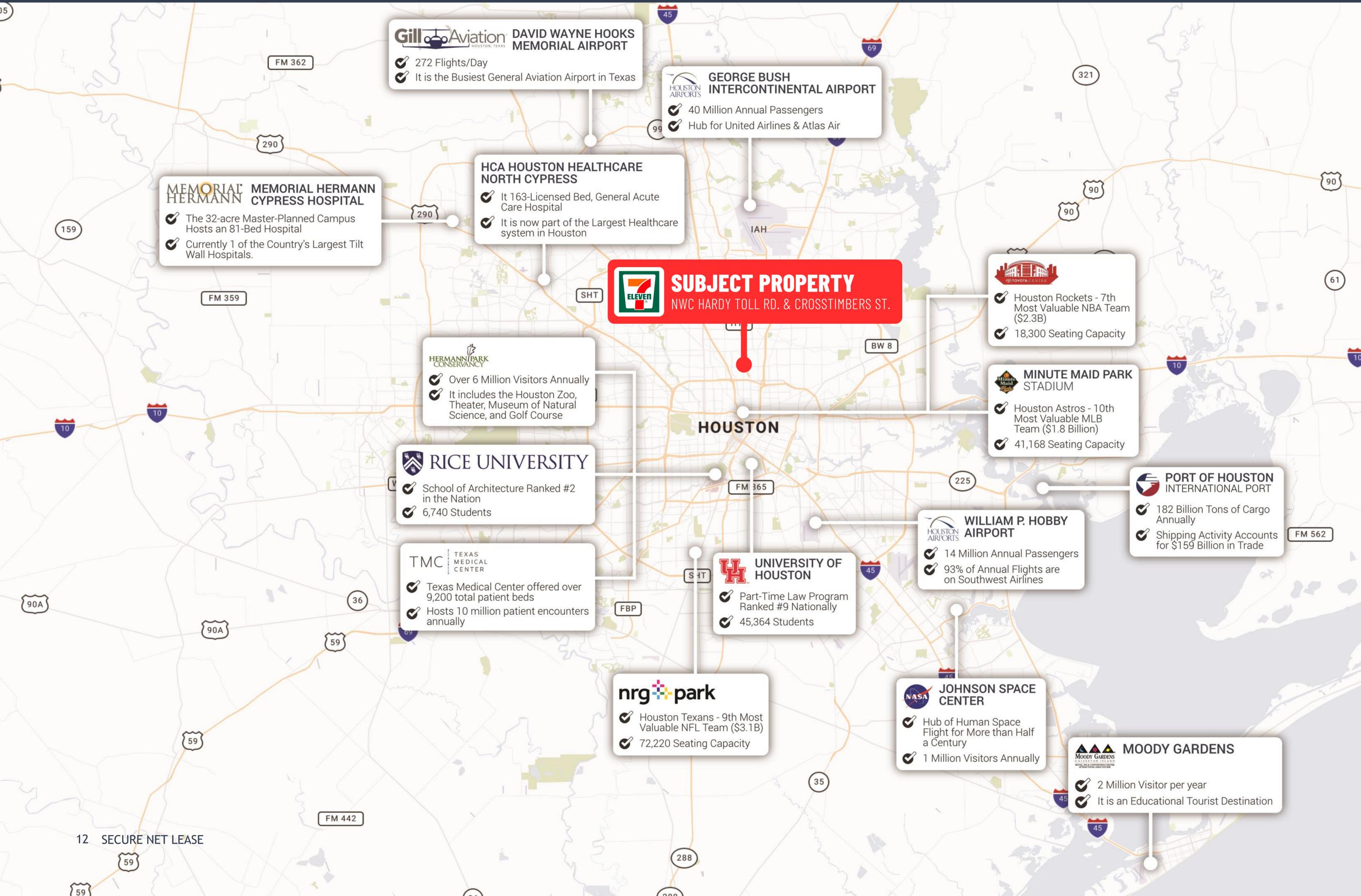
For Houston, the **2.4** percent figure would be an improvement over recent economic performance. From 2014 to 2018, the region's GDP growth rate was **1** percent, while it was **1.5** percent for 2015-19. In the 2020-21 timeframe, the growth rate for Houston is expected to be **1.9** percent.

EXPLORE ARTICLE



THE HOUSTON-THE WOODLANDS-SUGAR LAND METROPOLITAN STATISTICAL AREA (MSA)

7-ELEVEN HOUSTON, TX



Gill Aviation HOUSTON, TEXAS
DAVID WAYNE HOOKS MEMORIAL AIRPORT

- ✓ 272 Flights/Day
- ✓ It is the Busiest General Aviation Airport in Texas

HOUSTON AIRPORTS
GEORGE BUSH INTERCONTINENTAL AIRPORT

- ✓ 40 Million Annual Passengers
- ✓ Hub for United Airlines & Atlas Air

MEMORIAL HERMANN
MEMORIAL HERMANN CYPRESS HOSPITAL

- ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- ✓ Currently 1 of the Country's Largest Tilt Wall Hospitals.

HCA HOUSTON HEALTHCARE
NORTH CYPRESS

- ✓ It 163-Licensed Bed, General Acute Care Hospital
- ✓ It is now part of the Largest Healthcare system in Houston

7-ELEVEN
SUBJECT PROPERTY
 NWC HARDY TOLL RD. & CROSTIMBERS ST.

TOYOTA CENTER

- ✓ Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)
- ✓ 18,300 Seating Capacity

HERMANN PARK CONSERVANCY

- ✓ Over 6 Million Visitors Annually
- ✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

MINUTE MAID PARK STADIUM

- ✓ Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
- ✓ 41,168 Seating Capacity

RICE UNIVERSITY

- ✓ School of Architecture Ranked #2 in the Nation
- ✓ 6,740 Students

PORT OF HOUSTON INTERNATIONAL PORT

- ✓ 182 Billion Tons of Cargo Annually
- ✓ Shipping Activity Accounts for \$159 Billion in Trade

TMC TEXAS MEDICAL CENTER

- ✓ Texas Medical Center offered over 9,200 total patient beds
- ✓ Hosts 10 million patient encounters annually

HOUSTON AIRPORTS
WILLIAM P. HOBBY AIRPORT

- ✓ 14 Million Annual Passengers
- ✓ 93% of Annual Flights are on Southwest Airlines

UNIVERSITY OF HOUSTON

- ✓ Part-Time Law Program Ranked #9 Nationally
- ✓ 45,364 Students

nrg park

- ✓ Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
- ✓ 72,220 Seating Capacity

NASA
JOHNSON SPACE CENTER

- ✓ Hub of Human Space Flight for More than Half a Century
- ✓ 1 Million Visitors Annually

MOODY GARDENS

- ✓ 2 Million Visitor per year
- ✓ It is an Educational Tourist Destination

12 SECURE NET LEASE

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TEXAS DISCLAIMER

7-ELEVEN HOUSTON, 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.