



7-Eleven with Laredo Taco

\$5,691,000 | 5.00% CAP

2589 Hwy. 361, Ingleside, TX 78362 (Corpus Christi, TX)

- ✓ **Brand New 15-Year Corporate Guaranteed NNN Lease with 7.5% Rental Increases**
- ✓ **Large Format 7-Eleven - Sitting on 1.526 AC Parcel featuring a Laredo Taco and 8 MPDs**
- ✓ **Ideally Situated on the Hard Corner Signalized Intersection of Hwy 361 & Main St (27.1K Combined VPD)**
- ✓ **10 Min from Kiewit Offshore Services Ltd - the #1 Offshore & Underwater Facilities Contractor in the U.S.**
- ✓ **Less Than 1 Mile from Ingleside High School (633 Students)**

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 19 countries**.



INVESTMENT OVERVIEW

7-ELEVEN INGLESIDE, TX (CORPUS CHRISTI)



File Photo

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

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\$5,691,000

5.00% CAP

NOI

\$284,541

Building Area

±4,216 SF

Land Area

±1.526 AC

Year Built / Renovated

2000 / 2022

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** September 8, 2022
- ✓ **Brand New 15-Year Corporate Guaranteed NNN** Lease with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Ideally Situated on the Hard Corner, Signalized Intersection** of Hwy 361 (12,200 VPD) & Main St (14,900 VPD).
- ✓ **10 Min Inland from Kiewit Offshore Services Ltd** - the #1 Offshore & Underwater Facilities Contractor in the U.S. Kiewit employs 922 employees with about 450 contract workers at the Ingleside location. The site manufactures and repairs offshore oil and gas platforms and large structural steel components.
- ✓ **Within a 1 Mile Radius** from Ingleside High School (633 Students), the Ingleside Public Library, the Ingleside Municipal Court, and the local skate park.
- ✓ **7-Eleven (S&P rated A)** operates in 18 countries and employs over 54,000 people and is the largest chain store operator in the world with 77,000+ stores, 14,000 of which are in North America.

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 INGLESIDE, TX (CORPUS CHRISTI)

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

LOCATIONS
72,800+

STOCK TICKER
SVNDY



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 77,000 stores in 19 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.

File Photo



IN THE NEWS

7-ELEVEN INGLESIDE, TX (CORPUS CHRISTI)

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 (CISION PR NEWSWIRE)

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 (CISION PR NEWSWIRE)

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 INGLESIDE, TX (CORPUS CHRISTI)

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	9/8/22 (Est.)
Lease Expiration	9/30/37 (Est.)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$284,541.00
Annual Rent YRS 6-10	\$305,881.68
Annual Rent YRS 11-15	\$328,822.80
Option 1	\$353,484.48
Option 2	\$379,995.84
Option 3	\$408,495.48
Option 4	\$439,132.68

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.



361 TEXAS



MAIN STREET
±14,938 VPD

WHITNEY LAKE MARSH WILDLIFE REFUGE



CONTIGO APARTMENTS
(200 UNITS)



7-ELEVEN SUBJECT PROPERTY
2589 HWY. 361



INGLESIDE HIGH SCHOOL
(633 STUDENTS)

INGLESIDE I S D ADMINISTRATION BUILDING
(2,052 STUDENTS)

N.O. SIMMONS PARK



LEON TAYLOR JUNIOR HIGH SCHOOL
(339 STUDENTS)

BLASCHKE SHELDON ELEMENTARY SCHOOL
(298 STUDENTS)



THE PARC AT INGLESIDE APARTMENTS
(192 UNITS)

HIGHWAY 361
±13,109 VPD

THE COVE
(264 UNITS)

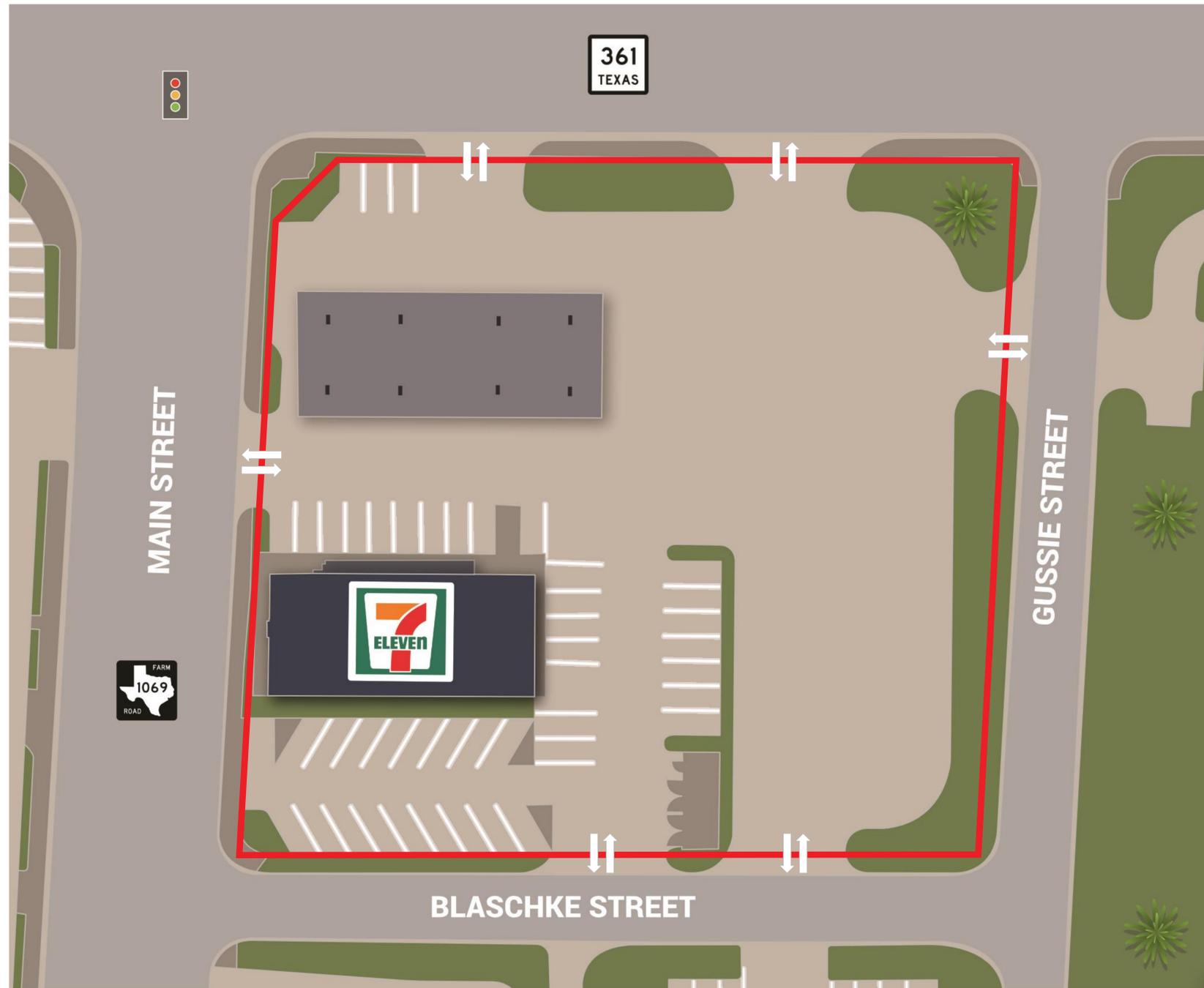


GILBERT J MIRCOVICH ELEMENTARY SCHOOL
(432 STUDENTS)

SITE OVERVIEW

7-ELEVEN INGLESIDE, TX (CORPUS CHRISTI)

	Year Built / Renov.	2000 / 2022
	Building Area	±4,216 SF
	Land Area	±1.526 AC
	Pumps	10
	Fueling Positions	20



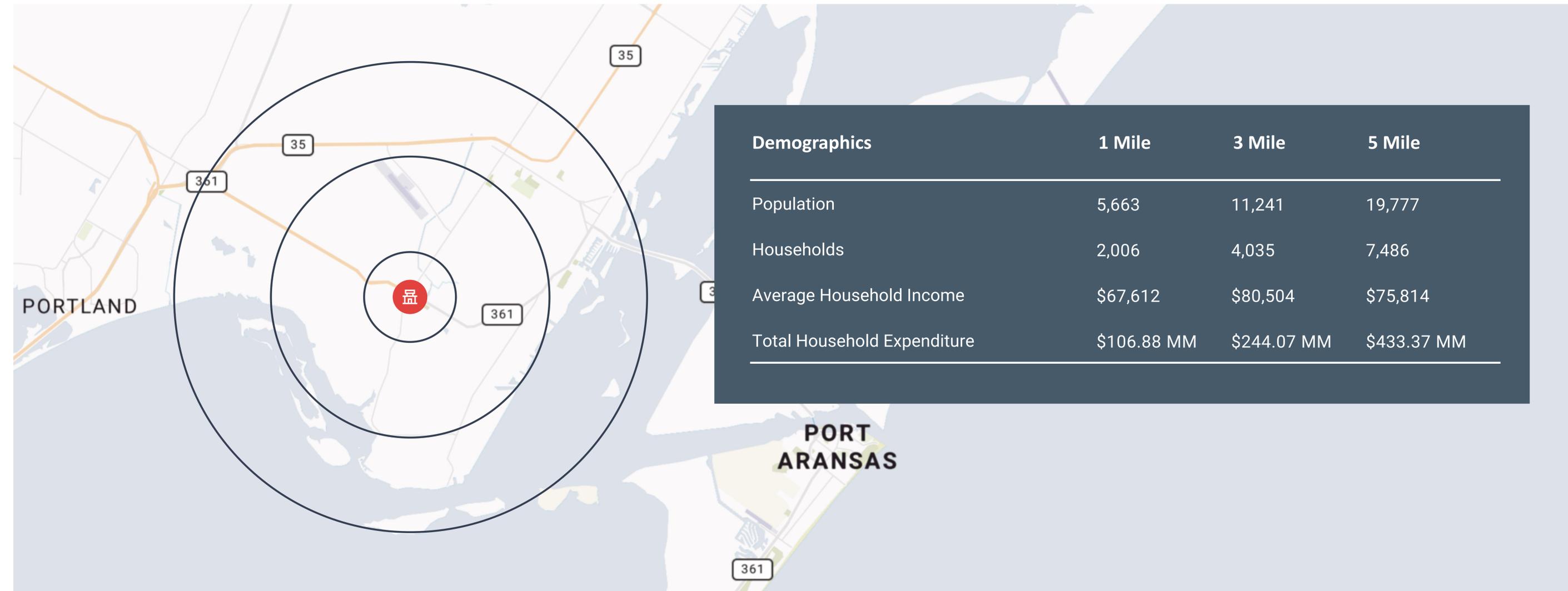
NEIGHBORING RETAILERS

- H-E-B
- Pizza Hut
- Whataburger
- Dollar General
- Taco Bell
- Domino's
- UPS
- Subway
- Sonic Drive-In
- United States Postal Service



LOCATION OVERVIEW

7-ELEVEN INGLESIDE, TX (CORPUS CHRISTI)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Naval Air Station (5,525)
2. Corpus Christi Independent School District (5,178)
3. Christus Spohn Health System (5,144)
4. H.E.B. Grovery Company (5,000)
5. Corpus Christi Army Depot (3,541)
6. City of Corpus Christi (3,203)
7. Bay Ltd. (2,100)
8. Del Mar College (1,542)
9. Corpus Christi Medical Center (1,300)
10. First Data (1,200)
11. Driscoll Children's Hospital
12. Kiewitt Offshore Services

LOCATION OVERVIEW

7-ELEVEN INGLESIDE, TX (CORPUS CHRISTI)

Corpus Christi

Texas

 326,332
Population

 \$57,387
Median Household Income



The Original Whataburger was Opened in Corpus Christi in 1950

WHATABURGER

The Corpus Christi Port is the Largest Energy export in the US

ENERGY EXPORT

Corpus Christi is a Texas city on the Gulf of Mexico. It's tucked into a bay and its beaches are sheltered by Padre and Mustang islands.

The Padre Island National Seashore is home to migratory birds and endangered Kemp's ridley sea turtles.

The Port of Corpus Christi, which is the fifth-largest U.S. port and deepest inshore port on the Gulf of Mexico, handles mostly oil and agricultural products. Much of the local economy is driven by tourism and the oil and petrochemicals industry.

The harborfront Texas State Aquarium has touch pools, an aquatic nursery and a shark exhibit. Nearby, a WWII aircraft carrier, USS Lexington, now houses a naval aviation museum.

The Port of Corpus Christi, which is the fifth-largest U.S. port and deepest inshore port on the Gulf of Mexico, handles mostly oil and agricultural products. Much of the local economy is driven by tourism and the oil and petrochemicals industry. Corpus Christi is home to Naval Air Station Corpus Christi, providing 6,200 civilian jobs to the local economy, making it the single largest employer in the city. Corpus Christi Army Depot, located on NAS Corpus Christi, is the largest helicopter repair facility in the world. Additionally located on NAS Corpus Christi is the United States Coast Guard Sector/Air Station Corpus Christi. Corpus Christi is the original home of the headquarters of Whataburger, a fast-food restaurant operator and franchiser with 650 stores in 10 states and Mexico; however, the company relocated its headquarters to San Antonio in 2009. Other large employers include CHRISTUS Spohn Health System at 5,400 local employees, the Corpus Christi Independent School District with 5,178, H-E-B at 5,000, and Bay Ltd. at 2,100. Other companies based in Corpus Christi include Stripes Convenience Stores and AEP Texas

IN THE NEWS

7-ELEVEN INGLESIDE, TX (CORPUS CHRISTI)

\$80M Chemical Plant Investment Helps Ingleside Continue to Thrive

SIMONÉ SIMPSON, AUGUST 23, 2022 (3 NEWS)

Ingleside is seeing major economic growth. That growth is evident through one of the chemical plants in the city. The Chemours Company is investing 80 million dollars into its facility, calling for more construction and engineering personnel.

City Manager Brenton Lewis said **\$80 million** investments like the one Chemours is making will only bring **more industries** and families to Ingleside for a **better quality** of life.

Ingleside is described as a close-knit community with a "small town" feel, with just under 10,000 residents.

"I have people that have been here all their lives, their families have been here, basically since the start of Ingleside," Lewis said. "You think about the plants, they are all very involved in the city, if we need something, we can ask them for it."

The **\$80 million** investment helps to offset the taxes that the city's residents pay. In fact, it makes up about **90% of the tax base** overall for all of Ingleside's industries.

"It's a great relationship because they know we want to support them," Lewis said.

Mark Reyes, Plant Manager of The Chemours Company said, his employees are thrilled to have the **opportunity** to further the company's commitment to being environmentally responsible to meet customers' needs.

"This **\$80 million** will go to what we call debottleneck," Reyes said. "And debottleneck means provide more capacity in an existing operating unit."

This will require **additional construction**, and engineering personnel to install the expansion equipment.

"Opteon YF as we produce it here is a low global warming potential replacement for 134a refrigerant that currently goes into automobile air conditioners," Reyes said.

EXPLORE ARTICLE



Tesla Looks to Invest \$365M, Create 162 Jobs for Battery Refinery Near Corpus Christi

Wes Wilson, September 9, 2022 (3 NEWS)

Carmaker Tesla wants to build a lithium-hydroxide refining plant near the Texas Gulf to help in battery production, and it's targeting an area near Robstown as one of at least two proposed sites.

Tesla is prepared to invest **\$365 million** into the Nueces County facility through **2024** and ultimately hire **162 full-time workers** by 2025. Tesla also would hire 250 temporary construction workers to build the facility at an average salary of **\$52,500** a year.

In an application with the Texas Comptroller's office dated Aug. 22, Tesla said the facility would be the first of its kind and would "process raw ore material into a usable state for battery production." Tesla would then ship that battery-grade lithium to its other battery manufacturing plants to be used in electric vehicles.

Tesla said it has not gotten any **regulatory permits** and that its final decision will be dependent on how much money it can get back from the state and Nueces County in property tax relief, calling it a "determining factor for investment in Texas."

"This project could be located anywhere with access to the **Gulf Coast shipping** channel," according to the application. "Currently, [Tesla] is evaluating a competing site in Louisiana as an alternative for the **investment associated** with this project."

If Tesla chooses the site near Robstown, it says it could **start construction** as early as December. The facility would take about two years to build.

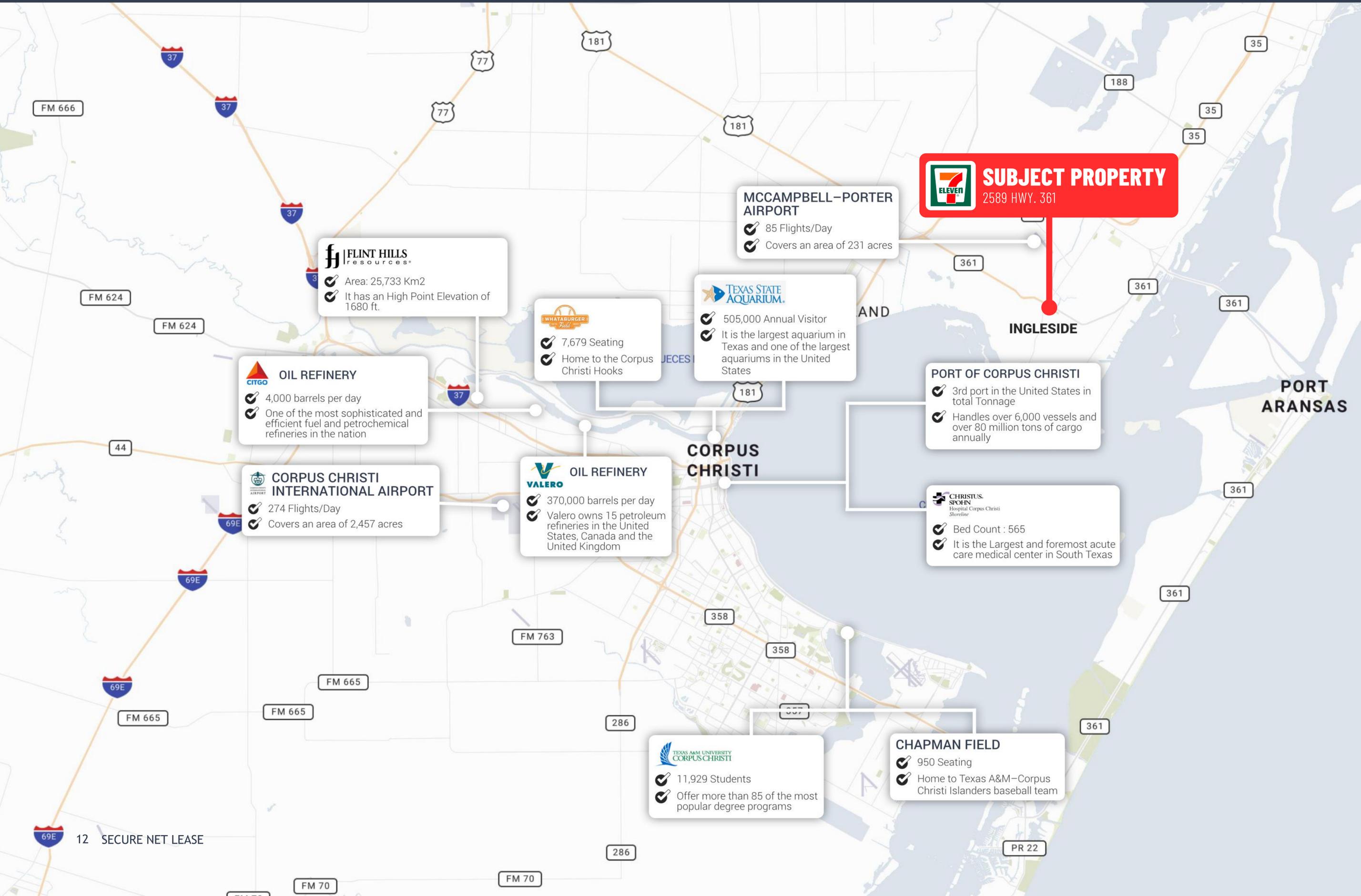
Tesla is targeting the **La Paloma-Lost Creek area** southwest of Robstown city limits for its proposed refining facility. The exact location would be at Hutto Road and County Road 28. This area is part of the Robstown ISD school district.

EXPLORE ARTICLE



METRO NAME

7-ELEVEN INGLESIDE, TX (CORPUS CHRISTI)



 **SUBJECT PROPERTY**
2589 HWY. 361

MCCAMPBELL-PORTER AIRPORT
 ✓ 85 Flights/Day
 ✓ Covers an area of 231 acres

 **TEXAS STATE AQUARIUM**
 ✓ 505,000 Annual Visitor
 ✓ It is the largest aquarium in Texas and one of the largest aquariums in the United States

 **WHATABURGER**
 ✓ 7,679 Seating
 ✓ Home to the Corpus Christi Hooks

 **FLINT HILLS resources**
 ✓ Area: 25,733 Km2
 ✓ It has an High Point Elevation of 1680 ft.

 **OIL REFINERY**
 ✓ 4,000 barrels per day
 ✓ One of the most sophisticated and efficient fuel and petrochemical refineries in the nation

 **OIL REFINERY**
 ✓ 370,000 barrels per day
 ✓ Valero owns 15 petroleum refineries in the United States, Canada and the United Kingdom

 **CORPUS CHRISTI INTERNATIONAL AIRPORT**
 ✓ 274 Flights/Day
 ✓ Covers an area of 2,457 acres

PORT OF CORPUS CHRISTI
 ✓ 3rd port in the United States in total Tonnage
 ✓ Handles over 6,000 vessels and over 80 million tons of cargo annually

 **CHRISTUS SPOHN Hospital Corpus Christi Shoreline**
 ✓ Bed Count : 565
 ✓ It is the Largest and foremost acute care medical center in South Texas

 **TEXAS A&M UNIVERSITY CORPUS CHRISTI**
 ✓ 11,929 Students
 ✓ Offer more than 85 of the most popular degree programs

CHAPMAN FIELD
 ✓ 950 Seating
 ✓ Home to Texas A&M-Corpus Christi Islanders baseball team

12 SECURE NET LEASE

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) 320-2321

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

7-ELEVEN INGLESIDE, TX (CORPUS CHRISTI)

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.