



7-Eleven (S&P A)

\$5,985,000 | 4.65%

NEC West Berry St. and Hemphill, Fort Worth, TX

- ✓ **Brand New 15-Year** Corporate Absolute NNN Lease
- ✓ **10% Rent Bumps** Every Five Years in Primary Term and Options
- ✓ **Eligible for** Accelerated Depreciation
- ✓ **Approx. 2 Miles** from Texas Christian University (12,200+ Students and 699 Faculty Members)
- ✓ **Located 3 Miles** from Downtown Fort Worth

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 FORT WORTH, TX



File Photo

CONTACT FOR DETAILS

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(214) 522-7210

bob@securenetlease.com

\$5,985,000

4.65%

NOI

\$278,262

- ✓ **New 15-year Corporate Absolute NNN Lease with 10% Rent Increases Every 5 Years** in both the primary term and in renewal option periods.

Building Area

±3,375 SF

- ✓ **7-Eleven (S&P Rated A) is the World's Largest Convenience Store Chain.** The company recently opened their 77,711th store and continues to develop new stores year-round. They are constantly thinking of innovative ways to increase consumer engagement and just recently released a brand new Evolution store model.

Land Area

±0.51 AC

- ✓ **Approx. 2 Miles from TCU.** Texas Christian University (TCU) is a private research university in Fort Worth, Texas. As of Fall 2022, the university enrolls around 12,273 students and has 699 faculty members. TCU is ranked by U.S. News & World Report as No. 80 among National Universities in 2021. The Neeley School of Business is among the nation's most respected business schools and was recently ranked as the No. 28 best undergraduate business school in the country by Bloomberg BusinessWeek.

Year Built

2022

Lease Type

NNN

- ✓ **Fort Worth is a Charming, Historically Rich City** located in the 4th-most populous metropolitan area in the United States. Fort Worth is the 13th largest city in the U.S. and has quickly become one of the No. 1 tourist destinations in Texas.

Occupancy

100%

- ✓ **With Its Central Location, Affordable Living, and World-Class Opportunities for Business,** Fort Worth is among the top career destinations in the world. The DFW Metroplex ranks among the top 5 in the nation for its concentration of Fortune 500 company headquarters.

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 FORT WORTH, TX

7-Eleven

Lessee: 7-Eleven, Inc.,

REVENUE
\$36.1 B

CREDIT RATING
A

LOCATIONS
77,000+

STOCK TICKER
SVNDY



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 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.



IN THE NEWS

7-ELEVEN FORT WORTH, TX

7-Eleven Opens 77,711th Store

JANUARY 21, 2022 (7-ELEVEN CORPORATE)

7 Eleven, Inc., the company that introduced convenience retailing to the world more than 90 years ago, has once again hit a major milestone: 77,711 7-Eleven® stores open and ready to serve customers worldwide.

As the **world's largest convenience** chain, 7-Eleven is committed to using its global scale to make a difference. "Since the inception of convenience retailing with the first 7-Eleven store in Dallas, Texas, a lot has changed in how, when and where we do business," said Joe DePinto, 7-Eleven, Inc. President and Chief Executive Officer. "As customers continue to **redefine convenience**, we redefine our approach to ensure that we are exceeding their expectations. Today, that means **accelerating our sustainability efforts** to address social and environmental issues that are important to our customers and the communities in which they live and work."

In addition to the sustainability initiatives already taking place at the local level, 7-Eleven collaborated with Plastic Bank to extract 140 metric tons of ocean-bound plastic from the environment in December 2021 – that's equivalent to 7 million single-use plastic bottles. Founded in 2013, Plastic Bank builds recycling ecosystems in under-developed communities to fight both plastic pollution in oceans and high poverty levels in developing countries. People who gather ocean-bound plastics receive bonuses which help them purchase basic family necessities such as groceries, cooking fuel, school tuition and health insurance.

"We're excited to work with 7-Eleven – a company that **shares our vision** of creating regenerative impact," said David Katz, Founder and CEO of Plastic Bank. "Together, we have a **unique opportunity** to make a direct impact on the volume of plastic waste in our oceans, as well as the **improvement** of the livelihoods of collectors living in vulnerable communities."

EXPLORE ARTICLE



7-Eleven Unveils Latest Evolution Store in Dallas

JUNE 06, 2022 (SUPERMARKET NEWS)

7-Eleven's next-generation Evolution Stores have always included a restaurant component, and the newest location in Dallas is no different.

Laredo Taco Company serves tacos on fresh-made flour tortillas, and its signature salsa bar with a **wide selection of salsas** and toppings, such as salsa roja, salsa verde, creamy cilantro and habanero. **Specialty dishes** include fajitas, chorizo, carne asada, carnitas and breakfast tacos made with fresh-cracked eggs

The Irving, Texas-based convenience store giant on Friday unveiled its fifth Evolution Store in the Dallas-Fort Worth area, located at the corner of Preston Road and Alpha Road in Dallas. The new store boasts a Laredo Taco Company restaurant, the popular south Texas concept known for its authentic flavors of the Texas and Mexico border, and features customizable beverage options, a premium cigar humidor and the latest digital innovations, according to the company.

"We're excited to unveil the next iteration of the 7-Eleven Evolution Store in Dallas, **offering an assortment** of curated products, services and features that are customized to the neighborhood and customers we serve," Molly Long, vice president of store evolution and design at 7-Eleven, said in a statement. "The customer is getting the **convenience** they expect from 7-Eleven coupled with a delicious, **restaurant-quality** dining option and unique and innovative beverages."

Customers of the new 7-Eleven Evolution Store also will find The Celler, an area offering an expanded selection of wine and craft beer, plus a **second self-serve** espresso machine, which will test specialty items such as Cold Foam, Caramel Macchiato, Dirty Chai (a Chai Tea Latte with added double shot of espresso), White Mocha and Horchata Latte. Organic smoothies and shakes and **vitamin-infused** sparkling water are also available.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN FORT WORTH, TX

Initial Lease Term	15-Years
Rent Commencement	February 2023
Lease Expiration	February 2038
Lease Type	NNN
Rent Increases	10% Every 5 years
Annual Rent Years 1-5	\$278,262
Annual Rent Years 6-10	\$306,087
Annual Rent Years 11-15	\$336,696
Option 1	\$370,367
Option 2	\$407,403
Option 3	\$448,143
Option 4	\$492,957

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.



CLEAR FORK TRINITY RIVER

Exxon

BARCLAY APARTMENTS (17 UNITS)

ExtraSpace Storage

U-HAUL

DAGGETT MIDDLE SCHOOL (393 STUDENTS)

DAGGETT MONTESSORI SCHOOL (508 STUDENTS)

E M DAGGETT ELEMENTARY SCHOOL (724 STUDENTS)

PURPLE HEART TRAIL
±158,165 VPD

HARVEY STREET PARK

VALLEY AT COBB PARK (168 UNITS)

MORNINGSIDE ELEMENTARY SCHOOL (620 STUDENTS)

MORNINGSIDE MIDDLE SCHOOL (689 STUDENTS)

EDWARD J BRISCOE ELEMENTARY SCHOOL (464 STUDENTS)

Fiesta

WING STOP

WHATABURGER

DOLLAR GENERAL

FAMILY DOLLAR
Rainbow
RIO GRANDE Latin Market

TEXAS CHRISTIAN UNIVERSITY

AutoZone

SHERWIN WILLIAMS

7 ELEVEN
SUBJECT PROPERTY
NEC WEST BERRY ST. AND HEMPHILL

SPANISH HACIENDA APARTMENTS (154 UNITS)

CVS pharmacy

R L PASCHAL HIGH SCHOOL (2,522 STUDENTS)

O'Reilly AUTO PARTS

FAMILY DOLLAR

Fiesta

U-HAUL

W BERRY STREET
±20,043 VPD

Walgreens

goodwill

GEORGE C CLARKE ELEMENTARY SCHOOL (476 STUDENTS)

Walmart
Neighborhood Market

McDonald's

AutoZone

DOLLAR GENERAL

Kroger

FARMERS INSURANCE

ECHO LAKE

AUTUMN CHASE APARTMENTS (184 UNITS)

DOLLAR GENERAL
ACE Hardware

U-HAUL

HEMPHILL STREET
±13,074 VPD

INTERSTATE 35W

WORTH HEIGHTS ELEMENTARY SCHOOL (645 STUDENTS)

W P MCLEAN MIDDLE SCHOOL (1,016 STUDENTS)

Public Storage

RICHARD J. WILSON ELEMENTARY SCHOOL (588 STUDENTS)

FAMILY DOLLAR

DOLLAR GENERAL

Firestone
COMPLETE AUTO CARE

DOLLAR TREE
Burlington
CITITRENDS
FOOTACTION
kids for less
america cinemas

ROSS
DRESS FOR LESS
Conn's
HomePlus
Fiesta
Foot Locker

ALICE CONTRERAS ELEMENTARY SCHOOL (668 STUDENTS)

Shell

Chick's

Advance Auto Parts

FARMERS INSURANCE

SPECIALTY PACKAGING INC.

FAMILY DOLLAR

Jack in the box

SOUTHWESTERN BAPTIST THEOLOGICAL SEMINARY

ROSEMONT MIDDLE SCHOOL (1,013 STUDENTS)

BURGER KING

AutoZone

CVS pharmacy

Pep Boys

RAC

NAPA

CARTER PARK ELEMENTARY SCHOOL (643 STUDENTS)

DOLLAR GENERAL

Walmart
Neighborhood Market

TCU

TEXAS CHRISTIAN UNIVERSITY
• STUDENT COUNT (12,273)
• FACULTY COUNT (699)

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

 HEMPHILL STREET
(13,074 VPD)

 W BERRY STREET
(20,043 VPD)




DOWNTOWN FORT WORTH
3 Miles from Site



E M DAGGETT
ELEMENTARY SCHOOL
(724 STUDENTS)

TRIMBLE TECHNICAL
HIGH SCHOOL
(1,703 STUDENTS)

DOWNTOWN FORT WORTH
3 Miles from Site

BaylorScott&White
HEALTH
BAYLOR SCOTT & WHITE
ALL SAINTS MEDICAL
CENTER – FORT WORTH
(538 BEDS)

Medical City Healthcare
MEDICAL CITY
FORT WORTH
(348 BEDS)

DAGGETT
MONTESSORI SCHOOL
(508 STUDENTS)



DOLLAR GENERAL

AC SUPPLY CO.
Tarrant County HVAC Wholesale Distributor

fresnel
technologies inc. SINCE 1986



PURPLE HEART TRAIL
(158,165 VPD)

aramark

JPS Health Network
Fort Worth, Texas

JOHN PETER
SMITH HOSPITAL
(582 BEDS)

ATMOS
energy

ALL NEEDZ
PLUMBING

HEMPHILL STREET
(13,074 VPD)



Walmart
Neighborhood Market

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

W BERRY STREET
(20,043 VPD)



SITE OVERVIEW

7-ELEVEN FORT WORTH, TX

 Year Built | 2022

 Building Area | ±3,375 SF

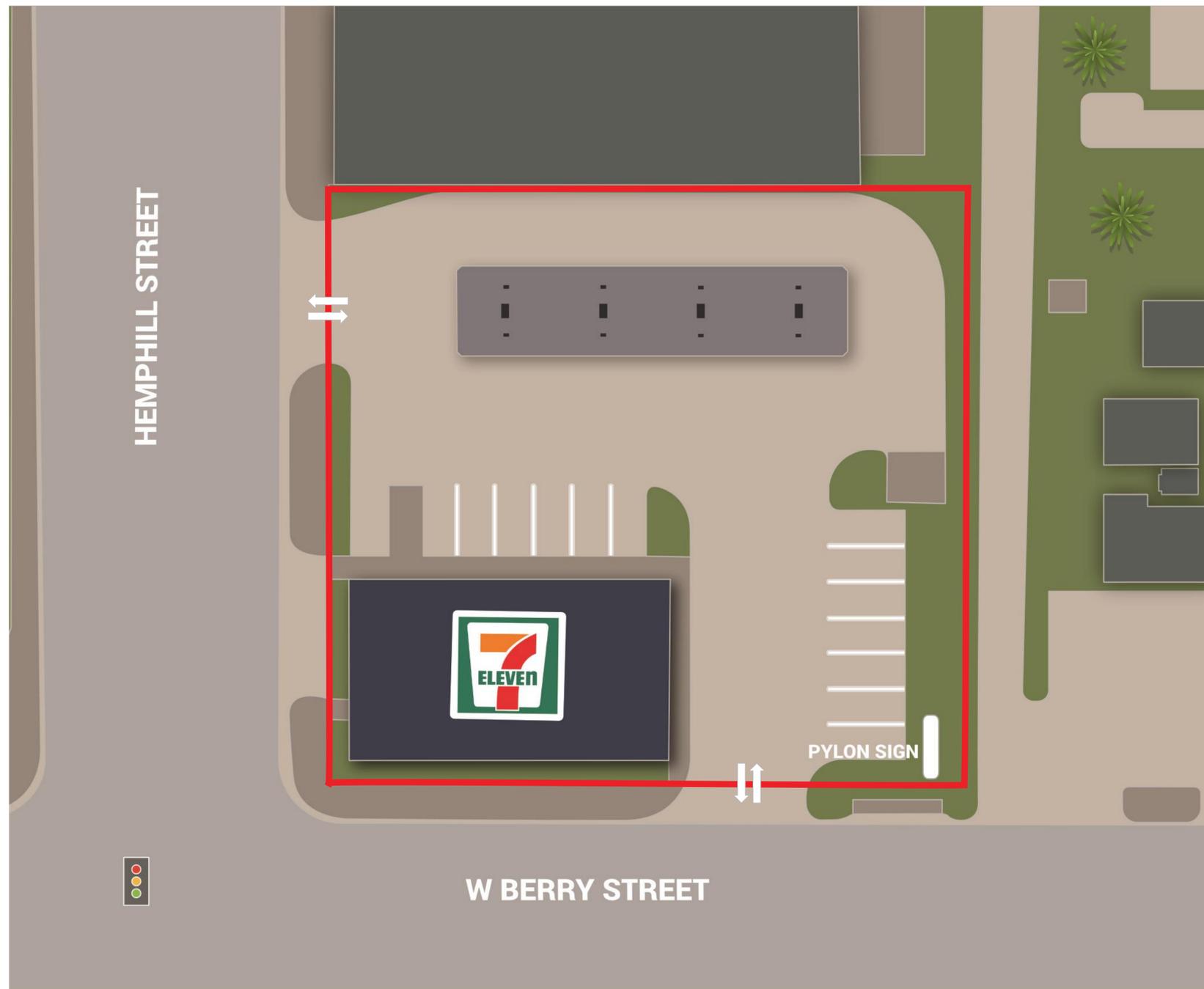
 Land Area | ±0.51 AC

 Pumps | 4

 Fueling Positions | 8

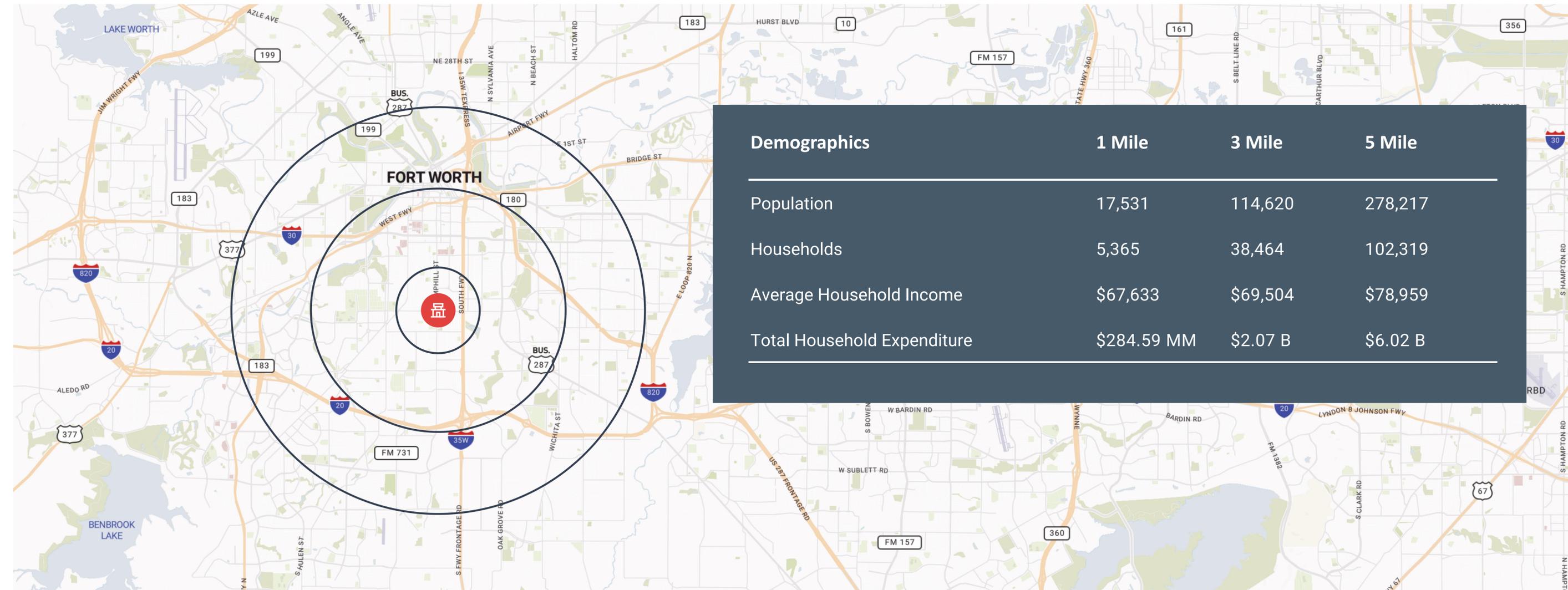
NEIGHBORING RETAILERS

- Walmart Neighborhood Market
- O'Reilly Auto Parts
- Fiesta Mart
- Family Dollar
- Dollar Tree
- Kroger
- Whataburger
- Dollar General
- AutoZone Auto Parts
- Walgreens



LOCATION OVERVIEW

7-ELEVEN FORT WORTH, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. AMR/American Airlines (25,000)
2. Lockheed Martin (13,690)
3. Fort Worth ISD (12,000)
4. Texas Health Resources (12,000)
5. NAS - Fort Worth - JRB (10,000)
6. Arlington ISD (8,500)
7. University of Texas at Arlington (7,311)
8. JPS Health Network (6,500)
9. City of Fort Worth (6,161)
10. Cook Children's Health Care System (6,042)
11. Tarrant County College (5,999)
12. Alcon Laboratories Inc. (5,393)
13. Bell Helicopter Textron (4,953)
14. BNSF Railway (4,500)
15. Tarrant County Government (4,310)

LOCATION OVERVIEW

7-ELEVEN FORT WORTH, TX

Fort Worth

Texas

 **898,919**
Population

 **\$58,448**
Median Household Income



Fort Worth #2 "Best Cities for Job Seekers"- Forbes

#2

Downtown Fort Worth was recently named the #1 Downtown in America

#1

Fort Worth, the city of cowboys and culture, is the 13th largest city in the United States and part of Texas' #1 tourist destination.

The city is conveniently located 17 miles away from Dallas-Fort Worth International Airport, which serves as a gateway for visitors from all over the world..

Fort Worth's population continues to boom as people flock to the city, drawn by its steady economy, top notch entertainment and easy going lifestyle.

The city's nine major districts provide numerous options for entertainment,

cultural experiences, premier shopping and delicious cuisine. Fort Worth maintains its small-town feel and hospitality while it embraces modernization and growth opportunities. Known and the most typically "Texan" of all Texas cities, Fort Worth balances its agriculture, cattle and oil heritage seamlessly with an ever-growing array of new businesses and industries. Downtown Fort Worth is the central business district of the city and is home to many commercial office buildings. Day and night, downtown is abuzz with people who are fully immersed in the best nightlife, dining and entertainment Fort Worth has to offer. Fort Worth's population continues to boom as people flock to the city, drawn by its steady economy, top notch entertainment and easy going lifestyle. At the heart of Fort Worth's growing entertainment district, Sundance Square is the epitome of urban design and functionality, and is one of the safest urban areas in the country. A 35-block development filled with boutiques, restaurants, night spots and art galleries, Sundance Square is one of the best entertainment and shopping districts in the Southwest. Texas Christian University is the most prominent university in Fort Worth. Located just three miles from downtown, TCU has a total undergraduate and graduate enrolment of over 10,000.

IN THE NEWS

7-ELEVEN FORT WORTH, TX

Fort Worth is one of America's top cities with young homeowners, study says

JAY WALLIS, DECEMBER 1, 2021 (WFAA)

Among all of Fort Worth's homeowners, 15.9% are younger than 35 years old, a national study shows. Only 10.9% of Dallas' homeowners land in this age range.

While Fort Worth ranked at the top among the country's **large cities**, Dallas ranked 37th with only **10.9%** of all homeowners being younger than 35.

The study defines large cities as ones with a population of **350,000** or more, midsize as 150,000-349,999 and small as 100,000-149,999. Earlier in **2021**, the median sales price of an American home went above **\$400,000** for the first time. That is an increase of more than **20%** from before the **COVID-19 pandemic**.

Fort Worth has one of the largest percentages of young homeowners in the country, according to a recent national study. This is the fifth-highest percentage among large cities in the U.S., according to data from the U.S. Census Bureau's 2019 American Community Survey.

The **Greater Fort Worth Association** of Realtors recently announced it set up online classes to help new buyers navigate the **housing market**. This came after a 2021 study from the National Association of Realtors Research Group saying first-time **homebuyers** make up about a **third** of the market.

The study also says millennials now make up **37%** of all homebuyers, the **largest share** of any generation. The **millennial generation** is made up of people born from 1981–1996. Among the country's small cities, **Texas** has four of the top six cities with the **highest percentage** of homeowners under 35, the study shows.

EXPLORE ARTICLE



Texas A&M Moving Forward With New Fort Worth Law Building, Research Center

MAY 19, 2022 (NBC DFW)

New law building and innovation and research center are both expected to open in 2024.

Texas A&M is moving forward with plans to build a new law building and urban research campus in downtown Fort Worth.

The university's board of regents on Thursday gave the approval to spend \$1.5 billion on future projects, including \$170 million that will be spent on the first two buildings -- \$85 million for a new Law and Education Building and another \$85 million for a Research and Innovation Center.

Both buildings will be built blocks away from Texas A&M's current Law building, which is scheduled to be replaced by the new building in 2024.

"This past decade has seen a historic construction boom for the A&M System around the state," said Chancellor John Sharp. "But expansion into the nation's fastest-growing large city is a game-changer for the A&M System, the city of Fort Worth and the whole Metroplex."

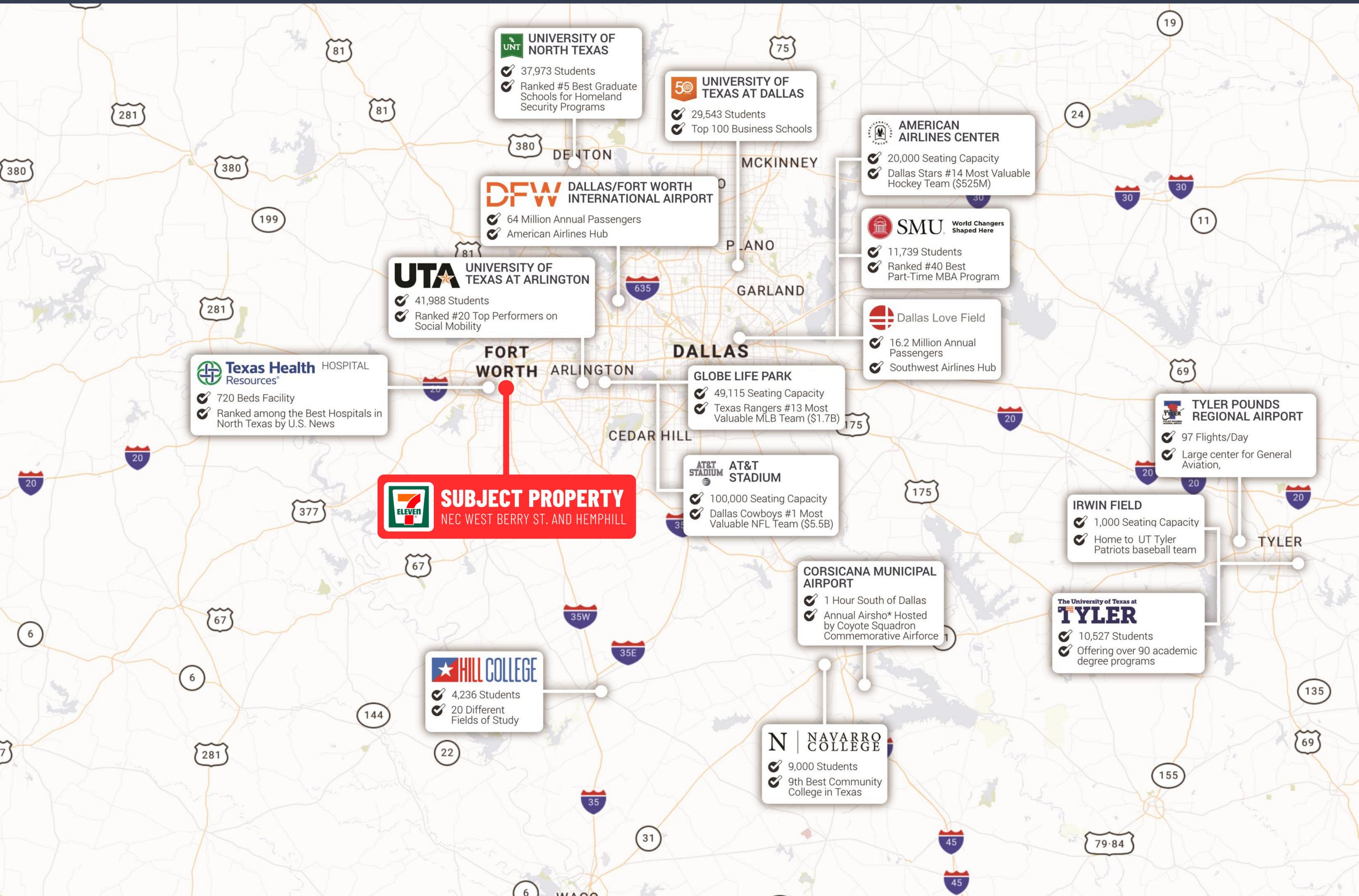
In a statement from the university Thursday, city officials invited the university to build the research campus to spur innovation and business development. The school worked with city leaders to identify "programs in emergency response communication, medical technologies, advanced manufacturing, nutrition, biotechnology, medical laboratory science and nursing as areas of interest."

EXPLORE ARTICLE



DALLAS-FORT WORTH METRO

7-ELEVEN FORT WORTH, TX



UNIVERSITY OF NORTH TEXAS

- 37,973 Students
- Ranked #5 Best Graduate Schools for Homeland Security Programs

UNIVERSITY OF TEXAS AT DALLAS

- 29,543 Students
- Top 100 Business Schools

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- 64 Million Annual Passengers
- American Airlines Hub

AMERICAN AIRLINES CENTER

- 20,000 Seating Capacity
- Dallas Stars #14 Most Valuable Hockey Team (\$525M)

UTA UNIVERSITY OF TEXAS AT ARLINGTON

- 41,988 Students
- Ranked #20 Top Performers on Social Mobility

SMU World Changers Shaped Here

- 11,739 Students
- Ranked #40 Best Part-Time MBA Program

Texas Health HOSPITAL Resources*

- 720 Beds Facility
- Ranked among the Best Hospitals in North Texas by U.S. News

Dallas Love Field

- 16.2 Million Annual Passengers
- Southwest Airlines Hub

7-ELEVEN SUBJECT PROPERTY
NEC WEST BERRY ST. AND HEMPHILL

GLOBE LIFE PARK

- 49,115 Seating Capacity
- Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

TYLER POUNDS REGIONAL AIRPORT

- 97 Flights/Day
- Large center for General Aviation,

AT&T STADIUM

- 100,000 Seating Capacity
- Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

IRWIN FIELD

- 1,000 Seating Capacity
- Home to UT Tyler Patriots baseball team

HILL COLLEGE

- 4,236 Students
- 20 Different Fields of Study

CORSICANA MUNICIPAL AIRPORT

- 1 Hour South of Dallas
- Annual Airsho* Hosted by Coyote Squadron Commemorative Airforce

The University of Texas at TYLER

- 10,527 Students
- Offering over 90 academic degree programs

N | NAVARRO COLLEGE

- 9,000 Students
- 9th Best Community College in Texas

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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Bob Moorhead

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TEXAS DISCLAIMER

7-ELEVEN FORT WORTH, 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.