

SECURE  
NET LEASE



SUBJECT PROPERTY

# 7-Eleven

**\$8,900,950 | 4.15% CAP**

1800 E Slaughter Ln, Austin, TX 78747

- ✓ **Approximately 13 Years Remaining on Absolute NNN Corporate Lease** with 10% Rent Bumps Every 5 Years, Starting in Year 11
- ✓ **2 Miles East from I-35 (240,000+ VPD)** at the Hard Corner of Slaughter Ln & Bluff Springs Rd (27,500+ VPD)
- ✓ **Across from Goodnight Ranch Mixed-Use Development** - 700 Acres; 1.26 million SF shopping center; 4,500+ residential units
- ✓ **Within a 6 Minute Drive from SouthPark Meadows**, a 425-acre mixed use development featuring over 1.5 million SF of retail space
- ✓ **Austin is the Fastest Growing MSA in the Nation** for metros with at least 1 million residents

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 72,000 stores in 18 countries**.

**BLAZIER ELEMENTARY SCHOOL  
(860 STUDENTS)**

*Goodnight*  
 • 700+ ACRES  
 • 1.26 MILLION SF SHOPPING CENTER  
 • 4,500+ RESIDENTIAL UNITS



**IDEA BLUFF SPRINGS  
(674 STUDENTS)**

**BLUFF SPRINGS ROAD  
(7,768 VPD)**

**DUKE'S ADVENTURE GOLF**

**E SLAUGHTER LANE  
(20,058 VPD)**

# INVESTMENT OVERVIEW

7-ELEVEN AUSTIN, TX

# \$8,900,950

## 4.15% CAP

NOI

\$369,389.04

Building Area

±6,400 SF

Land Area

±1.59 AC

Year Built / Renovated

2015 / 2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Open & Operating.** Store opened March 21, 2020.
- ✓ **Approximately 13 Years Remaining on Absolute NNN** Corporate Lease with 10% Rental Increases Every 5 Years, starting in Year 11, in both the Primary Term and (3) 5-Year Option Periods.
- ✓ **Just 2 Miles East from I-35 (240,000+ VPD)** at the Hard Corner of E Slaughter Ln & Bluff Springs Rd (27,500+ VPD), subject property has direct access from both cross streets and benefits from a significant lack of competition - only 5 other gas stations within a 2-mile radius.
- ✓ **Across from Goodnight Ranch Mixed-Use Development.** Spanning over 700 acres, Goodnight Ranch will feature a 1.26 million SF shopping center, 1,192 single-family homes, 2,645 apartment units, 696 townhomes, and an elementary school and middle school (1,900 student capacity combined) upon full build-out.
- ✓ **Within a 6 Minute Drive from SouthPark Meadows Mixed-Use Development.** Just 2 miles west on Slaughter Ln is a 425-acre retail and residential development featuring over 1.5 million SF of retail space and includes national anchors: Walmart Supercenter, Target, JCPenney, Sam's Club, Cinemark, and more.
- ✓ **Direct Student Consumer Base.** Subject property is in front of IDEA Bluff Springs Academy, a K-5 elementary school with a student population of 674. Less than 1 mile east are Blazier Intermediate School and Blazier Elementary School with an aggregate student body exceeding 1,000.
- ✓ **Austin is the Fastest Growing MSA in the Nation and ranked 7th in the US Among Tech Hubs** as of 2021. Currently home to over 2,000 tech companies and startups, Austin has the most concentrated millennial tech workforce of any top 50 tech talent market in the US, and is home to Tesla's, Dell's, and Oracle's corporate headquarters.



SUBJECT PROPERTY

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**SECURE**  
NET LEASE

# TENANT OVERVIEW

7-ELEVEN AUSTIN, TX

## 7-Eleven

**Guarantor:** 7-Eleven, Inc.

REVENUE  
**\$36.1 B**

CREDIT RATING  
**A**

STOCK TICKER  
**SVNDY**

LOCATIONS  
**72,800+**



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

**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.**

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.

SUBJECT PROPERTY



## IN THE NEWS

7-ELEVEN AUSTIN, 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 AUSTIN, TX

SUBJECT PROPERTY

Initial Lease Term	15-Years, Plus (3) 5-Year Renewal Options
Rent Commencement	March 21, 2020
Lease Expiration	March 31, 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, Starting in Year 11
Annual Rent YRS 1-10	\$369,389.04
Annual Rent YRS 11-15	\$406,328.04
Option 1	\$446,961.00
Option 2	\$491,657.04
Option 3	\$540,822.00



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CVS pharmacy



DUNKIN'

PENSKE



THE RANGE AT AUSTIN

BEXLEY 3FIVE APARTMENTS (338 UNITS)

GRIFFIS SOUTHPARK (330 UNITS)

TERRA (372 UNITS)

WILDER (381 UNITS)

BLUFF SPRINGS ROAD ±7,788 VPD

Advance Auto Parts



Schlotzsky's ITS A MOUTHFUL

H-E-B

Luby's

CHASE

275 TEXAS

IHOP



Walmart Supercenter

PET SMART

McDonald's

W

Starbucks

WHATABURGER

Walgreens

U-HAUL

STONECREEK RANCH (198 UNITS)

STILL WATERS (512 UNITS)

SOUTHPARK MEADOWS 425 ACRE MIXED-USE DEVELOPMENT 1.5 MILLION SF OF RETAIL SPACE

TARGET

JCPenney

Orangetheory FITNESS

JOANN

WELLS FARGO

ULTA BEAUTY

SONIC

Chick-fil-A

TACO BELL

Starbucks

HOBBY LOBBY

Party City

Marshall's

Men's Warehouse

rue21

CHIPOTLE MEXICAN GRILL

Bath & Body Works

OLD NAVY

ROSS DRESS FOR LESS

Office DEPOT OfficeMax

carter's

BEST BUY

CHUCK E. CHEESE

FLOOR DECOR

HOLT CAT



INTERSTATE 35

±16,494 VPD

WIND DADDY'S



ONION CREEK

Firestone COMPLETE AUTO CARE

CINEMARK

Ashley HOMESTORE

SPEC'S

LONGHORN STEAKHOUSE

Conn's HomePlus

chili's

BOOT BARN

Sam's CLUB

MONARCH HIGHWAY ±240,000 VPD

First Class child development center



Howlinfish SCHOOL OF GUITAR

E SLAUGHTER LANE ±20,058 VPD

IDEA BLUFF SPRINGS (674 STUDENTS) DUKE'S ADVENTURE GOLF

AKINS HIGH SCHOOL (2,765 STUDENTS)

BRIDGE AT ASHER APARTMENTS (452 UNITS)

caserecruiters THE GEOLOGY RECRUITERS



**SUBJECT PROPERTY**  
1800 E SLAUGHTER LN.

**Southpark Meadows**  
(425 ACRE MIXED-USE DEVELOPMENT)

Walmart Supercenter  
 Marshalls  
 Target  
 ROSS DRESS FOR LESS  
 Hobby Lobby  
 Sam's Club  
 Ashley Homestore  
 Cinemark  
 JOANN  
 JCPenney  
 Conn's HomePlus



**STILL WATERS**  
(512 UNITS)

**WILLIAMS ELEMENTARY SCHOOL**  
(466 STUDENTS)

**BEXLEY 3FIVE APARTMENTS**  
(338 UNITS)

**ETHOS APARTMENTS**  
(372 UNITS)

**SOUTHPARK CROSSING APARTMENTS**  
(308 UNITS)

**STONECREEK RANCH**  
(198 UNITS)

**WILDER APARTMENTS**  
(381 UNITS)

**IDEA BLUFF SPRINGS**  
(674 STUDENTS)

**DUKE'S ADVENTURE GOLF**



**E SLAUGHTER LANE**  
(20,058 VPD)

**BLUFF SPRINGS ROAD**  
(7,768 VPD)



**T.C.A.R.**  
Crank Auto Repair

**TEJAS**  
Elevator Co.

**BLUFF SPRINGS ROAD**  
±7,168 VPD

**MARBLE CREEK GREENBELT**

COMMUNITY CENTER

**PAPA JOHN'S**

**EMERALD**  
Event Rentals

COMMUNITY CENTER

**BLAZIER ELEMENTARY SCHOOL**  
(860 STUDENTS)

**GRAND MEADOW NEIGHBORHOOD PARK**

**IDEA BLUFF SPRINGS**  
(674 STUDENTS)

**Goodnight**  
• 700+ ACRES  
• 1.26 MILLION SF SHOPPING CENTER  
• 4,500+ RESIDENTIAL UNITS

**2CA**  
ENTERPRISES LLC

**BLAZIER INTERMEDIATE SCHOOL**

**DOUGHBUB**

**NEXUS AT GOODNIGHT RANCH**  
(294 UNITS)

**Team Pro and Collision**

**7-ELEVEN**  
**SUBJECT PROPERTY**  
1800 E SLAUGHTER LN.

**JWACS**  
COMMERCIAL GROUP

**E SLAUGHTER LANE**  
±20,058 VPD

**Onion Creek BALLROOM**

**buzz**

**RRR**

**iB IVIEBEX**  
REDIFINING BEAUTY

**cassiopeia**  
FARM

**AJ**  
Prestige Home Health Care

**ULTRA SERVICES REMODELING**

**ULTRA SERVICES REMODELING**

**MEND**

**PILOT KNOB**  
(2,124 ACRE MIXED-USE DEVELOPMENT)  
• 3.8 MILLION SF OF COMMERCIAL SPACE  
• 14,350 RESIDENTIAL UNITS  
• 850-ROOM HOTEL

**BLAZIER ELEMENTARY SCHOOL**  
(860 STUDENTS)

*Goodnight*  
• 700+ ACRES  
• 1.26 MILLION SF SHOPPING CENTER  
• 4,500+ RESIDENTIAL UNITS

**BLAZIER INTERMEDIATE SCHOOL**

**GOODNIGHT COMMONS APARTMENTS**  
(304 UNITS)

**NEXUS AT GOODNIGHT RANCH**  
(294 UNITS)



**BLUFF SPRINGS ROAD**  
(7,768 VPD)

**E SLAUGHTER LANE**  
(20,058 VPD)

**DUKE'S ADVENTURE GOLF**

**IDEA BLUFF SPRINGS**  
(674 STUDENTS)

275  
TEXAS

±16,494 VPD

BLUFF SPRINGS ROAD  
±7,768 VPD

**SOUTHPARK MEADOWS**  
425 ACRE MIXED-USE DEVELOPMENT  
1.5 MILLION SF OF RETAIL SPACE

APPROXIMATELY  
0.35 MILES

**GOODNIGHT RANCH**  
700+ ACRE MIXED-USE DEVELOPMENT  
1.26 MILLION SF SHOPPING CENTER  
4,500+ RESIDENTIAL UNITS

APPROXIMATELY  
1.5 MILES

**E SLAUGHTER LANE**  
±20,058 VPD

**PILOT KNOB**  
2,124 ACRE MIXED-USE DEVELOPMENT  
3.8 MILLION SF OF COMMERCIAL SPACE  
14,350 RESIDENTIAL UNITS  
850-ROOM HOTEL

 **SUBJECT PROPERTY**  
1800 E SLAUGHTER LN.

**MONARCH HIGHWAY**  
±240,000 VPD

APPROXIMATELY  
2.5 MILES

APPROXIMATELY  
3 MILES

**ESTANCIA HILL COUNTRY**  
600+ ACRE MIXED-USE DEVELOPMENT  
405,000 SF SHOPPING CENTER  
2,250+ RESIDENTIAL UNITS  
905,000 SF OF OFFICE SPACE  
750,000 SF OF INDUSTRIAL SPACE

183

**S HIGHWAY 183**  
±22,166 VPD

45  
TEXAS

±37,419 VPD

INTERSTATE  
35

# SITE OVERVIEW

7-ELEVEN AUSTIN, TX

 Year Built / Renov. | 2015 / 2020

 Building Area | ±6,400 SF

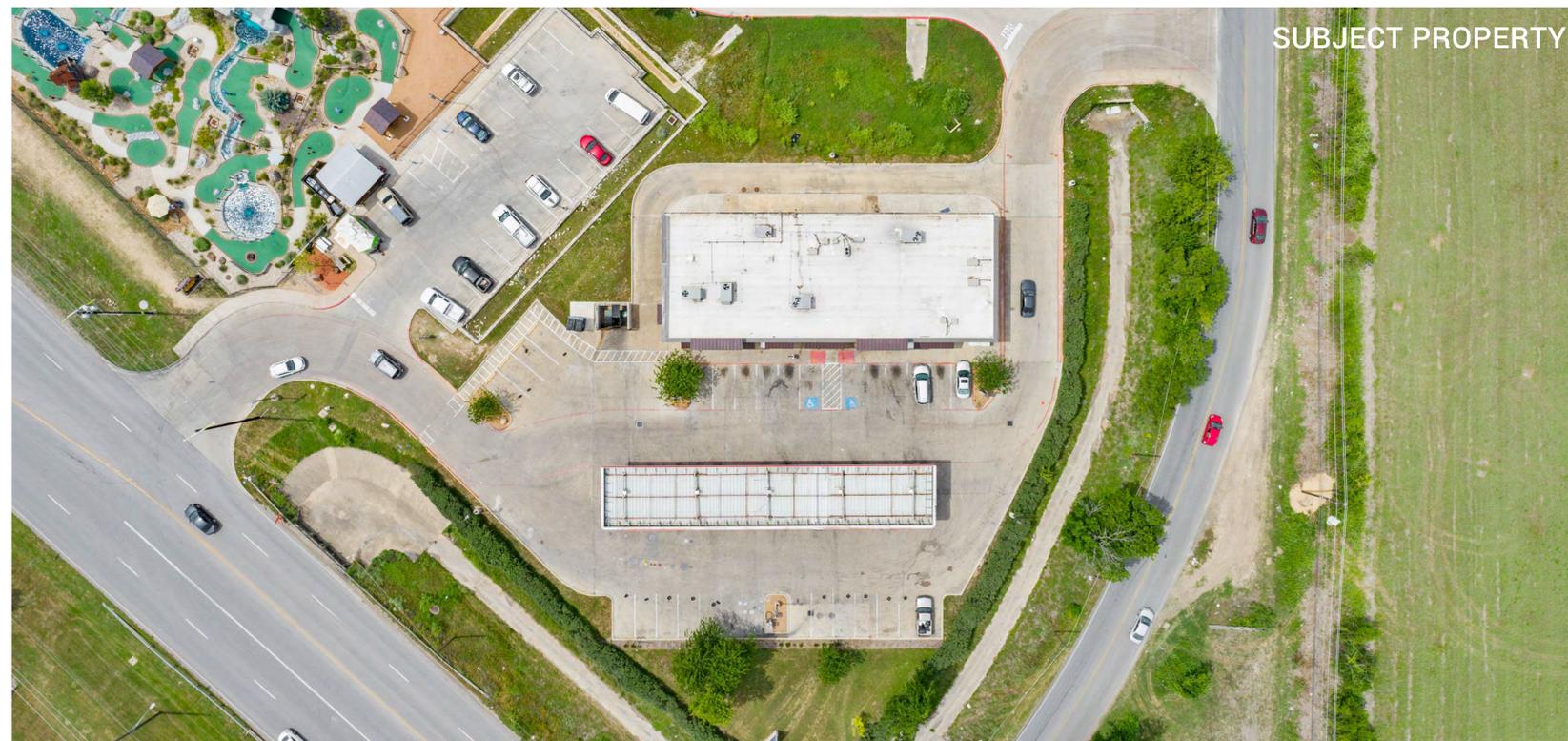
 Land Area | ±1.59 AC

 Pumps | 5

 Fueling Positions | 10

## NEIGHBORING RETAILERS

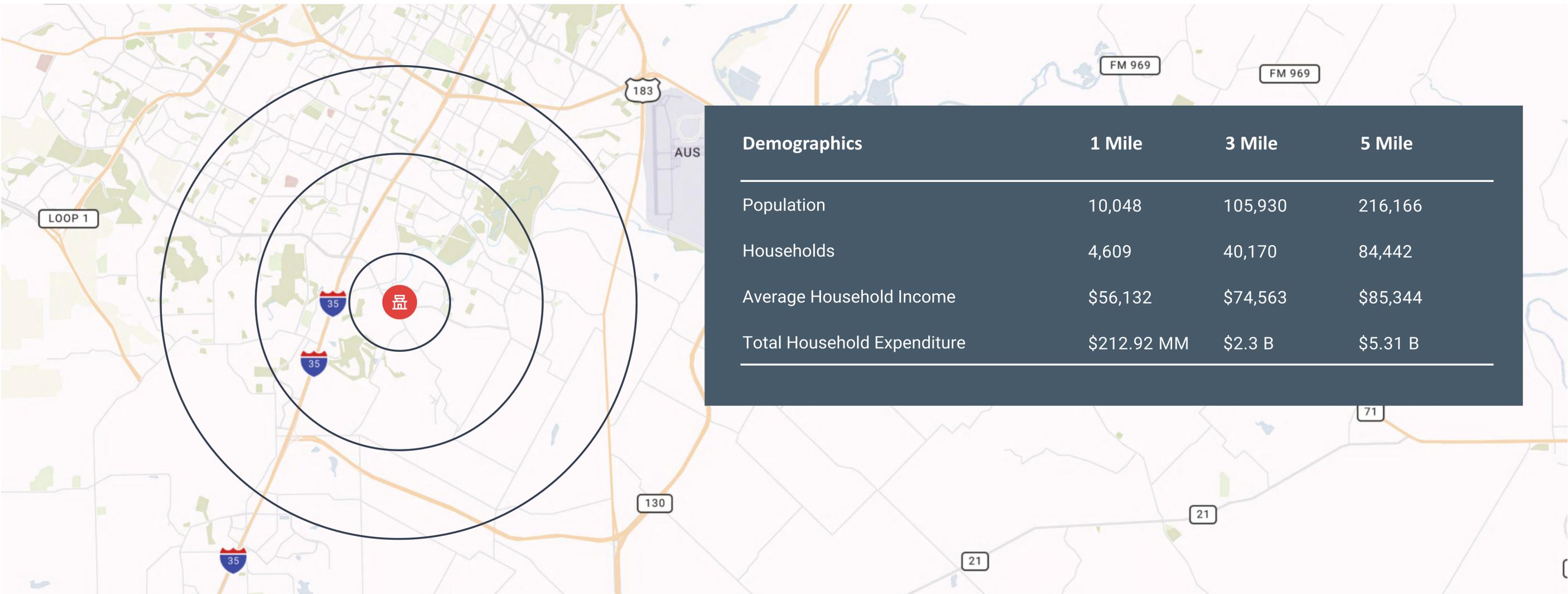
- Walmart Supercenter
- The Home Depot
- Target
- Party City
- Hobby Lobby
- Sam's Club
- Best Buy
- PetSmart
- ROSS Dress For Less
- JOANN



SUBJECT PROPERTY

# LOCATION OVERVIEW

7-ELEVEN AUSTIN, 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 AUSTIN, TX

Austin  
Texas

 964,243  
Population

 \$71,543  
Median Household Income



UT Austin ranks No. 7 among U.S. public universities in the 2020-2021 Center for World University Rankings.

**RANKS NO. 7**

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

**FASTEST**

## 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.**

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." Apple recently announced that it is creating a \$1 billion campus with the capacity for 15,000 employees, making it the largest private employer in Austin. Austin has long been the tech center of Texas, with 6,500 startups and tech companies based here, including Dell. A number of Fortune 500 companies have headquarters or regional offices in Austin, including Amazon, Apple, Cisco, General Motors, Google, IBM, Oracle, Texas Instruments, 3M and Whole Foods Market. Oracle's new 40-acre Austin campus is located less than a mile from the 7-Eleven site on the riverfront. With over \$1 billion invested to date, the company plans to employ and house up to 10,000 employees there. The city is also the home of South by Southwest (SXSW), which has transformed from an indie music gathering into one of the world's most trendsetting technology festivals. Austin is a special place with an appealing culture. It has an abundance of great parks, river access, hike and bike trails, good food, great music and a collaborative culture. Austin also has a highly educated workforce, thanks in part to the University of Texas and other local universities. Austin's low cost of living adds to its appeal. There's no personal income tax, and the city has more affordable housing than on the coasts, from which it pulls a lot of its transplants.

## IN THE NEWS

7-ELEVEN AUSTIN, TX

# 15 Years In, Goodnight Ranch Remains Committed to Affordability, Sustainability and Walkability for Residents

APRIL 15, 2021 (CISION PRWEB)

As Austin nears its 200th anniversary and the city continues to grow, Goodnight Ranch, a mixed-use neighborhood in southeast Austin, maintains its promise to provide residents with an affordable, sustainable and walkable community within city limits.

When Goodnight Ranch first approached the city to develop the **700-acre** ranch and dairy farm, the company anticipated residents would want to live near good schools, have access to the **outdoors and experience** shorter commutes. As the project began development, the city put together the Imagine Austin plan, which sought to provide Austin residents with places to gather, educate children, take advantage of outdoor spaces and provide **employment opportunities**, while addressing the issues of affordability, sustainability, transportation and **accessibility**.

"In its first phase, Goodnight Ranch has primarily focused on residential space, completing about 1,300 residential units. Break ground this year will be The Ramble at Goodnight Ranch, the first mixed-use neighborhood retail development in the community."

Earlier this year, the Austin Board of Realtors Central Housing Report revealed the extent of these issues by showing the median sales price of an Austin home is now **\$491,000**, a **24.3% increase** over last year. As prices have risen, Goodnight Ranch has continued to offer residents several different housing options at attainable prices, while also meeting the needs of the Imagine Austin plan. Located off of Slaughter Lane, **13 miles** from The University of Texas at Austin, **10 miles** from downtown and five miles to Austin-Bergstrom International Airport, Goodnight Ranch is well-connected to important areas of the city, while also taking **advantage of the surrounding** green spaces.

EXPLORE ARTICLE



## Sprawl Development at its Finest

JACK CRAVER, NOVEMBER 26, 2018 (AUSTIN POLITICS)

Slated for 599 acres in all, the mixed-use Estancia development will be one of the largest projects along the South Interstate 35 corridor.

The land, part of the former Heep Ranch, is at I-35 and the **Texas 45 Southeast** toll road, in a **growing part** of the region. To facilitate the development, City Council voted to annex the land, bringing it into Austin's **"limited purpose"** jurisdiction.

"The master plan for Estancia calls for nearly 8 million square feet of development, including up to 2 million square feet of corporate space; a hospital; a hotel; nearly 1,600 apartments and townhomes; and about 400,000 square feet of shops and restaurants."

The city then set up a Public Improvement District to finance road, water and sewage infrastructure for the development. The way PIDs work, the city issues bonds and then levies a special assessment on property owners in the district to pay for the infrastructure. **In 2013 the city issued \$12.6 million** in bonds and it's gearing up to issue another **\$12.6 million** this year, according to a city document.

There's a very good chance that the plans for the development have changed since 2013. Here's how city documents describe the two principal developments:

Improvement Area #1 consists of approximately **214.9 contiguous acres** ... is expected to contain approximately 370 single family units as well as approximately **92.2 acres** of multifamily and approximately **16 acres of commercial**.

**Improvement Area #2** consists of approximately **131.0 contiguous acres** ... is expected to contain approximately 161 single family units as well as approximately 51.3 acres of multifamily and approximately 16.3 acres of commercial.

It appears the amount of multifamily housing planned has substantially increased since 2013.

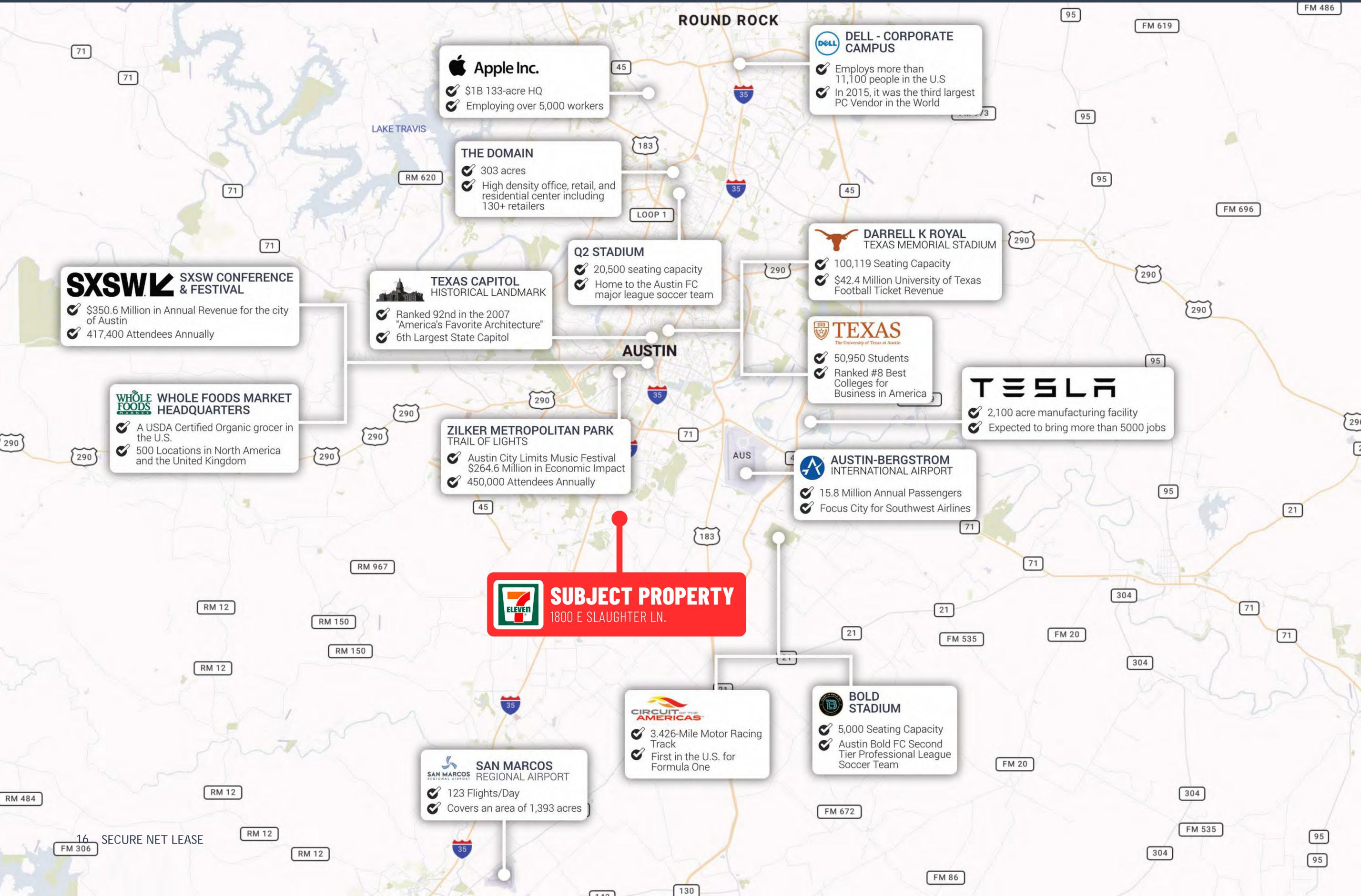
It appears the amount of multifamily housing planned has **substantially increased** since **2013**. If you scroll all the way down to the bottom of this massive document, you'll see on page 114 that the land use assumption for the first phase of the project includes **1,906 apartment units**.

EXPLORE ARTICLE



# AUSTIN METRO AREA

7-ELEVEN AUSTIN, TX



**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

**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

**Q2 STADIUM**

- ✓ 20,500 seating capacity
- ✓ Home to the Austin FC major league soccer team

**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

**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

**TESLA**

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

**ZILKER METROPOLITAN PARK** TRAIL OF LIGHTS

- ✓ Austin City Limits Music Festival \$264.6 Million in Economic Impact
- ✓ 450,000 Attendees Annually

**AUSTIN-BERGSTROM** INTERNATIONAL AIRPORT

- ✓ 15.8 Million Annual Passengers
- ✓ Focus City for Southwest Airlines

**7-ELEVEN** **SUBJECT PROPERTY**  
1800 E SLAUGHTER LN.

**CIRCUIT OF THE AMERICAS**

- ✓ 3.426-Mile Motor Racing Track
- ✓ First in the U.S. for Formula One

**BOLD STADIUM**

- ✓ 5,000 Seating Capacity
- ✓ Austin Bold FC Second Tier Professional League Soccer Team

**SAN MARCOS** REGIONAL AIRPORT

- ✓ 123 Flights/Day
- ✓ Covers an area of 1,393 acres

16 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

## Dallas

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10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

**Office**

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El Segundo, CA 90245  
(424) 224-6430

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**Bob Moorhead**

Managing Partner  
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# TEXAS DISCLAIMER

7-ELEVEN AUSTIN, 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.